

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

211126-220935-69125

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

26/11/2021 22:09:35

**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**

小姐 Miss 羅

**Name of person making this comment:****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。

· 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。

· 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。

· 「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。

· 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。

· 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。

· 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。

· 據此諮詢文件顯示，6f區屬員工宿舍用途。隨著愉景灣隧道於2000年啟用，這宿舍用途的需要大大減少。如城規會拒絕是項申請，發展商並沒有誘因發展該地，形成雙輸局面。所以城規會應只考慮這四百多伙住宅是否會引致愉景灣基本設施超出所能負荷，而作出批准或拒絕。

· 據了解，發展商已為這項申請作出多種承諾，從而使現時愉景灣的設施不受太大影響。城規會應考慮這些承諾是否足夠保障現時業主權益而作出決斷。



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

參考編號

211126-222127-50822

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

26/11/2021 22:21:27

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. Lo Wai Man

Name of person making this comment:

意見詳情

Details of the Comment :

## 支持原因

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。

· 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。

· 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。

· 「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。

· 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。

· 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。

· 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。

· 據此諮詢文件顯示，6f區屬員工宿舍用途。隨著愉景灣隧道於2000年啟用，這宿舍用途的需要大大減少。如城規會拒絕是項申請，發展商並沒有誘因發展該地，形成雙輸局面。所以城規會應只考慮這四百多伙住宅是否會引致愉景灣基本設施超出所能負荷，而作出批准或拒絕。

· 據了解，發展商已為這項申請作出多種承諾，從而使現時愉景灣的設施不受太大影響。城規會應考慮這些承諾是否足夠保障現時業主權益而作出決斷。

###

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

參考編號

**Reference Number:**

211126-222350-27574

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 22:23:50

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:**

先生 Mr. Gilbert Yuen

意見詳情

**Details of the Comment :**

I support the application as it will create more job opportunities and definitely help to solve the housing problems in Hong Kong. It will also attract more people to live in Discovery Bay and enhance the variety of the life style of the citizens 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:** 211126-222617-31607

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 22:26:17

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:** 先生 Mr. BS Wong

意見詳情  
**Details of the Comment :**

Awesome, I like this plan, be good for the future DB, we need more nice units in Lantau Island.



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

參考編號

Reference Number:

211126-222622-72051

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 22:26:22

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. Winnie pikngor Wong

意見詳情

Details of the Comment :

支持原因

· 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:** 211126-224724-95970

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 22:47:24

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. Tong Ya Pe

意見詳情  
**Details of the Comment :**

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:

211126-231333-44083

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 23:13:33

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 C. C.

意見詳情

Details of the Comment :

6f區這幅私人土地雖然平整了四十年，可惜末被善用！實在浪費！希望城規會從善如流，審批上述申請，增加本港土地及房屋供應。  
能夠增加多元化私人樓宇的供應，為愉景灣的社區發展帶來新的住戶和增加設施和配套，值得支持。

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

參考編號  
**Reference Number:** 211126-231953-96842

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 23:19:53

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. Lee

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。

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

參考編號

**Reference Number:**

211126-232615-54126

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 23:26:15

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. Elaine Wong

意見詳情

**Details of the Comment :****提供多元化發展, 使增加就業機會 改善居民生活 增加房屋建告**

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

211126-232839-45518

**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 23:28:39

**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. Elaine Wong

**意見詳情****Details of the Comment :****提供多元化發展, 使增加就業機會 改善居民生活 增加房屋建告**



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

參考編號  
**Reference Number:** 211126-232950-64580

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 23:29:50

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:** 先生 Mr. Fabian Yik

意見詳情  
**Details of the Comment :**

提供多元化發展, 使增加就業機會 改善居民生活 增加房屋建告

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

參考編號

Reference Number:

211127-083959-34832

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 08:39:59

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. Kent Tsang

意見詳情

Details of the Comment :

支持!

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。

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。

「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。

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:**

211127-093211-43283

**提交限期****Deadline for submission:**

03/12/2021

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

27/11/2021 09:32:11

**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. Vincent Chua

**意見詳情****Details of the Comment :****Align with The Government's policy to provide more 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:

211127-102958-97655

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 10:29:58

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:

小姐 Miss Shek

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:**

211127-110504-15647

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 11:05:04

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:**

先生 Mr. Liu

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:

211127-112925-18753

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 11:29:25

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:

夫人 Mrs. Cheung

意見詳情

Details of the Comment :

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.

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

參考編號

**Reference Number:**

211127-114532-07578

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 11:45:32

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:**

先生 Mr. Kwok Hoi Ming Kevin

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。

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:**

211127-121649-12560

**提交限期****Deadline for submission:**

03/12/2021

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

27/11/2021 12:16:49

**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. Lei Xiao Qin

**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**

211127-122623-27601

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

27/11/2021 12:26:23

**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. Eva Yue

**Name of person making this comment:****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。

· 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。

· 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。

· 「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。

· 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。

· 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。

· 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。

· 據此諮詢文件顯示，6f區屬員工宿舍用途。隨著愉景灣隧道於2000年啟用，這宿舍用途的需要大大減少。如城規會拒絕是項申請，發展商並沒有誘因發展該地，形成雙輸局面。所以城規會應只考慮這四百多伙住宅是否會引致愉景灣基本設施超出所能負荷，而作出批准或拒絕。

· 據了解，發展商已為這項申請作出多種承諾，從而使現時愉景灣的設施不受太大影響。城規會應考慮這些承諾是否足夠保障現時業主權益而作出決斷。

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

參考編號

Reference Number:

211127-122801-43038

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 12:28:01

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:

先生 Mr. Bill Chan

意見詳情

Details of the Comment :

supporting

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

參考編號

Reference Number:

211127-123021-69284

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 12:30:21

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:

夫人 Mrs. Ethan Lee

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:**

211127-123319-20872

**提交限期****Deadline for submission:**

03/12/2021

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

27/11/2021 12:33:19

**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:**

Kwok Tsz Yan

**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，從而提升生活質數

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

參考編號

Reference Number:

211127-133924-14149

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 13:39:24

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. KA MING WU

意見詳情

Details of the Comment :

本人極不同意，亦不支持‘明日大嶼’計劃。

原因在於

1. 計劃本身對環境作出非常嚴重且不可回復的破壞。香港本身亦擁有其他可發展土地(包括新界西北地區)，填海並不是唯一選擇。

2. 發展成效成存在疑問，填海造地後所在地區的新配套亦需要投入大量資源，比在已存在土地發展成本更高。

請 貴方撤回方案重新考慮其他可行方案。

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

211127-134036-95015

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

27/11/2021 13:40:36

**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 Chan

**Name of person making this comment:****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:**

211127-152514-06301

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 15:25:14

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 Jully Woo

意見詳情

**Details of the Comment :**☐ Support the plan as Otis good for our future

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

211127-174708-35268

**提交限期****Deadline for submission:**

03/12/2021

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

27/11/2021 17:47:08

**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. Fan

**意見詳情****Details of the Comment :****增加可以居住的單位**

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

參考編號

Reference Number:

211127-190726-44374

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

27/11/2021 19:07:26

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:

小姐 Miss Leung

意見詳情

Details of the Comment :

希望政府盡快釋放可用土地來興建房屋

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

211127-194657-60468

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

27/11/2021 19:46:57

**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**

夫人 Mrs. 李春洪

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

211127-195947-51161

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 19:59:47

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. Lee Kwong Yiu

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**

211127-203212-86511

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

27/11/2021 20:32:12

**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**

小姐 Miss Li man chi

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

I support as increase of land supply will alleviate further incrementment on property price and better usage of land resources instead of staff quarters usage. And benefit the tenants of shops here

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

參考編號

**Reference Number:**

211127-204030-11020

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 20:40:30

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:**

夫人 Mrs. Hung so fong

意見詳情

**Details of the Comment :**

I am positive to support change of land use to build more flats as there is strong needs for residential flats in Hong Kong

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

參考編號

**Reference Number:**

211127-211449-32541

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 21:14:49

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:**

先生 Mr. Wong Chi Wai

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.

