

6174

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211112-123737-20395

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

12/11/2021 12:37:37

Date and time of submission:**有關的規劃申請編號**

Y/I-DB/2

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss wu wai lan

Name of person making this comment:**意見詳情****Details of the Comment :**

I oppose this plan, as it will impact the environment and many wild life will lose their habitat. This plan will also impact the trail to the famous tiger head, which is mass public benefit especially in view of this covid critical time.

6175

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211112-142811-01968

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

12/11/2021 14:28:11

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Gigi Lee

Name of person making this comment:

意見詳情

Details of the Comment :

反對興建任何工程，除了增加道路負擔之外，亦破壞了原先居民在當處置業的本意(選擇寧靜及人口密度比較低)

加上香港興業近年之管理及營運手法質數每況愈下。

實在擔心日後交通 配套更難以配合居民之日常所須。

6176

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211112-223157-43922

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

12/11/2021 22:31:57

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Chan

Name of person making this comment:

意見詳情

Details of the Comment :

The corruption with HKRI continue

First we, the residents, refused a tunnel into db, but yet, they illegally obtained approval for tunnel.

Then we, the residents refused the hotel Auberge, but, they illegally obtained approval and "surprise" more voting power ... because more "shares" by HKRI

The we didn't want to cancel night ferries, but they used the additional, illegal, voting power to fake a "vote" they never even did ... to cancel the night ferries.

Then we, the residents, refused taxi into db ... but yet HKRI again illegally obtained approval for taxi into db.

Then we didn't want to change gas provider, but they forced San Hing to leave and replaced it with ShellGas and we all lost our deposits and ShellGas already increased the price X3 times, paying back HKRI as a favor.

We don't want high rise in db ! Ok !? Thank you.

6177

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211112-234254-42514

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

12/11/2021 23:42:54

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Uthman chaima

Name of person making this comment:

意見詳情

Details of the Comment :

Horrible horrible idea. You will ruin the very thing that makes DB ATTRACTIVE TO RESIDE
NTS.

6178

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211113-102246-83850

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

13/11/2021 10:22:46

Date and time of submission:**有關的規劃申請編號**

Y/I-DB/2

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Ilya

Name of person making this comment:**意見詳情****Details of the Comment :**

寄件者: [REDACTED]
寄件日期: 2021年11月14日星期日 3:08
收件者: tpbpd@pland.gov.hk
副本: letters@scmp.com; robert.haddow@scmp.com; marcal.joanilho@singtaonewscorp.com;
info@coconuts.co; info@hongkongfp.com
主旨: Objection to Planning Application No Y/I-DB/2 in Discovery Bay Area 6f, Lot 385 RP & Ext. Part in DD 352
附件: 241454972_10159839107416543_863350557774848602_n.jpg

Dear Sir/Madam

As a resident of Discovery Bay (DB) I would like to strongly voice my objection to the above referenced planning proposal, for the following reasons:

In recent years, a lot of residential development has happened in Discovery Bay by Hong Kong Resorts International (HKRI). This has negatively influenced the quality of life for its residents, for example by having more traffic on the roads and similarly increasing demands on existing utilities and infrastructure services. If this project were to be implemented, it would put even more strain on the Discovery Bay area and its residents.

The proposed development site is right on top of the main trail from DB to the rock pools, Lookout point and Lantau Country Park. This trail is used by hundreds of people on a daily basis. The project would destroy this important passageway. From experience, whatever new passageway the developer would make is not going to be satisfactory to the DB residents.

The disruption, pollution, nuisance and safety concerns caused by the construction to the immediate residents and property owners nearby would be substantial, and such concerns have not been addressed in the submission.

Discovery Bay was originally designed as a resort-like area. It has reached its residential capacity already. Anything more decreases its attraction and quality of life.

In 2016, when HKRI first submitted a planning application to develop area Y/I-DB/2, DB residents overwhelmingly made it known to HKRI and to the Town Planning Board that they were not in favor of the proposed development. Fast forward to 2021, and here we are again, HKRI does not consult DB residents on their latest development proposal prior to their submission to the TPB. Probably just as well as DB residents are already up in arms over recent proposal for taxis to gain access into the nucleus of DB by a Peng Chau District Councilor while DB does not currently have any District Councilor representation.

I hope that you will consider my objection, which is in line with everyone I know in Discovery Bay.

Thank you and kind regards. Tony Chan

規劃申請 PLANNING APPLICATION

(進一步資料 FURTHER INFORMATION)



申請編號 Application No.	Y/I-DB/2
地點 Location (見下圖 See Plan Below)	愉景灣第61區丈量約份第352約 地段第385號除段及增批部分(部分) Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay
圖則 Plan	愉景灣分區計劃大綱核准編號S/I-DB/4 Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4
建議 Proposal	把「其他指定用途」註明「員工宿舍(5)」地帶 改劃為「住宅(丙類)12」地帶 To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12".

任何人士均可就這宗申請提出意見。有關意見必須於2021年12月3日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245 或 2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the **Town Planning Board** by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 3 Dec 2021.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第12A條提出的申請，有關這宗申請的通告於2016年3月18日首次公布。然而，申請人現提交進一步資料，作為申請的補充資料。
This is an application made under section 12A of the Town Planning Ordinance (the Ordinance), a notice of which was first published on 18 Mar 2016. The applicant has submitted further information to supplement the application.
- 公眾可在城市規劃委員會(下稱「委員會」)以公開方式作出考慮的，並入委員會的網頁(https://www.info.gov.hk/tpb/tpb/plan_application/Y_I-DB_2.html)或掃描本通告的二維碼，及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.info.gov.hk/tpb/tpb/plan_application/Y_I-DB_2.html) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(西區熱線: 2331 8000)
香港北角渣華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

本局將收集及處理有關個人資料，以便向委員會及政府部門，以提供資料及有關的城市規劃委員會有關的規定以下用途：

- 處理這宗申請，包括公佈有關意見及公眾查詢，同時公佈意見人士(下稱「意見人」)的姓名及公眾查詢，以及
 - 方便意見人與委員會及政府部門之間進行聯絡。
- The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
- (a) the processing of this application which includes making available the name of the person making the comment (hereafter known as the "commenter") for public inspection when making available the comment for public inspection; and
 - (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notice

- 公眾可於申請的公眾諮詢日期(即12月3日)前，到委員會的網頁 (www.info.gov.hk/tpb/)，查閱有關申請的資料及有關的規定(包括以下)：(a) 公眾查詢，(b) 公眾查詢，(c) 公眾查詢，(d) 公眾查詢，(e) 公眾查詢，(f) 公眾查詢，(g) 公眾查詢，(h) 公眾查詢，(i) 公眾查詢，(j) 公眾查詢，(k) 公眾查詢，(l) 公眾查詢，(m) 公眾查詢，(n) 公眾查詢，(o) 公眾查詢，(p) 公眾查詢，(q) 公眾查詢，(r) 公眾查詢，(s) 公眾查詢，(t) 公眾查詢，(u) 公眾查詢，(v) 公眾查詢，(w) 公眾查詢，(x) 公眾查詢，(y) 公眾查詢，(z) 公眾查詢。
- 公眾可於申請的公眾諮詢日期(即12月3日)前，到委員會的網頁 (www.info.gov.hk/tpb/)，查閱有關申請的資料及有關的規定(包括以下)：(a) 公眾查詢，(b) 公眾查詢，(c) 公眾查詢，(d) 公眾查詢，(e) 公眾查詢，(f) 公眾查詢，(g) 公眾查詢，(h) 公眾查詢，(i) 公眾查詢，(j) 公眾查詢，(k) 公眾查詢，(l) 公眾查詢，(m) 公眾查詢，(n) 公眾查詢，(o) 公眾查詢，(p) 公眾查詢，(q) 公眾查詢，(r) 公眾查詢，(s) 公眾查詢，(t) 公眾查詢，(u) 公眾查詢，(v) 公眾查詢，(w) 公眾查詢，(x) 公眾查詢，(y) 公眾查詢，(z) 公眾查詢。
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位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2021年11月12日
Town Planning Board
12 Nov 2021



(任何人士在未經本局事先許可下，擅自复制或翻印本通告，均屬違法行為。)
(Any person who reproduces, duplicates or reprints this notice without the authorization of the Board may commit a criminal offence.)

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年11月14日星期日 4:52
 收件者: tpbpd@pland.gov.hk; enquire@pland.gov.hk
 主旨: Re: Objection to Planning Application Y/I-DB/2 - Discovery Bay (Area 6f)

Attn: Town Planning Board,

As resident of Discovery Bay, I would like to voice my objection to the above-mentioned proposal to rezone from Staff quarters to residential for the following reasons:

1. In recent years, a lot of residential development has happened in Discovery Bay. This has negatively influenced the quality of life for its residents, for example by having more traffic on the roads. If this project were to be implemented, it would put even more strain on the Discovery Bay area.
- 2.
3. The area should be developed as per the current designated usage for staff quarters with low impact. As Discovery Bay has grown over the decades, HKRI has failed in its obligation to develop and provide sufficient numbers of staff quarters for workers engaged in the provision of services within Discovery Bay. Instead HKRI has chosen to ignore the housing needs of such workers and instead leave them to their own endeavors and expense to seek housing in locations outside of DB such as Nim Shue Wan village, Peng Chau island or Tung Chung as example. In fact, the majority of DB workers, are forced to live outside DB because of the lack of staff quarters and are required to take the Bus operated by DB Transportation Services to connect to MTR stations for onward locations. This is in direct contradiction with the provisions of the Masterplan for HKRI to provide staff quarters within the development zone which would lessen travel times for such workers and the impacts on the transportation network servicing DB.
- 4.
5. The development masterplan contains many areas which are designated for residential development which should first be utilized before any change in area usage is considered.
- 6.
7. Equally important is that the proposed building site is right on top of the main trail from Discovery Bay to the rock pools and the Lookout point. This trail is used by hundreds of people on a daily basis. The project would destroy this important passage way. From experience, whatever new passage way the developer would make is not going to be satisfactory to the Discovery Bay residents.
- 8.
9. Discovery Bay was originally designed as a resort-like area. It has reached its residential capacity already. Anything more decreases its attraction and quality of life.

I hope that you will consider my objection, which is in line with everyone I know in Discovery Bay.

Best regards.

