

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



Article 12A Application number Y/I-DB/2

01/12/2021 10:21

From:

To:

FileRef:

[REDACTED]
tpbpd@pland.gov.hk

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

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



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

01/12/2021 10:40

From:

To:

FileRef:

tpbpd@pland.gov.hk

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

Dear Sir/Madam,

I am writing about the application for the development of the captioned area in Discovery Bay. As a long-time resident of Parkvale Village, Discovery Bay, I am opposed to this development. Discovery Bay is a low-density residential area. Over the years it has already become much more populated. We do not need another development of high-rise buildings in the area. The captioned area is very close to several existing buildings – Coral Court, Crystal Court, Woodland Court, Woodgreen Court, and Woodbury Court, as well as Midvale Village and the low-rise buildings nearby. A new development would greatly disrupt the everyday lives of residents as there will be a lot of noise and dust, causing potential health problems. There will also be heavier traffic and the existing road may not be able to handle the stress of large construction vehicles. In addition, the proposed development is very close to the hiking trails and Discovery Bay Road leading up to the Golf Course. If there is a new development, it will greatly affect the natural surroundings (including a natural river) as well as the people who are hiking or who just want a breath of fresh air.

For the above reasons, please reject the application of this proposed development. Thank you very much for your attention.

Yours Sincerely,

Serene Chan

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



Article 12A Application number Y/I-DB/2
01/12/2021 11:20

From:

To:

FileRef:

[REDACTED]
tpbpd@pland.gov.hk

>
> 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,
>
> Alexandre de Magalhães Markovits

Greg Edwards



On Wed, 1 Dec 2021 at 12:06, Greg Edwards  wrote:

To the Urban Planning Department of HK Government,

We are owners of a flat in the Parkville area of Discovery Bay, just below the site under consideration for rezoning.

We highly oppose this change in plans due to the fact that if the space under consideration becomes a housing block, there will be many drastic negative impacts on the community surroundings and on Discovery Bay in General.

To help you understand these impacts I will start with the negative implications on the immediate local surroundings of Parkville Village. First of all, the process of constructing such housing blocks will cause a number of years of noise and dust pollution which will be unhealthy to live near. Secondly, during and after the construction, the natural space will be uninhabitable for the existing flora and fauna. This disruption of humans moving into a natural environment will destroy the peace and serenity that exists presently. The third point is that the valuation of the properties surrounding will be affected negatively as the mountain views will be lost, the busses will become more full (some times busses are at a full capacity, standing in cramped areas with others residence,) and the place will be oversaturated by people.

Not only will these issues pose problems for the locals living in this village, but also negatively impact the greater Discovery Bay Area visitors or potential residents. To illustrate this impact, I can give you a recount of what a typical weekend or public holiday, would look like to those outside the Parkville Residents. Typically we would witness hikers, which make up numbers in the hundreds, using the pathway through the zoned site as an open space for hiking, dog walking, playing with families and friends. Closing off this area will show that this will not be a desirable place to explore nature and push those visitors to overcrowded courses along the roads and sidewalks that are not filled with as many natural surroundings. The potential future residence will see this overcrowding and less natural options to explore. This will prove that there is no reason to come visit the Discovery Bay area and keep people closer to park areas by their own homes. Ultimately making this a less desirable place to buy or rent a home, eat meals, or shop in our plaza. As a result, people in Hong Kong will choose more remote locations around HK to visit rather than the fresh open spaces we have had to enjoy over the past years.

I do hope that you will take these points into consideration and stop the rezoning of this space into a residential area.

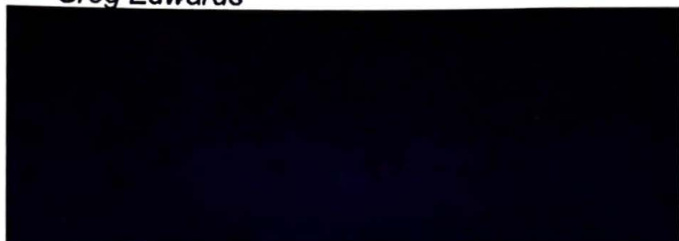
You may contact me by return email for further dialogue as needed.

Sincerely,

Greg Edwards

6462

Greg Edwards



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



**Re: Article 12A App Number Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) D.D.
Discovery Bay 352**
01/12/2021 12:09

From:

To:

tpbpd@pland.gov.hk

Cc:

FileRef:

To the Urban Planning Department of HK Government,

We are owners of a flat in the Parkvalle area of Discovery Bay, just below the site under consideration for rezoning.

We highly oppose this change in plans due to the fact that if the space under consideration becomes a housing block, there will be many drastic negative impacts on the community surroundings and on Discovery Bay in General.

To help you understand these impacts I will start with the negative implications on the immediate local surroundings of Parkvalle Village. First of all, the process of constructing such housing blocks will cause a number of years of noise and dust pollution which will be unhealthy to live near. Secondly, during and after the construction, the natural space will be uninhabitable for the existing flora and fauna. This disruption of humans moving into a natural environment will destroy the peace and serenity that exists presently. The third point is that the valuation of the properties surrounding will be affected negatively as the mountain views will be lost, the busses will become more full (some times busses are at a full capacity, standing in cramped areas with others residence,) and the place will be oversaturated by people.

Not only will these issues pose problems for the locals living in this village, but also negatively impact the greater Discovery Bay Area visitors or potential residents. To illustrate this impact, I can give you a recount of what a typical weekend or public holiday, would look like to those outside the Parkvalle Residents. Typically we would witness hikers, which make up numbers in the hundreds, using the pathway through the zoned site as an open space for hiking, dog walking, playing with families and friends. Closing off this area will show that this will not be a desirable place to explore nature and push those visitors to overcrowded courses along the roads and sidewalks that are not filled with as many natural surroundings. The potential future residence will see this overcrowding and less natural options to explore. This will prove that there is no reason to come visit the Discovery Bay area and keep people closer to park areas by their own homes. Ultimately making this a less desirable place to buy or rent a home, eat meals, or shop in our plaza. As a result, people in Hong Kong will choose more remote locations around HK to visit rather than the fresh open spaces we have had to enjoy over the past years.

I do hope that you will take these points into consideration and stop the rezoning of this space into a residential area.

You may contact me by return email for further dialogue as needed.

Sincerely,

Greg Edwards

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

參考編號

Reference Number:

211203-125805-29981

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

03/12/2021 12:58:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. G Chan

意見詳情

Details of the Comment :

明日大嶼有助振興香港經濟和增加周邊就業機會，利多於弊。

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



Article 12A application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (part) in D.D.
Discovery Bay 352
01/12/2021 12:39

From:

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

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

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



Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
01/12/2021 13:16

From: [REDACTED]

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

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



**Article 12A Application number Y/1-DB/2. Area 6f, Lot 385 RP & Ext (Part) In
D.D. Discovery Bay 352**

01/12/2021 13:25

From:

To:

FileRef:

tpbpd@pland.gov.hk

To Whom it May Concern,

Regarding the Subject planning application.

I strongly object to this submission for proposed development in the area noted above. I object for the following reasons:

1. The construction of this development will cause pollution, noise and nuisance to the people living in the area.
2. I understand that this area forms part of a common area through which there is a right of way. Any new construction may prohibit the use of this area by other owners.
3. Has there been an environmental assessment done for this proposal?
4. This would be a major change of land use, and precedent should not be set by approving this.
5. This would increase the number of residents living in DB beyond the original plans which will impact on the owners in Discovery Bay.
6. I understand that 118 mature trees will be cut down for this proposal. The environment should not be impacted in the pursuit of growth, particularly as this growth is beyond original plans.
7. The size and the proximity of the buildings to each other is questionable.

Thank you for your time.

Best regards,

Dana

Dana Winograd

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



Re: Application no. Y/I-DB/2

01/12/2021 13:29

From:

To:

FileRef:

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

Dear Sir/Madam,

I am writing today to show my concern on the above application as below:

1. It proposes to rezone from "Staff Quarters" into "Residential" use. According to my personal visit, the said lot is quite small, is it necessary to "chop" portion of hillside in order to cater two blocks of building of total 476 units?

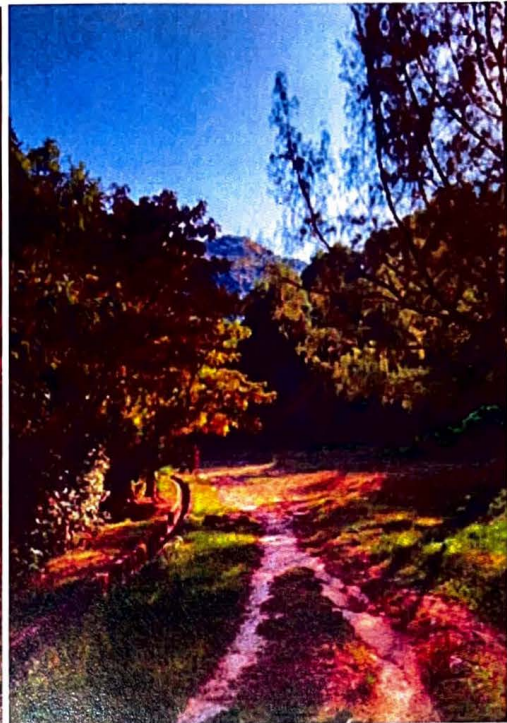
If yes, will it damage/affect the surrounding green area?

2. The original use is staff quarters and I guess the population will not be as large as the proposed residential use (estimated almost 1,000 people (476 units x 2 people per unit), right?

How can it cater the existing bus transport/traffic/road safety/pollution of such an immediate increase in population.



3. How can the Public Hiking trail (Public Recreation facility) can be maintained?



4. How can all green planting can be maintained or preserved?



Based on the above, I hope your department can reply to me on how to deal with these concerns or otherwise; I strongly object the propos change of use.

Should you need more information, please feel free to contact me at [REDACTED].

Thanks.

K. Chu

☐ 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**

01/12/2021 14:25

From:

To:

FileRef:

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

Dear Sir

As a home owner and resident in Discovery Bay affected by the above application, I strongly object to the above application for the 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, which is typical of HKRI and the manner in which they operate.
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 is additional developments completed and underway, including houses near the golf club, Il Picco development on the golf club road, a new development above the tunnel in North DB and now this latest proposal, which has already been rejected once. We decided to purchase a home in Discovery Bay based on the natural environment and the agreed limit on further development. We are very unhappy that these developments continue to be approved with little regard to the impact on existing residents.
3. Ongoing Development – HKRI continue to be allowed to build and operate with no regard for the local community, the construction of an ice-skating rink is an example, there was again no consultation or input from the community. There is no transparency as to the costs of this and what is being passed on the DB residents through charges residents are required to pay.
4. 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.
5. 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.
6. Infrastructure - infrastructure changes will be required to accommodate additional residents including transport, utility improvement, waste management etc. There is no transparency as to who will fund this. All costs should be borne by the developers and the new properties, however there is no transparency provided by HKRI and they can pass these costs on to existing residents. Any requirement for costs to be met by existing residents must be totally transparent with the right to say no and veto the proposals

I request that you listen to the community of Discovery Bay who own the property and not to that of developer with no transparency and no regard for the community and environment that they supposedly support. Please reject this application until it has been properly consulted with the residents.

Kind regards,

John Kenyon

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



Article 12A Application number Y/1-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D.
Discovery Bay 352
01/12/2021 14:49

From:

To:

tpbpd@pland.gov.hk

Cc:

FileRef:

Dear Sir/Madame,

Greetings! I live in [REDACTED] Discovery Bay for 27 years. During which time I have witnessed numerous developments and changes in the said community.