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:**

211127-215416-86028

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

27/11/2021 21:54:16

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:**

小姐 Miss Banniatun

意見詳情

**Details of the Comment :****I am in full support to this plan. More units and more jobs. Good for DB and Hong Kong.**

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

參考編號

Reference Number:

211128-063557-69125

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

28/11/2021 06:35:57

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. Wang

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:**

211128-075556-43166

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

28/11/2021 07:55:56

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. Albert Sin

意見詳情

**Details of the Comment :**

I support the rezoning application so that more land reserves can be released for providing residential flats to the people of HK. This will help solve social problems caused by super high property prices forcing people living in congested surroundings like sub divided or nano flats.



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

211128-082555-90480

**提交限期****Deadline for submission:**

03/12/2021

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

28/11/2021 08:25:55

**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. 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。

· 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。

· 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。

· 「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。

· 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。

· 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。

· 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。

· 據此諮詢文件顯示，6f區屬員工宿舍用途。隨著愉景灣隧道於2000年啟用，這宿舍用途的需要大大減少。如城規會拒絕是項申請，發展商並沒有誘因發展該地，形成雙輸局面。所以城規會應只考慮這四百多伙住宅是否會引致愉景灣基本設施超出所能負荷，而作出批准或拒絕。

· 據了解，發展商已為這項申請作出多種承諾，從而使現時愉景灣的設施不受太大影響。城規會應考慮這些承諾是否足夠保障現時業主權益而作出決斷。



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

參考編號

Reference Number:

211128-083306-60247

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

28/11/2021 08:33:06

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:

小姐 Miss Cheng

意見詳情

Details of the Comment :

- 支持題述申請，因為計劃有助增加私人樓宇的供應，解決房屋供應不足問題。
- 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。
- 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。
- 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。

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

參考編號

**Reference Number:**

211128-130700-17197

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

28/11/2021 13:07:00

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. Miss man

意見詳情

**Details of the Comment :**

地少人多，贊成改建

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

參考編號

**Reference Number:**

211128-165254-90550

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

28/11/2021 16:52:54

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:**

女士 Ms. Joan YAM

意見詳情

**Details of the Comment :**

6f區這幅私人土地已經平整近四十年，沒有被妥善使用，若得到城規會批准此改劃申請，便可更有效增加和利用本港的土地資源，為短缺的房屋供應幫上一把。  
上述計劃有利持續改善愉景灣的整體建設及社區設施，改善社區環境之餘，亦為物業增值。  
從經濟層面上，新建住宅引入新的人口和消費需求，增加生意和新的商機。

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

211128-232618-21735

**提交限期****Deadline for submission:**

03/12/2021

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

28/11/2021 23:26:18

**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 Chiu

**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:**

211128-232820-89277

**提交限期****Deadline for submission:**

03/12/2021

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

28/11/2021 23:28:20

**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:**

小姐 Miss 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:**

211128-235207-97245

**提交限期****Deadline for submission:**

03/12/2021

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

28/11/2021 23:52:07

**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:**

女士 Ms. Lee

**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:

211129-073927-83918

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 07:39:27

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. Ng

意見詳情

Details of the Comment :

The decision will help to create more job opportunities and develop the facilities.
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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

211129-090238-18392

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 09:02:38

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:**

先生 Mr. Law Chit Sum Jason

意見詳情

**Details of the Comment :**

可以提供更多空間居住，善用土地



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

211129-090503-79771

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 09:05:03

**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:**

女士 Ms. Lee Yin Fong

**意見詳情****Details of the Comment :****善用土地資源，長遠發展**

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

參考編號

**Reference Number:**

211129-090616-54351

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 09:06:16

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:**

小姐 Miss 李小姐.

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:**

211129-091453-43449

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 09:14:53

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:**

夫人 Mrs. 余

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:

211129-091637-31767

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 09:16:37

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. Law

意見詳情

Details of the Comment :

該區屬員工宿舍用途。隨著愉景灣隧道於2000年啟用，這宿舍用途的需要大大減少。如城規會拒絕是項申請，發展商並沒有誘因發展該地，形成雙輸局面。所以城規會應只考慮這四百多伙住宅是否會引致愉景灣基本設施超出所能負荷，而作出批准或拒絕。



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

參考編號

**Reference Number:**

211129-093009-36401

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 09:30:09

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. Cheng Chor Yee

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.

Reading the gist and newspaper notice about the captioned application, 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.

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

參考編號

**Reference Number:**

211129-093927-43393

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 09:39:27

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:**

小姐 Miss Katherine Cheng

意見詳情

**Details of the Comment :**

I fully support the application, by virtue of the fact that 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.

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

參考編號

**Reference Number:**

211129-095943-97972

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 09:59:43

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 Chiu

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**

211129-100258-67869

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

29/11/2021 10:02:58

**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 Chiu

**Name of person making this comment:****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:**

211129-100404-83336

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 10:04:04

**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:**

女士 Ms. 李

**意見詳情****Details of the Comment :**

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:

211129-103337-11222

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 10:33:37

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. Martin Hiu

意見詳情

Details of the Comment :

Discovery Bay is lack of in-house recreation facilities. Having the new development and more people to live in Discovery Bay, HKSAR Government and LCSD will need to explain why still not proceed with the in-house recreation facility built next to Discovery Bay Community Hall.

I support to have the new development and looking forward to more varieties on leisure 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:**

211129-104149-16597

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 10:41:49

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:**

先生 Mr. H J Yau

意見詳情

**Details of the Comment :**

Slow progress to build and poor maintenance of the public recreation facilities in Discovery Bay are always heard. For more facilities be built and proper maintenance, Hong Kong Resort needs to spend more money. Where is this money from? New property development in Discovery Bay is a solution.

Please join me to 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:

211129-104955-30647

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 10:49:55

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:

女士 Ms. Cheung kam ho

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:

211129-110221-31988

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 11:02:21

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:

先生 Mr. 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:

211129-110424-80119

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 11:04:24

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. Tsang

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:

211129-115310-85014

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 11:53:10

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 Sandy

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:**

211129-115635-31193

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 11:56:35

**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. Anthony

**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:

211129-115654-79935

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 11:56:54

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. Spencer Law

意見詳情

Details of the Comment :

支持申請，因為計劃有助增加優質私人樓宇供應，為香港市民提供更多住屋選擇，有助解決房屋問題，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:

211129-120358-71014

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 12:03:58

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. Keith

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**

211129-120517-39103

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

29/11/2021 12:05:17

**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 Kate Tang

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

I support the above application since the development will help increasing the supply of good quality private housing and also help to alleviate the housing problem of Hong Kong.