Seb Hong



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From: [REDACTED]
 Sent: Monday, December 19, 2016 5:14 AM
 To: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>; enquire@pland.gov.hk <enquire@pland.gov.hk>
 Subject: Objection to Planning Application Y/I-DB/2 - Discovery Bay (Area 6f)

Attn: Town Planning Board

To: tpbpd@pland.gov.hk; enquire@pland.gov.hk

Subject: Objection to Planning Application Y/I-DB/2 - Discovery Bay (Area 6f)

Dear Sirs,

In reference to Planning Application Y/I-DB/2 - Discovery Bay (Area 6f), kindly note that my objections concerning the Application are as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 6f forms part of either the City Common Areas 55 or the "City Retained Areas" as detailed in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant HKR has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. HKR's proposal to change the usage of Area 6f from that of a 170m² GFA three storey building to two 18 storey buildings, including 476 flats, of 21,600 m² GFA is contradictory with the OZP stipulation for the provision of (Low rise) staff quarters to serve the discovery bay development and a fundamental deviation to the land use of the original approved Master Plans. No explanation whatsoever is provided by HKR to clarify where they intend to alternatively provide/locate staff quarters to house the workforce originally envisaged in the OZP and currently needed to serve the ever increasing needs of the discovery bay development and HKR's various retail/commercial/hospitality ventures.
3. The scale and intensity of the proposed development including the plot ratio, site coverage and buildings heights (128 meters) are vastly oversized and completely unsuitable for the character of the surrounding Parkvale, Midvale Villages and Discovery Bay Development as a whole.
4. HKR's application focuses mainly on reference to Coral and Crystal Courts as example of surrounding building character and fails to take into account that Parkvale, Midvale Villages also contains low rise apartments which provides an overall mix /diversity of building heights and massing's which permit view corridors to ridgelines and provide visual access to the countryside. HKR's proposal to concentrate a cluster of high rise / high density buildings right beside each other would in effect form a massive Wall-like structure blocking views of the ridgeline and countryside.

5. The numerous issues and concerns contained in the PVOC Comments on Application number: Y/I-DB/2 dated 12 July 2016 have not been addressed and remain valid. HKR's claim that many of the concerns raised in the public consultation are addressed in the departmental comments and do not require separable response is inaccurate and disrespectful of those who submitted their comments during the public consultation and of the town planning process. Vehicular access via Woodbury Court to a development of this proposed scale/massing is not appropriate and raises major concerns regarding safety and compliance with relevant standards as noted in the PVOC document which must be addressed by HKR's.
6. Information regarding the proposed numbers, locations, types, sizes of intended permeant vehicle parking spaces (golf carts, service vehicle, shuttle bus stop etc.) loading/unloading facilities to serve the proposed development must be provided by HKR for consideration. Similarly information concerning proposed number, types, and sizes of Construction vehicles and durations on site should be provided by HKR to understand their positional impact and required mitigation measures envisaged.
7. Ambulance Services Facilities: confirmation must be sought and presented by HKR that response time areas can be achieved for the proposed development (E.g. 10 minutes and 20 minutes in urban/new towns and rural area respectively).
8. HKR have not clearly stated whether or not the proposed development would overstrain the overall provision of Educational/Government/Institution/Community/Transport facilities contained within Discovery Bay Development.
9. Information on the provision of public transport to the proposed development and surrounding Parkvale, Midvale Villages is required (e.g. location of bus stops, shelters, consequences of proposed increased population and construction works on public bus and minibus taxi numbers, their frequency and impact upon waiting times, peak traffic timings and impacts etc.) Currently public buses servicing Parkvale and Midvale Villages are deployed to and from the plaza bus interchange at approximately the same times. When buses are dropping off/picking up passengers along the steep winding ascent / descent of Parkvale Drive, unsafe backlogs of traffic (buses, heavy goods vehicles, golf carts and cyclists etc.) regularly occur. These unsafe backlogs of traffic on the steep incline of the road also make it unsafe for the public to cross Parkvale Drive safely. Any proposal to increase traffic (Construction vehicles, public bus, school bus, minivans, HGV etc.) to Parkvale Drive is not acceptable as it would increase further the risk of serious injury to persons or damage to property. It would be advisable that someone from the TPB come to visit the site and Parkvale Drive to see what the situation would be.
10. Width constraints of Parkvale Drive through Parkvale Village limit the ability of larger vehicles, including buses and construction vehicles, to pass one another (e.g. the width of

an EVA in the form of a carriageway should be not less than 7.3m. An EVA that is not in the form of a carriageway should be hard-paved, not less than 6 m wide on site) The EVA should allow safe and unobstructed access and safe operation, turning space for fire appliances at all dead-end EVA. There is not enough space in Parkvale Village passageway to provide dedicated footpaths from the proposed development plot through Parkvale Village connecting with the existing footpath on Parkvale Drive. HKR's application does not demonstrate compliance with relevant standards.

11. Road Access; The Parkvale Passageway which HKR proposes to use to transport the vehicles to the construction site is not fit for purpose. These must include heavy duty vehicles carrying materials like ready-made concrete and the like. Likewise the Passageway will not support the vehicular access for the resident of the two proposed new blocks. The Passage way does not have the space for additional designated pedestrian pavement nor is it designed or constructed for use by heavy vehicles such as piling equipment or cement lorries and concrete pump lorries. The impact of such heavy construction vehicles will seriously compromise the operation and safety of the local public bus and utility vehicles and importantly also endanger pedestrians. Parkvale Drive as a vehicular road does not extend to the proposed site but terminates down from Woodbury Court near where it meets the junction with the Passageway. To proceed with development it would require this Passageway to be developed into a vehicular road with proper and adequate pavements on each side. The legal Position; there is serious doubt, confirmed by legal opinion, that the Applicant has a legal right to resume the primarily pedestrian thoroughfare within Parkvale village, which is specified as a Passageway in the relevant DMC and sub-deed.
12. The TPB/Government should review the personal transport options available to residents. Consideration should be given to completely replacing petrol and diesel vehicles (golf carts, buses, DB Management cars, mini vans, vendors / property agent's vehicles etc.) with more sustainable transport options (e.g. electric vehicles) and adhere to the OZP requirement which states that Discovery Bay is declared to be "primarily a car-free development".
13. The proposed development allows direct sight lines into Living Rooms and Bedrooms between Crystal, Coral Court and the proposed development. The proposed development does not maintain or attempt to address clear sight lines of the hill side to the rear of Crystal or Coral courts for their respective residents. The proposed locations / orientations of the two tower blocks on the plot are inappropriate; as they face and look straight into the backs of Crystal Court and Coral court respectively. There is no attempt to maintain clear sight lines of the hill side for residents of Crystal or Coral courts or provide a resemblance of privacy by preventing direct views into bedrooms by offsetting the locations of the proposed towers.

14. Important dimensional information concerning distances and adjacencies from existing buildings (e.g. Crystal, Coral & Woodland Court) to the proposed development are not indicated on HKR's drawings. There is no indication of the actual height of Crystal, Coral or Woodland Court in relation to the proposed new development (128 meters) height. This type of information is critical in order to permit informed decisions.
15. The photomontages contained in the developer / applicant's submission are selective in nature and content; they do not represent a full and complete representation of the various important viewing locations; an important photomontage which is missing is one taken from the junction of Parkvale Drive & Discovery Valley Road looking toward the proposed development, containing the front elevations of Crystal, Coral Courts and Woodland Court. This critical information if provided would only serve to strengthen the case for rejecting the proposed concept due to its inappropriate massive scale and Wall-like structure appearance.
16. The photomontages do not contain any measurements (levels) to explain the heights of Crystal, Coral, Woodland Courts or the surrounding Discovery Bay Development. Some photomontages when compared in terms of the proposed development height (128M) appear not to be aligned and differ greatly with each other (e.g. Compare Photomontage VP1, with 12, 14 & 15). Key dimensional information must be provided on all photomontages in order to understand the impact of the proposed development.
17. Photomontage VP15 (VSR T3) entitled "View West towards Application Site from Middle lane with proposed development" does not include an illustration (Photomontage) of the proposed development rendering it irrelevant. If this information were to be provided it would most likely serve to strengthen the case for rejecting the proposed development due to its inappropriate massive scale and Wall-like structure appearance.
18. HKR's Environmental Study fails to address the fact that the site (Area 6f) is prone to flooding and/or provide any mitigation measures.
19. Information concerning proposed approximate sizes and locations of facilities such as refuse collection room/point, site drainage, site sewage treatment facility, electricity room/substation and liquefied petroleum gas; should be provided. Disposition of broad uses by floors, such as residential, mechanical, lift lobby should all be provided on the application drawings.
20. HKR advice concerning intended Facade treatment is vague at best and should be elaborated upon to provide a basic understanding of the intent for each material type planned for the Facade construction with Chromatic palette. (E.g. please, no more external plaster render finishes requiring owner's/ residents to endure the maintenance cost/distress

every seven years when scaffold erecting, repair and painting is required).

21. The proposal does not attempt to positively enhance the environment or stipulate meaningful mitigation measures such as communal mid-level landscaped gardens; landscaped communal roof gardens or vertical greening. The proposal does not attempt to positively enhance the beneficial use of the land, such as looking for opportunities for outdoor sport and recreation; to retain and enhance landscapes such as the large rock formation beside Woodland Court, or to improve the general standard of health, comfort, and happiness experienced by Discovery Bay residents with provision of public, toilet facilities, drinking water fountains and meaningful landscaping design. The proposal does not make every reasonable effort to improve the environment for the betterment of the residents. The applicant simply wants to maximize the development GFA potential without any due regard for the environment or residents wellbeing.

22. The methodology for calculation of the population of Discovery Bay and resulting population figure must be clarified by the TPB/Government for the understanding of everyone. No details or methodology are given to support HKR's claim that the current population is 19,585. Further, HKR has not provided an independent, professional survey of the current population. The figure is provided by the Manager for Discovery Bay, Discovery Bay Services Management Limited (DBSML), which is a subsidiary of HKR. HKR have utilized a ratio of 2.5 persons per unit which contradicts the official 2011 Population Census, persons-per-unit ratio of 2.7. as stated by HKR.

23. Sewage Treatment; HKR has provided no details about exact location of the onsite local sewage treatment plant other than it will be within Area 6f. That the area is of sufficient size and geographical stable enough to be suitable for such is doubtful. Its construction would probably involve earth moving and vegetation destruction that would affect considerably slope stability.

It is understood that the Applicant proposes to allow 'treated' sewage to be discharged into a marine outlet next to ferry pier and close to the surrounding restaurants. The depth of the water affected is such that sewage discharge would be likely to cause red tides and affect the public bathing beach adjacent to it. It must be that such a sewage treatment works would involve unpleasant and unhealthy odors, especially during high summer. Its geographical position in relation to Discovery Bay Valley Road with its surrounding hills on both sides will ensure for at least the greater part of the year strong winds will blow such odors into the neighborhood causing offense and affecting public health.