To ensure that the alternate, green way of living as touted by the Developer will not continue to be chipped away by over development, I write to oppose the above application.

You may wish to look into a recent injurious vehicular accident along the only access road to the Woodbury, Woodgreen and Woodland Courts. If traffic is going to be doubled while ploughing right in front of our buildings, it'll be detrimental to the well being of the residents who have settled in these premises, primarily for their relative tranquility.

Our village committee have already provided a more comprehensive objection to the captioned which I am in accord with.

As much as domestic accommodation is in dire need in Hong Kong, approving application for development that do not enhance but destroy the environment should under no circumstance be approved.

Thank you for your kind attention.

Yours sincerely,

Margaret Chow

Owner of [REDACTED]

Sent from my iPhone

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



Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
01/12/2021 14:44

From:

To:

FileRef:

tpbpd@pland.gov.hk

Dear Sir/Madam

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

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

Objection to the Submission by the Applicant:

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

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

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

6470

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

Phillip Barnes

Owner Parkvale Village

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



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

01/12/2021 14:47

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.

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.

Milan Vignjevic
Discovery Bay

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



Article 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
01/12/2021 14:50

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.

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.

Gordana Vignjevic
Discovery Bay

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



**Objection to the Submission by the Applicant: Section 12A Application No.
Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay**
01/12/2021 15:18

From:

To:

FileRef:

tpbpd@pland.gov.hk

Dear Urban Planning Department,

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

6473

Kind regards,
Allan Bell
Discovery Bay

Sent from my iPhone

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



Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
01/12/2021 15:38

From:

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

Please kindly note that I, one of the Discovery Bay flat owner, strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection 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 these issues and proposed any satisfactory remedies .
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. All DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arise out of this submission etc. The proponent should 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.

In fact, the current infrastructure is already overloaded with the existing population level and ever increasing visitors to Discovery Bay. HKR does not have the ability nor interest to improve the infrastructure, with this hard fact, I have doubt that they can improve it to cope with the proposed development and the to be increased population.

5. The proposed cutting 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 to the owners 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 and air circulation 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 or rejected.

I sincerely hope that you can consider my objection to the Submission by the Applicant and reject it.

Li Ho Ching Carmen

Owner of [REDACTED]

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



Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
01/12/2021 16:45

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.

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's 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 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 faithfully,
Peter N Newall

6475

Owner



☐ 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**

01/12/2021 16:50

From:

To:

FileRef:

tpbpd@pland.gov.hk

To Whom It May Concern,

As a resident in Discovery Bay affected by the above application, I strongly object to the above application for the 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, which is typical of HKRI and the manner in which they operate.
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 is additional developments completed and underway, including houses near the golf club, Il Picco development on the golf club road, a new development above the tunnel in North DB and now this latest proposal, which has already been rejected once. We decided to purchase a home in Discovery Bay based on the natural environment and the agreed limit on further development. We are very unhappy that these developments continue to be approved with little regard to the impact on existing residents.
3. Ongoing Development - HKRI continue to be allowed to build and operate with no regard for the local community, the construction of an ice-skating rink is an example, there was again no consultation or input from the community. There is no transparency as to the costs of this and what is being passed on the DB residents through charges residents are required to pay.
4. 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.
5. 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.
6. Infrastructure - infrastructure changes will be required to accommodate additional residents including transport, utility improvement, waste management etc. There is no transparency as to who will fund this. All costs should be borne by the developers and the new properties, however there is no transparency provided by HKRI and they can pass these costs on to existing residents. Any requirement for costs to be met by existing residents must be totally transparent with the right to say no and veto the proposals

I request that you listen to the community of Discovery Bay who own the property and not to that of developer with no transparency and no regard for the community and environment that they supposedly support. Please reject this application until it has been properly consulted with the residents.

Kind regards,

Allen Mortensen

☐ 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
 01/12/2021 16:51

From:

To:

FileRef:

tpbpd@pland.gov.hk

To whom it may concern

As a long time resident of Discovery Bay, I will be materially effected by the above application, I strongly object to the above application for the reasons outlined below and formally request that the application is rejected.

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, which is typical of HKRI and the manner in which they operate.

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 is additional developments completed and underway, including houses near the golf club, Il Picco development on the Golf Club Road, a new development above the tunnel in North DB and now this latest proposal, which has already been rejected once. We decided to purchase a home in Discovery Bay based on the natural environment and the agreed limit on further development. We are very unhappy that these developments continue to be approved with little regard to the impact on existing residents.

Ongoing Development - HKRI continue to be allowed to build and operate with no regard for the local community, the construction of an ice-skating rink is an example, there was again no consultation or input from the community. There is no transparency as to the costs of this and what is being passed on the DB residents through charges residents are required to pay.

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.

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.

Infrastructure - infrastructure changes will be required to accommodate additional residents including transport, utility improvement, waste management etc. There is no transparency as to who will fund this. All costs should be borne by the developers and the new properties, however there is no transparency provided by HKRI and they can pass these costs on to existing residents. Any requirement for costs to be met by existing residents must be totally transparent with the right to say no and veto the proposals.

I request that you listen to the community of Discovery Bay who live and work here and not to that of developer with no transparency and no regard for the community and environment that they supposedly support. Please reject this application until it has been properly consulted with the residents.

Kind regards,
 Richard Grant

寄件者: [REDACTED]
寄件日期: 2021年12月01日星期三 18:08
收件者: tpbpd@pland.gov.hk
主旨: Objection to the submission by the applicant Re: Article 12A Application number Y/I-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

Dear Sir,

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

Objection to the Submission by the Applicant:

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

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

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

6478

Best regards,

Mr & Mrs Beulque

寄件者: [REDACTED]
寄件日期: 2021年12月01日星期三 19:19
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/Madam

I am writing to express my concern regarding the planned development behind Parkvale Village. This development has already been rejected in the past and it is disappointing to see it is being put forward again for planning.

The area is already developed and this new complex will degrade the area and nature. We respectfully appeal to the government to protect the residents and not allow this development to take place.

Many thanks for reading this message.

Warm Regards.
Sam Collins

寄件者: [REDACTED]
寄件日期: 2021年12月01日星期三 21:37
收件者: tpbpd@pland.gov.hk
主旨: Parkvale Tenants & Landlords Re: Objection to proposed development

Dear Sir or madam

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

Objection to the Submission by the Applicant:

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

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

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

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

I have moved from near a construction site recently and purchased this flat and do not want my lifestyle and livelihood ruined by this unnecessary and unsustainable development

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.

If you require any further information or wish to discuss further please feel free to reach out to me

Owner of apartment in crystal court

Kind regards

B J

寄件者: [REDACTED]
寄件日期: 2021年12月01日星期三 21:46
收件者: tpbpd@pland.gov.hk
主旨: Fwd: 第十二A條申請號Y/1DB2.6f lot385 Discovery Bay 352

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 December 2021 at 9:38:06 PM HKT
To: tpbpd@pland
Subject: 第十二A條申請號Y/1DB2.6f lot385 Discovery Bay 352

Send to 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.

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

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

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

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

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

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

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

Best regards

Tong kwok Leung/ Eramela Mary/Julian Eramela/Fong Yuet Yuen



Sent from my iPhone

寄件者: [REDACTED]
寄件日期: 2021年12月01日星期三 21:55
收件者: tpbpd@pland.gov.hk
主旨: Objection to the application of Y/I-DB/2

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.

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,
Kenneth

6482

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 9:34
收件者: tpbpd@pland.gov.hk
主旨: Objection to proposed development - Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Dear Sir or Madam

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

Objection to the Submission by the Applicant:

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

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

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

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

With all the above, the application for Area 6f should be withdrawn.

If you require any further information or wish to discuss further please feel free to reach out to me.

Owner of apartment in Crystal Court, Discovery Bay

Kind regards
Kelli

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 12:19
收件者: tpbpd@pland.gov.hk
主旨: Re: Opposing the development and construction of two buildings

Dear Ms. Sit,

My mistake. I refer to the case of Article 12A Application number : Y/l-DB/2. Area 6f, Lot 385 RP & Ext (Part) in D.D. Discovery Bay 352

Many thanks!

Best regards,

Leo Wong
[REDACTED]

On 2 Dec 2021, at 12:12 PM, tpbpd@pland.gov.hk wrote:

Dear Sir/Madam,

I refer to your following e-mail dated 2.12.2021. As you have not mentioned any Application Number in your e-mail, I write to seek your clarification on which application case you would like to make representation/comment on.

(Mandolin SIT)
Town Planning Board Secretariat

From: Leo C C Wong [REDACTED]
Sent: Thursday, December 2, 2021 11:48 AM
To: tpbpd@pland.gov.hk
Subject: Opposing the development and construction of two buildings

Dear Sir/Madam,

I am a resident of Crystal Court and I am hereby writing to oppose the development and construction of two high-rise residential buildings behind the Woods. If these two buildings are permitted to build, I believed the mountain view will be badly damaged. More worrying, it will entirely damaged the hiking path beloved by numerous hikers. Very thankful for your consideration.

Best regards,

Leo Wong
[REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 14:29
收件者: tpbpd@pland.gov.hk
主旨: Objection to Section 12A Application No. Y/I-DB/2

Dear Town Planning Board

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

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

I'm writing to strongly object to the Submission by the Applicant with regards to further information received on 27/10/2016 responding to departmental and public comments submitted by the consultant of Hong Kong Resort (HKR), Masterplan Limited.

My main reasons for objecting this Submission are:

A] As a neighbouring owner, the size of the development proposed at Area 6f would severely impact my rights to sunlight, it would have catastrophic consequences on the current residents of Crystal Court on 4 Parkvale Drive, Discovery Bay. Furthermore the disruption, pollution and nuisance caused by the construction to the residents and property owners nearby have not been addressed by the Applicant.

B] 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.

C] Discovery Bay's population of 20,000+ has reached its designed and intended capacity. With the proposed development, the pressure placed on Discovery Bay's infrastructure and facilities will become unsustainable without upgrading the surroundings. This will come at a significant cost for the current resident.

In conclusion, I believe all applications to develop the location Area 6f should be rejected. In particular this Application No.: Y/I-DB/2 should be withdrawn as responses submitted are inadequate and insufficient.

Kind regards

Eric Kol

[REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 19:26
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

As an owner of property in Woodland Court close to the proposed site I have the following objections 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.

Regards,
Denny Honess
Sent from my iPhone

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 21:41
收件者: tpbpd@pland.gov.hk
主旨: [Possible SPAM] Fwd: 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 (both flora and fauna) 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 addressed these issues.
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 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.

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.

Kind regards,
Rachel Ball

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 22:24
收件者: tpbpd@pland.gov.hk
主旨: Submission in respect of Application Y/I-DB/2
附件: Comment on Area 6f Y-I-DB-2 02Dec21 A Burns.pdf

Please find attached a submission in respect of Application Y/I-DB/2 in PDF format.

2 December 2021

The Secretary
Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Hand and by Email

Re: Application Y/I-DB/2

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

Dear Sirs,

1. I write to urge the Town Planning Board (the "Board") to ensure that the property rights of all owners of "the remaining portion of Lot No.385 in D.D.352 and the extensions thereto" (the "Land"), of which Area 6f forms a part, are respected and upheld when members consider Application Y/I-DB/2 (the "Application").
2. New information concerning ownership of the Land 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 fully addressed by the Board before any decision is made on the merits of the Application.
3. The Land under the current application is held under a Principal Deed of Mutual Covenant ("PDMC") dated 30 September 1982 and filed in the Land Registry as Memorial No. IS6122. At present, there are more than 8,500 assigns of the developer under the PDMC.
4. I state for the record that I am an owner of the Land, holding 19 of 56,500 Residential Development Undivided Shares.