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

參考編號

Reference Number:

211129-120552-79097

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 12:05:52

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 Yusanna

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:**

211129-122237-98223

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 12:22:37

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. Law Ping Kwan

意見詳情

**Details of the Comment :**

政府成日話冇地，又話樓宇供應緊張，呢幅私人土地閑置左幾十年，根本浪費珍貴土地資源。城規會應加快處理呢宗申請，協助增加房屋供應。

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

參考編號  
**Reference Number:** 211129-122846-85599

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

提交日期及時間  
**Date and time of submission:** 29/11/2021 12:28:46

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 POON Hing Yee

意見詳情  
**Details of the Comment :**

I think it's good since this private land has been idled for nearly 40 years. It is a wastage of land resources. I therefore urge the Town Planning Board to approve the application in order to increase the housing supply in Hong Kong.

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

參考編號

Reference Number:

211129-124830-91060

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 12:48:30

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:

先生 Mr. JC

意見詳情

Details of the Comment :

I am a ■ year old living in Parkvale Village.

My desk in my room faces my window, and I have a very nice view of the hill which I can look at when I am tired from studying.

If they build the new buildings, my window will be blocked and all I will see from my chair will be the two new buildings. If that is the case that will make me very sad. I do not want a building outside my window please. Please do not let them build it.

JC

Age ■

Discovery College

p.s. I think the people who work in DB should have a house in DB to live in so they don't have to travel so far to get to work for us.

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

211129-125034-25316

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

29/11/2021 12:50:34

**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 :**

The site is defined as 8,300m<sup>2</sup> on rising ground from 44mPD to 70mPD. What is unclear from this description is that the site is only partially formed and is predominantly a slope leading down towards Crystal and Coral Courts in Parkvale Village. The present platform was only created to accommodate a 170m<sup>2</sup> GFA 3 Story Building and most, if not all, of the cleared flat area is only large enough to accommodate the road leading to the two proposed high rise buildings, not the buildings themselves. To establish the level site indicated on the concept plans would require considerable site formation to raise the grade from 44mPD to approximately a level 55mPD, and to cut back the existing formed slope.

In creating this much larger level site, the slopes towards Crystal and Coral Courts and towards Discovery Valley Road will be increased significantly. This raises the safety risk of slope failure and increases the slope drainage run-off towards the existing Parkvale properties.



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

參考編號

Reference Number:

211129-125608-18497

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 12:56:08

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

意見詳情

Details of the Comment :

HKR's application noted that the current population of Discovery Bay is 15,000 and that the current approved OZP limits the population to 25,000. However, the 15,000 was incorrect and misleading as Annex E of the Further Information now notes that according to the latest record of City Management, the property management company of Discovery Bay and a wholly owned subsidiary of HKR, the population of Discovery Bay is 19,585. Furthermore, the current population does not include the future occupants of properties in Discovery Bay which HKR is currently developing and planning.

Before the change in use is considered, HKR must be required by Government to demonstrate, in a fully accountable manner, that the proposed development will not contribute, together with other areas in Discovery Bay being developed and planned, to exceeding the approved OZP maximum population of 25,000. This should include an accurate count of the existing population and the expected population of areas for which HKR seeks approval to develop before the proposed developments are expected to be occupied.

It is clear that the TPB is in danger of being persuaded by this incremental approach to considering projects, to indirectly allow a breaching of the 25,000 population ceiling. There is an urgent need by Government to address this issue. Otherwise, in the future, there is likely to be an investigation by the Director of Audit as to why this issue was not addressed NOW by the TPB and why HKR was allowed to develop beyond the population ceiling of 25,000.

Given the inappropriate access to Area 6f, and given the limit on the population of Discovery Bay, we are surprised that HKR has not proposed developing other areas of Discovery Bay instead of 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:

211129-132853-99069

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 13:28:53

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. Victor Leung

意見詳情

Details of the Comment :

It's understood that the developer has made many commitments under this application so the existing facilities in Discovery Bay will not be highly affected. 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 the current residents.

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

參考編號  
**Reference Number:** 211129-133416-04842

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

提交日期及時間  
**Date and time of submission:** 29/11/2021 13:34:16

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. Dustin Ng

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。  
· 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:** 211129-135508-95302

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

提交日期及時間  
**Date and time of submission:** 29/11/2021 13:55:08

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. 陳咸福

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:**

211129-141510-45342

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 14:15:10

**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. 廖國雄

**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**

211129-141643-53966

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

29/11/2021 14:16:43

**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**

先生 Mr. Tong

**Name of person making this comment:****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:**

211129-142125-76523

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 14:21:25

**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. 潘忠富

**意見詳情****Details of the Comment :**

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，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:

211129-144837-33805

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 14:48:37

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. 陳其錦

意見詳情

Details of the Comment :

老有所依 老有所托 老有所樂



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

參考編號

**Reference Number:**

211129-145125-69252

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 14:51:25

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:**

小姐 Miss Mok

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。

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:**

211129-145322-31923

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 14:53:22

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. Yam Lai Ching

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.

I read the gist and newspaper notice about the captioned application and I think it is a good as the 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.

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

參考編號

**Reference Number:**

211129-160448-16957

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 16:04:48

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 Isa Luk

意見詳情

**Details of the Comment :**

That's ok, I support.

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

211129-162226-01712

**Reference Number:****提交限期**

03/12/2021

**Deadline for submission:****提交日期及時間**

29/11/2021 16:22:26

**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. Steve Wong

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

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.



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

參考編號

**Reference Number:**

211129-163444-30046

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 16:34:44

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:**

小姐 Miss Cecilia Ng

意見詳情

**Details of the Comment :**

I support the application, the new development project will create more job opportunities, it will be beneficial 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:

211129-163452-48950

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 16:34:52

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 Fiona Leung

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:**

211129-164651-14482

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 16:46:51

**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. 羅

**意見詳情****Details of the Comment :**

從商戶的角度，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:**

211129-165011-06178

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

29/11/2021 16:50:11

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. Mr. Lee

意見詳情

**Details of the Comment :**

I support this application as such new development project will create more job opportunities and benefit to the public.



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

211129-165029-97755

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 16:50:29

**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 Sri

**意見詳情****Details of the Comment :**

Land should be used effectively and more space would be provided for residents.

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

參考編號

Reference Number:

211129-180949-53367

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 18:09:49

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:

先生 Mr. Lam

意見詳情

Details of the Comment :

支持申請，因為有助增加優質及多元化私人樓宇的供應，提升生活質素，提供更多住屋選擇。

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

211129-182823-46574

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 18:28:23

**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:**

先生 Mr. Y.C. LO

**意見詳情****Details of the Comment :**

Land utilization in DB area is still quite low.

New development will create job opportunities, with economic benefits to all stakeholders in D B, Hong Kong and Greater Bay Area.

Therefore I support the subject application, about building more flats in "Area 6F".

