」 19月1日 新聞講師 2月1日日 - 19月1日 - 19月11日 - 19月11日 - 19月11日 - 19月1

PEMS Comment Submission

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		4973
就規劃申請/覆核提出意見 Making Comment on	Planning Application / Review	
参考编號 Reference Number:	161120-225830-70563	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	20/11/2016 22:58:30	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. G H Koo	
意見詳情 Details of the Comment :		
New developments in Discovery Bay surely create er y. Fully support.	nployment opportunity in property	industr

	4480
就規劃申請/覆核提出意見 Making Comment of	n Planning Application / Review
参考編號 Reference Number:	161125-094552-95351
提交限期 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	25/11/2016 09:45:52
有關的規劃申請編號 The application no. to which the comment relat	es: Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Andy Lau
意見詳情 Details of the Comment :	
Fully support this application as it can better utilize the land in Discovery Bay and let more peo- le to live in this beautiful place.	

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頁1/1 **4481**

就規劃申請/覆核提出意見 Making Comment o	n Planning Application / Review	
参考編號 Reference Number:	161125-123842-06751	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	25/11/2016 12:38:42	
Date and the of submission.	•	
有關的規劃申請編號	Y/I-DB/3	
The application no. to which the comment relate	25:	
「提意見人」姓名/名稱	先生 Mr. SIT	
Name of person making this comment:		
意見詳情		
Details of the Comment :		
支持有關計劃。可善用土地資源,提供更加多土地作發展及供應不同類型的房屋選擇。		

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貝1/1

就規劃申請/覆核提出意見 Making Comment of	n Planning Application / Review
参考編號 Reference Number:	161125-122607-36941
提交限期 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	25/11/2016 12:26:07
- 有關的規劃申請編號 The application no. to which the comment relate:	s: ҮЛ-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 薛
意見詳情	
Details of the Comment :	·
支持計劃,新發展可創造更多就業機會,為香港	時帶來更多的經濟效益。

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4483 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考编號 161125-130559-48827 **Reference Number:** 提交限期 09/12/2016 Deadline for submission: 提交日期及時間 25/11/2016 13:05:59 Date and time of submission: 有關的規劃申請編號 The application no. to which the comment relates: Y/I-DB/3 「提意見人」姓名/名稱 女士 Ms. Sophia Woo Name of person making this comment: 意見詳情 **Details of the Comment :** Fully support the development for a better DB.

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4484

就規劃申請/覆核提出意見 Making Comment on	Planning Application / Review
参考編號 Reference Number:	161125-175615-37182
提交限期 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	25/11/2016 17:56:15
有關的規劃申請編號 The application no. to which the comment relates	s: Y/I-DB/3
「提意見人」 姓名/名稱 Name of person making this comment:	先生 Mr. Cedric LO
意見詳情	
Details of the Comment :	
Increase job opportunity	

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就規劃申請/覆该提出意見 Making Comment on Planning Application / Review		
參考編號 Reference Number:	161125-220008-35053	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	25/11/2016 22:00:08	
有關的規劃申請編號 The application no. to which the comment relates:	ч/ī-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Chan Shi Lung	
意見詳情 Details of the Comment :		
新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。另可善用土地資源, 增加土地供應及房屋,提供不同類型的房屋選擇,在規劃方面可提供多些空間予市民使 用及多方面的配套、設施。		

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	4400
就規劃申請/覆核提出意見 Making Comment on Plann	ing Application / Review
参考编號	
Reference Number:	161127-102049-70898
提交限期	09/12/2016
Deadline for submission:	
提交日期及時間	
Date and time of submission:	27/11/2016 10:20:49
Pate and time of submission.	
有關的規劃申請編號	
The application no. to which the comment relates:	Y/I-DB/3
「提意見人」 姓名/名稱	先生 Mr. Morten Lisse
Name of person making this comment:	元主 MI. Monen Lisse
意見詳情	
Details of the Comment :	
I strongly oppose any more development in Discovery Bay	y and yet another proposal from HKR
is very much against the resident's wish.	-
Discovery Bay was designed as a low density "green" livin	ng environment and now the town has
grown out of proportions, with incredible traffic - double of	lecker busses, heavy goods vehicle, c
nstruction vehicles and an increased number of private car es the safety for the many children of Discovery Bay - with	h no traffic control measurements in r
lace.	in no traine control measurements in p
It is furthermore evident that most pro-development comm	ents for the further expansion of Disc
overy Bay, in order for HKR to make more profit on the ex	xpense of the citizens of Discovery Ba
y, are made by corporate owners, friends and employees o	f HKR, who all have a vested interest
in the future development.	

in the future development. I doubt you will see any true resident of Discovery Bay in support of these plans.

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各件者: 各件日期: 次件者: 主旨:

Sean Shen 26日11月2016年星期六 9:40 tpbpd@pland.gov.hk Fwd: Objection to the Application No. Y/I-DB/3

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Dear Sir,

notice that Hong Kong Resort International has resubmitted the application for the below-mentioned development projects in Discovery Bay.

i would like to note two points:

(a) the objections I sent to your Board in July are all still valid. See the attached email below.

(b) I note from the press that in the first round of consultation, there were many objections. As a result, HKR withdrew the applications. After several months, they have quietly resubmitted the application.

new notice for feedback has not been widely circulated in the community, it is likely that the residents in Discovery Bay may not be aware of this new round of consultation. I respectfully request the Board to take full considerations of the objections raised in the last round of consultations by the community, most of which should continue to be relevant to the new submission.

Since July, the quiet community of Discovery Bay has been turned into a construction ground by the HKR for the redevelopment of the commercial space around the pier. It clearly demonstrate that the infrastructure in Discovery Bay cannot support further development around this area.

I thank the Board for the care and attention given to this case.

Yours faithfully

S Shen

La .ta Discovery Bay ------Forwarded message -------From: Sean Shen Date: Sun, Jul 10, 2016 at 9:33 PM Subject: Objection to the Application No. Y/I-DB/3 To: tpbpd@pland.gov.hk

Dear Sirs,

I am writing to object to the above application to redevelop the lot to a high density residential project.

As you all know, unlike the area near the Discovery Bay tunnel, this area is part of the old phase of DB development which was meant to be low density and close-to-nature kind of development. As a result, the infrastructure designed and built in the eighties and early nineties was only intended for a population much smaller than the current density. Here are some examples:

(a) Transportation

The number of buses coming out of the bus station near the pier has probably increased 4 to 5 times in the past decade. The asphalt road from the bus station leading to the Discovery Bay Road has cracked several times. The recent crack pok place a few weeks ago and was patched up with some temporary cement. This is very symbolic of the whole infrastructure in DB, which is stretched to the limit and patched up with temporary measures.

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There has been no traffic lights in DB since its establishment. However, it is so difficult and unsafe nowadays to cross the Discovery Bay Road to walk to the pier every morning or evening since the stream of traffic never stops. Due to road vork, the developer has installed a set of temporary traffic lights at the present which makes people realize how heavy he traffic has become in DB - the waiting time can often be longer than the world famous crossing in front of the Sogo Department Store in Causeway Bay!

b) Leisure space

As a private development nestled next to the country park, government has not planned any leisure facility, especially in he old phase of DB (on the Easter side of DB where this new development will take place). The site contains the only ootball pitch in this part of DB. Every DB resident who goes to Mui Wo would admire how much leisure facility the government has built for a population much smaller than DB. It is just not right for the Planning Board to allow a leveloper to grab the last open space which is the most precious football pitch for the youth in DB.

c) Support infrastructure

This area contains some vital functions to support the daily running of DB. For example, it has a bus repair depot, a waste treatment centre and an emergency helicopter pad. It also has a staff quarter for DB employees and ferry terminal to Ping Chau and Mui Wo, two favourite weekend outing locations for DB residents. With the proposed development, the space for these functions will either be eliminated or squeezed to minimum. Again it would harm both existing residents and new residents after the properties are sold.

(d) Destruction of the environment

As the members all know very well, Nim Shue Wan has become part of the Lantau country park because it still keeps the feel of traditional Hong Kong seaside villages. The proposed development would certainly destroy that environment. To make things worse, the pollution in Nim Shue Wan would become worse, which itself was a planning error on the pa: the government to allow such large scale private development without building proper infrastructure, public or private.

I strongly urge the Town Planning Board members to demand the developers to provide very detailed report to demonstrate how the developer is going to first invest in the infrastructure to support the new populations and control pollution in each of the areas I outlined above. In fact, any future development in DB should always be conditional upon investments in infrastructure and independent report demonstrating that the quality of life of existing and new residents would not be compromised.