24. Generally the Applicant and many Government departments and their respective overseeing bureaux have been negligent and failed to respond adequately to legitimate concerns and issues raised by members of the public in their well-reasoned submissions. The Town Planning Board should therefore reject the Applicant's proposal. The Applicant has additionally avoided explaining publicly its response to certain Government departmental concerns citing this is "commercially sensitive information". This attitude

should be unacceptable to the Town Planning Board during a public consultation exercise which is supposed to be open and transparent.

25. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed this point.
26. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are unsatisfactory.
27. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.
28. It is very disappointing that HKR have resubmitted a 4th application for the change of land 6F use without addressing the objections that were submitted in the first 3 rounds by the residents. They count on wearing down the residents and then winning by persistence rather than the facts of how this will affect all of Discovery Bay. I sincerely hope that the TPB are in a position to consider all the concerns and make HKR responsible for addressing them before any change of use is granted. It is not fathomable that they say they will address it without being clear and forthright about it prior.

Best Regards,

Seb Hong - Discovery Bay Resident

寄件者: [REDACTED]
寄件日期: 2021年11月14日星期日 8:20
收件者: tpbpd@pland.gov.hk
主旨: Application Y/I-DB/2 - Attn Town Planning Department

Dear Sir/Madam

Re. Area 6F, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay (DB), Lantau Island

As a long time DB resident and former occupant of Coral Court located in midvale that's adjacent to area 6F, I hereby lodge my objection to captioned application on the grounds that for a low density area the expected noise levels and air quality will deteriorate as a result of construction and live-in population in effect tripling in size which means current available water supply sources will be of great shortage.

More concerning is the natural environment that will be destroyed by this huge construction as the surrounding natural fauna and wildlife habitat loss particularly for Black-eared Kite and birds that nest close to the area.

I trust my concerns will be addressed and recognized during your review of this application.

Sincerely,
Manpreet S. Chadha
[REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年11月15日星期一 10:49
收件者: tpbpd@pland.gov.hk
主旨: Objection to discovery bay development
附件: image.jpg; 未命名的附件 00084.txt

Y/I-DB/2

Dear Madam/Sir,

As resident of Discovery Bay I would like to voice my objection to the above-mentioned proposal, for the following reasons:

- In recent years, a lot of residential development has happened in Discovery Bay. This has negatively influenced the quality of life for its residents, for example by having more traffic on the roads. If this project were to be implemented, it would put even more strain on the Discovery Bay area.

- Equally important is that the proposed building site is right on top of the main trail from Discovery Bay to the rock pools and the Lookout point. This trail is used by hundreds of people on a daily basis. The project would destroy this important passage way. From experience, whatever new passage way the developer would make is not going to be satisfactory to the Discovery Bay residents.

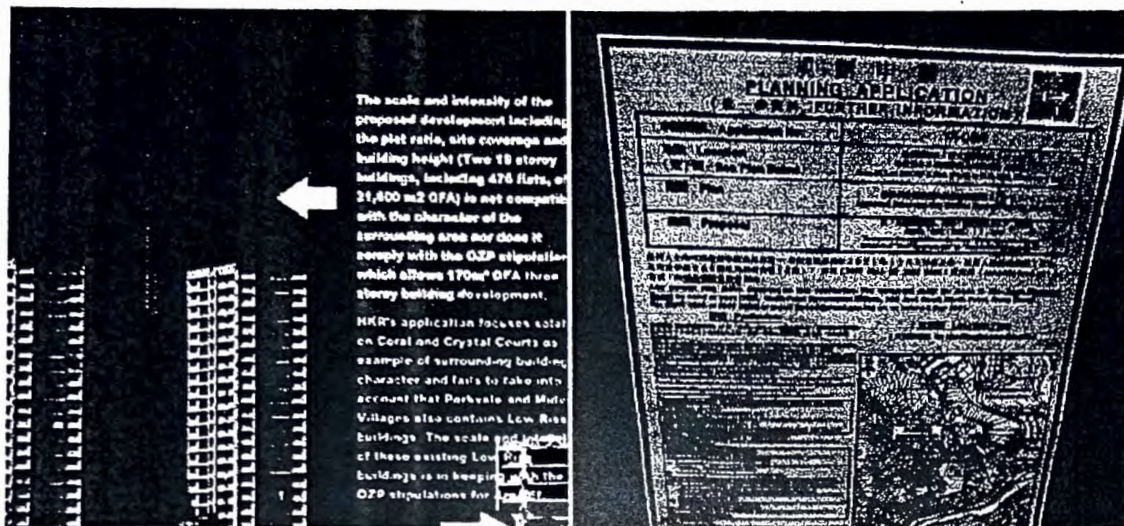
Discovery Bay was originally designed as a resort-like area. It has reached its residential capacity already. Anything more decreases its attraction and quality of life.

I hope that you will consider my objection, which is in line with everyone I know in Discovery Bay.

Thank you and kind regards.
Marco Jorge
[REDACTED]

Sent from my iPhone

from that of a 170m² GFA three storey building for staff quarters to, two number 18 storey buildings, including 476 flats, of 21,600 m² GFA which was declined by Town Planning Board. However, HKRI are once again attempting to change the usage of Area 6f and if approved by Town Planning, HKRI shall pursue the largest scale development permissible. Send your Christmas wishes and further comments to the Planning Department at tpbpd@pland.gov.hk on or before 03 Dec 2021.



寄件者: [REDACTED]
寄件日期: 2021年11月15日星期一 11:00
收件者: tpbpd@pland.gov.hk
主旨: Objection to Y/I-DB/2 - Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir/Madam,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed. There is already substantial traffic (Buses/delivery trucks/dump trucks/moving trucks, etc..) The Woods/Crystal/Coral Court area will be too congested with this new development.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an

undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Kind regards,

Chan Ka Yan

Woods Resident and Longtime DB resident

寄件者: [REDACTED]
 寄件日期: 2021年11月15日星期一 11:26
 收件者: tpbpd@pland.gov.hk
 主旨: Objection to Y/I-DB/2 - Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir/Madam,

Objection to the Y/I-DB/2

Please find our comments below with respect to recent planning application.

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application.

Kindly please note that we strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed. There is already substantial traffic (Buses/delivery trucks/dump trucks/moving trucks, etc..) The Woods/Crystal/Coral Court area will be too congested with this new development.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters to residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arise out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Kind regards,

Chan Ka Yan

Woods Resident and Longtime DB resident

寄件者: [REDACTED]
寄件日期: 2021年11月16日星期二 13:09
收件者: Tpbpd@pland.gov.hk
主旨: Objection to Zonning Plan

Dear Sir/Madam

I am writing to request to not approve the Planning Application for Area 6f, Lot 385 RP & Ext in D.D 352 Discovery Bay.

The scale and intensity of the proposed development incl plot ratio, site coverage and building height is not compatible with the character of the surrounding area nor does it comply with the OZP stimulation. Furthermore, Discovery Bay is known for its wide open and green spaces which is essential to both its residents as well as visitors coming into the island to make use of the various hiking trails etc, not to mention the environmental impact and disruption. Discovery Bay is also advertised as a green island, pet and children friendly and new developments just diminish this and do not respect current homeowner who have invested in the island for these reasons.

For the above reasons, I as both a property owner and very long time Discovery Bay resident, I object to this development.

I would be grateful for you to carefully consider the above and help retain Discovery Bay's and the overall environmental balance.

Regards
Sridevi (Mrs)

6189

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211116-161935-78013

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

16/11/2021 16:19:35

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Chau

Name of person making this comment:

意見詳情

Details of the Comment :

Access to the Site

Access to the site is by an extension to Parkvale Drive. In fact, the application states that

"Area 6f is readily accessible, with an extension to the existing Parkvale Drive". As Parkvale Drive is the only means of access through our village, all traffic would have to pass through our village to access Area 6f. This is clear from Annex E of the Further Information and the aerial image below.

The application notes that "The 476 units and 1,190 population increase as a result of the proposal is very modest development intensities". In the context of Parkvale Village, we do not agree with this statement, as it is proposed that all traffic and people generated by the proposed development would have to pass through our currently peaceful village. Not only will the considerable construction traffic have to drive up a hill past the existing low rise flats in the village and then past the Woodbury Court, Woodgreen Court and Woodland Court residential buildings, the significant increase in operational traffic, including the increase in the number of buses, required to service the proposed 476 flats, being nearly double the number of flats in the Woodbury Court, Woodgreen Court and Woodland Court residential buildings, will cause ongoing noise, poor air quality and disturbance to the residents of Parkvale Village.

We noted in our comments on the initial application that Parkvale Drive is totally unsuited as a means of access to Area 6f due to concerns regarding its state of repair and its width constraints and due to emergency vehicle access and safety concerns.

No section of Parkvale Drive was constructed to support heavy usage -

No section of Parkvale Drive was constructed to support heavy usage and, as the photographs above show, the state of repair of Parkvale Drive is already poor. In particular, Section 3 is designed as a pedestrian pavement under BD regulations, and therefore is only currently designed to cater for 20 tonne FS and operational loading. There is significant concern over the existing and visible damage and settlement that has resulted from the current usage of all three sections of Parkvale Drive, especially of Section 3, the pedestrian pavement section. The surface was not built to

be able to sustain usage by heavy construction traffic, or the increase in operational traffic, especially the increase in the number of buses, which would result from the number of proposed flats, being almost twice that of the existing Woodbury Court, Woodgreen Court and Woodland Court residential buildings.

Although this is known by HKR, no mention of it is made in its application or Further Information.

The costs of maintaining Section 1 of Parkvale Drive are not born directly by the owners of Parkvale Village, but they do bear a share of these costs and the costs of maintaining all other such roads in Discovery Bay. However, all the costs of maintaining Sections 2 and 3 of Parkvale Drive are born by the owners of Parkvale Village as these sections only serve Parkvale Village. We are extremely concerned that the additional construction and operational traffic will cause serious damage and ongoing maintenance costs to the owners in Parkvale Village and other owners in Discovery Bay.

Width Constraints

As well as the surface of Parkvale Drive not being built to support heavy traffic, its width does not support usage by large vehicles. When residential shuttle buses negotiate the sharp bends on Parkvale Drive, other small vans or delivery vehicles need to give way to them.

When a residential shuttle bus enters the pedestrian pavement Section 3 of Parkvale Drive there is no ability for other vehicles to manoeuvre, especially while the bus turns in the cul-de-sac.

The corner of Woodbury Court is only 11 cm (see photograph below) from the edge of the Passageway. It seems unlikely that large equipment, such as earthmoving equipment, piling gear or tower crane segments, could safely transit this constricted area, if at all. In any event, there would be no safe place for pedestrians with such heavy equipment or construction vehicles passing.