Failure to Disclose Critical Information on Ownership in Past Consultation Rounds

5. I draw your attention to the submissions made by Masterplan Limited in earlier rounds of consultation on this application. Firstly, I refer to the Response to Comments included with the supplementary information for Application Y/I-DB/2, submitted to the Board by Masterplan Limited on 26 October 2016 on behalf of the Applicant, Hong Kong Resort Company Limited ("HKR").
6. According to the Masterplan submission, the District Lands Office/Islands ("DLO/Is") stated:

"6. The Principal Deed of Mutual Covenant ("PDMC") dated 30.9.1982 has notionally divided the Lot into 250,000 undivided shares. The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development."

7. And Masterplan replied:

"This is commercially sensitive information. The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

8. The allocation of undivided shares under a deed of mutual covenant is required to be open and transparent. The Applicant's failure to state for the record that it holds sufficient undivided shares for allocation to the proposed development should have raised alarm bells with the Board.

9. Masterplan followed up with additional comments on this issue on 7 April 2017. According to this Masterplan submission to the Board, the DLO/Is stated:

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

10. And the Applicant replied:

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

11. I submit that the replies on behalf of the Applicant in the two examples cited above were evasive, and that the Board erred in engaging in correspondence on the Applicant's right and capacity to develop the site without making this correspondence public.

12. 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. In particular, 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 the public consultation exercise 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 such a crucial issue in secret.

Important New Information on Undivided Shares Filed with the Land Registry

13. 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.

14. This is incorrect. The Letter omitted the critical information that, as a condition leading 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). A copy of the Certificate is attached to this submission.
15. 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. Crucially, the Certificate recognises that the undivided shares listed at page 7 of the PDMC have been divided into distinct categories that correspond to the different types of development permitted on the Land.
16. These categories include Residential Development, Commercial Development, Clubs and Public Recreation, Schools, Common Area and Facilities, etc. When allocating undivided shares to the development, the Applicant must draw from the related category of undivided share and not from any other.
17. The Certificate shows that the Applicant exhausted its holding of Residential Development Undivided Shares with the development of Neo Horizon Village in 2000. To support current residential development, it is drawing from the Reserved Undivided Shares. According to Section III of the PDMC, Reserved Undivided Shares are a special category of undivided share that may be allocated to any type of development, once the undivided shares of a given category are exhausted. 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.
18. 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 all categories so that, in turn, an accurate record of the number of remaining Reserved Undivided Shares is maintained.
19. In this regard, it is important to note that the Certificate only covers undivided shares that were allocated in sub-deeds of mutual covenant ("sub-DMCs") as of 23 April 2019. The Certificate does not cover the allocation of undivided shares for developments after this date (including the major development approved under Master Plan 7.0E). Nor does it include the allocation of undivided shares to developments not covered by any sub-DMC. For example:

20. 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.
21. Section III, Clause 6 of the PDMC requires that Reserved Undivided Shares shall be allocated to the Other Units. The Hotel and all Major Roads and Passageways on the Land are Other Units. I estimate that at least 15,000 Reserved Undivided Shares should be allocated to these Other Units. The Certificate fails to record these Reserved Undivided Shares.
22. 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.
23. 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". ("Registered Owner" is defined in the PDMC to mean HKR. The term carries no other meaning.) It shall be noted that Section 34G of the Building Management Ordinance (Cap. 344) ("BMO") also applies, and that Section 34G covers unsold building areas and unsold open land. Extensive open land is dedicated to Clubs and Recreation use, all held by the Applicant. The Certificate fails to record the undivided shares allocated to these areas.
24. In short, there is at present no accurate record of the number of undivided shares allocated to the Land under each of the various undivided share categories (other than the Residential Development category, which is now zero). Consequently, there is no accurate record of the number of Reserved Undivided Shares remaining for allocation to the proposed development at Area 6f.

Conclusion

25. In a further comment that it submitted to the Board on 26 October 2016, responding to a query raised by DLO/Is, Masterplan stated at Page 4, Paragraph 7 that *"the applicant is the sole land owner of Area 6f and has absolute right to develop the application site."* This statement is wrong in fact. The Applicant cannot be the sole land owner as the Land is under a deed of mutual covenant. Further, as shown in the foregoing paragraphs, the right to develop the application site rests on whether or not the Applicant has sufficient Reserved Undivided Shares remaining to allocate to the said site. The Applicant has failed to provide a comprehensive view of the allocation of undivided shares to the Land and hence has not provided proof that it does indeed have sufficient

Reserved Undivided Shares in hand to support the proposed development at Area 6f.

26. Prior to deciding whether or not to approve the current Application, it is essential that the Board requests that the Applicant provides and makes public 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.
27. For the Board's information, I made a presentation to the Owners' Committee of Discovery Bay City on the above issue on 15 September 2021 at the invitation of the Committee. In this presentation, I showed that it is highly unlikely that HKR has sufficient Reserved Undivided Shares remaining to support further development of any kind on the Land.
28. For the Board's further information, I have commenced legal proceedings against Discovery Bay Services Management Limited, the Manager for Discovery Bay City under the PDMC, on a related matter (LDBM 43/2020).
29. It is evident from the foregoing that the Applicant and its representative, Masterplan Limited, have caused false information on the ownership status of Area 6f and the right and capacity of the Applicant to develop the site to circulate and corrupt the town planning consultation process.
30. The Board has a duty to ensure that the Applicant provides information that is accurate. The Board's Guidance Notes state that The Secretariat of the Board will check the submission and the Board may require the Applicant to verify any matters or particulars set out or included in the application by statutory declaration or otherwise. Further, any person who knowingly or wilfully makes a false declaration or statement would be liable to prosecution under the Crimes Ordinance (Cap. 200), the Oaths and Declarations Ordinance (Cap. 11) and/or other relevant Ordinances.

Regards,
Andrew Burns

Email: [REDACTED]
[REDACTED]

Encl. HKR Certificate on Undivided Shares of Discovery Bay City

c.c. District Lands Office / Islands
Legal Advisory and Conveyancing Office / Islands



HKR Certificate on Undivided Shares of Discovery Bay City

Date of Certificate: 23 Apr 2019

| Area as demarcated in Master Plan G.O.E.(h)(a) | Name of Village | Nos. of shares drawn from respective category of Undivided Shares as designated under the Principal Deed of Mutual Covenant dated 30 September 1982 M/N IS112018 (PDMC) | | | | | | | | | | | | Sub-DMC of Sub-DMC | Date |
|--|-------------------------|---|--------------------------------|--------------------------------|---|--------------------------|--------------------------|--------------------------------|-----------------------------------|--------------------------------|--|--------------------------------|------------------------------|--------------------------------------|-------------------|
| | | Residential Development (A) | | Commercial Development (B) | Club & Public Recreation Activities (C) | Hotel (D) | Schools (E) | Car Parks (F) | City & Village Retained Areas (G) | | City & Village Common Areas and Facilities (H) | | Reserve Undivided Shares (I) | | |
| | | Sub-allocated & Assigned | Sub-allocated but NOT Assigned | Sub-allocated but NOT Assigned | Sub-allocated & Assigned | Sub-allocated & Assigned | Sub-allocated & Assigned | Sub-allocated but NOT Assigned | Sub-allocated & Assigned | Sub-allocated but NOT Assigned | Sub-allocated & Assigned | Sub-allocated but NOT Assigned | Sub-allocated & Assigned | | |
| 6a | Beach Village (PH1) | 5126,000 | - | - | - | - | - | 432,000 | - | 4514,000 | - | 1128,000 | - | Sub-DMC M/N IS112018 | 1 October 1982 |
| 5 | Headland Village | Headland Drive (PH1) | 1992,000 | - | - | - | - | - | - | - | - | 1220,000 | - | Sub-DMC M/N IS112018 | 7 October 1982 |
| | | Seabree Lane (Sub-PH3) | 2668,000 | 888,000 | - | - | - | - | - | 4888,000 | - | - | - | Sub-Sub-DMC M/N IS149750 | 9 February 1989 |
| 6d | Parkridge Village | Nos. 9 and 11 Parkland Drive (Sub-PH7) | 245,000 | - | - | - | - | - | 1,000 | - | - | - | - | Sub-Sub-DMC M/N IS136801 | 4 November 1987 |
| 6a Ext | | Parkridge (PH1) | 3192,000 | - | - | - | - | 504,000 | - | - | - | 740,000 | - | Sub-DMC M/N IS112018 | 30 September 1982 |
| 6d | Parkridge Village | Nos. 1,3,5 and 7 Parkland Drive (Sub-PH7) | - | - | - | - | - | - | 1,000 | - | - | - | - | Sub-Sub-DMC M/N IS136759 | 4 November 1987 |
| 6d | | 13, Parkland Drive (PH3) | 123,000 | - | - | - | - | - | - | - | - | - | - | Sub-DMC M/N IS136804 | 8 November 1987 |
| 6c | Midvale Village (PH2) | 3458,000 | - | - | - | - | - | 290,000 | - | 3324,000 | - | 830,000 | - | Sub-DMC M/N IS123154 | 21 October 1985 |
| 6b | Parkvale Village (PH3) | 4728,000 | - | - | - | - | - | 608,000 | - | 4933,000 | - | 1233,000 | - | Sub-DMC M/N IS138138 | 8 January 1988 |
| 6e | Hillgrove Village (PH3) | 2394,000 | - | - | - | - | - | 378,000 | - | 2262,000 | - | 598,000 | - | Sub-DMC M/N IS141831 | 15 June 1988 |
| 4 | Peninsula Village | Area 4E, Jovial Court, Haven Court & Verdant Court (PH4) | 3060,000 | - | - | - | - | - | 5413,535 | 1056,465 | - | 1056,465 | - | Sub-DMC M/N IS162615 | 13 June 1990 |
| | | Area 4A West, Peninsula Village (PH4) | 1680,000 | - | - | - | - | - | - | - | - | - | - | Sub-DMC M/N IS162615 | 13 June 1990 |
| | | Area 4A East, Crestmont Villa (Sub-PH4) | 2415,000 | - | - | - | - | - | - | 1944,000 | - | 480,000 | - | Sub-Sub-DMC M/N IS226710 | 8 May 1995 |
| | | Area 4B, Blossom Court and Charish Court (Sub-PH4) | 1632,000 | - | - | - | - | - | - | 1588,000 | - | 380,000 | - | Sub-Sub-DMC M/N IS191876 | 28 June 1992 |
| | | Area 4C, Coastline Villa (Sub-PH4) | 2876,000 | - | - | - | - | - | - | 2374,000 | - | 502,535 | - | Sub-Sub-DMC M/N IS231338 | 1 July 1995 |
| | | Area 4D (Highrise), Twilight Court (Sub-PH4) | 815,000 | - | - | - | - | - | - | 794,000 | - | 190,000 | - | Sub-Sub-DMC M/N IS191873 | 28 June 1992 |
| | | Area 4D (Lowrise), Nos. 1, 3, 5, 7, 9 and 11 Capetide Drive (Sub-PH4) | 720,000 | - | - | - | - | - | - | 720,000 | - | 160,000 | - | Sub-Sub-DMC M/N IS173368 | 25 April 1991 |
| | | Blk 1-3 (PH5) | 3252,000 | - | - | - | - | 200,000 | - | 2157,000 | - | 585,000 | - | Sub-DMC M/N IS164194 | 28 July 1990 |
| | | Blk 4-6 (Sub-PH5) | 2158,000 | - | - | - | - | - | - | See Note (7) | - | See Note (7) | - | Sub-Sub-DMC M/N IS185073 | 28 January 1992 |
| | | Blk 7-8 (Sub-PH5) | 4320,000 | - | - | - | - | - | - | 2124,000 | - | 510,000 | - | Sub-Sub-DMC M/N IS213100 | 20 June 1994 |
| N1 South | Siena Two A (Sub-PH5) | 282,000 | - | - | - | - | - | - | 903,000 | 34,000 | - | 203,000 | - | Sub-Sub-DMC M/N IS14645 | 27 March 2003 |
| 9a | | DB Plaza (PH4) | 1004,000 | - | - | - | - | - | - | 366,000 | - | 230,000 | - | Sub-DMC M/N IS182082 | 5 November 1991 |
| 16a2 | Bijou Hamlet (PH7) | 506,000 | - | - | - | - | - | - | 28,000 | - | - | 115,000 | - | Sub-DMC M/N IS215982 | 2 September 1994 |
| 16a | La Vista | La Vista (PH7) | 1681,000 | - | - | - | - | - | 400,000 | 3751,000 | - | 638,000 | - | Sub-DMC M/N IS217149 (See Note (14)) | 19 November 1994 |
| 16a | | La Senna (PH5) | 1688,000 | - | - | - | - | - | 50,000 | 701,000 | - | 163,000 | - | Sub-Sub-DMC M/N IS282952 | 20 May 2000 |
| 6a | La Costa (PH8) | 2407,000 | - | - | - | - | - | - | - | 2180,000 | - | 493,000 | - | Sub-DMC M/N IS223754 | 21 September 1995 |
| 7c | Neo Horizon (PH10) | 505,000 | - | - | - | - | - | - | - | 15,000 | - | 330,000 | - | Sub-DMC M/N IS285848 | 1 September 2000 |
| N1 South | Siena One (PH11) | - | - | - | - | - | - | - | - | 54,000 | 437,000 | - | 3064,000 | Sub-DMC M/N IS307617 | 10 September 2002 |
| N1 South | | - | - | - | - | - | - | - | - | 18,000 | 1202,000 | - | 4743,000 | Sub-DMC M/N IS314440 | 27 March 2003 |
| N1 South | Chianti (PH12) | - | - | - | - | - | - | - | - | - | 588,000 | - | 4909,000 | Sub-DMC M/N IS31600022 | 27 December 2005 |
| N1 South | | - | - | - | - | - | - | - | - | - | See Note (11) | - | See Note (11) | - | - |
| N1 North/ N1 South | Phase 14, 15 & 16 | Area 11 (PH14) | - | - | - | - | - | - | - | 7,000 | 1,000 | - | 1585,000 | Sub-DMC M/N IS361700630026 | 31 May 2013 |
| N1 North/ N1 South | | Positano (PH15) | - | - | - | - | - | - | - | 88,000 | 1,000 | - | 1738,000 | Sub-Sub-DMC M/N IS4091600580228 | 8 September 2014 |
| N4b | ESF | - | - | - | - | - | - | 10,000 | - | - | - | - | - | Sub-DMC M/N IS062101640035 | 30 May 2006 |
| N5b | Community Center | - | - | - | - | - | - | - | - | - | - | - | - | Sub-DMC M/N IS207120080009 | 15 June 2012 |