As the current proposal clearly fails in this regard, I urge the Board to veto the plan.

Yours faithfully

S. Shen

mbrd

寄件者: 寄件日期: 軟件者: 主旨: SER HK 28E11H2016(F):UI--17:55 tpbpl@pland.gov.bk Objection to Planning Application Ref: YA-DB/3 Discovery Bay

Dear Sirs,

In reference to Planning Application Y/I-DB/3 - Discovery Bay, kindly note that my objections concerning the developers /applicants proposal are as follows:-

 The current wall-like structure appearance of the 3-4 storey housing is not acceptable. A stagger arrangement (disposition) in terms of plan position and more variety in vertical height arrangement of the low rise building blocks must be provided in order assist effective air flow around buildings.

- 2. The "Waterfront Pedestrian Promenade" with a slab raised above the waterline on stilted structure open to the sea is not acceptable. A stilted structure which is open to the sea is visually / aesthetically unpleasing. When this proposal for a raised platform is viewed from the sea and/or the surrounding coastline the public will view an unattractive utility services zone/void containing drainage and sewage pipes. Moreover, vermin and the uncontrolled accumulation of flotsam and jetsam will occur. An open stilted structure is also a major safety concern as persons/children; objects can be concealed from view if they enter this large extensive area.
- The "Waterfront Pedestrian Promenade" proposed design is a monotonous, relatively straight (550 meter in length and only 4 meter wide) is without any interest and does not embrace the surrounding natural, highly interesting, indented coastline. The proposed design acts in effect a physical barrier detaching the public from connecting with the sea. There is no apparent attempt to enhance the promenade when viewed from the surrounding area or to integrate the promenade in terms of landscaping treatment or its form or respond to the beach waterfront setting.
- 4. Public access and Emergency services access to the Nim Shue Wan village pedestrian path is not clearly defined on the proposed masterplan and is required at this time for consideration. The Concept Plan Master Layout should clearly define all easements to Nim Shue Wan Village/Trappist Monastery and illustrate how this proposed development will help these residents and improve upon the current situation.
- Proposed entrance / access route to the waterfront promenade from the main access road is too narrow and uninviting.
- 6. Provide Green (landscaped) roofs to all buildings. Provide vertical greening for blank elevations which would increase the amenity value and also improves air quality and in the long run, it can also reduce urban heat island effect.
- 7. The proposal to place 'Water Features' throughout a waterfront development is bizarre. The developer / applicant should understand that existing water features throughout Discovery Bay are not ideal, they smell of chemical treatment, chemical treatment stains surrounding materials providing an unsightly appearance, they are a slip
- (1) hazard when they spray water on surrounding pavement walkways and are constantly undergoing maintenance which causes inconvenience. Please provide instead a sustainable proposal such as a fish pond, or give the areas over to the planting of trees or a playground for children.
- 8. There is not sufficient consideration for leisure or public use facilities that provide interest or benefit local residents such as designated locations for fishing, public boating moors, open lawn space / multi-use areas (tai chi), picnic areas, kite flying, exercise areas, seating with shelter, barbecue facilities, cycle path or indoor multi-function room for residents, public toilets, playgrounds, drinking water fountains, crèche facilities.
- 9. One proposed children's play area on top of the podium is not sufficient for the scale of development, the developer / applicant should provide a least three number playgrounds with play activity equipment's.
- 10. There is not sufficient landscaping to the "Waterfront Pedestrian Promenade" in order to maximize pedestrian comfort, tall trees with a wide promenade shaded by dense canopy of trees for solar shading should be provided. The adjoining Nim Shue Wan coastline contains lush greenery which should be replicated for continuity of appearance. The proposed 4 meter min wide waterfront walk is too narrow, abundant and meaningful landscaping should be provided along the entity of waterfront.
- 11. The amount and variety of effective green open spaces is not enough and should be maximized to reduce radiation gain of buildings and associated structures.
- 12. Public mooring, berthing and access should be provided for small and medium sized row boats, dingy, kayaks, leisure fishing boats (e.g for residents and Peng Chau and Nim Shue Wan fishermen) etc. Bridges and pontoons emerging from the Waterfront Pedestrian Promenade should be provided in the bay to permit the public physical connection and enjoyment of the sea. A slipway for small boats/kayaks to enter/egress the water should be provided.

- 13. Details concerning the intended use and operations of the area indicated on master plan as "Bounty Pier", should be clearly quantified by the applicant / developer. Will this area be operated as a form of commercial concession and if so what the details are? Will there be party goers revelers and associated noise omissions, will there be an associated transport link / bus drop off pick up? When and how would it operate?
- 14. The Traffic Impact Assessment (TIA) states that the roads both within and outside DB have plenty of spare capacity to cater for a population increase from 25,000 to 29,000. However, the TIA ignores the essential fact that, under the existing OZP, Discovery Bay is declared to be "primarily a car-free development". The applicant has chosen to ignore the intent of the OZP and failed to provide and/or maintain a "primarily a car-free development". The applicants various submissions to the planning department for Discovery Bay continue to increase road vehicle numbers without any regard for the stated requirement contained in the OZP , i.e. Discovery Bay is declared to be "primarily a car-free development"
- 15. The Traffic study does not address the issue of increased vehicle activity and its impact upon peak hour traffic flows and increased waiting times etc. inside Discovery Bay which will occur during the construction execution phase. Similarly the traffic study does not address the collective impact arising from other possible concurrent construction works undertaken by the applicant / developer in the surrounding Discovery Bay development area. Furthermore, the traffic study does not address whether specific pedestrianisation, traffic control measures, pedestrian crossings are proposed to minimize the conflict between vehicles and pedestrians (Residents of the Marina for example may be subjected to the daily disturbance and risks associated from the proposed buildings construction activities anywhere, from 4 to 8 years or more).

- 16. Numbers, locations and types of vehicle parking spaces and zones for residents (golf carts), and allocation for service vehicle parking are not defined and should be clearly spelled out at this stage. There are not sufficient in numbers or details pertaining to the public bus stops & shelters. An additional bus stop should be provided adjacent to the plaza/bounty pier.
- 17. The Government should review the personal transport options available to residents. Consideration should be given to completely replacing petrol and diesel vehicles (golf carts, buses, DB Management cars, mini vans, vendors / property agent's vehicles etc.) with more sustainable transport options (e.g. electric vehicles) and adhere to the OZP requirement which states that Discovery Bay is declared to be "primarily a car-free development".
- 18. There should be a small provision for retail space such as a coffee shop or convenience shop to serve the proposed residents.
- 19. The entire podium should be acoustically treated and this includes all entry/egress points. Large acoustic rated doors are common place and should be used to mitigate what is in effect a proposed concentration of industrial facilities adjoining a residential and marina waterfront area.
- 20. How and where toxic fumes will be treated and exhausted safely from the podium without affecting the residential occupants should be clearly described.
- 21. The prominence and appearance of the proposed location for the petrol station has not been given proper consideration. The petrol station should be incorporated into the podium and/or designed specifically so that it is not visible from Discovery Bay Road or adjoining Costa Avenue. Residents along Costa Avenue and Discovery Bay Road whose views of Peng Chau will be taken from them and blocked by the proposed development should no need to suffer the added offence of having their scenic view superseded by an unsightly petrol fueling station.
- 22. The proposed sewage submarine outfall into the bay is not an acceptable long-term sustainable solution and will only serve to increase the risk of health hazards and the likelihood of more red tide incidents in the surrounding Discovery Bay and Peng Chau areas. It will also impact negatively on marine life and the residents of Nim Shue Wan.
- 23. The central drive is effectively a long narrow extruded canyon flanked on one side by a featureless podium wall housing industrial facilities and the other side by a wall of residential villa type accommodation, this is not an acceptable solution in terms of use, form, quantity or appearance.
- 24. Details for the refuse collection point should be provided at this stage for consideration. The refuse collection point location and pertinent details should be clearly explained! Where is the entrance? How big will the associated area be? How close to the residential areas will it be? What measures are proposed to mitigate its unsightly and smelly impact?
- 25. The make-up and major space/zoning allocation inside the entire podium should be defined for consideration. E.g. bus garage, refuse collection, golf cart maintenance, LPG storage, dangerous good, electrical rooms, telecom rooms etc. their respective sizes and distances/ proximity to adjoin residential buildings.
- 26. The extent and width of footpaths to the central drive are inadequate to meet required levels of service and are of adequate width to sustain meaningful landscape provision (i.e. tall brad leaf tree planting measures) as advocated by Development Bureau as minimum standards.
- 27. The Concept Plan Master Layout fails to comply with the requirements of The Hong Kong Planning Standards and Guidelines (HKPSG) November 2015 Edition of the Hong Kong Government Sustainable Development Plan.
- 28. The developer/ applicant proposal does not make every reasonable effort to improve the environment for the

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Town Planning Board Secretariat 15/F, North Point Government Offices 333 Java Road, North Point, Hong Kong Fax:2877 0245 and 2522 8426 Email: tpbpd@pland.gov.hk

Dear Sir,

Section 12A Application No.Y/I-DB/3 For optimising the land uses at Area 10b, Discovery Bay Public comment- in support of the application

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I refer to the abovementioned application which is currently inviting public comment.