發展是硬道理!

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

參考編號

Reference Number:

211129-184857-02046

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 18:48:57

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. Tsang

意見詳情

Details of the Comment :

To ultize the space for residential effectively.

To boost the commerical for DB shop operator.

I support the application



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

211129-184945-85827

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 18:49:45

**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. Chan Ka Ying

**意見詳情****Details of the Comment :**

我支持這計劃。愉景灣起新樓，東涌、坪洲、檢樹灣等離島居民有多些工作就業機會，跨區返工車費好貴、長途跋涉、搭車時間又長，影響家庭生活。

另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:

211129-191653-54286

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 19:16:53

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:

小姐 Miss Blondie

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:**

211129-192004-36845

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 19:20:04

**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 Monique

**意見詳情****Details of the Comment :****Copy 呢段文字**

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:

211129-192551-85837

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 19:25:51

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:

小姐 Miss Man

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 result 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

211129-205118-70415

Reference Number:

提交限期

03/12/2021

Deadline for submission:

提交日期及時間

29/11/2021 20:51:18

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

女士 Ms. Yau Kwan

Name of person making this comment:

意見詳情

Details of the Comment :

**支持原因**

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。

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。

「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。

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。

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。

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:**

211129-215753-35667

**提交限期****Deadline for submission:**

03/12/2021

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

29/11/2021 21:57:53

**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. 袁工程師

**意見詳情****Details of the Comment :****本人支持及贊成愉景灣6F區發展計劃**

香港土地資源不多，此區域平整多年仍未能善用，如果因為土地用途的限制而荒廢此區域，實在非常浪費土地資源。

而香港特區政府近年積極推行明日大嶼計劃，相信愉景灣在這區域發展，亦可跟明日大嶼計劃產生協同效應。

近年香港因為政治因素、社會運動以及COVID-19而減少了大型基建，愉景灣6F區的發展，絕對可以幫助到建築業、物流業、工程界、以及緊接着的服務業、零售業及飲食業，對振興經濟有絕對的好處。

故此，希望政府能從多方面考慮，通過愉景灣6F區發展計劃

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

參考編號

211129-220539-57590

**Reference Number:**

提交限期

03/12/2021

**Deadline for submission:**

提交日期及時間

29/11/2021 22:05:39

**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 Maggie Lam

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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

211129-231953-00495

**Reference Number:**

提交限期

03/12/2021

**Deadline for submission:**

提交日期及時間

29/11/2021 23:19:53

**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. Sophia Woo

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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.

Thank you for your attention!



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

參考編號

**Reference Number:**

211130-073609-10453

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 07:36:09

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. Ka Lee Wang

意見詳情

**Details of the Comment :**

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.

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

參考編號

Reference Number:

211130-091352-43584

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 09:13:52

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. Jason Law

意見詳情

Details of the Comment :

More land for residential use and new house for green development

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

參考編號

**Reference Number:**

211130-091719-01076

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 09:17:19

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:**

女士 Ms. Jane

意見詳情

**Details of the Comment :****善用香港土地，增加優質房屋數目，讓更多市民可以找到安樂窩。**

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

參考編號

Reference Number:

211130-093411-85011

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 09:34:11

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 Kate

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:**

211130-093733-01668

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 09:37:33

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 羅

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:**

211130-093755-12059

**提交限期****Deadline for submission:**

03/12/2021

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

30/11/2021 09:37:55

**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:**

小姐 Miss Lee

**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:

211130-094022-67840

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 09:40:22

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. Chiu

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:

211130-094252-23086

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 09:42:52

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:

女士 Ms. Li

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:

211130-100229-39348

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 10:02:29

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 陳

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:

211130-100358-48003

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 10:03:58

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:

小姐 Miss 陳

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:**

211130-101911-72003

**提交限期****Deadline for submission:**

03/12/2021

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

30/11/2021 10:19:11

**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. Ray Lui

**意見詳情****Details of the Comment :**

I support the captioned application as the new development project will create more job opportunity and bring more 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:**

211130-103927-23089

**提交限期****Deadline for submission:**

03/12/2021

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

30/11/2021 10:39:27

**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. WONG KAM 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:**

211130-104508-61760

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 10:45:08

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 Shing To Timy

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:**

211130-114105-91362

**提交限期****Deadline for submission:**

03/12/2021

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

30/11/2021 11:41:05

**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. Andrew Lam

**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:** 211130-115429-78797

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

提交日期及時間  
**Date and time of submission:** 30/11/2021 11:54:29

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 林瑞萍

意見詳情  
**Details of the Comment :**

本人支持此項目。香港土地長期供應短缺，政府應開拓更多土地為興建房屋供大眾市民。

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

參考編號

Reference Number:

211130-120611-50693

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 12:06:11

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 Roron

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:**

211130-120854-96610

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 12:08:54

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. D. Yau

意見詳情

**Details of the Comment :**

HK government need to serve the residents in Discovery Bay better when more development in Discovery Bay being made, or at least as same as those in other places of Hong Kong. Water supply and drainage service are public utilities and the government should provide these to Discovery Bay without charging short term tenancy premium for the en-route of the utilities.

I support the new development and the government should stop such premium charge.

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

211130-121051-21527

**提交限期****Deadline for submission:**

03/12/2021

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

30/11/2021 12:10:51

**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:**

小姐 Miss Joey

**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:**

211130-121255-98475

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 12:12:55

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. 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:**

211130-121527-72210

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 12:15:27

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:**

小姐 Miss Grace

意見詳情

**Details of the Comment :**

I don't know why long delayed and further public consultation is necessary when people is looking for land/place of residence. Obviously, Discovery Bay is good for living and has already been granted leased. It will be better than developing at brown sites, green belt and outskirts of country parks in Hong Kong. Land resource is for the Hong Kong people, not a particular selfish group already living in Discovery Bay.

It ought to go for the new development. Don't waste time for long consultation.



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

參考編號

Reference Number:

211130-121823-56453

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 12:18:23

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:

先生 Mr. Wing

意見詳情

Details of the Comment :

To cope with this new development, the bus company must increase its fleets with more double deck and electric buses. Discovery Bay residents shall benefit from both bus service and less environmental pollution.

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:**

211130-122900-95949

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 12:29:00

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 Peter

意見詳情

**Details of the Comment :**

No

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

211130-124511-32921

**提交限期****Deadline for submission:**

03/12/2021

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

30/11/2021 12:45:11

**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. 愉景灣住客

**意見詳情****Details of the Comment :**

HKR's responses to Government departments are both deficient and inadequate. There is a need for Government departments to react to HKR's responses and demand what they asked for – now! The following paragraphs which set out the PVOC's comments on HKR's responses to Government departments, will assist departments in this matter.

DEP's comments - HKR has refused to provide the information requested NOW in respect of waste management. This information is required now and not later!

DSD's comments re SIA - HKR only notes and has not agreed the sewage strategy with EPD to support its application.

AFCD's comments - HKR's response that 66% of the wooded area would be retained is inconsistent with the need to build the platform and the slope works and simplifies the impact on the area. The ecological aspects are dismissed too easily by saying the species are not protected, when the issue is how the area appears today and the use of the area by fauna, an issue completely ignored by HKR. Furthermore, HKR refuses to comply with the AFCD's statement that 50 compensatory trees are inadequate, stating that only an additional 20 trees can be planted due to the limited availability of planting space on the site. This position should be rejected by AFCD.