The considerable construction traffic will significantly exacerbate these problems, especially when a construction vehicle and a bus, or when two construction vehicles, are travelling in opposite directions along Parkvale Drive.

Emergency Access

In the event of a vehicle accident or a blockage on Parkvale Drive by two or more large vehicles in conflict, there would be no access for emergency vehicles, whether ambulances, fire appliances or police, to an emergency at either the construction site, the Woodbury Court, Woodgreen Court and Woodland Court residential buildings or the larger adjacent Midvale Village.

The question of adequate emergency access to the affected occupied residential blocks, as well as to the construction site, should have been referred to the Police and the Fire Services Department for consideration before these roads and driveways were proposed for construction site access. This issue may also create implications under the Construction Sites Safety Ordinance.

Safety

Section 3 pedestrian pavement of Parkvale Drive, being the access to the Woodbury Court, Woodgreen Court and Woodland Court residential buildings, is a quiet family pedestrian area that is used by children and young families for cycling, ball games and general recreation. It is also used by the elderly and for walking dogs, as well as for access to the residential buildings. This area is wholly unsuitable for heavy traffic flow and poses a very real risk of residents being hurt or killed by the heavy traffic required for the proposed construction and the increase in operational traffic.

6189

affic, especially the increase in the number of buses, which would result from the number of proposed flats being almost twice that of the existing the Woodbury Court, Woodgreen Court and Woodland Court residential buildings.

The Passageway is a cul-de-sac and is primarily a pedestrian thoroughfare, although it is shared with parking spaces for a few golf carts and three goods vehicle unloading spaces, which were added out of necessity following the opening of the DB Tunnel Link. The Passageway also serves as a turning point for the village shuttle bus. However, it is very narrow, to the extent that a bus and a medium-sized delivery vehicle cannot pass. It is constrained because there is a steep slope on one side and the other side is right up against the entrances to the three occupied high-rise Woodbury Court, Woodgreen Court and Woodland Court residential buildings, whose main front doors open directly to the Passageway. There are no separate footpaths, and there is no room for any, and there are no railings or other protections. Children can run directly out onto and play on the pedestrian pavement and the elderly also use it for exercise as well as access. The Passageway design constraints did not envisage the introduction of through traffic, especially heavy trucks and buses, the presence of which would destroy the safety and amenity of Parkvale Village.

Alternative Access to Area 6f

After the proposed development of Area 6f was made known, a member of the Parkvale Village VOC proposed an alternative access to Area 6f from Discovery Valley Road. At a meeting of the Owners of Parkvale Village in March 2016 an employee of City Management, a wholly owned subsidiary of HKR, noted that HKR was considering this alternative. Subsequent to the meeting, HKR sent an email to the Chairman of the PVOC which stated that:

"We are aware of the potential traffic impact to the neighbourhood. As such, HKR is favourably considering to build either a temporary or permanent haul road from Discovery Valley Road".

However, despite HKR's comment in the email, it has not mentioned either the potential traffic impact or the possibility of an alternative access from Discovery Valley Road in either its Application or its Further Information. In fact, in those documents HKR states that there are no impacts on the surrounding areas and that they will use the Parkvale Drive access which we consider totally unsatisfactory.

Furthermore, no Government Department has requested HKR to propose an alternative access, despite the concerns regarding using Parkvale Drive as the only means of access to Area 6f and the alternative access which we noted in our comments on the original application.

The alternative access from Discovery Valley Road would not require the use of any part of Parkvale Drive. We believe that the TPB should require HKR to adopt this alternative access or to demonstrate why it cannot be used.

For the reasons noted above, I consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

6190

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211116-202730-70875

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

16/11/2021 20:27:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yuen

意見詳情

Details of the Comment :

What is the size of the propose sewage treatment structure for the application? What is the environmental impact of such treatment facility (including the noise, water, and air elements)?

What are the related construction icw the water supply to the new development? Has the impact been assessed? There are natural streams and natural habitat all around the proposed development area. Has all those been assessed and carefully evaluated by professionals and verified by the government's relevant departmental specialists?

During the construction period, what is the plan to control the noise and air pollution to the residents of Parkvale? Strongly oppose such large construction in the already developed area due to the impact to residents.

Strongly oppose the application as the road and buses are not designed for such a large population (over 400 units in two buildings, about 1,000 residents more?). The buses are already full at rush hours.

The construction is taking out area of the public hiking trail. Is it even legal?

Overall, strongly oppose the application due to environmental impact and disruption to existing residents' daily life.

6191

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211117-100312-00909

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

17/11/2021 10:03:12

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 周

Name of person making this comment:

意見詳情

Details of the Comment :

超過四百個單位，但只有兩棟二十樓層大廈。換言之每層需要超過十個單位。
亦屬前幾年流行，而政府已表示不建議的microflat劏房發展。
會嚴重提升附近樓宇群人口密度，不配合現有以家庭作單位的社區群組。
亦會引來追求低價錢上車階層，嚴重影響現有樓宇環境和價值。
極力反對！

6191 附 1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211122-120654-50183

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

22/11/2021 12:06:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chau

意見詳情

Details of the Comment :

In its Further Information HKR has acknowledged that the Siu Ho Wan Sewage Treatment Works (SHWSTW) has no spare capacity to cater for the additional sewage arising from the proposed further development in Discovery Bay. The only alternative is, therefore, to build a local sewage treatment works in Discovery Bay to serve the proposed development in Area 6f, either in Area 6f or in Area 10b. If built in Area 10b, it would serve the proposed developments in Area 6f and Area 10b.

If a local sewage treatment works was built in Area 6f, its treated effluent would be discharged into "the nullah", and from there into the sea in Discovery Bay.

If a sewage treatment works was built in Area in 10b, a pipe one kilometre in length would have to be built from Area 6f to Area 10b along Discovery Bay Road. The effluent from these works would also be discharged into the sea in Discovery Bay.

In its Further Information, HKR's consultants admit that "This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA". (Revised Environmental Study, 6.3.1.3).

In paragraph 6.2.iii of its original application, HKR's consultants also noted that "alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area".

Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that "This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy".

Paragraph 5.6.4.1 also notes that a local STW may cause "an offensive smell and is health hazard".

Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6

f, due to the potential smell and health hazard, especially as the effluent will be discharged into an open nullah, and as no mention has been made of what would happen to the sewage in the event that the STW broke down.

We are also concerned about the effluent being discharged into the sea in Discovery Bay. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae", volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto Discovery Bay, such harmful algae would not dissipate easily.

In response to the Drainage Services Department request to clarify the future maintenance responsibility for the proposed sewage treatment facilities under Option 2 and 3 in Sections 5.6.2 and 5.6.3, respectively, of HKR's Application, the Further Information states that "The

Option 2 sewage holding tank and Option 3 sewage treatment plant will be maintained by City Management at the costs of undivided shareholders of Area 6f and Area 10b proposed developments".

It is not clear from HKR's response that all the maintenance costs arising from the proposed STW in Area 6f, or from the proposed STW in Area 10b, including the pipe from Area 6f to Area 10b, would be borne by the undivided shareholders of the Area 6f and Area 10b proposed developments. HKR should be required to confirm that all costs arising from either the proposed STW in Area 6f, or from the proposed STW in Area 10b, including the pipe from Area 6f to Area 10b, will be borne by the undivided shareholders of Area 6f and Area 10b proposed developments.

Furthermore, even if the owners of Parkvale Village will not be responsible for any of the costs of the proposed STW, we believe that the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the one kilometre pipe.

For the reasons noted above, I consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211118-154257-55745

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

18/11/2021 15:42:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周先生

意見詳情

Details of the Comment :

現時寶怡閣，寶峰閣，寶琳閣，三棟樓，合共253個單位，由一架三號巴士服務居民出入。現時三號巴士在繁忙時間已經非常擠迫。

圖則申請多建476單位，亦即增加單位數量達729個單位，差不多現時的三倍。嚴重增加暫時的人口密度。

現時巴士的容量及密度沒有可能承受這個加幅。值得注意的是寶峰徑的寬度及狀況是沒有可能承受三倍車輛數目，或改用雙層巴士。亦即是圖則上申請單位數目是沒法有可能有足夠公共交通支援。如果根據現時申請加建之後情況不堪設想。

再令值得提示這展商往績可見，對提供公共交通服務質素絕無誠意，有減無加。任何改善或者增加的承諾絕不可信。

本人絕對反對申請。

6193

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211118-143143-09019

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

18/11/2021 14:31:43

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Kit Lam

Name of person making this comment:

意見詳情

Details of the Comment :

There is the entrance of the hiking trail, and is not a big space to build the tall big buildings there, totally not fit in the community!!

6194

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211120-141012-07673

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

20/11/2021 14:10:12

Date and time of submission:**有關的規劃申請編號**

Y/I-DB/2

The application no. to which the comment relates:**「提意見人」姓名/名稱**夫人 Mrs. Chai Mei Carol
Mak**Name of person making this comment:****意見詳情****Details of the Comment :**

The Secretariat
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
(Via email: tpbpd@pland.gov.hk or fax: 2877 0245 / 2522 8426)

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HK R"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arising out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, I fully object to this project and the application for Area 6f should be withdrawn.

6195

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211123-140403-69082

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

23/11/2021 14:04:03

Date and time of submission:**有關的規劃申請編號**

Y/I-DB/2

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Zh

Name of person making this comment:**意見詳情****Details of the Comment :**

HKR's application has noted that the water supply from the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station may not be able to supply potable water to the proposed developments in Discovery Bay. HKR's proposed alternative is to supply private water using the raw water stored in the private Discovery Bay Reservoir and building a private water treatment works to make a private water supply to 6f.

This appears to be a very expensive alternative. HKR should be required to confirm that the capital costs and the operating costs arising from adopting this alternative will be borne by either HKR or the undivided shareholders of the Area 6f and Area 10b proposed developments, and not by the owners of Parkvale Village or by the owners of any other village in Discovery Bay which have their water supplied using the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211124-122116-48446

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

24/11/2021 12:21:16

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 周

Name of person making this comment:

意見詳情

Details of the Comment :

愉景灣最新樓盤樓價六千萬一個單位。愉景灣北部更有大型發展正在開發，樓價只會以上一個發展參考。這些發展只是發展商壟斷和過份有錢的炒樓暴發戶的玩具及娛樂場所。不但不能夠解決房屋問題，其實是樓價長期高攀，導致香港已久的高樓價問題，更是激發運動爆發的罪魁禍首。

北京下令發展商解決房屋問題，會德豐、新世界發展、恒基兆業地產及新鴻基地產，均先後捐出，或借出地皮建屋。興業卻繼續大建豪宅，哥爾夫球場別墅，和這個申請的百餘呎一個單位的高價割房，完全漠視中央意願。

建議要求發展商根據原本藍圖，興建員工宿舍，以廉價甚至免費給服務愉景灣眾多基層員工，以作基層房屋問題有所貢獻。可以減少現在基層員工每天花時乘搭交通工具來往愉景灣（沒有基層員工有能力承擔愉景灣的豪宅租金！），有助減碳。第三：另這些員工覺得愉景灣是他們的家，有助提升他們工作的滿足感和投入，達到ESG內social的目標。第四：愉景灣越建越多，員工需求只會有加無減；另發展商實現幾十年前藍圖訂立的原則：即需要供給圖上寫得一清二楚的員工宿舍，履行負責任的雇主的貢獻。

6197

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211124-143018-05146

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

24/11/2021 14:30:18

Date and time of submission:**有關的規劃申請編號**

Y/I-DB/2

The application no. to which the comment relates:**「提意見人」姓名/名稱**先生 Mr. MUENZ, Michael T
obias**Name of person making this comment:****意見詳情****Details of the Comment :**

To whom it may concern,

I strongly object this proposal.