I am writing in support of the application, for the following reasons:

- It optimises the land use to alleviate the land shortage issue in HK, and provides more housing choices.
- The plan redevelops and upgrades the current mix of unsightly uses in the area. The overall environment of the area will be improved.
- The improvement to the foreshore promenade, transportation and marine[®] assess, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay.
- The optimisation of the land use is well supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marine access.
- More community focal points and public leisure space will be created for the residents and the public to enjoy.
- The extra landscape and greening help reduce carbon emissions and improve air quality, thus providing a better work and living environment.
- It creates more job opportunities, which will bring in many social and economic benefits to the society.
- The plan brings in suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

Yours faithfully, - clan Ess. Name: Contact (email/ address/ fax):

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Town Planning Scard Secretariat 15/F, North Point Government Offices 333 Java Road, North Point, Hong Kong Fax:2877 0245 and 2522 8426 Email: tpbpd@pland.gov.hk

Dear Sir,

Section 12A Application No.Y/I-DB/3 For optimising the land uses at Area 10b, Discovery Bay Public comment- in support of the application

I refer to the abovementioned application which is currently inviting public comment.

I am writing in support of the application, for the following reasons:

- It optimises the land use to alleviate the land shortage issue in HK, and provides more housing choices.
- The plan redevelops and upgrades the current mix of unsightly uses in the area. The overall environment of the area will be improved.
- The improvement to the foreshore promenade, transportation and marine assess, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay.
- The optimisation of the land use is well supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marine access.
- More community focal points and public leisure space will be created for the residents and the public to enjoy.
- The extra landscape and greening help reduce carbon emissions and improve air quality, thus providing a better work and living environment.
- It creates more job opportunities, which will bring in many social and economic benefits to the society.
- The plan brings in suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

ours faithfull	Mr cla	63	

就規劃申請.環接舉出棄記 Making Comment on Planning Application / Review 会运输证 161129-160615-97186 Reference Number: 帰交調期 09/12/2016 Deadline for submission: 退交日期及時間 29/11/2016 16:06:15 Date and time of submission: . 有關的規劃申請編號 The application no. to which the comment relates: Y/l-DB/3

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

意見詳情 Details of the Comment :

Support

女士 Ms. Felice

		432
就規劃申請/覆核提出意見 Making Comment o	n Planning Application / Review	
參考編號 Reference Number:	161129-160743-61721	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	29/11/2016 16:07:43	
有關的規劃申請編號 The application no. to which the comment rela	tes: Y/I-DB/3	
「提意見入」姓名/名稱 Name of person making this comment:	女士 Ms. F Larm	
意見詳情		
Details of the Comment :		
Support		

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09/12/2:16
29/17/20/6/21/43/3
Y1-DB/3
relates:
先生 Mr. CY Kweng

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	4494
- 設理L 15課 現り 会社 Making Comment on Pla	maing Application / Review
豪等續號 Reference Number.	161129-214720-02891
社文.我協) Deadling for submission:	09/12/2016
搅买目期及時間 D ite and time of submission:	29/11/2016 21 47/20
有)版的現劃中通編號 The application no. to which the comment relates:	Y/LDHV3
「提意兒人」姓名/名稱 Name of person making this comment:	小娟 Miss Mandy Lo
意見詳情 Details of the Comment :	
I support the proposal as I. it helps Discovery Bay to maintain its uniqueness as ynamic community, and provide a special hangout plac 2. The new attractions such as promenade and piazza it Hong Kong people. 3. The extra landscape and greening in DB help purify ing to build a sustainable green city.	e for llong Kong people. 1 DB can provide a new leisure choice for

就規圖申調:覆核提出意見 Making Comment on Planning Application / Review		
含考羅號 Reference Number:	161129-220511-45180	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	29/11/2016 22:05:11	
有關的規劃申請編號 The application no. to which the comment rela	tes: Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss NY Lee	
意見詳情 Details of the Comment :		
本人支持谕景灣第10b區的發展計劃,原因如下: •計劃可舒緩香港緊張的房室供應,並可提供不同類型的房屋選擇,提升市民生活質素。 •大家可享用更多的公眾休閒空間。		

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РЕМ	S Comment Submission			頁:

頁1/1 **4496**

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就規劃申請/覆该提出意見 Making Comment on Plan	ning Application / Review
參考編號 Reference Number:	161209-131933-38023
提交限期 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	09/12/2016 13:19:33
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. KENNY TAM
意見詳情 Details of the Comment :	
本人支持偷景灣第10b區丈量約份第352約地段第385號 理由是愉景灣的基礎設施,生活服務設施和對外公共交 口密度偏低,可持續發展空間很大.在目前香港缺乏土 景灣的新發展規劃.	医通都發展完備.而愉景灣的居住人

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就規劃申請/程该提出意見 Making Comment on Planning	Application / Resize		
參考編號 Reference Number:	161209-140917-13551		
提交限期			
Deadline for submission:	30/12/2016		
提交日期及時間			
Date and time of submission:	09/12/2016 14:09:17		
有關的規劃申請編號	Y/I-DB/3		
The application no. to which the comment relates:			
「提意見人」姓名/名稱	先生 Mr. Cheung Hon Man,		
Name of person making this comment:	Donald		
意見詳情 Details of the Comment:			
HKR for their money earning. Nothing to address the housing problem in HK. However, it creat es many issues to DB resident including recreation facilities, education, traffic, etc. Why HK Go vernment allows HKR to earn more money, which against the views of local resident.2. No resident consultation had been made before. As I believe that most DB residents do not wa			
nt more house and people in DB in future, which are already overcrowd with people and vehicl e.			
3. Limited recreation facilities, e.g. no basketball court, tennis court, swimming pool, as those fa cilities are only available for club members.			
4. There is no local secondary school. Student need to travel outside. They need to plan at least a local secondary before considering to allowing more people living there.			
5. I witnesses the development in last 10 years, more and more vehicles in this place where origi nally designed for golf cart as the main vehicle. Now, more buses, school shuttle, truck, etc., are moving around in the DB road, any figure showing the pollution condition. We are hoping for a clean living place. Could I know how HKR manage and control the no. of vehicles using the DB main road?			
6. Some HKR's house building has destructed the countryside, which is irreversible, e.g. in HK R's project to reconstruct the bus terminal station. They have cut many old trees along the DB m ain road without considering replanting them in other place. May I request to know how many tr ees had HKR been cut in their past housing project ? Should they promise to relocate those old t rees in some other place ?			
7. In peak time around 6:45 – 9:00am, most buses and ferry are se double deck and large ferry. How HKR to resolve the proble ning to add more buses / ferry.	e full even HKD has changed to u em for more people, don't mentio		

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就規劃申請/覆核提出意見 Making Comment on Flamming Application / Periow 參考編號 161209-141016-91236 Reference Number: 提交限期 30/12/2016 Deadline for submission: 提交日期及時間 09/12/2016 14:10:16 Date and time of submission: 有關的規劃申請編號 Y/I-DB/3 The application no. to which the comment relates: 「提意見人」姓名/名稱 夫人 Mrs. Law Siu Kuen Name of person making this comment: 意見詳情 **Details of the Comment :** 1. I object to let more people living there, which is already overcrowd, not enough facilities, a lo t of buses /shuttle/truck moving around in DB. 2. more air pollution issue.

3. It is against the view of DB resident.

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4. My kids have to travel outside for their secondary school, should more facilities including sec ondary school, basketball court, been ready before letting more people to move in.