| GRAND SUMMARY | SUM of All Categories | | | | | | | | | | | | Total Numbers of Undivided Shares Held by HKR (Y)+(Z) = 173,239,000 | |
|---------------|--|------------|-----------|-----------|-----------|---------|-----------|-------------|------------|----------------------------|-----------------------------|--|---|--|
| | Numbers of Shares as designated under the PDMC | 58,500,000 | 4,850,000 | 2,150,000 | 3,500,000 | 300,000 | 5,000,000 | 100,000,000 | 22,700,000 | 55,000,000 | 250,000,000 (M)=(X)+(Y)+(Z) | | | |
| | Total Numbers of Shares Sub-allocated and assigned under each Category | 55,612,000 | - | - | 166,000 | - | 10,000 | 1,399,000 | 2,435,000 | 17,169,000 | 76,761,000 (X) | | | |
| | Total Numbers of Shares Sub-allocated but NOT assigned | - | 888,000 | 1,186,465 | - | - | - | 2,888,000 | 50,977,535 | 12,851,000 (See Note (23)) | 88,801,000 (Y) | | | |
| | Total Numbers of Shares NOT sub-allocated and NOT assigned | 0,000 | 3,663,535 | 1,954,000 | 3,500,000 | 290,000 | 2,112,000 | 47,623,465 | 7,404,000 | 37,891,000 | 104,438,000 (Z) | | | |



HKR Certificate on Undivided Shares of Discovery Bay City

Date of Certificate: 23 Apr 2019

REMARKS

- Note (1) The "1,000" share is related to the "space forming part of No.7 Parkland Drive" (which is outside the boundary of "Nos. 9 and 11 Parkland Drive") as shown coloured Brown hatched Red on the Site Plan annexed to the Assignment M/N IS136800. This "1,000" share was drawn directly from the shares of the PDMC's category of the "City & Village Retained Areas".
- Note (2) The "888,000" shares were those remaining balance of un-used "4,100,000" shares sub-allocated to "Residential Units (under construction)" under the 1982 Sub-DMC for "Headland Village" (M/N IS112091). This "888,000" shares (the remaining shares under "Residential Units (under construction)" of the 1982 Sub-DMC for Headland Village M/N IS112091) together with "4,888,000" shares (under "Village Retained Areas" of the 1982 Sub-DMC for Headland Village M/N IS112091) totalling 5,776,000 shares were sub-allocated as the "5,776,000" shares under "The remaining part of the Village Retained Areas and Residential Units to be erected within the Village" of the 1989 Sub-Sub-DMC of Sub-Phase III of Phase III of Area 5 Outer Ring of Headland Village M/N IS149750.
- Note (3) The "492,000" shares were drawn from those "2,964,000" shares under the 1982 Sub-DMC for Parkridge Village (M/N IS112092) originally sub-allocated to "Village Retained Areas" of the Parkridge Village and that such "492,000" shares were "re-sub-allocated" to all the residential units of "Nos. 1, 3, 5 and 7 Parkland Drive".
- Note (4) The "1,000" share is related to the "space forming part of No. 9 Parkland Drive" (which is outside the boundary of "Nos. 1, 3, 5, and 7 Parkland Drive") as shown coloured Yellow hatched Red on the Site Plan annexed to the Assignment M/N IS136798. This "1,000" share was drawn directly from the shares of the PDMC's category of the "City & Village Retained Areas".
- Note (5) The "5413,535" shares were the result of successive deductions from the figure "12,920,000" shares (sub-allocated to the "Commercial Units (if any), Car Parking Spaces and Village Retained Areas" under the 1990 Sub-DMC for Areas 4E & 4AW (M/N IS162615)) of the respective figures "1,344,000", "1,568,000", "2,374,000" & "88,465", "794,000" and "720,000" (sub-allocated under the 1995 Sub-Sub-DMC for Area 4AE (M/N IS220710), 1992 Sub-Sub-DMC for Area 4B (M/N IS191878), 1998 Sub-Sub-DMC for Area 4C (M/N IS231338), 1992 Sub-Sub-DMC for Area 4D (M/N IS191873) and 1991 Sub-Sub-DMC for Area 4D (M/N IS173583)). Such "5,413,535" shares are not related to "Area 4E" only.
- Note (6) The "1066,465" shares were the result of successive deductions from the figure "2,880,000" shares (sub-allocated to the "Village and Building Common Areas and Facilities" under the said 1990 Sub-DMC for Areas 4E and 4AW (M/N IS162615)) of the respective figures "490,000", "380,000", "593,535", "190,000" and "150,000" (sub-allocated under the 1995 Sub-Sub-DMC for Area 4AE (M/N IS220710), 1992 Sub-Sub-DMC for Area 4B (M/N IS191878), 1998 Sub-Sub-DMC for Area 4C (M/N IS231338), 1992 Sub-Sub-DMC for Area 4D (M/N IS191873) and 1991 Sub-Sub-DMC for Area 4D (M/N IS173583)). Such "1066,465" shares are not related to "Area 4E" only.
- Note (7) The "2,157,000" shares were the result of successive deductions from the figure "9,000,000" shares (sub-allocated to the "Village Retained Areas" of "Greenvale Village" under the 1990 Sub-DMC for Blocks 1 to 3 (M/N IS164194)) of the respective figures "2,124,000", "3,780,000", "34,000" & "905,000" (sub-allocated under the 1992 Sub-Sub-DMC for Blocks 4 to 6 (M/N IS185073), the 1994 Sub-Sub-DMC for Blocks 7 to 9 (M/N IS213300) and the 2003 Sub-Sub-DMC for Siena Two A (M/N IS14645)).
- Note (8) The "905,000" shares were utilized and applied to the residential units in "Siena Two A". This "905,000" shares together with the remaining "282,000" shares (under the "Residential Units (under construction)" of the 1990 Sub-DMC for Greenvale Village M/N IS164194) were sub-allocated as "1,187,000" shares to all the residential units of Siena Two A.
- Note (9) The "585,000" shares were the result of successive deductions from the figure "2,200,000" shares (sub-allocated to the "Village & Building Common Area and Facilities" of "Greenvale Village" under the 1990 Sub-DMC for Blocks 1 to 3 (M/N IS164194)) of the respective figures "510,000", "900,000" & "205,000" (sub-allocated under the 1992 Sub-Sub-DMC for Blocks 4 to 6 (M/N IS185073), the 1994 Sub-Sub-DMC for Blocks 7 to 9 (M/N IS213300) and the 2003 Sub-Sub-DMC for Siena Two A (M/N IS14645)).
- Note (10) Regarding Positano, (i) "1,738,000" shares sub-allocated to all the Residential Units in Positano, (ii) "88,000" shares sub-allocated to the "additional Village Retained Areas" to "Positano", and (iii) "1,000" share sub-allocated to the "Positano Residential Common Areas, Positano Residential Common Facilities, Upper Floor Common Areas, Upper Floor Common Facilities and the additional Village Common Areas and Village Common Facilities" (under the 2014 Sub-Sub-DMC for Positano (M/N 14091500580228)) were drawn from the "3,683,000" shares previously sub-allocated to the "Reserved Development Areas"

(under the Sub-DMC dated 31.5.2013 for Amalfi (M/N 13061700630026)). Such said "3,683,000" shares were previously drawn from the PDMC categories of "Reserved Undivided Shares", "City & Village Retained Areas" and "City & Village Common Areas and Facilities".