H(GEO,CEDD) has requested a GPRR in support of the application to be submitted by HKR NOW and has asked HKR to assess the geotechnical feasibility of the proposed development. HKR has refused to do so and will only submit a GPRR prior to implementation. HKR's position must be rejected.

CE/D(2), WSD has requested HKR to submit further information on the alternative water supply arrangement. There is almost a zero response. As to public perception of the proposed use of water from the Discovery Bay reservoir, HKR cannot talk about perception being anticipated because of a situation nearly 20 years ago. Perception can only be based on getting the community's views now on the specific issue of using the reservoir. This has not been done.

EPD's comments on water quality - EPD has requested HKR to provide the proposed locations of sewers, STW and discharge locations, but HKR, again, refuses to provide the requested detail, until later, during the subsequent EIA and only shows tentative locations. The actual locations should be provided now.



EPD's comments on waste management - EPD has requested HKR to address the potential waste management issues now, but HKR has refused to do so, saying this will be addressed later and has also stated that construction methodologies are yet to be developed. HKR should provide this information now.

EPD's comments on sewage infrastructure:

- EPD has requested that HKR remove misleading statements from its application. HKR has merely noted this request, but has not amended its application!
- EPD has requested an account of the design parameters of the on-site STP. HKR has only provided some preliminary design parameters and states that it will only properly address many detailed design parameters later, subsequent to approval of the rezoning application. These are important and, bearing in mind HKR's previous misleading statements about sewage, the information should be provided now and used in the vetting of the rezoning application.
- EPD has stated that HKR should make clear, now, in the Planning Statement, the proposed sewage treatment and disposal schemes and has requested confirmation that that Waste Disposal Authority consent has been obtained where necessary. HKR only says that the WDA consent will be sought after approval of rezoning application.
- EPD should require HKR to deal with the above issues now, not after the rezoning application is heard by the TPB.



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

參考編號

**Reference Number:**

211130-125534-94843

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 12:55:34

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:**

夫人 Mrs. Yau

意見詳情

**Details of the Comment :**

Recently, I have visited my friend who moved from Taikoo Shing to Discovery Bay seven years ago. The place looks like a resort and is wonderful. I have been told more new development is going on. I like 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:**

211130-125908-35658

提交限期

**Deadline for submission:**

03/12/2021

提交日期及時間

**Date and time of submission:**

30/11/2021 12:59:08

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 :**

Transportation in HK is so convenient and staff quarter is seldom provided by employers. Converting staff quarter site to residential development is good for utilizing land use. I support the new development.

寄件者: [REDACTED]  
寄件日期: 2021年11月29日星期一 18:05  
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 resident of Discovery Bay and the owner of a property in DB, 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.

We voice out our objection and concern Because we love DB, we love the place we call home and I would love to keep our home Safe and beautiful for our family. I hope that you will consider my objection, which is in line with everyone I know in Discovery Bay.

Thanks

Brian Nordberg  
Woodbury court



寄件者: [REDACTED]  
寄件日期: 2021年11月29日星期一 20:04  
收件者: tpbpd@pland.gov.hk  
副本: Pauline Ho  
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 Sirs,

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 7.10.2016.

Kindly note that I STRONGLY OBJECT to the submission regarding the proposed development of the captioned Lot. The main reasons for my objection on this particular submission are listed as follows :-

1. HKR claims that they are the sole land owner of Area 6f should be scrutinized, 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 sought, considered, secured and respected.
2. The serious disruption, pollution and nuisances caused by the proposed construction to the immediate residents and property owners nearby will be substantial, and these important factors have not been addressed in the submission.
3. The proposal denotes a major & significant change to the development concept of the Lot and a fundamental deviation to the land use of the originally approved Master Plans & the approved Outline Zoning Plan, i.e. from staff quarters into a residential area, and IF approved, would establish a significant precedence. From the environmental perspective as well as being against the interests of all residents and property owners in the district.
4. The originally stipulated DB population of 25,000 should be fully respected as the capacity of the fundamental infrastructure could not afford such a substantial increase in population as proposed 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 and support to the proposed development, e.g. all required road network and related utilities, improvement works arisen out of this submission etc. The proponent should consult and liaise with all property owners being affected, and undertake the costs and expenses of all infrastructure due to this proposed development. Its disruption during construction to residents and property owners in the vicinity should be properly mitigated and should be addressed in the submission.



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

6. The proposed revision of the proposed development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in terms of its proposed height, massing and disposition. The proposed two towers are still positioned too close to each other which will create an unacceptable environmental impact, especially in the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

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

Sincerely  
Pauline Ho  
Resident & Owner

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 9:12  
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

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.

7. HKR is poorly supplying internal transportation for the Discovery Bay residents as it is. The new development will make this situation critical.

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,  
Sandra Yamile Carvajal Ramirez  
Owner of [REDACTED]



寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 9:40  
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:-

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, the application for Area 6f should be withdrawn.

Regards,  
Betty Choy  
Owner of Parkvale Drive



寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 11:21  
收件者: tpbpd@pland.gov.hk  
主旨: Article 12A Application number y/l-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

Dear Government Officials,

I am a resident in Woodgreen Court, Discovery Bay. I write this letter to express my strongly against the area 6f Lot 385 to build buildings.

First: the area doesn't have the facility for all that construction work. The road even not ready for existing residents, how can it serve for more new residents?

Country area is steps outside the Lot, so there should not be enough space for the Hong Kongers to go hiking.

Construction is very dangerous for children and dogs in that area, and also removing their playground as well as open areas for all Hong Kong anxious, there must be a place for them to breathe.

There are many elderlies living near Lot 385. Heavy traffic from construction projects would certainly affect their daily life. Plus the polluted dust and sand from the project really damages their health.

The Lot 385 can not retain many residents any more, please consider other areas in Discovery Bay to build the houses.

Thanks for your attention.

All the best,

John Lap Ping YOUNG, (15 years resident in Discovery Bay)

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 12:45  
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:-

1. Given Chief Executive Carrie Lam Cheng Yuet-ngor's plan for a massive development project around Lantau Island (Lantau Tomorrow Vision), the significant building work proposed for the Siu Ho Wan MTR depot, the construction already taking place in the northern area of Discovery Bay, and the numerous empty units available to rent or buy in recently constructed phases of DB, I do not believe there is a need for further building at this time.
2. Any development will have a significant impact on the environment in the area, and remove another trail from the many already lost to hikers on Lantau Island.
3. 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.
4. 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.
5. 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.



6. 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.

7. 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.

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30日星期二 12:47  
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

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.

I am a resident of Discovery Bay and 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 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.

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

Richard Whitworth

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 13:35  
收件者: tpbpd@pland.gov.hk  
主旨: Objection: 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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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 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.

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

Amanda Yik

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 14:10  
收件者: tpbpd@pland.gov.hk  
主旨: [Possible SPAM] OBJECTION: Section 12A Application No. Y/I-DB/2

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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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 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.