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就規創申詞/獲該提出意見 Making Comment on Flaming Application / Review				
参考編號 Reference Number:	161209-141106-86116			
提交限期 Deadline for submission:	30/12/2016			
提交日期及時間 Date and time of submission:	09/12/2016 14:11:06			
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3			
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Cheung Shing YA U			
意見詳情	×			

思見評償 Details of the Comment :

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1. I have high reservation on this project as it only a profit making project which only favour for HKR for their money earning. Nothing to address the housing problem in HK. However, it creat es many issues to DB resident including recreation facilities, education, traffic, etc. Why HK Go vernment allows HKR to earn more money, which against the views of local resident.

No resident consultation had been made before. As I believe that most DB residents do not wa nt more house and people in DB in future, which are already overcrowd with people and vehicl e.

3. Limited recreation facilities, e.g. no basketball court, tennis court, swimming pool, as those fa cilities are only available for club members.

4. There is no local secondary school. Student need to travel outside. They need to plan at least a local secondary before considering to allowing more people living there.

5. I witnesses the development in last 10 years, more and more vehicles in this place where origi nally designed for golf cart as the main vehicle. Now, more buses, school shuttle, truck, etc., are moving around in the DB road, any figure showing the pollution condition. We are hoping for a clean living place. Could I know how HKR manage and control the no. of vehicles using the DB main road?

6. Some HKR's house building has destructed the countryside, which is irreversible, e.g. in HK R's project to reconstruct the bus terminal station. They have cut many old trees along the DB m ain road without considering replanting them in other place. May I request to know how many tr ees had HKR been cut in their past housing project ? Should they promise to relocate those old t reces in some other place ?

7. In peak time around 6:45 – 9:00am, most buses and ferry are full even HKD has changed to u se double deck and large ferry. How HKR to resolve the problem for more people, don't mentioning to add more buses.

Den Town Planning Board Chamment 4500 cell 11 24 Objection to Y/I-3/DB Conquest We objects to the proposed development at Nim Shue Wan, Phase 4, of Discovery Bay, under the captioned, for the following 2 inipartant reasons: () The marine ecology at Nem Shue Wan will be forer adversely affected by such a lousey residential development; (2) A street canyon effect well be created along the Jonal - Haven - Verdant Courte & the proposed hausing development, thereby hearly restricting airflow & increasing the can pollection livels, fustrating any natural air currents. urgent Generations to DB Der. cc-Cimbulanian, TVB, Apple, CNN

7416 11.27 Term Manning Doral Chain: NX # Tun Planning Application No. Y/Z-3/DB 国际计划会 ①制造和水素水上的学说 Min Shue Ulan, \$\$ # ight \$ to; P 白莲成空气感塞情说弦输景学 \$4 # 2 Marina Drive 波我们反對 ~ 我家人士 副本村道. L Bog ICAC, Cintradaman. Apple, TUB.

Town Planning Board Chairman

Валики 33 РЕМАТЕ № 0015026V1AL 4502

Dear Sirs:

Objection to No.Y/I-3/D8

We are opposed to the captioned town planning application by the HK Resort Co. Ltd., etc. for the redevelopment at and around Nim Shue Wan, despite more info given.

The reason being that the applicant are reputedly pathological liars: there will be

- 1. less greenery after the redevelopment,
- 2. more traffic along Discovery Bay Rd.
- 3. more air pollution in Phase 4 of Discovery Bay
- 4. marine ecology of Nim Shue Wan will be irreversibly and adversely affected;
- 5. the migratory and other birds at Marina Drive will be devastated;
- 6. a street canyon effect will be created by the long line of additional houses, destroying DB's planning design

WE THEREFORE BELIEVE what the Ming Pao reported earlier: corrupt money being funneled, and the Planning Bureau is in possible collusion with DZT Japan Ltd. and HK Resort Co. Ltd.

We thus object.

Yours faithfully

Against corruption and liars

Cc: Ombudsman, ICAC, TVB, Apple, CNN, BBC, Tai Kung Pao

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

Dear Sir,

Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("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 10b is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b 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.
- The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into

1 of 3

residential area, and approval of it would be an undesirable proceedent case from environmental perspective and against the interest of all property owners of the district.

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- 4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
- 6. The proposed felling of 168 nos. mature trees in Area 10b 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.
- 7. I disagree the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental



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impaul ascessment to the operational health and talety papars () is increased writed the tuby enclosed structure and propose surveyed more gauge, measured of multimore their effects to the workers and the resident chearty.

- 9 The proposed removal of helipad for emergency one from Area 105 is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
- 10. I disagree the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature :	Date:	2 Dec. 206
Name of Discovery Bay Owner Resident:	Chelria	Wong
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Address:		

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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 proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
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- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental

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impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable miligation measures to minimize their effects to the workers and the residents nearby.

- 9. The proposed removal of helipad for emergency use from Area 10h is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Date: Vecenter 1, 2016 Signature : TSVALTENNG Name of Discovery Bay Owner / Resident: Address:

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: Secretariat vn Flanning Board ², North Foint Government Offices Java Road, North Foint Femail: <u>Tobpd@pland.gov.hk</u> or fax: 2877/02457/2522/8426)

- Sir, .on 12A Application No. Y/I-DB/3 - 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

ction to the Submission by the Applicant on 27.10.2016

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

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The poly event telling of 128 ± 1000 to instance on Arra-10b is an ecological disaster, and poles a substantial environmental impact to the inmediate matural entries. The proposal is unacceptable and the proposal free preservation plan or the tree conject. Story provided are unacceptable with the proposal free preservation plan or the tree conject. Story provided are unacceptable with the proposal free preservation plan or the tree conject.

Educate the apple anticitatement is item 1.4 of RC that the contrug bases parks in Area 10b open space are "eyesines". We respect that Area 10b has been the Euclyard of Jenarcole Village for years and are satisfied with the existing use and operation modes of Area 10b, and woold prefer there will be so change to the existing land use or operational modes of Area 10b.

The proposed extensive fully enclosed podium structure to house the bus deput, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of these polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmented impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.

I disagree the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...," and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast." and that "....Public viewers from the southwest would experience a long continuous building mass abouting the coast. Efforts should be made to break down the building mass with wider building gaps...," are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Name of Discovery Bay Owner / Resident: _____suen sw_____

Address:

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review				
會考編號 Reference Number:	161130-221308-89656			
提交限期 Deadline for submission:	09/12/2016			
提交日期及時間 Date and time of submission:	30/11/2016 22:13:08			
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3			
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Elaine Kwong			
意見詳情 Details of the Comment :				
I support the application since the residential use is resolved more housing choices and enhance the quality of		t, and can pr		

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*110				
參考編號 Reference Number:	161130-220926-86053			
提交限期 Deadline for submission:	09/12/2016			
提交日期及時間 Date and time of submission:	30/11/2016 22:09:26			
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3			
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Mathrew Lo			
意見詳 情 Details of the Comment :				
I agreed with the proposal as the new attractions such as promenade and piazza in DB can provi de a new leisure choice for Hong Kong people.				

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● 外圍閉 Reference Number:	°≜ ⊋ur (1) # (5 - 91)
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剤クト 切 炒85円 Date and time of submission	S. 122 05 - 16 16
有個的分別進中世滅論號 The application no to which the comment relates.	Y 1 DH 3
「捉魚見人」好名/名稱 Name of person-making this comment.	大王 Mr. Kan
敵 居許 讨 Detaily of the Comment:	
I supported the application as the extra landscape and g	

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4501 and the pring Application / Review W M Max 11 计线数 的复数弹子槽 - H 🖾 🖅 161201 121831-02887 Hatervary Sumbre 神ケ野期 04/12/2015 Deadling for subsessation 建立行动反动制 01/12/2010 12 18:31 liste and time of submission 有镭的规制电源辐簧 The application no. to which the comment relates. YA D8/3 「提希見人」姓名/名稱 先生 Mr Hu Name of person making this comment: 意見詳情 Details of the Comment : 我支持。因可善用土地資源,其輕蓄湛土地不足的問題,提供不同類型的防厚選擇,提 升生活質素・

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就規副申請/覆核提出意見 Making Comment on Plauning Application / Review							
会考編號 Reference Number:	161201-123434-22695						
提交限期 Deadline for submission:	09/12/2016						
提交日期及時間 Date and time of submission:	01/12/2016 12:34:34						
有關的規劃申謝編號 The application no. to which the comment relates:	Y/I-DB/3						
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Richard Carrey						

意見詳情

Details of the Comment :

As Commodore of the Discovery Bay Yacht Club I represent some 110 pleasure vessel owners a nd users in the Discovery Bay area. In their response to the Marine Department's concerns for H KR's application for development of area 10b HKR claimed to have conducted consultations wit h users of the affected marina facilities. We have NOT been approached by HKR for any such c onsultation.