- Note (11) These undivided shares were assigned to the Manager
- Note (12) This "2,472,000" shares were the result of deduction from the figure "2,964,000" shares (sub-allocated to the "Village Retained Areas" under the 1982 Sub-DMC for Parkridge Village M/N IS112092) of the figure "492,000" (sub-allocated under the 1987 Sub-Sub-DMC for Nos. 1, 3, 5 and 7 Parkland Drive M/N IS136799).
- Note (13) This "88,465" shares (sub-allocated to the "Commercial Area at No. 2-16 Discovery Bay Road" under the 1998 Sub-Sub-DMC of Nos. 2 to 46 (even nos.) Discovery Bay Road, Coastline Villa of Peninsula Village M/N IS231338) were drawn from "12,920,000" shares (sub-allocated to the "Commercial Units (if any), Car Parking Spaces and Village Retained Areas" under the 1990 Sub-DMC for Peninsula Village M/N IS162615). 12833,535 and 88,465 shares were drawn respectively from the PDMC's categories of (i) "Village Retained Areas" and (ii) "Commercial Development" to make up the said figure of "12,920,000".
- Note (14) The 1994 Sub-DMC for La Vista, Phase VII M/N IS217149 created under II an additional category of "Reserved Development Areas" with "2,600,000" shares allocated. 1,686,000, 50,000, 163,000 and 701,000 shares were drawn respectively from the PDMC's categories of (i) "Residential Development", (ii) "Car Parks", (iii) "City & Village Common Areas & Facilities" and (iv) "City & Village Retained Areas" to make up such said figure of "2,600,000".
- Note (15) This "1064,000" shares together with the final remaining "505,000" shares under the PDMC's category of "Residential Development" were allocated as "1,569,000" shares to all the residential units of Neo Horizon (PH10).
- Note (16) This "3,064,000" shares were allocated to all the residential units of Siena One (PH11).
- Note (17) This "4,749,000" shares were allocated to all the residential units of Siena Two B (PH12).
- Note (18) This "4,909,000" shares were allocated to all the residential units of Chianti (PH13).
- Note (19) This "1,585,000" shares were allocated to all the residential units of Amalfi (PH14).
- Note (20) The 2013 Sub-DMC for Amalfi (PH14) M/N 13061700630026 created under II an additional category of "Reserved Development Areas" with "3,683,000" shares allocated. 3,559,000, 3,000 and 121,000 shares drawn respectively from the PDMC's categories of (i) "Reserved Undivided Shares", (ii) "City & Village Common Areas & Facilities" and (iii) "City & Village Retained Areas" to make up the said figure of "3,683,000".
- Note (21) This "1,738,000" shares were allocated to all the residential units of Positano (PH15).
- Note (22) This "88,000" shares under the "additional Village Retained Areas" of the 2014 Sub-Sub-DMC for Positano (PH15) M/N 14091500580228 were drawn from the shares under the "Reserved Development Areas" of 2013 Sub-DMC for Amalfi (PH14) M/N 13061700630026.
- Note (23) This "12,881,000" shares were all sub-allocated under the relevant Sub-DMCs or Sub-Sub-DMCs as the relevant villages' common areas and facilities. The rights of HKR over these shares are pursuant and subject to the provisions of the PDMC and all sub-DMCs/sub-sub-DMCs.

This certificate is prepared by HKR to its best knowledge, information and belief with reference to the PDMC and all the executed Sub-DMCs and Sub-Sub-DMCs of relevant villages and developments in Discovery Bay City. The contents and calculations of this certificate have been checked and hereby certified by an Authorized Person.

Authorized Person's Certification:

I, being a surveyor listed in the authorized persons' register kept by the Building Authority under Section 3(1) of the Buildings Ordinance (Cap. 123), hereby certify that the contents and calculations in this Certificate are true and accurate.

WAT Wang Tat
Authorized Person
Registration Number: AP(S) 87/13
Date: 23 Apr 2019

For and on behalf of
Hong Kong Resort Company Ltd.

TANG Moon Wah
Director

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 11:00
收件者: tpbpd@pland.gov.hk
主旨: Comment on Application Y/I-DB/2
附件: Application Y-I-DB-2 Area 6f Public Works 03DEC21 A Burns.pdf

Please find attached a further submission in respect of Application Y/I-DB/2 in PDF format.

3 December 2021

The Secretary
Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Hand and by Email

Re: Application Y/I-DB/2

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

Dear Sirs,

Re: Deletion of Public Works Provision under the Master Plan

1. Application Y/I-DB/2 proposes to change the use of the land at Area 6f from "Other Specified Uses (Staff Quarters)(5)" to "Residential (Group C)12".
2. The Town Planning Board may be misled to believe that the Application merely proposes to upgrade an existing residential provision. In fact, the Applicant has assisted this incorrect view by stating that "Area 6f is intended for residential accommodation" in the original Application document submitted by Masterplan Limited in January 2016 (paragraph 4.4.i on page 7). It would be a mistake to take this view.
3. According to the current Outline Zoning Plan, the Staff Quarters zoning is intended to designate land for the provision of staff quarters to serve the Discovery Bay development.
4. This zoning adopts the original provision set out in the Master Plan for Discovery Bay, which is now at version 7.0E. On the Master Plan, Area 6f falls under the Public Works designation. The Application has failed to note that the request to change the zoning would also require that the designated use of the site under the Master Plan be changed from Public Works to Residential Development.
5. The Board shall note that the Public Works nature of the site is recognised by the fact that staff quarters built in other areas do not contribute to management fees.
6. The Application has provided almost no justification for reducing the Public Works provision under the Master Plan. In effect, the Application would reduce the land available for support infrastructure at Discovery Bay while increasing the demand on the available infrastructure. It would be doing so at a time when the Applicant has just received approval from the Director of Lands to increase the number of residential units permitted to be built at

Discovery Bay by some 20% (under Master Plan 7.0E). Construction of these flats has not yet begun.

7. There is only one paragraph in the original Application submitted by Masterplan Limited to support the elimination of the Public Works provision at Area 6f (paragraph 4.4.ii on page 7):

"The permissible staff quarters use has not been implemented. Meanwhile, staff quarters are no longer in need in Discovery Bay, as a result of the completion of Discovery Bay Tunnel facilitating connection with the other districts at all times."

8. No data is provided to support the assertion that staff quarters are no longer needed. Meanwhile, since the Application was last before the Board in 2017, the Applicant has raised prices for both the ferry service and the internal and external bus services citing the difficulty in attracting and retaining staff due to the remote location of Discovery Bay.
9. The Applicant cannot argue on the one hand that staff quarters are no longer needed, and argue on the other that it must raise prices for basic transport services due to the difficulty in attracting staff to a remote area. The Board shall note that the Applicant has a monopoly on the provision of all ferry, bus and local hire car services.
10. Existing staff quarters at Discovery Bay are now over 30 years old and not built to modern standards. New staff quarters could be very attractive to prospective employees of the Applicant's monopoly companies that serve the Discovery Bay development.
11. Prior to considering the Application anew, the Board should request that the Applicant provides and makes public a full and complete review of the staffing of the transport, management and works services that it provides under monopoly to Discovery Bay to demonstrate beyond doubt that removal of the staff quarters provision is sustainable and would not result in higher costs for the residents of Discovery Bay over the long term.

Column 2 Uses under the "Other Specified Uses (Staff Quarters)(5)" Zoning

12. The Board shall note that, while Staff Quarters is a Column 1 use, there are also several Column 2 uses under the Outline Zoning Plan. The Column 2 uses are Government Use; Public Utility Installation; and Utility Installation for Private Project. The Application has provided no information to show that these uses are no longer needed, and has not indicated that it has consulted Government departments and private utility operators to ascertain whether or not these uses will be required at some date in the future.
13. The Board should require that the Applicant obtain the view of all relevant parties.

Sustainability and Net Zero

14. The original development concept for Discovery Bay was for a self-contained development, and the Public Works provision on the Master Plan catered to this concept. This was ahead of its time, as it was compatible with "net zero" objectives. Reducing the land available for Public Works without demonstrating that such action is sustainable would be a significant town planning mistake.
15. The Applicant has argued that the current provision for staff quarters use under the Outline Zoning Plan is "insignificant and poor utilisation of the site". There is nothing whatsoever to prevent the Applicant from applying to the Board to increase the staff quarters provision under the existing zoning. The Applicant should demonstrate why it has not considered this option, if the aim is indeed to make better use of the site to serve the Discovery Bay development.

Regards,
Andrew Burns



寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 9:10
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 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.

Yours faithfully,

Winnie Lai

Owner of [REDACTED]

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 9:25
收件者: tpbpd@pland.gov.hk
主旨: 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.

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.

Thank you for your consideration
Sreedevi V

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 11:29
收件者: tpbpd@pland.gov.hk
主旨: Objection to HKR Submission

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.

Sincerely,

Deep

6491

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 11:37
收件者: tpbpd@pland.gov.hk
主旨: Objection to the Submission by the 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.

Best regards,
Kenas Cheung
Woodbury Court

傳送自 Android 上的 Yahoo Mail

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 12:01
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 arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all

infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.

5.

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

6.

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

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

Kind Regards,

Bruce

PRUDENTIAL 

Bruce Forbes

Head of Global Investigations

Risk, Compliance & Security

Prudential plc, 

M: + 

Group Risk, Compliance & Security - Investigations

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 12:19
收件者: tpbpd@pland.gov.hk
主旨: Application No Y/1-DB2 for Amendment of Plan Under Section 12A of the Town Planning Ordinance.

Dear Sirs

I have the following comments in respect of the above Application as attached at pages 1-8 hereto.

Yours faithfully

Robert Smith

[REDACTED]

Lantau

Y/1-DB2

1) TOO LARGE A DEVELOPMENT FOR THE SITE AND ITS LOCATION

THE PROPOSED DEVELOPMENT IS FAR TOO LARGE FOR THE EXISTING PLATFORM WHICH WAS FORMED ON THE STEEP HILLSIDE OVER 20 YEARS AGO FOR A 170 M² GFA 2 STOREY STAFF QUARTERS BUILDING, AND NOT FOR A 21,600 GFA 18 STOREY BUILDING OF 426 UNITS.

THE APPLICANT AND THE RELEVANT GOVERNMENT DEPARTMENT HAVE NOT DIRECTLY OR INDIRECTLY ANTICIPATED THE SMALL SIZE OF THE EXISTING PLATFORM, THE DIFFICULTY OF ACCESS TO THE REMOTE SITE AREA AND THE EXTENT OF THE IMPACT OF SUCH A LARGE DEVELOPMENT ON THE SURROUNDING SLOPES ABOVE TO THE SOUTH AND WEST. THE SLOPES DOWN TO THE EAST IMMEDIATELY ADJACENT TO THE EXISTING 2ND RESIDENTIAL BLOCK OF CHINESE HOUSES (1500 M²) WITH CONSIDERABLE TREES AND A COMMERCIAL PLANT ON THE SITE AND ADJACENT.

THE PROPOSED STAFF AND QUARTERS BUILDING IS DISCLOSED AT THE EXISTING INC. BUILDING SITUATED AT WINDLAND CT, WOODGREEN CT AND WOODGREEN CT, LEADING TO THE SITE WILL ALSO REQUIRE WATER PIPES TO THE WEST SLOPE AND ON THE EAST SLOPE. ABOVE CRITICAL POINT BELOW.

THE PROPOSED ON SITE SEWAGE TREATMENT PLANT WHICH NEED TO BE SITUATED AT A LOWER LEVEL THAN THE 128 METER TOWER FORMATION LEVEL OF 55M, WILL REQUIRE FURTHER WORKS TO THE STEEP SLOPE AS WELL AS ANY SERVICES WHICH WILL NEED TO BE CONNECTED TO EXISTING SERVICES ON THESE SLOPES, INCLUDING WASTE, RAIN DRAINAGE, POTABLE WATER, FRESHING WATER, SURFACE WATER CONVEYANCE AND THE LIKE. A MAJOR LANDSLIDE ON AN ADJACENT SLOPE ABOVE MIDVALE VILLAGE SOME YEARS AGO IS STILL VISIBLE. THE TERRAIN OF THE MIDVALE LANDSLIDE AREA IS THE SAME AS THAT AT THE EASTMATE SITE AREA.