The driveway in front of the existing 3 buildings (Woodland, Woodgreen, Woodbury) is not suitable to cater any additional traffic. Especially the area in front of Woodbury Court is very narrow and very often there is a traffic congestion of departing delivery/service vehicles and arriving busses or vice versa.

Actually the whole Parkvale Drive is a narrow road and not suitable for more traffic, especially during construction time.

Also since the area in front of the existing 3 buildings currently is not a through road with limited traffic it is used by many children - so adding through traffic to reach the new proposed buildings will cause a lot of danger to them.

Thanks a lot and Best regards,
Michael Muenz

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Section 12A Application No. Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in
D.D. 352, Discovery Bay
24/11/2021 12:11

From: [REDACTED]

To: tpbbpd@pland.gov.hk

FileRef:

Dear Sir/Madam,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that, as home owner of one of the Parkvale units in Discovery Bay, I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial. In addition, the capacity of road nearby the site has already been maximized and the current infrastructure in Parkvale Village will not support the further usage of heavy-duty trucks and other construction vehicles to frequently access the proposed construction site. If the development and construction were to be insisted, it would absolutely pose huge risks to the passers-by, especially young children who are often playing next to the only road in and out of the Village. The above concerns regarding the plan submission have not been addressed at all.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities

improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in terms of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

7. Under the current housing supply condition in Discovery Bay, there are still plenty of vacant first-hand new residential units for sale, including the ones in Ponggibonsi (Phase 16 on Area N1d of the development of Discovery Bay City, completed on 2020), Il Picco (Phase 18 on Area 2a (Portion) of the development of Discovery Bay City, to be completed by 2022) as well as the on-going construction project "Multi Recreation Centre" (Lands Department Ref # LD DLO/IS98/CLT/61V (M.P.7.0) Pr. 2, to be completed approximately by 2024) which can further supply 1,791 housing units in the coming five years. Under a generally pessimistic market appetite during COVID-19 and likely post COVID-19, it is unreasonable to create more housing supplies in Discovery Bay without a strong and healthy market demand to largely digest the current sizable supply of housing units.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn/rejected.

Best regards,

Home Owner in Parkvale Discovery Bay

improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in terms of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

7. Under the current housing supply condition in Discovery Bay, there are still plenty of vacant first-hand new residential units for sale, including the ones in Ponggibonsi (Phase 16 on Area N1d of the development of Discovery Bay City, completed on 2020), Il Picco (Phase 18 on Area 2a (Portion) of the development of Discovery Bay City, to be completed by 2022) as well as the on-going construction project "Multi Recreation Centre" (Lands Department Ref # LD DLO/IS98/CLT/61V (M.P.7.0) Pr. 2, to be completed approximately by 2024) which can further supply 1,791 housing units in the coming five years. Under a generally pessimistic market appetite during COVID-19 and likely post COVID-19, it is unreasonable to create more housing supplies in Discovery Bay without a strong and healthy market demand to largely digest the current sizable supply of housing units.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn/rejected.

Best regards,

Home Owner in Parkvale Discovery Bay

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211124-164147-24173

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

24/11/2021 16:41:47

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau

意見詳情

Details of the Comment :

The newly submitted information is fine and has addressed a lot of concern from various parties and the community. I support the development.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211124-165136-97787

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

24/11/2021 16:51:36

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Wong

意見詳情**Details of the Comment :**

It can be seen that environment and landscape have been further beautified from the information provided in this consultation. I like it so much and the community can enjoy. The development has my support.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211124-165618-80014

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

24/11/2021 16:56:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jun

意見詳情

Details of the Comment :

Further provided information is more favourable to the community and the public. I don't see why I am not going to support this development.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211124-170028-06956

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

24/11/2021 17:00:28

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. William Yau

意見詳情**Details of the Comment :**

Overall environment has been well considered and existing trees will be retained as a buffer. It creates less impact to adjacent developed areas but will provide better landscape view. The development is supported by me.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211124-170350-25317

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

24/11/2021 17:03:50

Date and time of submission:**有關的規劃申請編號**

Y/I-DB/2

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. W. Yau

Name of person making this comment:**意見詳情****Details of the Comment :**

Area 6F development has had utilities well considered and they are feasible without adverse impact to the existing developments. To this extent, I agree with the development without hesitation.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211124-170752-01498

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

24/11/2021 17:07:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau Wing

意見詳情

Details of the Comment :

From the presented perspectives and photo montage, the impact of the new development to the surrounding area is minimal. Please don't be misled by others. The development can bring more residential units to Hong Kong people and it is desirable. I support the development definitely.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211125-090856-38846

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

25/11/2021 09:08:56

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Or Hon Man

Name of person making this comment:

意見詳情

Details of the Comment :

I raise your objection to this development as the access through Woodland Court will be very dangerous to the residents due to narrow and limited space.

The development involves site formation and will cause the trail walk staircase being blocked and endanger to the environment.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211125-092644-23402

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

25/11/2021 09:26:44

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Zhou

意見詳情**Details of the Comment :**

As a resident of Parkvale Village, I noted in the last round of submission in 2016, it was claimed in the RNTPC Paper No Y/I-DB/2D, it was noted that under 2(0) that "The applicant has carried out rounds of public consultation in 2016 as a good practice. Open letters were issued to Discovery Bay residential units; dedicated enquiry hotline and email were established; public exhibitions were held and articles were published regarding the details of the subject rezoning proposal."

I can confirm as a resident there was extremely limited consultation to the affected owners, and the claimed exercises were conducted at a very closed, passive, and covert manner, just enough for a list to put into this paragraph. The situation for this applications is much worse as there is absolutely zero information about the application short of the Planning noticed posted on the site by the Authorities.

This lack of engagement is per usual practice of the applicant in regards to the many aspects of the daily management of Discovery Bay, therefore this claim if they were to repeat needs to be dismissed and the application reviewed with the knowledge this is not the truth.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211125-095906-03786

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

25/11/2021 09:59:06

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 周

Name of person making this comment:

意見詳情

Details of the Comment :

直接受申請應向嘅樓宇係寶怡，寶峰，寶林，寶珊同寶晶。合共504個單位。如果用每個單位平均有三個住客計算，最受影響居民共1512。

上一次申請，該署竟然收到4446支持嘅意見，而反對或其他則有1726。這4446支持者從何來？該署有概括是偷景灣員工，商業機構居多。

上次有居民熱心自發研究贊成意見書的（簡單／呼籲）內容，申請重複名字等；而反對意見書（包括Village Owners Committee，即時代表1512居民嘅，反對意見書）有詳盡分析研究，結果就在此網站一目了然<https://dbay.cc/>。

建議委員會覆核意見書時，不可單靠數字評核作結論。應該落區直接觀察直接影響居民嘅聲音。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211125-112404-73679

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

25/11/2021 11:24:04

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lee Pui ki

意見詳情

Details of the Comment :

愉景灣原本設計並不適合過份稠密的人口，區內交通路線已不勝負荷。

寄件者: [REDACTED]
寄件日期: 2021年11月26日星期五 10:08
收件者: tpbpd@pland.gov.hk
主旨: [Possible SPAM] Article 12A Application Number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Sent from my iPhone

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月26日星期五 14:40
收件者: tpbpd@pland.gov.hk
主旨: Re Application Y/1-DB/2
附件: Submission-Nov.2021.doc

To the Secretary Town Planning Board

I attach herewith my comment in relation to Application Y/1-DB/2

Concerning :

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D. 352, Discovery Bay from "Other Specified Uses - Staff Quarters (5)" to "Residential (Group C) 12"-

Peter A. Crush

Re: Application Y/1-DB/2

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D. 352, Discovery Bay from "Other Specified Uses - Staff Quarters (5)" to "Residential (Group C) 12"

I object to the application because the proposed development has no safe means of access indicated on plans both for the construction phase and also no safe means of access for residents following completion.

The developer appears to be suggesting that access to the site would be provided by utilizing the existing :-

a) **Parkvale Drive** (which is City Common Area shared by Midvale Village) . This is a sub-standard road which does not meet Hong Kong's Highway Construction Codes in terms of road-width and the provision of adequate and safe pavements, making it unsuitable for large cement trucks and other construction vehicles .

b) **"Parkvale Passageway"** as defined on the Parkvale Sub-DMC. This is not a "road". It is a pathway primarily for residents to gain access to the building lobbies, for other pedestrians to pass through the village, to provide access to a limited number of golf cart parking spaces & delivery trucks and as a terminus for the local shuttle bus. The Passageway has very low capacity because it was designed for only very limited and occasional vehicle access by delivery and/or service vehicles. Any large construction vehicles would impose an unsafe risk to pedestrians passing along the Passageway as well as obstructing the essential shuttle bus service.

The attached photographs indicate that Parkvale Passageway is an essential pedestrianized paved area providing access and recreational space for residents of Woodland, Woodgreen and Woodbury Courts and is wholly unsuitable for through traffic.

CP
ITO



P. A. Crush

26/11 /2021

/ continued on next page

Re: Application Y/1-DB/2

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D. 352, Discovery Bay from "Other Specified Uses - Staff Quarters (5)" to "Residential (Group C) 12"

I object to the application because the proposed development has no safe means of access indicated on plans both for the construction phase and also no safe means of access for residents following completion.

The developer appears to be suggesting that access to the site would be provided by utilizing the existing :-

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The attached photographs indicate that Parkvale Passageway is an essential pedestrianized paved area providing access and recreational space for residents of Woodland, Woodgreen and Woodbury Courts and is wholly unsuitable for through traffic.



P. A. Crush

26/11 /2021

/ continued on next page



PARVALE VILLAGE PASSAGEWAY (to rear of Woodland, Woodgreen & Woodbury Cts).