Our members are major users of the boat repair yard and dry boat storage area of the Marina Clu b and these facilities are vital for the continued use of the marine environment for leisure activiti es. The repair facilities in particular are heavily used and relied upon to keep our members' boat in usable and safe condition. There is no similar facility nearby in Hong Kong, and those further away are heavily over used.

Additionally, we also use the fuel supply station for fueling our vessels. HKR have given no indi cation that the fuel barges they mention as a replacement for the current filling station will be av ailable to the public as well as to HKR boats.

HKR's assertion that the extension of the seawall will not interfere with the private moorings ca nnot be seriously believed, particularly when taking in to account maneuvering room for both th e moored vessels and the kaito / ferry. In particular, it is hard to imagine that the construction ph ase of the seawall extension can be carried out safely without impacting the moorings. Private M ooring space in Hong Kong is severely limited and there is a waiting list several years long to ob tain one. We strongly oppose any development that would reduce that number.

I urge you to reject the parts of HKR's application that affect the hardstand and dry boat storage area of the Marina Club, and the extension of the sea wall.

1g Application / Review 161201-121653-42195 09/12/2016	
09/12/2016	
01/12/2016 12:16:53	
Y/I-DB/3	
女士 Ms. Lam	
	Y/I-DB/3

esses of local shops, in a way to provide more retail choices for residents.

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就規劃申請/覆核提出意見 Making Commani on Planning Application / Review					
参考編號 Reference Number:	161201-165250-27610				
提交限期 Deadline for submission:	09/12/2016				
提交日期及時間 Date and time of submission:	01/12/2016 16:52:50				
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3				
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Leong Yin Ling				
意見詳请 Details of the Comment :					
Support and good					

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- 就規劃申請/覆该提出意見 Making Commany of P - 參考編號	tanning Application / Daview	
セン・フ we we Reference Number:	161201-165546-67336	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	01/12/2016 16:55:46	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Marquee Leong	
意見詳情 Details of the Comments		
Details of the Comment : 支持計劃		

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EDMS COUNSEL	مستعيده								
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就規劃中讀/覆该提出意見 Making Consulances Physician Application 分开起游 161201-205947-07485 Reference Number: 提交限加 09/12/2016 Deadline for submission: 提交日期及時間 01/12/2016 20:59:47 Date and time of submission: 有關的規劃申請編號 The application no. to which the comment relates: Y/I-DB/3 「提意見人」姓名/名稱 先生 Mr. Lai Name of person making this comment: 意見詳情 Details of the Comment : 本人支持協景濃第10b區的發展計劃,原因如下: 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素。 • 計劃可改善該區現時雜亂景觀及與愉景濃整體設計格格不入的情況,整體環境得到改 嶤. • 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。 ·計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 觀更為融合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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参 号編號 Reference Number:	161201-203829-82779
提 <i>久</i> 觀切 Ocadline for submission:	09712/2016
提交日期及時間 Date and time of submission:	01/12/2016 20:38:29
有關的規劃申請編號 The application no. to which the comment re	elates: Y/I-DB/3
「提意見人」 姓名/名稱 Name of person making this comment:	先生 Mr. Samuel Ip
意見詳 憐 Details of the Comment :	
本人支持愉景灣第10b區的發展計劃,原因	如下:
可善用土地資源,減輕香港土地不足的問題 素。	〕 ,提供不同類型的房屋選擇,提升生活質

2)

計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不人的情況,整體環境得到改善。

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。

計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景觀更為融合。

創造全新的社區集結點,大眾可享用更多公眾休閒空間。

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• 更多的綠化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。

• 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

就規劃申請/覆核提出意見14skas Connerson Enaning Application / Connerson 金马瓜咖 161201-210104-41248 Reference Number:

提交阻加 Deadline for submission:

09/12/2016

播交日期及時間 Date and time of submission:

01/12/2016 21:01:04

有關的規劃申讀編號 The application no. to which the comment relates: Y/I-DB/3

「提意見人」姓名/名稱

女士 Ms. Lam Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃,原因如下:

可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 麦・

• 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境得到改 * 巻

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。

• 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 體更為融合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

・更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

引入透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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許將編號	
Riferine Nomber	161201-205356-05275
産で限切	
Feadime for submission.	02/12/2016
是交日期及時間	
Date and time of submission:	01/12/2016 20:53:56
有關的規劃申請編號	
The application no. to which the comment i	relates: Y/I-DB/3
「提意見人」姓名/名稱	
Name of person making this comment:	先生 Mr. Luk
意見詳情	
Details of the Comment :	
本人支持愉景灣第10b區的發展計劃,原因	因如下:
可善用土地資源,減輕香港土地不足的問 素。	題,提供不同類型的房屋選擇,提升生活質
•計劃可改善該區現時雜亂景觀及與愉景. 善。	灣整體設計格格不人的情況,整體環境得到改
•新建的海濱長廊、提升的交通配套、優	化的街渡及碼頭設施,令出入更方便。
 計劃已考慮基礎設施、視覺、交通及社 觀更為融合。 	區方面因素及承擔能力,設計亦與周邊環境及頻
• 創造全新的社區集結點,大眾可享用更	多公眾休閒空間。
• 更多的綠化空間有助減低碳排放,提升	
 新發展會創造更多就業機會,為市民及 引入適量人口可支持本土小商店的營運 	

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」。最後的申请·提卡提出意見 Meking C	Restance Banding Application and
合 等国政	
Reference Number.	161201-203254-42326
 浸交限期	
Deadline for submission:	09/12/2016
授交日期及時間	
Date and time of submission:	01/12/2016 20:32:54
有關的規劃申請編號	
The application no. to which the com	ment relates: Y/I-DB/3
「提意見人」姓名/名稱	
Name of person making this comment	夫人 Mrs. CHKong

I fully support the application since it will creat more job opportunity.

就現動群時/羅小派出種是1000。	
参考编號	
Reference Number:	161201-204C14-67910
提交限期	2011212017
Deadline for submission.	09/12/2016
提交日期及時間	01/12/2016 20:40:14
Date and time of submission:	01/12/2016 20:46:14
有關的規劃申請編號	
The application no. to which the co	mment relates:
「提意見人」姓名/名稱	先生 Mr. Mr. (P
Name of person making this comm	ent:
意見詳情	
Details of the Comment :	
本人支持愉景灣第10b區的發展計	副 ,原因如下:
	下足的問題,提供不同類型的房屋選擇,提升生活質
素。	與偷景灣整體設計格格不入的情況,整體環境得到記
	突厥泉湾並超越自治治于汉时间加于金融农党将到
	雲、優化的街渡及碼頭設施,令出人更方便。
	通及社區方面因素及承擔能力,設計亦與周邊環境
観更為融合・	
• 創造全新的社區集結點,大眾可	」享用更多公眾休閒空間。

案/H表示 a 理□提出教师145K vg @books = > PF = Pg Ari 參考编辑

Reference Number:

禮交戲期 Deadline for submission

09/12/2016

161201-210200-11513

01/12/2016 21:02:00

提交日期及時間 Date and time of submission:

| 有關的規劃中請編號|| | The application no-to which the comment relates: Y/I-DB/3

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

先生 Mr. Tsang

意見詳清

Details of the Comment :

本人支持愉景增第10b區的發展計劃,原因如下:

可善用土地資源,,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素。

計劃可改善該區現時雜亂景觀及與偷景,實整體設計格格不入的情況,整體環境得到改善

 善。

新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
 計劃已考慮基礎設施、祝覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景觀更為融合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

• 更多的绿化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

•引人邁量人口可支持本土小商店的營運,為居民提供更多的零售選擇。



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就現凱申論,復行現出意見 2000 g (2000 - 2000)		
秦·琴鑰號 Reference Number:	161201-210200-91539	
择 9.跟的 Deadline for submission	09/12/2016	
提交日期及時間 Date and time of submission:	01/12/2016 21:02:00	
行關的規劃申請編號 The application no. to which the comment rel:	Y/I-DB/3	
「提意兒人」姓名/名稱 Name of person making this comment:	先生 Mr. Yam	
意見詳情 Details of the Comment :		lugits and will
Details of the Comment : I support the application as it will enhance the p provide a new focal point in HK	property value of nearby resident	



