

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Our Ref: TPB/Y/I-DB/2

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong.



24 December 2021

By Email

Dear Sir,

Re-consideration of Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay, New Territories
Response to Comments FI 1

I refer to the email from DPO/SK&Is dated the 21 December 2021 which included comments from the Geotechnical Engineering Office (GEO) of CEDD, District Lands Office and Urban Design and Landscape Unit. Our responses are below.

Geotechnical Engineering Office

The comments are similar to those which GEO provided in 2017 to which we responded with our letter of the 25 May 2017. That letter was included as Appendix VII to RNTPC Paper No. Y/I-DB/2D. It is considered that for the purposes of a Section 12A application the information provided is adequate to indicate the existing situation. It is worth noting that the site is already zoned for residential use as staff quarters, development of which could have proceeded as of right, and that any geotechnical issues could have been adequately handled without the Section 12A process.

The geotechnical comments need to be considered in the context in which they have been made. The development will not be able to proceed unless the geotechnical considerations have been appropriately considered and addressed by the applicant before commencing the development. That consideration may be appropriate under the lease requirements or the Buildings Ordinance requirements, or both. It is therefore not a fundamental issue in relation to a rezoning application, but a matter which the applicant is aware of and will need to address in due course.

This letter supersedes our letters of 23 December 2021 and earlier letter of today, 24 December 2021 which are hereby withdrawn.

District Lands Office, Lands Department

Comment : A minor discrepancy is still found in the alignment of the water main.

Response : This is noted for future clarification

Urban Design and Landscape, Planning Department

Comment : Since the last consideration of the application in 2016/2017, some new developments in the surrounding environment are observed. The applicant is advised to update the relevant discussions and visual materials/photomontages as appropriate.

Response : The various new developments are distant from the site and have no significant change to the visual context. The previous submissions are still relevant.

Yours faithfully,



I.T. Brownlee
For and on behalf of
Masterplan Limited

cc. Client
DPO/SK&Is Attention Richard Siu & Kennie Liu

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