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

To Tsz Wai

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 14:10  
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/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. This is primarily a family, kid friendly, quiet neighbourhood, and people chose to live here for that exact reason. The proposed plan would therefore be a detriment to the current nature and appeal of living here.

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 an environmental perspective and against the interest of 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. Alongside this, area 6F is home to beautiful walking trails, to which are very popular and used everyday by DB residents and visitors. The proposed construction and felling of trees would not only ruin it's natural beauty, but prove to be unpopular for all Parkvale residents who chose to live here for such great access to nature. This is unacceptable.

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.

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.

Thank you for your time.

Kind Regards,

Marcella Wilson Guang

Owner [REDACTED]



寄件者:

寄件日期:

2021年11月30日星期二 14:50

收件者:

tpbpd@pland.gov.hk

主旨:

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

Dear Sir or Madame,

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

Area 6f, Lot 385 RP &amp; 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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 by HKR.
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 20,000 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 cutting down of over 100 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. 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,

Victoria Gagarina



寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 14:58  
收件者: tpbpd@pland.gov.hk  
主旨: Article 12A Application number No. Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, 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 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.

Adrien GAUTUN



寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 14:58  
收件者: tpbpd@pland.gov.hk  
主旨: Article 12A Application number Y/I-DB/2. Area 6f, Lot 385RP & 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 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.

Aude GERARD



寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 15:24  
收件者: tpbpd@pland.gov.hk  
主旨: Objection: 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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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

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.

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

Yana Yakimova



寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 15:49  
收件者: tpbpd@pland.gov.hk  
主旨: Objection!! 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.

6434

Best regards,

Rena Hasegawa  
Property Owner in Discovery bay

Sent from Mail for Windows





寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 16:31  
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,

Re, 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.



Sent from my Galaxy





6436

致：城市規劃委員會秘書

傳真號碼：2877 0245 或 2522 8426

電郵地址：tpbpd@pland.gov.hk


郵寄地址：香港北角渣華道 333 號北角政府合署 15 樓

關於：申請編號：Y/I-DB/2

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

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。作為員工，本人十分支持公司改劃發展，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。

簽署：



姓名：

CEDRIC LO

電話/地址/電郵：



日期：

30. NOV. 2021

致：城市規劃委員會秘書

傳真號碼：2877 0245 或 2522 8426

電郵地址：tpbpd@pland.gov.hk

郵寄地址：香港北角渣華道 333 號北角政府合署 15 樓

關於：申請編號：Y/I-DB/2

● 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

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。

簽署：



姓名：

CEDRIC LO

電話/地址/電郵：

日期：

30-NOV-2021



致：城市規劃委員會秘書

6436

傳真號碼：2877 0245 或 2522 8426

電郵地址：tpbpd@pland.gov.hk

郵寄地址：香港北角渣華道 333 號北角政府合署 15 樓

關於：申請編號：Y/I-DB/2

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

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。

簽署：



---

姓名：

CEDRIC LO

---

電話/地址/電郵：

---

日期：

30-Nov-2021

---

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 16:37  
收件者: tpbpd@pland.gov.hk  
主旨: Article 12A Application number Y/I-DB/2.Area 6f, Lot385 RP & Ext (Part) in D.D.Discovery Bay 352

Dear Sir/Madam,

I totally disagree with HK Resource LTD's new project in the above area.

That part of Discovery Bay is already packed, And the recreational area is very little for kids and pets.

The area near the hiking trail which is for all Hong Kong people to enjoy, New buildings will limit the playground and block the hikers existing trail.

That part of Discovery Bay is full of tress and natural resources for Hong Kong people to relax. Cut down tresses will totally disturbe the ecology around that area.

Please be considerate, there are lots of spaces in other part of Discovery Bay, why must do against residents in those area.

Thank you for listening,

Vera Tang (Woodgreen resident)

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 16:45  
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

To whom it may concern,

I write in connection to the above development planning. I object strongly to the development of the above mentioned area for the following reasons:

- the buildings in Parkvale Village (Coral Court, Crystal Court, Woodbury Court...) locates very close to the above mentioned area are all over 30 years. Can the original quality of construction of those old buildings sustainable during the construction work taking place?
- will the developer take the responsibilities for any interior and exterior problems that arise during the construction work? How to identify those issues that are caused by the work? How developer compensate for our lost?
- we are very concerned about slope stabilization. There is a slope behind Coral Court and Crystal Court. Construction work potentially impact the safety of residents of these 2 buildings.

Kindly take this matter into serious consideration.

Yours sincerely,  
Edith Chan

Sent from my iPhone



tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 16:43  
收件者: tpbpd@pland.gov.hk  
主旨: Objection - DB zone development

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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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



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.

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,


Adie Leung

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 16:54  
收件者: tpbpd@pland.gov.hk  
主旨: 第12A條 申請編號 v/-DB/2 · 區域6f, Lot 385 RP& Ext (Part) in D.D.愉景灣352

你好，本人是愉景灣居民，本人強烈反對該項開發提議。以下是我的反對原因：

1. 區域太靠近民居，發出的嘈音嚴重影響居民日常生活，而且令周遭環境大受污染。
2. 愉景灣只有兩條陸路巴士線準許居民乘搭往返市區，如再利用土地發展私人樓宇，現時交通配套並未能滿足將來居民數量上升需求，特別是在繁忙時段。

謝謝

 sent from my iPhone

寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 17:47  
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)

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

Objection to the Submission.

I'm owner of [REDACTED] and strongly object to the plan of area 6f.

- The small curvy current road towards the site towards Parkvale Village passing Woodland is just too small to support it. It'll be dangerous if traffic is increased, including the construction traffic. If at all there should be a separate entrance to the 6A side from the road towards the reservoir instead.

- I'm concerned about the nature impact of all the mature trees that would need to be removed, this will impact the brand of Discovery Bay.

- The two towers are too close to each other which impacts the DB and Parkvale brand. It will look like the inner-city.

- 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.

- I'm concerned about the disruption and pollution caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

- 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.

- 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.

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.

Alex Uhlmann



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



**Objection: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part)  
in D.D. 352, Discovery Bay**  
30/11/2021 18:06

From:

To:

FileRef:

tpbpd@pland.gov.hk

Dear planners.

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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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 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.


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

Myriam Bartu

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Re: Fw: 第12A條 申請編號Y/I-DB/2. 區域6f, Lot 385 RP & Ext(Part) in D.D. 愉景灣352   
30/11/2021 18:16

From: enquire1/PLAND/HKSARG  
To:   
Cc: tpbpd@pland.gov.hk  
FileRef:

Dear Mike Yeung Wing Sun and Hui Yam Ling,

We acknowledge receipt of your email dated 30.11.2021 regarding the subject matter. I now forward your comment to the TPB Secretariat for their follow-up action.

Regards,

(K. M. LO)  
for Director of Planning  
Planning Department  
Our Enquiry Hotline: 2231 5000

tspd

— Forwarded by tspd/PLAND/HKSARG on 30/1...