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「於中國小滑(型)與送出意起14-king Commun	ETHIN O SALPESSION / Marian	
委 竹壘建 Reference Number:	151201-205527-71214	
提文限制 Deadline for submission:	09/:2/2016	
提文日期及時間 Date and time of submission:	01/12/2016 20:55:27	
方關的規劃申讀編號 The application no. to which the comment rel	ates: Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Jackie Ip	
意見詳请 Details of the Comment :		
本人支持谕景灣第106區的發展計劃,原因如	下:	
丁善用土地資源,減輕香港土地不足的問題, そ。	提供不同類型的房屋選擇,提升生活質	they.
計劃可改善該區現時雜亂景觀及與愉景灣整 等。	體設計格格不入的情況,整體環境得到	改
*** 新建的海濱長廊、提升的交通配套、優化的 計劃已考慮基礎設施、視覺、交通及社區方 這一章為融合。		及景
之。新出出 創造全新的社區集結點,大眾可享用更多公。 更多的綠化空間有助減低碳排放,提升空氣。 新發展會創造更多就業機會,為市民及社會。 1.1.25萬人口可去推去,此次客店的發展。為	質素,提供更佳工作及生活環境。 帶來好處及經濟效益。	

•引入遶輩人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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房屋選擇,提升生活	f質
的情況,整體環境得	到改
,令出入更方便。	
,又由人史力使。 力,設計亦與周邊環	冒墙乃
22 0X01212001220	x-9-09
工作及生活環境・	
f效益。	
E	上工作及 <u>生</u> 活環境。 町效益。 勺零售選擇。

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新設施工学術課刊時代は見たい。 2016年1月1日 August 2061年1日 August 1971年9日9 经有温证 161201-210321-75512 Reference Number: 把交限期 09/12/2016 Dradline for submission: **提 (7日期)5時間** 01/12/2016 21:03:21 Date and time of submission: 有關的規劃申請編號 The application no. to which the comment relates: Y/I-DB/3 「提意見人」姓名/名稱 先生 Mr. Wong Name of person making this comment: 鼋見詳償 Details of the Comment : 本人支持愉悦煤第10b區的發展計劃,原因如下: 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素。 • 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境得到改 渡。 ·新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 観更為融合・ • 創造全新的社區集結點,大眾可享用更多公眾休閒空間。 • 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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就規劃申請/歷波提出意見://www.c:	the second s	
参考编號 Reference Number	161201-205628-73577	
提交限期 Deadline for submission.	09/12/2016	
提交目期及時間 Date and time of submission:	01/12/2016 20:56:28	
有關的規劃申請編號 The application no. to which the commen	it relates: YA-DB/3	
「提意見人」 姓名/名稱 Name of person making this comment:	小姐 Miss Trene Kwoi: .	
意見詳憐 Details of the Comment :		

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Reference Number:

提及翌期 Deadhne for submission:

经交日期及時間 Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. GARY LEE

意見詳措

Details of the Comment :

本人支持愉景灣第10b區的發展計劃,原因如下:

可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素・

• 計劃可改善該區現時雜亂 覺觀及與愉覺濃整體設計格格不入的情況,整體環境得到改 善。

• 新建的海渚長廊、提升的交通配套、優化的街渡及碼頭設施,今出人更方便。

• 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 體更為融合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

• 更多的绿化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

161201-205658-58335

09/12/2016

01/12/2016 20:56:58

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就規劃申請/覆該加出意見1/101%Crement	Confirm 1 george to Instan	
参考编辑		
Reference Number:	161201-204302-11549	
提交限期		
Deadline for submission:	09/12/2016	
提交日期及時間		
Date and time of submission:	01/12/2016 20:43:02	
有關的規劃申請編號		
The application no. to which the comment r	elates: Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Zhang	
reame of person making this comment:		
意見詳情		
意見詳情	· 河政	
意見詳備 Details of the Comment :		生活質
意見詳憐 Details of the Comment: 本人支持愉景灣第10b區的發展計劃,原因 可善用土地資源,減輕香港土地不足的問	題,提供不同類型的房屋選擇,提升	
意見詳備 Details of the Comment: 本人支持倫景灣第10b區的發展計劃,原因 可善用土地資源,減輕香港土地不足的問 案。 •計劃可改善該區現時雜亂景觀及與倫景測	題,提供不同類型的房屋選擇,提升 實整體設計格格不人的情況,整體環	境得到改
意見詳問 Details of the Comment: 本人支持偷景漂第10b區的發展計劃,原因 可善用土地資源,減輕香港土地不足的問 案。 •計劃可改善該區現時雜亂景觀及與倫景濃 善。 •計劃可改善該區現時雜亂景觀及與倫景濃 善。 •計劃已考慮基礎設施、視覺、交通及社區	題,提供不同項型的房屋選擇,提升 實整體設計格格不人的情況,整體環 比的街渡及碼頭設施,令出入更方便	境得到 <u>改</u>
意見詳問 Details of the Comment: 本人支持偷景漂第10b區的發展計劃,原因 可善用土地資源,減輕香港土地不足的問 案。 計劃可改善該區現時雜亂景觀及與倫景 著。 •計劃可改善該區現時雜亂景觀及與倫景 著。 •計劃已考慮基礎設施、視覺、交通及社區 觀更為融合。	題,提供不同類型的房屋選擇,提升 實整體設計格格不人的情況,整體環 上的街渡及碼頭設施,今出人更方便 區方面因素及承擔能力,設計亦與周	境得到 <u>改</u>
意見詳憐 Details of the Comment: 本人支持偷景灣第10b區的發展計劃,原因 可善用土地資源,減輕香港土地不足的問 案。 計劃可改善該區現時雜亂景觀及與偷景溝 著。 新建的海濱長廊、提升的交通配套、優(計劃已考慮基礎設施、視覺、交通及社區 觀更為融合。 • 創造全新的社區集結點,大眾可享用更刻	題,提供不同類型的房屋選擇,提升 實整體設計格格不人的情況,整體環 出的街渡及碼頭設施,今出人更方便 區方面因素及承擔能力,設計亦與罵 多公眾休閒空間。	境得到改 。 邊環境及鼎
意見詳問 Details of the Comment: 本人支持偷景漂第10b區的發展計劃,原因 可善用土地資源,減輕香港土地不足的問 案。 計劃可改善該區現時雜亂景觀及與倫景 著。 •計劃可改善該區現時雜亂景觀及與倫景 著。 •計劃已考慮基礎設施、視覺、交通及社區 觀更為融合。	題,提供不同類型的房屋選擇,提升 實整體設計格格不人的情況,整體環 上的街渡及碼頭設施,令出入更方便 置方面因素及承擔能力,設計亦與罵 多公眾休閒空間。 E新質素,提供更佳工作及生活環境	境得到改 。 邊環境及鼎

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وحجا مجار الحارور بالانتها والارد

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還交預期 Deadline for submission:

提交日期及時間 Date and time of submission:

01/12/2016 20:57:30

09/12/2016

有關的規劃申請编號 The application no. to which the comment relates: Y/I-DB/3

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

先生 Mr. GARY LEE

意見詳情

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Details of the Comment :

本人支持偷景灣第10b區的發展計劃,原因如下:

計劃可改善該區現時雜亂景觀及與偷景溝整體設計格格不入的情況,整體環境得到改善善。

新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。

 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 関更為點合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

・引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。



V IDD 2 L4-1

07/12/2016

<u>ממ</u>רה המ

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就現創申請/程该提出意見 ドインもの。 キャ	
參考編號	
Reference Number:	161201-210446-92739
提交限期	09/12/2016
Deadline for submission	09/12/2013
握交日期及時間	1
述父口朔及时间 Date and time of submission:	01/12/2016 21:04:46
Date and time of submission:	
有關的規劃申請編號	
The application no. to which the comment re	eloter Y/I-DB/3
The apprendent hours of some the comment of	ciates.
「提意見人」姓名/名稱	
Name of person making this comment:	小姐 Miss GRACE MAK
······	1
意見詳情	
Details of the Comment :	
本人支持愉景灣第10b區的發展計劃,原因	初下:
	題,提供不同類型的房屋選擇,提升生活質
素。	
	芎整體設計格格 不入的情況,整體環境得到改
•新建的海濱長廊、提升的交通配套、優化	
	區方面因素及承擔能力,設計亦與周邊環境及景
欄更為融合。 	かい mm 4-15日か-13日
• 創造全新的社區集結點,大眾可享用更多	
• 更多的綠化空間有助減低碳排放,提升	
•新發展會創造更多就業機會,為市民及	
•引人適量人口可支持本土小商店的營運	,為居民提供更多的零售選擇。