PARVALE VILLAGE PASSAGEWAY (to rear of Woodland, Woodgreen & Woodbury Cts).

寄件者: [REDACTED]
寄件日期: 2021年11月26日星期五 17:37
收件者: tpbpd@pland.gov.hk
主旨: section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development; e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

[REDACTED]
I.W. Johnston

寄件者: [REDACTED]
寄件日期: 2021年11月26日星期五 18:32
收件者: tpbpd@pland.gov.hk
主旨: Article 12A Application number Y/1-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

To whom it may concern

I'm the owner of [REDACTED], Discovery Bay. I would like to oppose to the development of the captioned subject.

Regards
Fung Pik Yue Erica
Mobile: [REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年11月27日星期六 12:21
收件者: tpbpd@pland.gov.hk
主旨: Objection to Section 12A Application No. Y/I-DB/2, Area 6f, Lot 385 RP & Ext (Part) in D.D.352, Discovery Bay

Dear Sir/Madam

I am writing to object strongly to this submission regarding the proposed development of Section 12A Application No. Y/I-DB/2, Area 6f, Lot 385 RP & Ext (Part) in D.D.352 in Discovery Bay.

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort (HKR) Masterplan Limited, to address the departmental comments regarding this application on 27 October 2016.

May principle reasons for my objection are as follows:

1. HKR claims to be the sole land owner of Area 6f are in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20 September 1982. Area 6f form part of with the *City Common Areas* or the *City Retained Areas* as defined in this PDMC. Under Clause 7 of Section 1 of the PDMC, every owner (as defined in the PDMC) has the right and liberty to pass and repass over and long Area 6f and to use it for all purposes connected with the proper use and enjoyment, subject to the City Rules (as defined in the PDMC). This, the applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners (i.e all property owners of the lot) should therefore be considered, secured and respected before any decision is made.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not addressed this.
3. The application contains a major change tot the development concept of the lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan, i.e. from staff quarters into residential area, and its approval would be an undesirable precedent from the environmental perspective and against the interest of all property owners of the district.
4. The original plan stipulated a DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford the substantial increase in population in the submission. All DB property owners would have to suffer and pay the cost of this submission in upgrading the surrounding infrastructure in order to provide adequate supply or support to the proposed development, e.g. all the road network and related utilities improvement works required by this submission. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure required for this development. Its disruption to other property owners in the vicinity during construction should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable le and the proper tree preservation plan and tree compensatory proposal are far from satisfactory.
6. The revision of developments indicated in the Revised Concept Plan of Annex A is still not satisfactory in terms of its proposed high, massing and disposition. The two towers sit too close to each other, potentially creating a wall effect on the existing natural rural setting. This would pose an undesirable visual impact on the immediate surrounds, particularly to those existing towers in the vicinity, but also in the central shopping area of Discovery Bay Plaza.

This application for Area 6f should be withdrawn until the applicant is able to provide detailed, satisfactory responses to these comments for further review and comment.

Yours faithfully
Dr Jane Robbins

Owner [REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年11月27日星期六 12:22
收件者: tpbpd@pland.gov.hk
主旨: Objection to Section 12A Application No. Y/I-DB/2, Area 6f, Lot 385 RP & Ext (Part) in D.D.352 in Discovery Bay

Dear Sir/Madam

I am writing to object strongly to this submission regarding the proposed development of Section 12A Application No. Y/I-DB/2, Area 6f, Lot 385 RP & Ext (Part) in D.D.352 in Discovery Bay.

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort (HKR) Masterplan Limited, to address the departmental comments regarding this application on 27 October 2016.

May principle reasons for my objection are as follows:

1. HKR claims to be the sole land owner of Area 6f are in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20 September 1982. Area 6f form part of with the *City Common Areas* or the *City Retained Areas* as defined in this PDMC. Under Clause 7 of Section 1 of the PDMC, every owner (as defined in the PDMC) has the right and liberty to pass and repass over and long Area 6f and to use it for all purposes connected with the proper use and enjoyment, subject to the City Rules (as defined in the PDMC). This, the applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners (i.e all property owners of the lot) should therefore be considered, secured and respected before any decision is made.
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This application for Area 6f should be withdrawn until the applicant is able to provide detailed, satisfactory responses to these comments for further review and comment.

Yours faithfully
Ir Neil Robbins

Owner [REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年11月27日星期六 19:03
收件者: tpbpd@pland.gov.hk
主旨: Article 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
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5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too

寄件者: [REDACTED]
寄件日期: 2021年11月27日星期六 19:03
收件者: tpbpd@pland.gov.hk
主旨: Article 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

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2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
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5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too

close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Regards,
Cameron Bodey
Woodbury Court

HKG: 

寄件者:

寄件日期:

2021年11月27日星期六 21:47

收件者:

tpbpd@pland.gov.hk

主旨:

Re: Article 12A Application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

Dear Sir,

Section 12A Application No. Y/I-DB/2

Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.

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3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

寄件者: [REDACTED]
寄件日期: 2021年11月27日星期六 21:51
收件者: tpbpd@pland.gov.hk
主旨: Parkvale village, Discovery Bay

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission,

and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Warmest regards
Mary Eramela and Tong Kwok Leung
Crystal court
Discovery Bay

Sent from my iPhone

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月27日星期六 23:06
收件者: tpbpd@pland.gov.hk
主旨: Re: Parkvale Tenants & Landlords Re: Planned development

RE: Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Yours faithfully,
Stanley Lee

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 9:32
收件者: tpbpd@pland.gov.hk
主旨: Article 12A Application number Y/1-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

To whom it may concern

I live with my wife in [REDACTED] Please consider my opposition to the development on subject. Thanks.

Best regards,
Edoardo Zari

Mobile: [REDACTED]

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 10:27
收件者: tpbpd@pland.gov.hk
主旨: protest

Dear Sir,

re: Section 12A Application No Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352 Discovery Bay

I resolutely oppose this proposed residential development by Hong Kong Resort company.

Part from giving rise to valid technical and urban planning objections, the development on the hillside right behind Parkvale Village would subject residents to a long ordeal of unmitigated and unhealthy construction noise and dust.

The plan has been rejected initially by the Government's urban planning authorities and, in my opinion, that should be the end of the matter, and the proposal dropped.

[REDACTED]
28.11.2021

寄件者:
寄件日期:
收件者:
主旨:

2021年11月28日星期日 13:17

tpbpd@pland.gov.hk

Objection to Section 12A Application No. Y/I-DB/2, Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Madam or Sir,

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Please register my strong objection to the proposed development of the Lot referenced above. My main reasons of objection on this particular submission are as follows:

1. HKR assertions that it is the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured, and respected.
2. The disruption, pollution, and nuisance caused by the construction of residential towers on the Lot to the immediate residents and nearby property owners are substantial, which has not been addressed.
3. The developmental concept of the Lot is a fundamental deviation to the land use in original approved Master Plans or approved Outline Zoning Plan. Specifically, the application envisions the development approved for staff quarters into development of residential towers. If the plan goes ahead, approval would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population limitation of 25,000 people should be fully respected as the underlying infrastructure capacity can not afford the substantial increase in population envisioned in the submission. All DB property owners would have to suffer and pay for the additional costs involved in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, including but not limited to the required road network and related utilities enhancements.
5. The proposed felling of 118 mature trees in Area 6f would be an ecological disaster, posing a substantial negative environmental impact to the immediate natural setting. The proposal's tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The development plan proposes unsatisfactory height, massing, and disposition. The proposed two towers will be too close to each other, thereby creating a wall-effect in the existing rural natural setting and will have an undesirable visual impact to the owners of the existing residential buildings and to DB residents as a whole.

The application for Area 6f should be rejected with immediate effect.

Respectfully,
John Antweiler

6221

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 13:47
收件者: tpbpd@pland.gov.hk
主旨: Section 12A Application No. Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352
附件: Section 12A Application No. YI-DB2 Area 6f Discovery Bay Objection.pdf

To: Secretary, Town Planning Board

Section 12A Application No. Y/I-DB/2

November 28, 2021

Dear Sirs,

Re: Hong Kong Resort Co Ltd's Application to Develop Areas 6f (behind Parkvale): Objection to the Submission by the Applicant.

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on October 27, 2016.

Please note that I strongly object to the submission regarding the proposed development of the Lot. My primary reasons of objection on this submission are as follows:

1. HKR's claim that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arising out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in terms of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

I also have concerns on the following issues:

Given the fact that the only access to Area 6f is through Parkvale Drive which is a Village Passage way of Parkvale Village, HKR should explain the proposed means to deliver construction materials and to dispose of construction wastes.

How will HKR minimize the disturbance to residents and visitors during construction and operation periods?

The existing open area at Woodland Court, Woodgreen Court and Woodbury Court is already very tight. Any new residential developments must take into account present-day requirements under the Planning Standards and Guidelines.

If Staff Quarter is no longer required in DB, the vacant sites for such uses should consider to release for enjoyment of the existing residents so as to enhance the livability of the area.

The Master Plan for Discovery Bay is an integral part of the Land Grant (IS6122 in the Land Registry). The Land Grant requires that no development or redevelopment may take place on the Lot until an approved Master Plan showing the development is in place. The current Master Plan is dated 28 February, 2000. It is not compatible with either the current outline zoning plan or the current development on the lot. In order to protect the interests of the current 8,300+ assigns of the developer, it is essential that the existing Master Plan and OZP are aligned with the existing development on the lot before consideration of any proposal to amend the OZP. Otherwise there is simply too much risk that the rights of the other owners of the lot will be interfered with. Problems that need to be addressed include incursion on Government land; recognition of the Existing Public Recreational Facilities; size and surrounding area of the land designated GI/C on the current OZP; configuration of the Area N2 at the inclined lift, etc.

Unless and until my demands are acceded to and my concerns are addressed I object to the above-mentioned development application.

Yours sincerely

Name: Simon C Graham

Owner of:

Tel:

Email Address:

To: Secretary, Town Planning Board

(Via email: tpbpd@pland.gov.hk)

Section 12A Application No. Y/I-DB/2

November 28, 2021

Dear Sirs,

**Re: Hong Kong Resort Co Ltd's Application to Develop Areas 6f (behind Parkvale):
Objection to the Submission by the Applicant.**

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on October 27, 2016.

Please note that I strongly object to the submission regarding the proposed development of the Lot. My primary reasons of objection on this submission are as follows:

1. HKR's claim that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arising out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in terms of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

I also have concerns on the following issues:

Given the fact that the only access to Area 6f is through Parkvale Drive which is a Village Passage way of Parkvale Village, HKR should explain the proposed means to deliver construction materials and to dispose of construction wastes.