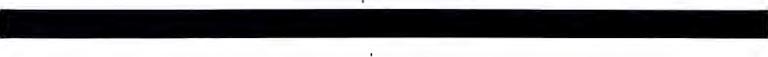
30/11/2021 14:26:33

From: tspd/PLAND/HKSARG  
To: enquire@pland.gov.hk  
Date: 30/11/2021 14:26  
Subject: Fw: 第12A條 申請編號Y/I-DB/2. 區域6f, Lot 385 RP & Ext(Part) in D.D. 愉景灣352

— Forwarded by tspd/PLAND/HKSARG on 30/11/2021 14:26 —

From:   
To: tspd@pland.gov.hk  
Date: 29/11/2021 19:20  
Subject: 第12A條 申請編號Y/I-DB/2. 區域6f, Lot 385 RP & Ext(Part) in D.D. 愉景灣352

Dear Sir,

We are property owner of 

I write to oppose the Developer's plans to raise 2 high-rise residential buildings on the flat hillside behind the Woods, Crystal and Coral Court which would cause overdevelopment, traffic, noise and disruption to the quite community.

Discovery Bay is a quite and green area which is separated from the busy urban. We don't expect the Developer to change this living environment and make self-enrichment at the expense of our life.

My strong objection to the subject plan.

Mike Yeung Wing Sun and Hui Yam Ling

6444

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**Rejecting**  
30/11/2021 18:28

From:

[REDACTED]

Y / 2 - DB / 2

To:

tpbpd@pland.gov.hk

FileRef:

Hi

The proposed cutting down 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 and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.

Sally Leung

Sent from my iPhone



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**Objection: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part)**  
**in D.D. 352, Discovery Bay**  
30/11/2021 19:11

From:

To:

FileRef:

tpbpd@pland.gov.hk

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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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 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.

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

Leslie Iachiche



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**Fw: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**  
30/11/2021 19:19

From: [REDACTED]

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

FileRef:

From: [REDACTED]

To: Pland Gov Wwww.tpbpd <www.tpbpd@pland.gov.hk>

Sent: Tuesday, 30 November 2021, 19:15:33 GMT+8

Subject: 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 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, the application for Area 6f should be withdrawn.

Yours sincerely ,

Michael C .McDonagh



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



**Re: Application Y/I-DB/2. Area 6f. Discovery Bay**  
30/11/2021 19:29

From:

To:

FileRef:

<tpbpd@pland.gov.hk>

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

Dear Sir,

**Re: Application Y/I-DB/2, Area 6f, Discovery Bay**

I write to urge the Town Planning Board (the "Board") to ensure that the property rights of all owners of the land "the remaining portion of Lot No.385 in D.D.352 and the extensions thereto", of which Area 6f forms a part, are respected and upheld when members consider Application Y/I-DB/2 (the "Application").

New information has been submitted to the Land Registry since the Application was last considered by the Board in 2017. It is vital that the full implication of this new information is considered and addressed by the Board before the Board comes to any decision.

**Owner's Consent/Notification Requirements**

According to the Guidance Note TPB PG-NO. 31A, "*Town Planning Board Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12a and 16 of the Town Planning Ordinance*" (the "Guidelines"), in the event that the land under application is held by more than one owner, the applicant shall satisfy the 'owner's consent', 'owner's notification' and/or 'reasonable steps' requirements.

The land under the current application is held under a Principal Deed of Mutual Covenant ("PDMC") dated 30 September 1982 and lodged in the Land Registry as Memorial No. IS6122. At present, there are more than 8,000 assigns of the developer under the PDMC. These are all co-owners of the land for the purposes of the above Guidelines.

**Failure to Disclose Critical Information on Ownership**

I draw your attention to the submissions made by Lands Department in prior consultations on



this application. Specifically, I refer to the Response to Comments included with the supplementary information for Application Y/I-DB/2, filed with the Town Planning Board by Masterplan Limited on 7 April 2017 on behalf of the Applicant, Hong Kong Resort Company Limited ("HKR").

According to the Masterplan submission, the District Lands Office/Islands (DLO/Is) stated:

*"The applicant is required to substantiate its right and capacity under the Town Planning Ordinance to develop the site."*

And the Applicant replied:

*"The applicant has had correspondences with Town Planning Board establishing the ownership of the site."*

I submit that the Board erred in engaging in private discussions on the Applicant's right and capacity to develop the site and declining to make these discussions public.

As such, not only the general public but also the co-owners of the land have not had the opportunity to review the grounds for the Applicant to claim the "right and capacity" to develop the site. There can be no justification for the Board to withhold the correspondence with the Applicant on this issue from the co-owners of the land. The purpose of public disclosure is to bring to light facts that may not otherwise be known to the Board. It is entirely wrong for the Board to deal with ownership issues in secret without consulting or even notifying the other owners of the land.

#### Critical New Information on Undivided Shares Uploaded to the Land Registry

The letter dated 28 October 2021 submitted by Masterplan Limited (the "Letter") asking the Board to rehear the application as soon as possible stated that the only new information that is relevant to the application concerns the approval of Master Plan 7.0E by the Director of Lands.

However, the Letter omitted the critical information that, prior to the approval of Master Plan 7.0E, the Applicant submitted the document "HKR Certificate on Undivided Shares of Discovery Bay City" (the "Certificate") to the Land Registry (Memorial No. 20072000640058). The Certificate is dated 23 April 2019 (ie, after the Application was last heard by the Board).

The Certificate provides the first certified record of the allocation of undivided shares to the remaining portion of Lot No.385 in D.D.352 and the extensions thereto according to the share regime defined at page 7 of the PDMC. The Certificate recognises that the undivided shares listed at page 7 have been allocated to distinct categories, and sets out the allocation of undivided shares to the land for each category.

According to Section III of the PDMC, Reserved Undivided Shares are a special category of undivided share that can be allocated to any type of development, once the undivided shares of a given category are exhausted. Only a limited number of Reserved Undivided Shares



remain.

The Certificate shows that the Applicant exhausted its holding of Residential Development Undivided Shares with the development of Neo Horizon Village in 2000. It is currently drawing from the Reserved Undivided Shares to support residential development. Under the terms of the PDMC, once all Reserved Undivided Shares have been allocated, no further residential development may be carried out on the land.

As Reserved Undivided Shares may be allocated to any category (and not only to Residential Development), it is essential to maintain an accurate record of the number of undivided shares remaining in each category so that, in turn, an accurate record of the number of remaining Reserved Undivided Shares is maintained.

In this regard, it is important to note that the Certificate only covers undivided shares that have been allocated in sub deeds of mutual covenant ("sub-DMCs"). The Certificate does not cover the allocation of undivided shares not included in any sub-DMC. For example:

- Section III, Clause 6 of the PDMC requires that Reserved Undivided Shares shall be allocated to the Service Area (Area 10b on the Master Plan). According to approved Master Plan 7.0E, the Service Area is 50,950 sq.m. Accordingly, 5,095 Reserved Undivided Shares should be allocated to the Service Area. The Certificate fails to record these Reserved Undivided Shares.
- Section III, Clause 2 of the PDMC requires that the "Undivided Shares allocated to the Commercial Development shall be sub-allocated to the Commercial Units (as they are completed in conformity with the Master Plans)". The Certificate fails to record these undivided shares.
- Section III, Clause 3 of the PDMC requires that the "Undivided Shares allocated to the Clubs and Recreation shall be sub-allocated to the Clubs and other Recreation Facilities by the Registered Owner in accordance with the Master Plans". It should be noted that Section 34G of the Building Management Ordinance (Cap. 344) ("BMO") requires that undivided shares be allocated to unsold land as well as to unsold building areas. The land areas dedicated to Clubs and Recreation use are significant. The Certificate fails to record these undivided shares.