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参考运行 Reference Number:	161201-204402-98695
建交票期 Deadline for submission:	09/12/2016
- 提交日期及時間 Date and time of submission:	01/12/2016 20:44:02
有關的規劃申請編號 The application no. to which the comment rela	ates: Y/I-DB/3
「提彰見人」 姓名/名稱 Name of person making this comment:	先生 Mr. Ricky Luk
意見詳 请 Details of the Comment :	
本人支持愉景灣第10b區的發展計劃,原因如	<u>下:</u>
可善用土地資源,減輕香港土地不足的問題 素。	,提供不同類型的房屋選擇,提升生活質
•計劃可改善該區現時雜亂景觀及與愉景灣整 善。	:體設計格格不人的情況·整體環境得到改
 新建的海濱長廊、提升的交通配套、優化的 計劃已考慮基礎設施、視覺、交通及社區方 觀更為融合。 	
 創造全新的社區集結點,大眾可享用更多公 更多的綠化空間有助減低碳排放,提升空氣 	質素,提供更佳工作及生活環境。
 新發展會創造更多就業機會,為市民及社會 引入適量人口可支持本土小商店的營運,為 	

4531 浩瀚演員 Mithing Crassing and Print to Printer (Printer) 就規劃申請/覆核 念者编辑 161201-205826-99133 Reference Number: 提交限期 09/12/2016 Deadline for submission: 提交日期及時間 01/12/2016 20:58:26 Date and time of submission: 有關的規則申請編號 The application no. to which the comment relates: Y/I-DB/3「提意見人」姓名/名稱 小姐 Miss SOPHIA LAU Name of person making this comment: 意見詳情 Details of the Comment : 本人支持愉景潜第10b區的發展計劃,原因如下: 可善用土地资源,减輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素。 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境得到改 善。 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。 • 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 觀更為融合・ 創造全新的社區集結點,大眾可享用更多公眾休閒空間。 • 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

다. 이상 구권第1년 (武治) 이상 (武) (中) 이상 (中)	······································
當 考靈說 Reference Number:	16.200 C 2650 4 WA
[문 역국사]] Dea fine for submission :	69/2005:6
起伏日期及時間 Date and time of submission	51/22 016.2 - 08 56
子(關定)思約中謝編號 The application no- to which the comment relates	¥/!-DR-3
「提種見人」好名/名稱 Name of person making this comment:	小姐 Miss Chey
意見詳辨 Details of the Comment :	
本人支持協規溝第106區的發展計劃,原因如下:	
可普用土地資源,濕輕否兆土地不足的問題,提 素,	供不同類型的房屋選擇,提升生活質
 計劃可改善該區現時雜亂原假及與諭景調整體設 除。 	は計格格不人的情況,整體環境得到改
 新建的海濱長廊、提升的交通配套、優化的街港 	度及碼頭設施,令出入更方便。
 計劃已考慮基礎設施、視覺、交通及社區方面2 觀更為融合。 	国素及承擔能力,設計亦與周邊環境及景
• 創造全新的社區集結點,大眾可享用更多公眾的	大師李簡。
• 更多的缘化空間有助減低碳排放 · 提升空氣質素	
•新發展會創造更多就榮機會,為市民及社會帶來	<好處及經濟效益·
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引入透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。



1 N 1 3 1 mart 101201-210757-46349 Reference Names 1.2 小月月 09/17/2016 Deadline for submission 把空口搬运的架 01/12/2016 21:07:57 Date and time of submission 有關的現影印讀集號 The application no. to which the comment relates: Y/I-DB/3 「提允見人」姓名/名稱 一小姐 Miss TRACEY LEUNG Name of person making this comment: 意見詳憐 Details of the Comment : 本人支持愉景鹰第10b宽的登展計劃,原因如下: 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素。 • 計劃可改善該區現時雜亂覺觀及與偷覺淵整體設計格格不入的情況,整體環境得到改 善。 • 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。 • 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 觀更為融合。 • 創造全新的社區集結點,大眾可享用更多公眾休閒空間。 •更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

•引入邋量人口可支持本土小商店的營運,為居民提供更多的零售選擇。



於規範目標 建气控出象电 Metting Common on Deastras Application,如Guiew

같은 사회관 Reference Number:

F. CRUP Deadline for submission:

09/12/2016

161201-204402-98695

握文日期及時間 Date and time of submission:

行關的現實中的編號

The application no. to which the comment relates:

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

一先生 Mr. Ricky Luk

01/12/2016 20:44:02

意見詳情

Details of the Comment :

本人支持摘贯渊第106區的發展計劃,周围如下:

可含用土地資源,減輕否進土地不足的問題,提供不同類型的房屋選擇,提升生活質 素,

• 計劃可改善該區現時報亂俱觀及與偷景灣整體設計格格不入的情況,整體環境得到改善意。

• 新建的海湾長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。

◆計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 観更な融合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

・更多的緣化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。

・新發展會創造更多就業價會,為市民及社會帶來好處及經濟效益。

·引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

1100-146-01

就規劃用的/讓於這個意思於++ Fing Comme	$\phi_{i,j}(x) = \Phi^{i,j}(x) + \frac{1}{2} \int dx dx dx dx = \int dx dx dx$
会 行编员	161201-205826-90133
Reference Number:	161201-203820-90133
提交限期	09/12/2016
Deadline for submission:	09/12/2010
提交日期及時間	01/12/2016 20:58:26
Date and time of submission:	01/12/2016 20:58:26
行制的規則申請編號	מתרו 1/א
The application no. to which the commen	t relates: VI-DB/3
「提慮見人」姓名/名稱	小姐 Miss SOPHIA LAU
Name of person making this comment:	THE MISS SOFTIA LAG
	原因如下: 問題,提供不同類型的房屋選擇,提升主
2015	1月、1月1日、月山から、今年また、七〇二〇一)、今日本第二〇一、 赤く 原門 (第二年) 4日
[* 計劃可以為改通現時權利以被以及與制] [登•	景溝整體設計格格下人的情況,整體環境 結
	優化的街渡及碼頭設施、令出入更方便。
•計劃已考慮基礎設施、視覺、交通及 觀更為融合。	社區方面因素及承擔能力,設計亦與周邊
Ⅰ• 创遗全新的社區集結點·大眾可享用 Ⅱ 每的後小次間互助減低間比較, 帮	"们""复始黑,树林可能学论会事活得神。
 • 创造全新的社區集結點,大眾可享用 • 更多的綠化空間有助減低碳排放,提 • 新發展會創造更多就業機會,為市民 	

(2)によっ速度で変更強度は14-thing Of Fillen in Electricity, A., Healer, / Review 会考論院 Reference Number:

證文表閉 Deadline for submission:

09/12/2016

提交日期及時間 Date and time of submission:

01/12/2016 21:06:56

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

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

小姐 Miss Choy

意見詳情

Details of the Comment :

本人支持渝景灣第10b區的發展計劃,原因如下:

可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素,

計劃可改善該區現時雜亂聚觀及與偷景灣整體設計格格不入的情況,整體環境得到改善。

 新津的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 戰更為融合。

• 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

• 更多的缘化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

•引人逶量人口可支持本土小商店的營運,為居民提供更多的零售選擇。



Flar Minid agric D'Online Comment 161201 210656 A2974 Comment VIDD 2 him - 02(12/2014

4533 |税規劃申請/獲核提出意見10.000g Constants and the proving stall in the second state of the seco 参考编辑 161201-210757-46349 Reference Number: 提交限期 09/12/2016 Deadline for submission: 据交日期及時間 01/12/2016 21:07:57 Date and time of submission: 有關的規制申請編號 The application no. to which the comment relates: Y/I-DB/3 「提意見人」姓名/名稱 小姐 Miss TRACEY LEUNG Name of person making this comment: 意見詳情 Details of the Comment : 本人支持愉景鸞第10b區的發展計劃,原因如下: 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 素。 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不人的清況,整體環境得到改 善。 • 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。 • 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 腹更為融合。 • 創造全新的社區集結點,大眾可享用更多公眾休閒空間。 • 更多的绿化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。 引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。



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SI-Muld anish Online Common (16130) 210757 46340 Conners V LDB 3 himl - A2/12/0416