How will HKR minimize the disturbance to residents and visitors during construction and operation periods?

The existing open area at Woodland Court, Woodgreen Court and Woodbury Court is already very tight. Any new residential developments must take into account present-day requirements under the Planning Standards and Guidelines.

If Staff Quarter is no longer required in DB, the vacant sites for such uses should consider to release for enjoyment of the existing residents so as to enhance the livability of the area.

The Master Plan for Discovery Bay is an integral part of the Land Grant (IS6122 in the Land Registry). The Land Grant requires that no development or redevelopment may take place on the Lot until an approved Master Plan showing the development is in place. The current Master Plan is dated 28 February, 2000. It is not compatible with either the current outline zoning plan or the current development on the lot. In order to protect the interests of the current 8,300+ assigns of the developer, it is essential that the existing Master Plan and OZP are aligned with the existing development on the lot before consideration of any proposal to amend the OZP. Otherwise there is simply too much risk that the rights of the other owners of the lot will be interfered with. Problems that need to be addressed include incursion on Government land; recognition of the Existing Public Recreational Facilities; size and surrounding area of the land designated GI/C on the current OZP; configuration of the Area N2 at the inclined lift, etc.

Unless and until my demands are acceded to and my concerns are addressed I object to the above-mentioned development application.

Yours sincerely



Name: Simon C Graham

Owner of:

Tel.

Email Address:

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 15:11
收件者: tpbpd@pland.gov.hk
副本: Jennifer Khoo
主旨: Article 12A Application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

Dear Sir/Madam,

**Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during

construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Yours sincerely,

 Grant

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 18:42
收件者: tpbpd@pland.gov.hk
主旨: Discovery Bay Area 6F, Lot 385 RP and Ext (part) in D.D. 352

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed. This to me is most pressing, the access to this area is very narrow, there is no other road currently to access this land, it will disrupt all of the neighbouring buildings to the extreme, as well as impacting on access to the main walking trails.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Yours sincerely

Mrs Carol Cam and family

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 21:54
收件者: tpbpd@pland.gov.hk
主旨: Article 12A application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (part) in D.D. Discovery Bay 352

To whom it may concern

As a homeowner in Discovery Bay - I fully oppose the proposed urbanization plan to build as mentioned in the subject title.

It would cause massive disturbance to the many buildings nearby. There are plenty of room in north plaza - and would cause less disruption.

In addition the road up is very busy, having construction would be even worse. Just recently there was a traffic accident on that road.

Samantha

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月28日星期日 22:54
收件者: tpbpd@pland.gov.hk
主旨: Article 12A application number Y/I-DB/2.Area 6f. Lot385RR&EXT(part)In D.D.Discovery Bay 324

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant:

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Vivian Chan

I checked with the agent to make sure THERE ARE NO plans before moving in.

We need a QUIET and safe place to live.

Trucks and drilling and noise will force us to move ASAP in breach of our contract.

We fully oppose and I' m sure all parents here do too.

Sent via mobile

寄件者: [REDACTED]
寄件日期: 2021年11月29日星期一 11:33
收件者: tpbpd@pland.gov.hk
主旨: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir,

Objection to the Submission by the Applicant:


I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

1. HKR claims that they are the sole land owner of Area 6f is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 6f forms part of either the "City Common Areas" or the "City Retained Areas" as defined in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 6f for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the Lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 6f should be withdrawn.

Best regards
Edwin Tam



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月29日星期一 11:51
收件者: tpbpd@pland.gov.hk
主旨: Article 12A Application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D Discovery Bay 352

Morning Sir/Madam:

Referring to the captioned subject, we can't see any reason why the developer HKRI to apply it again as Urban Planning Commission rejected the plan with solid and valid reasons.

We as the owner and [REDACTED] to support Urban Planning Commission to reject this plan again.

Thanks for your consideration and best regards Denis Ho Wai Keung



Sent from my iPhone

寄件者: [REDACTED]
寄件日期: 2021年11月29日星期一 11:56
收件者: tpbpd
主旨: Article 12A, Application Number Y/1-DB/2, Area6f, Lot 385RP & Ext (Part) in D.D. Discovery Bay 352

Dear Sir/Madam,

Referring to the captioned application in Discovery Bay, I would like to oppose this development.

The reason being are:

- The access road to this area is not designed for heavy traffic and heavy construction vehicles.
- As the site is so close to the current residential buildings, the noise and dust from the construction works are huge disturbance to the residents.
- The site is an access point to a hiking trail and the development will block the trail completely.
- The area will become too congest with two new high rise buildings.

Thank you for your kind attention and regards,

Wong Ka Hing
Discovery Bay Resident

寄件者: [REDACTED]
寄件日期: 2021年11月29日星期一 15:01
收件者: tpbpd@pland.gov.hk
主旨: Objection to building Discovery Bay
附件: image0.png; 未命名的附件 00151.txt

Y / I- DB / 2

Dear Sir/Madam,

I strongly object to the building behind the high rise. Our transport and supermarket (Infrastructure) does not support so many people.

Thank you for your attention to the matter.

Yours faithfully,

 ee Keswani

flat hillside behind the Woods, 4

DEVOTION

now

Check Out Today's Evening Devo!

isn't up to the community. The plan had previously been rejected by the Urban Planning Commission.

If you oppose this development, to help prevent the plan from being passed, we hereby appeal to all tenants and landlords to submit their opinions to the urban planning department through the following email address on or before 1st December 2021 with the following subject:

Email: tpbpd@pland.gov.uk

Email subject: Article 12A Application number Y/I-DB/2, Area 6f, L1-85, Ext (Part) in D.D. Discovery

you would like a template, please send email to tpbpd@pland.gov.uk

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211125-201558-79691

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

25/11/2021 20:15:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel

意見詳情

Details of the Comment :

I support the above-mentioned application as the development will help increase the supply of high-quality and diversified private housing, provide more housing choices for the public and improve their quality of life.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211125-201911-45503

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

25/11/2021 20:19:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. MM Ip

意見詳情

Details of the Comment :

I support the captioned application as the new development project will create more job opportunities and bring economic benefits to the public and society.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211125-202143-92506

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

25/11/2021 20:21:43

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Nora Zhang

意見詳情

Details of the Comment :

我認為計劃有利持續優化愉景灣的整體建設及設施，改善社區環境之餘，亦同時為物業增值，因此我十分支持這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211125-204057-16320

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

25/11/2021 20:40:57

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 葉先生

意見詳情**Details of the Comment :**

I fully support the captioned project, as it not only to provide more housing units to ease housing problem but also creates job opportunities to the community.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 211125-211309-18136

提交限期
Deadline for submission: 03/12/2021

提交日期及時間
Date and time of submission: 25/11/2021 21:13:09

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. ZHANG Hui

意見詳情
Details of the Comment :

我支持此項目的申請，它不但可以增加住屋的數量，有助於舒緩目前香港的嚴重住屋不足問題；同時亦可為區內人士增加相關的就業機會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-090540-99893

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 09:05:40

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Peter Tsang

意見詳情

Details of the Comment :

Housing supply in HK is in extreme shortage. Any chance to improve the housing supply must not be given up easily. To my understanding, the infrastructure and services in Discovery Bay are enough to support the proposed housing project. Hence the proposal should be support and implemented without delay.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-111315-70995

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 11:13:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sophia Woo

意見詳情

Details of the Comment :

Support this development for the betterment of the community. Green area provision should be made.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-112228-35675

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 11:22:28

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Wong Wai Hon

意見詳情**Details of the Comment :**

必須正試樓宇供應短決問題，我絕對支持這方案，為香港的未來著想。交通必須充裕，需加強對外交通網絡，包括的士到愉景灣南面，到九龍的巴士。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-115616-01931

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 11:56:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong King Chun

意見詳情

Details of the Comment :

我支持這建議。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-145331-31352

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 14:53:31

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Linda Woo

意見詳情**Details of the Comment :**

Resolve housing issues in Hong Kong and provide options for residents of Discovery Bay and nearby residents. This also create employment opportunities and supports economic development.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-151506-87546

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:15:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sing

意見詳情

Details of the Comment :

It is very good to have the new development. To cope with the development, the bus company has committed to invest more on new Euro standard double deck and electric buses. It will mitigate air pollution in Discovery Bay.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-151835-85687

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 15:18:35

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Y Wing

意見詳情**Details of the Comment :**

I support the new development and expect it will provide more recreation facilities, leisure places, playground and green field for children and teenagers in Discovery Bay.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-152038-58340

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:20:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Flora Lau

意見詳情

Details of the Comment :

I support the above-mentioned application as the development will help increase the supply of high-quality and diversified private housing, provide more housing choices for the public and improve their quality of life.

Thanks!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-152134-60271

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:21:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yue Hong Yu

意見詳情

Details of the Comment :

就現時有關愉景灣的發展，相關發展是有需要的，因為設施上是公開予我們市民的，他們的擴展是予以我們更多更多遊樂設施可用，支持發展！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-152459-42200

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:24:59

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law Cheuk Kwan

意見詳情

Details of the Comment :

我認為計劃有利持續優化愉景灣的整體建設及設施，改善社區環境之餘，亦同時為物業增值，因此我十分支持這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-152654-27084

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:26:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. J. Y. Hiu

意見詳情

Details of the Comment :

With government's intention to develop Lantau Island North, transport will be improved therein. MTRC has already confirmed to open a MTR station at Siu Ho Wan depot. The new development will push MTRC to open the station quicker and earlier. Traffic or road link from Discovery Bay tunnel to the new station is coming. Existing residents in Discovery Bay will gain benefit on more convenient MTR service therefrom. Travel time is also saved.

Why don't I support the new development?