Y/1-DB2

2) THE WRONG ACCESS ROUTE TO THE SITE (CONT.)

THE PROPOSED ACCESS ROUTE IS TOTALLY UNACCEPTABLE.

- LIABE TO BLOCKAGE EACH DAY DUE TO EXISTING NO. OF VEHICLES AND PROBLEMS USING THE ROAD AND IN PARTICULAR THE PRIVATE PASSAGEWAY AND EVA RISK
- CONSTRUCTION TRAFFIC, HEAVY PLANT AND HUNDREDS OF WORKERS/STAFF WILL CAUSE MAJOR CONGESTION AND OBSTRUCT THE PRIVATE PASSAGEWAY AND INCREASE EVA RISK
- RISK OF ACCIDENTS TO EMERGENCY VEHICLES AND BUS SERVICES TO VEHICLES TO ACCESS
- NOISE, DUST AND VIBRATION FROM EXISTING RESIDENTIAL BUILDINGS AND REINFORCED SLOPE WORKS, AREA
- DANGER TO PEOPLE OF JARVILLE VILLAGE DURING CONSTRUCTION OF THE PROJECT
- THE DOWLING OF THE POPULATION USING THE EXISTING ROAD USED BY THE NEW DEVELOPMENTS AND ASSOCIATED TRAFFIC DEMAND IS TOO GREAT FOR THE ROAD
- THE MIXED IMPACTS OF THE CONSTRUCTION OF THE NEW DEVELOPMENT AND THE WATER (AND PRESENTLY DOWNPLAYED AND UNDERSTATED IMPACT OF SITE FORMATION AND SIGNAGE REQUIRED IN NEARLY ALL SURROUNDING AREAS) FROM THE START OF THE PASSAGEWAY AND THE SITE AND THE FURTHER IMPACT OF THE VARIOUS UTILITY CONNECTIONS FROM THE SITE DOWN THE SLOPE BELOW THE SITE.
- INSTALLATION OF UTILITIES ALONG THE EXISTING PASSAGEWAY DRIVE, EG. POTABLE WATER, FLUSHING WATER, AND THE LIKE, DITTO ALONG THE EXISTING ROAD TO CRYSTAL AND TOWN COURT, CAUSING FURTHER BLOCKAGES TO RESIDENTS ACCESS AND DISTURBANCE. EASYMATE

Y/1-DB2

CONCLUSION

- 1) IT IS UNCLEAR WHY THE APPLICANT WANTS TO INFILL IN DISCOVERY WAY WHEN THE INFRASTRUCTURE IS NOT CAPABLE SUSTAINING A POPULATION GREATER THAN ORIGINALLY APPROVED IF 25,000 POPULATION.
- 2) THE APPLICATION SHOULD THEREFORE BE REJECTED.

THE BETTER ALTERNATIVE

IF THERE IS A COMPELLING REASON FOR THE DEVELOPMENT TO PROCEED:

- A) A MUCH SMALLER DEVELOPMENT IN KEEPING WITH THE SIZE OF THE EXISTING FORMER PLATFORM WITH LARGER UNITS AND A MINIMUM AMOUNT OF WORK TO BE REQUIRED TO THE SURROUNDING ENVIRONMENT TO THE EXISTING RESIDENT BUILDINGS. THE DISTURBANCE TO THE REMAINING LANDSHED ALIGNMENT OF COME LOWER HEIGHT, DEVELOPMENT NORTH OR SOUTH EAST.
- B) A TOTALLY SEPARATE AND PERMANENT ACCESS ROAD BE CONSTRUCTED FROM DISCOVERY VALLEY ROAD TO THE SITE FOR ACCESS BOTH FOR CONSTRUCTION AND FOR PERMANENT ACCESS FOR A NEW SMALLER AND MORE SENSITIVE DEVELOPMENT ON THE SITE.
- C) THIS WOULD THEN MEET THE REQUIREMENTS OF THE PARKVIEW VILLAGE DEED OF MUTUAL COVENANT (THE SUB-DEED) WHEREBY "THE REGISTERED OWNER IN EXERCISE OF ITS RIGHTS UNDER THIS CLAUSE (SECTION 1, CLAUSE B) SHALL NOT WITH ALL DUE EXPEDITION CAUSING AS LITTLE DISTURBANCE AS POSSIBLE AND MAKING GOOD ANY DAMAGE CAUSED".

EASYNOTE

Y/1 - DB2

THE BETTER ALTERNATIVE (CONTD)

D) THE GASE, MAJORITY OF THE REQUIRED UTILITY SERVICE LINKS TO THE SITE COULD BE INCORPORATED IN THE ALTERNATIVE ROAD LINK TO SOMERSET VALLEY ROAD.

E) THE ALTERNATIVE ROAD COULD BE RUN FURTHER AWAY FROM ALL THE EXISTING RESIDENTIAL BUILDINGS IMPACTED BY THE PRESENT PROPOSED DEVELOPMENT USING THE PROPOSED APPROACH DRIVE, PASSAGEWAY, AND LINK AND PROPOSED ACCESS, THUS LIMITING THE DISTURBANCE TO THE SOUTH OF BOKKURAE VILLAGE.

REFER TO ATTACHED PLAN

A - SITE LOCATION (NOTED AS 5 NO RESIDENTIAL STAGGS)

B - THE APPROACH TO ACCESS ROUTE AND AN ALTERNATIVE ACCESS ROUTE



Note: Total length of PRF - Hiking Trails will be maintained after the diversion

AREA 6f
PROPOSED RESIDENTIAL DEVELOPMENT - Concept Plan 1

申請編號 Application No.: Y/1-DB/2
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



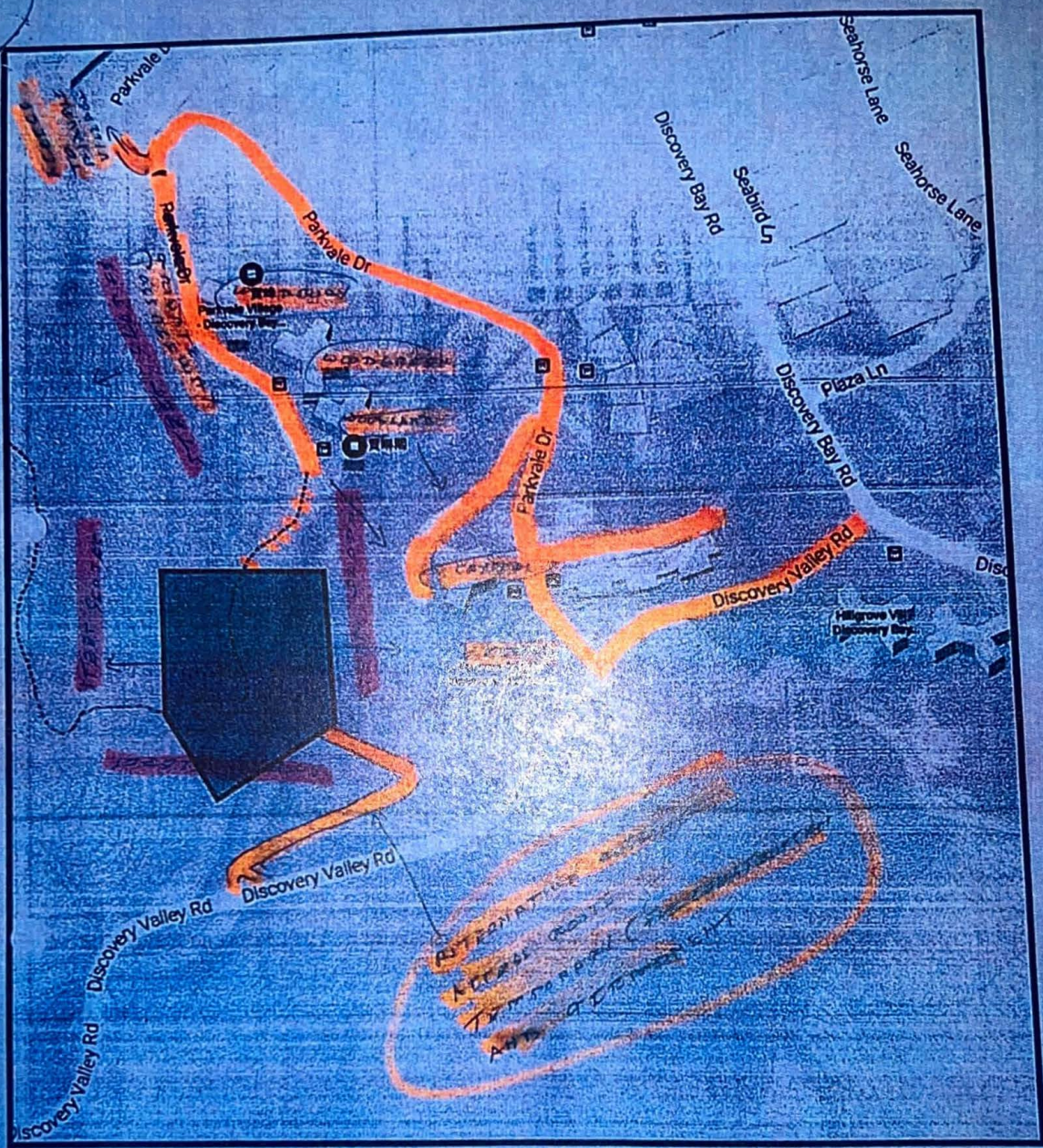
LEGEND:



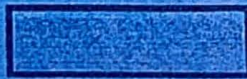
PROPOSED OZP BOUNDARY
FOR AREA 6F

FIGURE 1 - SITE LOCATION PLAN

(B)



LEGEND:



PROPOSED OZP BOUNDARY
FOR AREA 6F

FIGURE 1 - SITE LOCATION PLAN

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING
ORDINANCE

APPLICATION NO Y/1-DB2

THE FOLLOWING SUBMISSIONS HAVE BEEN MADE BY TAXPAYER
 VILLAGE OWNERS COMMITTEE (QVOC) IN RESPONSE TO THE
 APPLICANT'S APPLICATION AND AMENDMENT TO THE TOWN
 PLANNING BOARD AND THE VARIOUS GOVERNMENT DEPARTMENT
 IN RESPECT OF THE APPLICATION Y/1-DB2:
 13 JUNE 2016, 27 OCTOBER 2016, 19 NOVEMBER 2016,
 26 JANUARY 2017, 10 APRIL 2017 AND 26 MAY 2017.

THESE DETAILS ARE A GREAT NUMBER
 OF LEGITIMATE CONCERNS TO THIS APPLICATION
 AND WHICH HAVE BEEN ADDRESSED OR
 HAVE BEEN IGNORED BY BOTH
 THE APPLICANT AND THE GOVERNMENT DEPARTMENT.
 ADDITIONAL REMAIN TO THIS DAY.

IN PARTICULAR:

- 1) THE PROPOSED DEVELOPMENT IS MUCH TOO LARGE FOR
 THE SITE, GIVEN THE SURROUNDING TOPOGRAPHY (SLOPE)
 THE ACCESS CONSTRAINTS, AND THE CLOSURE OF ADJACENT
 RESIDENTIAL BUILDINGS.
- 2) THE PROPOSED ACCESS ROUTE TO THE SITE IS UNCONSIDERABLE,
 AND PASSES THROUGH A NARROW PRIVATE PASSAGEWAY
 IMMEDIATELY ADJACENT TO RESIDENTIAL BUILDINGS.

