

(Translation)

Islands District Council
Minutes of Meeting of
District Infrastructure and Development Planning Committee

Date : 29 October 2024 (Tuesday)
Time : 2:30 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong

Present

Chairman

Mr CHOW Yuk-tong, SBS, MH

Vice-Chairman

Mr CHOW Yuen-kuk, Jonathan

Members

Mr HO Siu-kei
Mr HO Chun-fai
Mr YU Hon-kwan, MH, JP
Mr NG Man-kit
Mr NG Choi-wah
Mr HUI Chun-lung, MH
Ms KWOK Wai-man, Mealoha
Mr WONG Man-hon, MH
Ms WONG Chau-ping, MH
Mr WONG Hon-kuen, Ken
Mr YIP Pui-kei
Mr LAU Chin-pang
Ms LAU Suk-han
Ms LAU Shun-ting

Co-opted Member

Mr LI Wing-foo

Attendance by Invitation

Ms SHUN Siu-man, Charley

Senior Estate Surveyor/ 2 (District Lands Office, Islands),
Lands Department

In Attendance

Mr MOK Mong-chan

Mr LAM Wai-chuen, Eddie

Mr TANG King-yan, Sunny

Ms WONG Shuk-man, Suman

Assistant District Officer (Islands)1, Islands District Office

Senior Engineer/17 (Lantau),

Civil Engineering and Development Department

Senior Town Planner/Islands 1, Planning Department

Engineer/Lantau Development, Transport Department

Secretary

Mr LEE Cher-hin, Vincent

Executive Officer I (District Council), Islands District Office

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**Welcoming Remarks**

The Chairman welcomed Members and representatives of government departments to the meeting and introduced Mr TANG King-yan, Sunny, Senior Town Planner/Islands 1 of the Planning Department (PlanD), who stood in for Mr KWONG Wang-ngai, Walter.

I. Confirmation of minutes of the meeting held on 27 August 2024

2. The Chairman said that the captioned minutes had incorporated the amendments proposed by the government departments, and had been distributed to Members for perusal prior to the meeting. Members had no amendment proposals, and the minutes were confirmed unanimously.

II. Question on the change of land use of Area N4a in Discovery Bay  
(DIDPC Paper No. 9/2024)

3. The Chairman welcomed the guests to the meeting to respond to the question. The written replies of the Education Bureau (EDB), the District Lands Office, Islands (DLO/Is) and the PlanD had been distributed to Members for perusal prior to the meeting.

4. Mr Jonathan CHOW briefly presented the question.

5. Mr Sunny TANG and Ms Charley SHUN elaborated on the written replies of the PlanD and the DLO/Is respectively.

6. Members expressed their views as follows:

- (a) Members were concerned that if the landowner did not propose to change the use of the captioned land to recreational, sports and cultural facilities, the land would be left idle, failing to address the needs of the residents. Members therefore suggested that the government departments concerned should convey the views of the residents and the local communities regarding the construction of recreational, sports, cultural or social welfare facilities on the captioned land to the landowner (i.e. the Hong Kong Resort Company Limited).
- (b) Citing the soccer pitch next to the Discovery Bay Community Hall as an example, Members pointed out that although that site had been zoned for “Government, Institution or Community” (GIC), the landowner (also the Hong Kong Resort Company Limited) had built a soccer pitch on it in response to the residents’ requests. Members suggested that the relevant government departments should refer to the aforementioned approach and discuss with the landowner the construction of recreational, sports and cultural facilities on the captioned land.
- (c) Members understood that the captioned land was private land. If the Government was unable to assume a leading role in changing the land use, Members suggested that the government departments concerned should consider incorporating a land grant provision in the next revision of the Master Layout Plan (MLP) for Discovery Bay, requiring the landowner to construct recreational, sports and cultural facilities on the captioned land.
- (d) Members enquired about the validity period of the Approval Letter signed between the landowner and the Government for the captioned land. In addition, they asked whether the relevant departments would sign another Approval Letter with the landowner to require the landowner to provide recreational, sports and cultural facilities on the captioned land for public use by a specified date.
- (e) Members enquired whether the government departments concerned could commence the formation of the captioned land first and then process the application for the change of land use to other temporary uses.