In short, there is at present no accurate record of the number of Reserved Undivided Shares remaining for allocation to the proposed development at Area 6f.

Prior to deciding whether or not to approve the current Application, it is essential that the Board requests that the Applicant provides and files with the Land Registry a comprehensive, certified record of the existing allocation of undivided shares incorporating not only those undivided shares allocated in sub-DMCs but also those undivided shares required to be allocated under the terms of the PDMC and the BMO.

Yours sincerely,

**Amy Yung**

6447

Owner and resident of [REDACTED]

Telephone No: [REDACTED]

Email Address: [REDACTED]

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**Re: Objection: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**  
30/11/2021 19:37

From:

To:

FileRef:

tpbpd@pland.gov.hk

To whom it may concern

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.

As a resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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 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.

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

Rachelle Conradie

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**Article 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**  
30/11/2021 20:08

From:

[REDACTED]  
tpbpd@pland.gov.hk

To:

Cc:

Thomas Babl <tb1234@me.com>

FileRef:

Dear Sir,

This has reference to 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.

With Best Regards,  
Thomas Babl



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Article 12A Application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D.  
Discovery Bay 352  
30/11/2021 22:10

From:

To:

tpbpd@pland.gov.hk

FileRef:

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.



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Article 12A Application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D.  
Discovery Bay 352  
01/12/2021 08:08

From:

To: [REDACTED]  
FileRef: tpbpd@pland.gov.hk

Dear Sirs,

Regarding the above subject, I am strongly against the above development in discovery bay for the following reasons.

1. Environment

First of all, the development needs to reclaim land from the slope that increases the chance of land sliding and flooding. Moreover, the noise and disposal of construction materials also increase the damage to the environment.

2. Public Facility

The facility of the community has already saturated. Having another building will only make things worse. The article was written in 2016 which is 5 years before and things have changed a lot in the last 5 years. There are new builds in North Discovery Bay and new occupancy has already increased the loading to the environment of Discovery Bay. Finally, the new shopping mall nears Discovery Bay attracts thousands of people visiting the community every week. Visitors already disturbed the quiet and peaceful environment in this area. It is not the initial intention of people moving in this community.

3. Transportation

In 2020, the overnight ferry has been replaced by bus without listening to the voice of people in Discovery Bay. The buses to Tung Chung and Sunny Bay are overcrowded every weekday from 6:00am to 9:00am. It doesn't mean that the transportation in Discovery Bay will collapse after having another thousand people in the new building. Unfortunately, the article has no consideration of public transportation and does not even cover parking spaces for loading/unloading.

4. Financial

The new building will sit on the land from reclaimed land in the slope. The occupants in the Parkvale Village may need to take care of the on-going maintenance and I don't see any benefit to the community. For the developers they still have quite a lot of land reserves in the North Discovery Bay that can be used and no need to build a new one on the slope. The property price of Discovery Bay is well below other districts in Hong Kong. If we want to support the Government in better controlling the property price, we shall focus on providing more units in the urban area but not in a remote community like Discovery Bay.

I have been living in Discovery Bay for more than 10 years, and love the environment very much. Please don't break the quiet and peace in this community.



6451

Best Regards,  
Jia You



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Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D.  
352, Discovery Bay  
01/12/2021 08:45

From:

To:

FileRef:

<tpbpd@pland.gov.hk>

Dear Sirs,

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.

Thanks for your attention.

Annie Chan





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**Objection to Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**  
01/12/2021 09:21

From: [REDACTED]

To: tpbpd@pland.gov.hk

FileRef:

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 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, the application for Area 6f should be withdrawn.

Please keep me informed of the progress of this application. This is simply an attempt to make profit by the developers and adds absolutely no benefit to Discovery Bay.

I really hope that this application is rejected.

Many thanks

Regards

Moore Michael Lawry

Hkid [REDACTED]

Owner [REDACTED]



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**Fwd: Objection: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**  
01/12/2021 09:22

From: [REDACTED]

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

FileRef:

To whom it may concern:

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.

As an owner and resident immediately affected by the application, I strongly object to the submission on the following basis:-

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 cutting down 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 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.

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

Amy Chan

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**Objection: Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part)  
in D.D. 352, Discovery Bay**  
01/12/2021 09:27

From:

[REDACTED]

To:

tpbpd@pland.gov.hk

FileRef:

Dear Sir

As a home owner and resident in Discovery Bay affected by the above application, I strongly object to the above application for a number of reasons outlined below and formally request that the application is rejected.

1. **Resident consultation** - the applicant has a responsibility to the existing residents and homeowners, whom have not been consulted in any way on the development proposal.
2. **Population limit** - there was an understanding that no further residential development would be agreed for Discovery Bay and the population would be limited to 25,000. However there appears to be continued additional developments, including houses near the golf club, Il Picco development on the golf club road, a new development near the tunnel in North DB and now this latest proposal. We decided to invest in a home in Discovery Bay based on the natural environment and the agreed limit on further development, which has been very misleading. We are very unhappy that these developments continue to be approved with little regard to the impact on existing residents.
3. **Environmental impact** - the proposal includes chopping down 118 mature trees which is harmful to and will certainly affect the natural habitat and wildlife of the area. This appears contradictory to the HKRI values of 'cherishing the environment' and is unacceptable.
4. **Noise & pollution** - there will be considerable noise, pollution, dust and inconvenience to nearby residents, from the building works, which will have detrimental effects on our livelihoods.
5. **Infrastructure** - infrastructure changes will be needed to accommodate additional residents including transport, utility improvement, waste management etc. There is no transparency as to who will fund this, whether by the developers or via existing residents. If it is to be funded by existing residents then we must have the right to say "No, we will not fund it".

Please listen to the voices of DB residents and reject this application until it has been properly consulted with the residents.

Kind regards,

Julia Flegg



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**Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D.  
352, Discovery Bay  
01/12/2021 09:52**

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
FileRef:

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.

Yours faithfully

Elizabeth Rawson



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**Section 12A Application No. Y/I-DB/2 - Area 6f, Lot 385 RP & Ext (Part) in D.D.  
352, Discovery Bay**  
01/12/2021 09:55

From:

To: tpbpd@pland.gov.hk  
FileRef:

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

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further review and comment, the application for Area 6f should be withdrawn.

Yours faithfully,

Fraser Boyd (owner)

HKID: [REDACTED]  
[REDACTED]



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**Article 12A Application number Y/I-DB/2**  
01/12/2021 10:21

From:

To:  tpbpd@pland.gov.hk

FileRef:

To whom it may concern,

This is to acknowledge that I am against the development and construction of buildings in area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352. This will cause irreparable disruption to the community. We particularly chose this area to live as it was quite and surrounded by nature. It never occurred to us that such a plan could be taken forward. If so, it will be a complete disaster.

Regards,

Flavia Markovits

Sent from my iPhone