EASYMATE

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 13:00
收件者: tpbpd@pland.gov.hk
副本: ying hin tong
主旨: 第12A條申請編號Y/-DB/2 區域6f, lot385 RP& Ext (Part) in D.D.愉景灣352

致城市規劃相關部門：

本人是愉景灣 [REDACTED] 業主，堅決反對愉景灣開發商的上述開發項目。請城規會慎重考慮我們業主的意見，再次駁回發展商的申請。

余昔 YU SIK

[REDACTED] 業主

從我的 iPad 傳送

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 13:24
收件者: tpbpd@pland.gov.hk; angela_sze2002@yahoo.com.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 Planned Development section

In refer to the email subject, I am the one of the landlords from Coral Court, Discovery Bay.

I am writing here to **oppose** the development and construction of two high-rise residential buildings on the flat hillside behind the woods, Crystal and Coral Court which would cause over-development, traffic, noise and disruption to the community.

Please sincerely take our public views and not being dictatorship to make the decision on our behalf. Thank you for your kind understanding.

regards

Angela Sze

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 14:02
收件者: tpbpd@pland.gov.hk
主旨: Comments on Application Number YI-DB2
附件: Comments on Application Number YI-DB2.pdf

3 December 2021

Secretary, Town Planning Board

Application Number Y/I-DB/2

Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay - To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

I am an owner of a residential flat in Parkvale Village, Discovery Bay (DB), the village adjacent to Area 6f, through which HKR proposes to access Area 6f. I have lived in Discovery Bay for more than 36 years and seen its considerable growth and the benefits which have arisen from this growth. Although I think it is appropriate to further develop Discovery Bay, I believe that HKR's plans to build two 18 storey buildings, including 476 flats, of 21,600 m2 GFA on a platform created to accommodate a 170m² GFA three storey building are very ill judged and that the Town Planning Board (TPB) should reject HKR's application to rezone Area 6f for the reasons I set out below, being: the totally inadequate access to the site through Parkvale Village; the lack of an acceptable Geotechnical Planning Review Report on the safety of and the impact of the development on the slopes in Area 6F and Parkvale Village; the unacceptable proposal to build an on-site standalone sewage treatment plant and dispose of the treated effluent down an open nullah and into the sea in front of residential buildings and shopping centre and to remove the resulting sludge through Parkvale Village; to supply water to the proposed development in Area 6f from the Discovery Bay reservoir into which pesticides leach from the nearby golf course, which has not provided fresh water for drinking for more than 20 years and does not appear to be economically viable for only 476 flats.

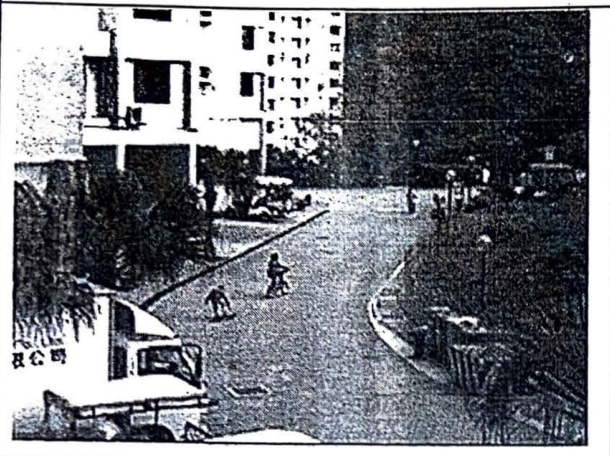
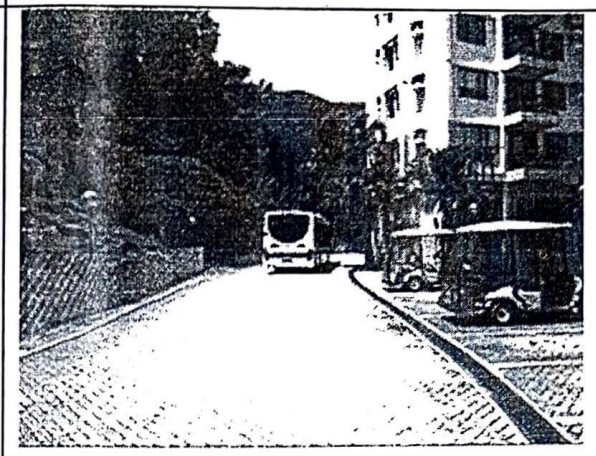
In the judicial review judgement, the judge stated that the PlanD has indicated that there is adequate infrastructure provision to cater for the development proposed by the Applicant, HKR. The judge also noted the TPB, in fulfilling its "Tameside duty", "should have asked these right questions namely, whether the rezoning was consistent with the planning intention, and whether it met the feasibility study of infrastructure and environmental capacities". As I explain below, I disagree with the conclusion of the PlanD that the infrastructure is adequate, especially with regard to the infrastructure of Parkvale Village which will need to be utilised to access Area 6f, and ask the PlanD to reconsider its conclusion and the TPB to ask the questions necessary to meet "the feasibility study of infrastructure and environmental capacities".

1. Proposed Access to Area 6f

I and others have commented previously on the totally inadequate access to Area 6f proposed by HKR. The application should be rejected due to the unsuitable access to Area 6f.

The proposed sole access to Area 6f is along Parkvale Drive, through Parkvale Village and past three residential high rise buildings. This access is inadequate because: the part of Parkvale Drive in front of the three "Woods" residential buildings is designed as a pedestrian pavement under BD regulations and is incapable of sustaining additional construction and operational traffic; the width of Parkvale Drive limits the ability of larger vehicles, including buses and construction vehicles, to pass one another; the potential lack of emergency access to Parkvale Drive in the event of an accident; lack of safety, as the proposed access to the site is a pedestrian area used by residents and the public. The construction of the proposed two residential buildings in Area 6f will make the three "Woods" residential buildings in Parkvale Village uninhabitable during the construction period.

The following photographs, and others included in the submission made by the Parkvale Village Owners' Committee, clearly illustrate these problems.

| | |
|--|--|
| <p><i>Section 3 of Parkvale Drive – “The Passageway”.</i></p> <p><i>The far end of the pedestrian pavement is from where the proposed access road to Area 6f will start.</i></p> | <p><i>Section 3 of Parkvale Drive – “The Passageway”.</i></p> <p><i>View of the rear of Woodbury Court, illustrating the narrowness of the pedestrian pavement, its lack of a carriageway to separate vehicles from pedestrians and the inability of vehicles to pass one another.</i></p> |
|  |  |

The FSD has recognized that an adequate emergency vehicular access (EVA) within Area 6f will be USELESS unless it connects to an adequate EVA through the adjacent Parkvale Village and Parkvale Drive. As a 5m gap between buildings and the road is required for the EVA to meet the regulations and as there is no gap at all between Woodbury Court and Parkvale Drive, the proposed sole access does not meet EVA requirements.

Even HKR recognises the limitations of Parkvale Drive as access to Area 6f. Despite it noting in its Application that the development of Area 6f would have no adverse impact on surrounding areas, it has stated **“We (the Applicant) are aware of the potential traffic impact on the neighborhood. As such, HKR is favorably considering to build either a temporary or permanent haul road from Discovery Valley Road.”** Despite its comment, HKR has not mentioned either the potential traffic impact or the possibility of an alternative access from Discovery Valley Road in either its Application or its Further Information. HKR should be required to explain why it has not proposed this alternative access in its Application, instead of using the access through Parkvale Village, as doing so would remove the problems of access through Parkvale Village.

Furthermore, the ownership of, and the right of HKR to use as access to Area 6f, the part of Parkvale Drive from its junction with Middle Lane and the entrance to Area 6f, referred to as a “Passageway” in the deed of mutual covenant, is disputed. The application should not be approved until independent legal counsel has advised on the ownership and right to use this “Passageway”.

2. Slope Safety

Despite the importance of the safety of the slopes of both Area 6f and its immediate vicinity, including the slopes above the Passageway on Parkvale Village, HKR ignored CEDD’s request for a Geotechnical Planning Review Report (GPRR) until including a GPRR, which is only a desk top and paper exercise using outdated information, in its submission just before the Application was considered by the TPB in 2017.

It appears from this limited GPRR that the CTL Category 1 (highest consequences-to-life) slope directly opposite the three “Woods” residential buildings in Parkvale Village, the only proposed access to Area 6f, would have to be destroyed and rebuilt and that two more CTL Category 1 slopes above and adjacent to Coral and Crystal Courts, two other high rise buildings in Parkvale Village located immediately below Area 6f, will be subject to significant changes. These would be significant consequences of approving the Application which would have a significant impact on the residents of Parkvale Village, which have not been fully evaluated and which should have been made known to all by HKR in a valid “public consultation” exercise.

The CEDD should reject the GPRR which HKR has submitted and require HKR to complete an acceptable GPRR which fully explains the consequences of the proposed development on the slopes in Area 6f and in Parkvale Village.

3. Sewage Treatment

HKR proposes to provide an on-site sewage treatment plant (STP), in the basement and ground floor of the proposed buildings, to serve the proposed development as the Director of Environmental Protection (DEP) has stated that the 'Siu Ho Wan Sewage Treatment Works' (SHWSTW), which currently treats all sewage from Discovery Bay, has no spare capacity to cater for sewage arising from the proposed development. Furthermore, the applicant proposes to: discharge the treated sewage directly into the sea next to the ferry pier using either a gravity pipe or the open nullah, which is adjacent to Hillgrove Village, although it is clear from HKR's comments that the latter is the intended approach; and, in the event of the STP breaking down, divert the treated sewage to the SHWSTW, despite the DEP stating that the SHWSTW does not have the capacity to receive the sewage from the proposed development.

HKR minimises the pollution impact of discharging sewage into the sea, even though it will increase the TIN and TPs which are already above acceptable levels, thereby increasing the probability of red tides in DB waters. The EPD has stated that "Not until the applicant has demonstrated that all practicable mitigation measures are exhausted, we have reservation on the acceptability of the proposed development from water quality assessment point of view".

I am also concerned about the potential smells arising from removing the sewage sludge from the standalone STW through Parkvale Village and from discharging the treated sewage into the open nullah. Even HKR's own consultants note that a local STW may cause "an offensive smell and is health hazard" (HKR's application, Appendix A, paragraph 5.6.4.1) and that the sewage proposal "is considered not an efficient sewage planning strategy" (October Further Information, Annex G "Revised Study on Drainage, Sewage and Water Supply", paragraph 5.6.1.4).

How does building such a STP which will, probably, discharge its effluent into an open nullah and thence into the sea, adjacent to a pedestrian walkway, residential buildings and a shopping centre help in the DSD in fulfilling its Vision statement, being "To provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong"?

Furthermore, I fail to understand how using the SHWSTW in the event of an emergency can be feasible when the DEP has stated that the SHWSTW has no spare capacity to accept sewage from the proposed development.

Given that the approximately 19,000 current residents of Discovery Bay enjoy sewage disposal facilities provided by the government and the government's considerable efforts to improve sewage disposal in Hong Kong over recent years, building a standalone STP to serve the 1,190 potential residents of the proposed development seems a retrograde step and I am very concerned and surprised that neither the DEP nor the DSD have rejected the proposal to build one.