7. Mr Sunny TANG gave a consolidated response as follows:

- (a) Since the EDB indicated that the public sector primary and secondary school places in Discovery Bay were able to meet the local demand, the school construction project had not been initiated. In August 2022, the EDB released the relevant site reserved for the school construction. Currently, the captioned land was zoned for “GIC(1)”. Any land use proposals initiated by the landowner had to comply with the land use

requirements specified in the draft “Discovery Bay Outline Zoning Plan No. S/I-DB/5” (OZP). If the proposed use required an application to the Town Planning Board (TPB) or involved amendments to the OZP, the PlanD would process it in accordance with the established procedures, which included consulting relevant departments and conducting district consultation. So far, the Department had not received any development proposal from the landowner in respect of the captioned land.

- (b) According to the OZP, the captioned land was zoned for “GIC(1)”. If the landowner proposed to develop the land for relevant uses such as recreational, sports or cultural facilities, such uses would always be permitted under the OZP, provided that the development complied with all other relevant legislation and the terms and conditions stipulated under the relevant Government lease.
- (c) As long as the proposed land formation works complied with the planning requirements of the OZP, there was no need to submit an application to the TPB in advance.

8. Ms Charley SHUN gave a consolidated response as follows:

- (a) The land of the soccer pitch next to the Discovery Bay Community Hall was situated in Area N5a in Discovery Bay and was privately owned. According to the MLP and the terms and conditions in the relevant Approval Letter, the landowner was required to construct an indoor recreation centre and hand it over to the Government. Subsequently, as the Government had suspended the plan to construct the indoor recreation centre, the landowner, in response to the residents’ requests, applied to the DLO/Is for temporary relaxation of land use restrictions to allow the land to be used for soccer pitch and sports ground purposes. The related short term waiver application was approved in February 2010. With reference to the practice adopted for Area N5a in Discovery Bay, if any organisation or group wished to use the captioned land for temporary uses, such as recreational, sports and cultural facilities, it would need to contact the landowner first and obtain their consent. Upon receipt of the application for temporary relaxation of land use restrictions initiated by the landowner, the Department would process the application in accordance with the established procedures.
- (b) If the landowner wished to change the land use specified in the MLP, it could, after obtaining an in-principle consent in respect of the proposed land use from the PlanD, apply to the Lands Department (LandsD) for a revision of the MLP. The LandsD would process the application in accordance with the established procedures. If approved, the LandsD and the landowner would sign an Approval Letter, in which the permitted developments on or uses for the land would be specified. The

LandsD, after consulting the relevant government departments for their views, would normally specify a deadline for the completion of the facilities permitted in the Approval Letter. As the EDB had released the captioned land in August 2022 from being used for the construction of the school, the school completion deadline specified in the Approval Letter issued in 2000 was no longer applicable. Furthermore, the formation of the captioned land for other temporary uses was outside the scope of the Approval Letter.

- (c) Given that the captioned land was privately owned, and the DLO/Is, being the land administration authority, was responsible for vetting and approving applications related to the relaxation or modification of the land uses specified in land leases, it would not be appropriate for the DLO/Is to proactively advise the landowner on the modification of the captioned land's uses. If the landowner obtained an in-principle consent from the PlanD to develop the land for recreational, sports and cultural facilities purposes, it could submit an application to the DLO/Is, which would then process the application in accordance with the established procedures, including consulting relevant departments and conducting district consultation.

9. Members hoped to convey to the landowner (i.e. the Hong Kong Resort Company Limited), through the Secretariat, the suggestions of the residents and local communities regarding the construction of recreational, sports, cultural or social welfare facilities on the captioned land for its consideration.

(Post-meeting note: The Secretariat sent a letter to the Hong Kong Resort Company Limited on 20 November 2024 to convey the views of Members. The Secretariat forwarded the written reply from the Hong Kong Resort Company Limited to all Members via email on 26 November.)

### III. Any Other Business

10. No further issues were raised by Members.

### IV. Date of Next Meeting

11. There being no other business, the meeting was adjourned at 3:13 p.m. The next meeting would be held at 2:30 p.m. on 18 December 2024.

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