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-153303-55733

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:33:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lai

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-153611-01961

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 15:36:11

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 211126-154123-54222

提交限期
Deadline for submission: 03/12/2021

提交日期及時間
Date and time of submission: 26/11/2021 15:41:23

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lai Sui Yi

意見詳情
Details of the Comment :

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-155042-46768

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 15:50:42

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Yeung

意見詳情**Details of the Comment :**☐ Agree the multiples use

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-155209-04221

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:52:09

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. S Lai

意見詳情

Details of the Comment :

愉景灣的生活環境與外地來港專才的原居生活接近，有助吸引各個專業範疇的專才來港工作及生活，為本港經濟及科技等發展作出貢獻，本人十分支持這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-155247-23693

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 15:52:47

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Mok Wai Ming

意見詳情**Details of the Comment :**

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-155258-77998

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:52:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li

意見詳情

Details of the Comment :

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-155942-63814

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 15:59:42

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mok wing chi

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-160017-52448

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:00:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lee Wing Yee

意見詳情

Details of the Comment :

支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-160050-68004

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:00:50

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Chan

意見詳情**Details of the Comment :**

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 211126-160321-12439

提交限期
Deadline for submission: 03/12/2021

提交日期及時間
Date and time of submission: 26/11/2021 16:03:21

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chan

意見詳情
Details of the Comment :

支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-160459-79802

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:04:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chun Wai Kwok

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-160532-58443

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:05:32

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

我认为计划有利持续优化愉景湾的整体建设及设施，改善社区环境之余，亦同时为物业增值，因此我十分支持这项申请。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-160937-47524

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:09:37

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 羅輝

意見詳情**Details of the Comment :**

支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-161043-80662

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:10:43

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Chan

意見詳情**Details of the Comment :**

「明日大嶼願景」是香港政府的重點工作之一，關乎香港未來數十年的整體規劃以及多項大型基建的推行。希望城規會能夠配合政府積極發展大嶼山的步伐，加快批核6f區的發展計劃，提升大嶼山及愉景灣的競爭力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-161218-03101

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:12:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

作為商戶，我十分支持這項申請。因為新發展計劃將吸引更多人口遷入愉景灣，以及在愉景灣消費，增加生意商機，帶來更多經濟效益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-161246-80898

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:12:46

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Law Sum Yin

意見詳情**Details of the Comment :**

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-161451-70556

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:14:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mok Yiu Lam

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-161657-51897

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:16:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Terence Yue

意見詳情

Details of the Comment :

Fully support for this development. This will create more residential units for DB community which contributes to our brighter future.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-161752-25100

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:17:52

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss See Oi Yee

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-162029-11994

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:20:29

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

作為商戶，我十分支持這項申請。因為新發展計劃將吸引更多人口遷入愉景灣，以及在愉景灣消費，增加生意商機，帶來更多經濟效益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-162043-23634

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:20:43

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Ng Wai Ling

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-162228-35164

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:22:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-162402-05473

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 16:24:02

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Mok Din Chung

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 211126-163827-00445

提交限期
Deadline for submission: 03/12/2021

提交日期及時間
Date and time of submission: 26/11/2021 16:38:27

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kwok

意見詳情
Details of the Comment :

· 我十分支持這個計劃。因為愉景灣起新樓，東涌、坪洲、檢樹灣等離島居民就有多些就業機會，跨區返工車費好貴、長途跋涉、搭車時間又長，影響家庭生活。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-165355-88754

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:53:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mok Wai Leung

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-165711-45016

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:57:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Endang Rosyikahatul Aliyah

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-165931-48866

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 16:59:31

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lai

意見詳情

Details of the Comment :**It's a better way of land usage, with better options to the public.**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

211126-170019-01688

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

26/11/2021 17:00:19

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Cha

Name of person making this comment:

意見詳情

Details of the Comment :**Provision of Other Utilities**

A serious omission from the application is that all other utilities have been overlooked.

These include electricity, LPG supply, telephone, TV and street lighting. As well as likely substation capacity issues with all of these services needing to be laid through Parkvale Village, including the existing narrow and congested pedestrian pavement, adjacent to the Woodbury Court, Woodgreen Court and Woodland Court residential buildings, leading to Area 6f.

HKR should be required to confirm that the provision of these utilities will have no impact on the residents and owners of Parkvale Village or explain what the impact will be and how HKR will mitigate their impact.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-171153-13352

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 17:11:53

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. KC Chan

意見詳情**Details of the Comment :**

I now live in Crystal Court and I have a very nice mountain view outside my Kitchen and bedroom. This is the same for all flats in the two buildings.

If this development is allowed, I will have people's living room looking into my bedroom. and the afternoon sun will be blocked. This will be the only situation happening in Discovery Bay. The property value of DB property is kept because everyone have nice view and the view will not be blocked. If this is allowed, then no building is safe from HRI building in front of them or right outside their windows.

There were supporting letters last year saying they support the plan because their property value will go up. These people are naive, or they do not live in DB; they are probably HKRI staff and are lying. I don't want my investment to do down in value, and I don't want people looking into my bedroom, and I am sure everyone in these buildings will say the same.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-172226-52597

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 17:22:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. T Chan

意見詳情

Details of the Comment:

「明日大嶼願景」是香港政府的重點工作之一，關乎香港未來數十年的整體規劃以及多項大型基建的推行。希望城規會能夠配合政府積極發展大嶼山的步伐，加快批核6f區的發展計劃，提升大嶼山及愉景灣的競爭力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-175419-79523

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 17:54:19

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Law

意見詳情**Details of the Comment :**

我十分支持這個計劃。因為愉景灣起新樓，東涌、坪洲、檢樹灣等離島居民就有多些就業機會，跨區返工車費好貴、長途跋涉、搭車時間又長，影響家庭生活。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-184737-21570

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 18:47:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lai

意見詳情

Details of the Comment :**支持改建，善用土地，不要浪費資源**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-185225-38041

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 18:52:25

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Mr Li

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 211126-185913-92895

提交限期
Deadline for submission: 03/12/2021

提交日期及時間
Date and time of submission: 26/11/2021 18:59:13

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ms Li

意見詳情
Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。
· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-190443-14811

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 19:04:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Li

意見詳情

Details of the Comment :

Discovery Bay owns a high quality of living environment as residents can enjoy the nature view. I am fully support the recommendation to attract more people to live in Discovery Bay and ensure the resources can be used more efficiently.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-193601-85097

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 19:36:01

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Angela Li

意見詳情**Details of the Comment :**

I support the captioned application as the new development project will create more job opportunities and bring economic benefits to the public and society.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-195930-90591

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 19:59:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

It is noticed that the developer has made the above application to the Town Planning Board. As a shop operator in Discovery Bay, I fully support the application as the plan will attract more people to live in Discovery Bay and bring more business opportunities to us.

- I support the above-mentioned application as the development will help increase the supply of high-quality and diversified private housing, provide more housing choices for the public and improve their quality of life.

- I read the gist and newspaper notice about the captioned application and I think it is a good as this private land has been idled for nearly 40 years. Apparently, it is a wastage of precious land resources. I therefore urge the Town Planning Board to approve the application in order to release the idled private land resources for helping the housing supply in Hong Kong.

- Since the captioned development plan will further enhance the overall infrastructure and facilities of Discovery Bay that definitely will improve the living environment of residents and add value to the property, I fully support the application.

- I support the captioned application as the new development project will create more job opportunities and bring economic benefits to the public and society.

- According to the consultation document, the original plan of area 6f is for staff quarter purposes. With the opening of the Discovery Bay Tunnel in 2000, the need for building this dormitory was much reduced. If the Town Planning Board rejects the application, the developer has no incentive to develop the site which may resulting in a lose-lose situation. Therefore, the Town Planning Board should only consider whether these 400+ households will bring excessive demands to the basic facilities of Discovery Bay when approving the captioned application.

- It is understood that the developer has made a number of commitments under this application so that the current facilities in Discovery Bay will not be affected too much. The Town Planning Board should take into account of these commitments when considering the application, to see if they are sufficient to protect the rights and interests of current owners.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-205415-36520

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 20:54:15

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Wong

意見詳情**Details of the Comment :**

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-210626-17788

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 21:06:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Lai

意見詳情

Details of the Comment :

香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-210918-50324

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 21:09:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Woo Hui Ping

意見詳情

Details of the Comment :

I am supportive of the development which will provide more choices of residential units in a pleasant environment like DB.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-211407-29930

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 21:14:07

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ms Chung

意見詳情

Details of the Comment :

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-212005-08149

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 21:20:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eva Yue

意見詳情

Details of the Comment :

應該部分轉運部分居屋，公共渡假營，再提高 公共設施，圖書館，社區中心。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-212501-91582

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 21:25:01

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Fanny

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

211126-214425-78299

Reference Number:**提交限期**

03/12/2021

Deadline for submission:**提交日期及時間**

26/11/2021 21:44:25

Date and time of submission:**有關的規劃申請編號****The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Lee

意見詳情**Details of the Comment :****香港地少人多，有可以起樓的土地就應該用來起樓**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-214727-94970

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 21:47:27

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mak

意見詳情

Details of the Comment :

Lack of land supply is a critical problem in Hong Kong, this application could increase the number of residential flats and enlarge housing supply.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-215105-55915

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 21:51:05

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mei Lam

意見詳情

Details of the Comment :

我支持這項申請，因為偷景灣的生活環境與外地來港專才的原居生活接近，有助吸引各個專業範疇的專才來港工作及生活，為本港經濟及科技等發展作出貢獻。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-215611-14692

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 21:56:11

有關的規劃申請編號**The application no. to which the comment relates:** Y/I-DB/2**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Leung

意見詳情**Details of the Comment :**

· 香港地少人多，寸金尺土。6f區這幅私人土地平整了接近四十年卻一直未被善用，白白浪費珍貴土地資源。希望城規會加快審批上述申請，釋放未被善用的私人土地資源，以協助增加本港土地及房屋供應。

· 支持題述申請，因為計劃有助增加優質及多元化私人樓宇的供應，為市民提供更多住屋選擇，從而提升生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-220049-16921

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 22:00:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sun Hoi Yi

意見詳情

Details of the Comment :

我十分支持這個計劃。因為愉景灣起新樓，東涌、坪洲、檢樹灣等離島居民就有多些就業機會，跨區返工車費好貴、長途跋涉、搭車時間又長，影響家庭生活。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-220216-29350

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 22:02:16

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chan Check Hei

意見詳情**Details of the Comment :**

香港政府成日話無地、又話樓宇供應緊張，呢幅私人土地閒置咗幾十年，根本浪費珍貴土地資源。城規會應加快處理這宗申請，協助增加房屋供應，急市民之所急。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-220407-25683

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 22:04:07

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chan Cheuk Fung

意見詳情**Details of the Comment :**

我認為計劃有利持續優化愉景灣的整體建設及設施，改善社區環境之餘，亦同時為物業增值，因此我十分支持這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211126-220518-88804

提交限期**Deadline for submission:**

03/12/2021

提交日期及時間**Date and time of submission:**

26/11/2021 22:05:18

有關的規劃申請編號**The application no. to which the comment relates:**

Y/I-DB/2

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chan Wing Kit

意見詳情**Details of the Comment :**

我認為計劃有利持續優化愉景灣的整體建設及設施，改善社區環境之餘，亦同時為物業增值，因此我十分支持這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211126-220820-03161

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

26/11/2021 22:08:20

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sun Ping Kwai

意見詳情

Details of the Comment :

香港政府成日話無地、又話樓宇供應緊張，呢幅私人土地閒置咗幾十年，根本浪費珍貴土地資源。城規會應加快處理這宗申請，協助增加房屋供應，急市民之所急。