4. Water Supply

As it has been informed it cannot provide potable water to Area 6f from Sui Wan Ho, which provides potable water to all other residents in Discovery Bay, HKR intends to re-open, after more than 20 years, the DB reservoir, build a new private water treatment works, a new pumping station, a new service reservoir and new water main down Discovery Valley Road, and back up Parkvale Drive to Crystal Court and Coral Court, then up the slope to Area 6f.

However, one of the primary reasons for connecting to the government water supply was the low standard of drinking water that residents experienced from the reservoir. There is no detail over how the water quality for the Area 6f development will be so significantly improved above past failures.

In addition, there appears to be no backup plan for the provision of fresh water to the Area 6f residents if and when the water quality does not comply with Guidelines for Drinking-water Quality recommended by the World Health Organization, which is the water quality standard currently adopted by the WSD fresh water supply system.

Furthermore, it does not appear economic to build the proposed infrastructure to supply the potential 1,190 residents of the proposed development, who, alone, will need to bear the costs of operating the new standalone system, as the other residents of DB will not benefit from it.

Simon Minshall

3 December 2021

Secretary, Town Planning Board

Application Number Y/I-DB/2

Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay - To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

I am an owner of a residential flat in Parkvale Village, Discovery Bay (DB), the village adjacent to Area 6f, through which HKR proposes to access Area 6f. I have lived in Discovery Bay for more than 36 years and seen its considerable growth and the benefits which have arisen from this growth. Although I think it is appropriate to further develop Discovery Bay, I believe that HKR's plans to build two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey building are very ill judged and that the Town Planning Board (TPB) should reject HKR's application to rezone Area 6f for the reasons I set out below, being: the totally inadequate access to the site through Parkvale Village; the lack of an acceptable Geotechnical Planning Review Report on the safety of and the impact of the development on the slopes in Area 6f and Parkvale Village; the unacceptable proposal to build an on-site standalone sewage treatment plant and dispose of the treated effluent down an open nullah and into the sea in front of residential buildings and shopping centre and to remove the resulting sludge through Parkvale Village; to supply water to the proposed development in Area 6f from the Discovery Bay reservoir into which pesticides leach from the nearby golf course, which has not provided fresh water for drinking for more than 20 years and does not appear to be economically viable for only 476 flats.

In the judicial review judgement, the judge stated that the PlanD has indicated that there is adequate infrastructure provision to cater for the development proposed by the Applicant, HKR. The judge also noted the TPB, in fulfilling its "Tameside duty", "should have asked these right questions namely, whether the rezoning was consistent with the planning intention, and whether it met the feasibility study of infrastructure and environmental capacities". As I explain below, I disagree with the conclusion of the PlanD that the infrastructure is adequate, especially with regard to the infrastructure of Parkvale Village which will need to be utilised to access Area 6f, and ask the PlanD to reconsider its conclusion and the TPB to ask the questions necessary to meet "the feasibility study of infrastructure and environmental capacities".

1. Proposed Access to Area 6f

I and others have commented previously on the totally inadequate access to Area 6f proposed by HKR. The application should be rejected due to the unsuitable access to Area 6f.

The proposed sole access to Area 6f is along Parkvale Drive, through Parkvale Village and past three residential high rise buildings. This access is inadequate because: the part of Parkvale Drive in front of the three "Woods" residential buildings is designed as a pedestrian pavement under BD regulations and is incapable of sustaining additional construction and operational traffic; the width of Parkvale Drive limits the ability of larger vehicles, including buses and construction vehicles, to pass one another; the potential lack of emergency access to Parkvale Drive in the event of an accident; lack of safety, as the proposed access to the site is a pedestrian area used by residents and the public. The construction of the proposed two residential buildings in Area 6f will make the three "Woods" residential buildings in Parkvale Village uninhabitable during the construction period.

The following photographs, and others included in the submission made by the Parkvale Village Owners' Committee, clearly illustrate these problems.

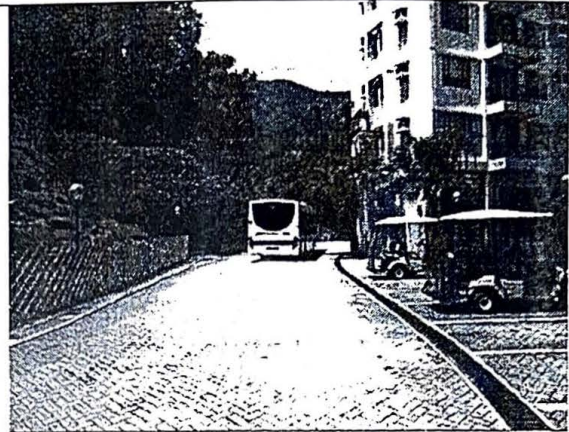
Section 3 of Parkvale Drive – “The Passageway”.

The far end of the pedestrian pavement is from where the proposed access road to Area 6f will start.



Section 3 of Parkvale Drive – “The Passageway”.

View of the rear of Woodbury Court, illustrating the narrowness of the pedestrian pavement, its lack of a carriageway to separate vehicles from pedestrians and the inability of vehicles to pass one another.



The FSD has recognized that an adequate emergency vehicular access (EVA) within Area 6f will be USELESS unless it connects to an adequate EVA through the adjacent Parkvale Village and Parkvale Drive. As a 5m gap between buildings and the road is required for the EVA to meet the regulations and as there is no gap at all between Woodbury Court and Parkvale Drive, the proposed sole access does not meet EVA requirements.

Even HKR recognises the limitations of Parkvale Drive as access to Area 6f. Despite it noting in its Application that the development of Area 6f would have no adverse impact on surrounding areas, it has stated “We (the Applicant) are aware of the potential traffic impact on the neighborhood. As such, HKR is favorably considering to build either a temporary or permanent haul road from Discovery Valley Road.” Despite its comment, HKR has not mentioned either the potential traffic impact or the possibility of an alternative access from Discovery Valley Road in either its Application or its Further Information. HKR should be required to explain why it has not proposed this alternative access in its Application, instead of using the access through Parkvale Village, as doing so would remove the problems of access through Parkvale Village.

Furthermore, the ownership of, and the right of HKR to use as access to Area 6f, the part of Parkvale Drive from its junction with Middle Lane and the entrance to Area 6f, referred to as a “Passageway” in the deed of mutual covenant, is disputed. The application should not be approved until independent legal counsel has advised on the ownership and right to use this “Passageway”.

2. Slope Safety

Despite the importance of the safety of the slopes of both Area 6f and its immediate vicinity, including the slopes above the Passageway on Parkvale Village, HKR ignored CEDD’s request for a Geotechnical Planning Review Report (GPRR) until including a GPRR, which is only a desk top and paper exercise using outdated information, in its submission just before the Application was considered by the TPB in 2017.

It appears from this limited GPRR that the CTL Category 1 (highest consequences-to-life) slope directly opposite the three “Woods” residential buildings in Parkvale Village, the only proposed access to Area 6f, would have to be destroyed and rebuilt and that two more CTL Category 1 slopes above and adjacent to Coral and Crystal Courts, two other high rise buildings in Parkvale Village

located immediately below Area 6f, will be subject to significant changes. These would be significant consequences of approving the Application which would have a significant impact on the residents of Parkvale Village, which have not been fully evaluated and which should have been made known to all by HKR in a valid "public consultation" exercise.

The CEDD should reject the GPRR which HKR has submitted and require HKR to complete an acceptable GPRR which fully explains the consequences of the proposed development on the slopes in Area 6f and in Parkvale Village.

3. Sewage Treatment

HKR proposes to provide an on-site sewage treatment plant (STP), in the basement and ground floor of the proposed buildings, to serve the proposed development as the Director of Environmental Protection (DEP) has stated that the Siu Ho Wan Sewage Treatment Works' (SHWSTW), which currently treats all sewage from Discovery Bay, has no spare capacity to cater for sewage arising from the proposed development. Furthermore, the applicant proposes to: discharge the treated sewage directly into the sea next to the ferry pier using either a gravity pipe or the open nullah, which is adjacent to Hillgrove Village, although it is clear from HKR's comments that the latter is the intended approach; and, in the event of the STP breaking down, divert the treated sewage to the SHWSTW, despite the DEP stating that the SHWSTW does not have the capacity to receive the sewage from the proposed development.

HKR minimises the pollution impact of discharging sewage into the sea, even though it will increase the TIN and TPs which are already above acceptable levels, thereby increasing the probability of red tides in DB waters. The EPD has stated that "Not until the applicant has demonstrated that all practicable mitigation measures are exhausted, we have reservation on the acceptability of the proposed development from water quality assessment point of view".

I am also concerned about the potential smells arising from removing the sewage sludge from the standalone STW through Parkvale Village and from discharging the treated sewage into the open nullah. Even HKR's own consultants note that a local STW may cause "an offensive smell and is health hazard" (HKR's application, Appendix A, paragraph 5.6.4.1) and that the sewage proposal "is considered not an efficient sewage planning strategy" (October Further Information, Annex G "Revised Study on Drainage, Sewage and Water Supply", paragraph 5.6.1.4).

How does building such a STP which will, probably, discharge its effluent into an open nullah and thence into the sea, adjacent to a pedestrian walkway, residential buildings and a shopping centre help in the DSD in fulfilling its Vision statement, being "To provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong"?

Furthermore, I fail to understand how using the SWHSTW in the event of an emergency can be feasible when the DEP has stated that the SWHSTW has no spare capacity to accept sewage from the proposed development.

Given that the approximately 19,000 current residents of Discovery Bay enjoy sewage disposal facilities provided by the government and the government's considerable efforts to improve sewage disposal in Hong Kong over recent years, building a standalone STP to serve the 1,190 potential residents of the proposed development seems a retrograde step and I am very concerned and surprised that neither the DEP nor the DSD have rejected the proposal to build one.

4. Water Supply

As it has been informed it cannot provide potable water to Area 6f from Sui Wan Ho, which provides potable water to all other residents in Discovery Bay, HKR intends to re-open, after more than 20 years, the DB reservoir, build a new private water treatment works, a new pumping station, a new service reservoir and new water main down Discovery Valley Road, and back up Parkvale Drive to Crystal Court and Coral Court, then up the slope to Area 6f.

However, one of the primary reasons for connecting to the government water supply was the low standard of drinking water that residents experienced from the reservoir. There is no detail over how the water quality for the Area 6f development will be so significantly improved above past failures.

In addition, there appears to be no backup plan for the provision of fresh water to the Area 6f residents if and when the water quality does not comply with Guidelines for Drinking-water Quality recommended by the World Health Organization, which is the water quality standard currently adopted by the WSD fresh water supply system.

Furthermore, it does not appear economic to build the proposed infrastructure to supply the potential 1,190 residents of the proposed development, who, alone, will need to bear the costs of operating the new standalone system, as the other residents of DB will not benefit from it.

Simon Minshall

寄件者: [REDACTED]
寄件日期: 2021年12月03日星期五 17:12
收件者: tpbpd@pland.gov.hk
主旨: Fwd: 第12A條申請編號Y/-DB/2 區域6f, lot385 RP& Ext (Part) in D.D.愉景灣352

致城市規劃相關部門：

本人是愉景灣 [REDACTED] 業主，堅決反對愉景灣開發商的上述開發項目。請城規會慎重考慮我們業主的意見，再次駁回發展商的申請。

Tonga Ying Hin 唐迎憲

愉景灣 [REDACTED] 業主