Shela (中) 年度人提出意見 Making Common on 参考為説 Reference Number:	Herming Application - SMETY 161201-210555-08493
述で東朝 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	01/12/2016 21:05:55
有間的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」姓名/名偁 Name of person making this comment:	先生 Mr. Lo
意見詳情 Details of the Comment :	
本人支持偷景灣第10b區的發展計劃,原因如下: 可善用土地資源,減輕香港土地不足的問題,提供 素, 計劃可改善該區現時雜亂景觀及與偷景灣整體設 著,	
一 新建的海濱長廊、提升的交通配套、優化的街渡 •計劃已考慮基礎設施、視覺、交通及社區方面因 還更為融合。	素及承擔能力,設計亦與周邊環境及景
 創造全新的社區集結點,大眾可享用更多公眾休 更多的緣化空間有助減低碳排放,提升空氣質素 新發展會創造更多就業機會,為市民及社會帶來 引入送量人口可支持本土小商店的營運,為居民 	,提供更佳工作及生活環境。 好處及經濟效益。

Elar Mald anig Online Comment 161201.210555.08403 Comment V IDR 3 html - 02/12/2016

就規劃申請/獲浸洗出意見 b4 bing of the second 參考編號 Reference Number	 a Rhout grantering Angland
2	
Reference Number	
	161201-212321-25142
提交限期	09/12/2016
Deadline for submission:	09/12/2016
提交日期及時間	01/12/2016 21:23:21
Date and time of submission:	01/12/2010 21:25:21
有關的規劃申請編號	V/I_DR/3
「提意見人」姓名/名稱	小姐 Miss Chenry
意見詳佾 Details of the Comment :	
本人支持愉景灣第10b區的發展計劃,原因如	下:
 可善用土地資源,減輕香港土地不足的問題。 紊。	•提供不同類型的房屋選擇 •提升生活質
 計劃可改善該區現時雜亂景觀及與愉景灣整 善。 	:體設計格格不入的情況,整體環境得到改
•新建的海濱長廊、提升的交通配套、優化的)街渡及碼頭設施,令出入更万更 。
•計劃已考慮基礎設施、視覺、交通及社區方 觀更為融合。	面因素及承擔能力,設計亦與局邊環境員
• 創造全新的社區集結點,大眾可享用更多公	眾休閒空間。
• 更多的綠化空間有助減低碳排放,提升空氣	質素,提供更佳工作及生活環境·
•新發展會創造更多就業機會,為市民及社會	
	居民提供更多的零售選擇。

			-4-5-3-6
	教視動申請 實法提出象兒 Msking Comment on t	Tunning Application / Review	
	含得崩號 Reference Number:	161201-212452-49777	
the second secon	捷克限期 Deadline for submission:	09/12/2016	
	提交日期及時間 Date and time of submission;	01/12/2016 21:24:52	
	有關的規劃申讀編號 The application no. to which the comment relates:	Y/I-DB/3	
	「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Leung	

音見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃,原因如下:

可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升生活質 - **1**

・計劃可改義該區現時難亂聲觀及與愉覺讚整體設計格格不入的情況,整體環境得到改 審。

• 新津的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。

・計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊環境及景 觀更為融合。

• 創造全新的社區集結點 • 大眾可享用更多公眾休閒空間 •

• 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。

新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。

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引入遗量人口可支持本土小商店的登運,為居民提供更多的零售選擇。

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参考编號	161201-212708-03597
Reference Number:	101201-212708-03577
提交限期	09/12/2016
Deadline for submission:	09/12/2015
提交日期及時間	01/12/2014 21 27 00
Date and time of submission:	01/12/2016 21:27:08
有關的規劃申請编號	
The application no. to which the comment re	elates:
「提意見人」姓名/名稱	
Name of person making this comment:	小姐 Miss Ip
意見詳情	
Details of the Comment :	
本人支持愉景灣第10b區的發展計劃,原因	如下:
	重,提供不同類型的房屋選擇,提升生活質
紧。 ,针侧可收势站摩相阵雏剧导册及的恰哥型	整體設計格格不人的情況,整體環境得到改
音。	血血成計画面分列に引用して
• 新建的海濱長廊、提升的交通配套、優化	
• 計劃已考慮基礎設施、視覺、交通及社區 観更為融合。	近方面因素及承擔能力,設計亦與周遭環境及景
• 創造全新的社區集結點,大眾可享用更多	·公眾休閒空間。
• 更多的綠化空間有助減低碳排放,提升空	
 新發展會創造更多就業機會,為市民及社 	
 引入適量人口可支持本土小商店的營運。 	为崖尾提供重多的灰壤湿湿。

城市規劃委員會秘書 香港北角這章道333號北角政府合署15樓 傳真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

数飲者:

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

周司墙加等化专問 此致! CHENG KWCLWAA Signature (簽名): 121 Name (姓名): 聯絡 (電郵/傳真/地址): RECEIVED - 2 DEC 2016 Town Planning Board

城市規劃委員會秘費 香港北角渣華通333號北角政府合署15楼 傳真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬啟者:

第 124 條 - 規劃申請續號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

可以增加强序效益 此致! Name (姓名): (Kour Wing (簽名): 聯絡 (電郵/傳真/地址):



或市規劃委員會秘書:

客港北角造築道333號北角政府合署15樓 博覧:2877 0245支2522 8426 電郵:tpbpd@pland.gov.hk

敏放者:

第124 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持偷買灣第10b 區發展計劃以替用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。

b) 平台上有建築及綠化空間, 創造屏障, 阻隔太陽強光。

此致!

Er St. 12 Name (姓名): Signature (簽名): 聯絡(董郵/傳真/地址):

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敬啟者

第 12A 條 - 規劃申請編號 Y/I-D8/3 公眾意見-支持谕景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- a) 我在該區工作,新發展方案會提供一個新穎及美好的工作環境給我。
- b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

此致!

Name (姓名): 古大国 光泽	Signature (簽名): ホホレス デディ
聯絡 (電郵/傳真/ 地址):	

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城市規劃委員會裕書 香港北电道華道333號北角政府合署15樓 傳真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

敦啟者:

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。

b) 平台上有建築及綠化空間,創造屏障,阻隔太陽強光。

此致!

Signature (簽名) Name (姓名): 點絡 (鼋郵/傳真/地址):

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城市規劃委員會秘書 香港北角渣華道333號北角政府合署15樓 傅真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

敬啟者:

第12A條,·規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第10b區發展計劃以著用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 平台上有建築及綠化空間,創造屏障,阻隔太陽強光。

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b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

此致!

Name (姓名):	的家	<u>你</u>	Signature (簽名): _	An
聯絡 (電郵/傳真/地	2址):		· · · · · · · · · · · · · · · · · · ·	

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城市規劃委員會秘魯 含港北南遠華道333號北角政府合署15樓 傳農: 2877 0245或2522 8426 董範: tpbpd@pland.gov.hk

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第 12A 條 - 規劃申請編號 Y/I-OB/3 公眾意見- 支持谕景灣第 10b 區發展計劃以著用珍貴土地資源

就上述規劃申請現正收集公眾意見·本人來函表示支持,原因如下:

物如我等 此致! yvey En John Signature (簽名): Name (姓名): - Salaria Ma 聯絡(電郵/傳真/地址): RECEIVED - 2 DEC 2016 Town Planning Board Ð なたまで ゆいまた \$

城市規劃委員會秘書 香港北角渣華道333號北角政府合署15樓 傅真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

敬啟者:

第 12A 條 - 規劃中請編號 Y/I-DB/3 公眾意見-支持愉損灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展方案會提供一個新額及美好的工作環境给我。

b) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。

此致!

Signature (簽名): Name (姓名): 聯絡 (電郵/傳真/ 地址):



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城市現創委員會秘書 香港北角遺華道333號北角政府合署15樓 健真:2377 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持協景灣第 10b 區發展計劃以善用珍實土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。

b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

此致! · Signature (簽名) Name (姓名) 聯絡 (電郵/傳真/地址



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城市規劃委員會秘費 香港北角渣華道333號北角政府合署15樓 傳真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

敬啟者:

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以著用珍貨土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

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- a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。
- b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染.

此致!

Name (姓名): 5名) gnature 聯絡(電郵/傳真/地址

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城市規劃委員會秘書 香港北角渣藓道333號北角政府合署15樓 傳真: 2877 0245或2522 8426 宽郵: tpbpd@pland.gov.hk

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第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展方案會提供一個新穎及美好的工作環境給我。

b) 平台上有建築及绿化空間, 創造屏障, 阻隔太陽強光。

此致!

Name (姓名):	AT-12	H3	Signature (簽名):	7
聯络 (電郵/傳	真/地址):			

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城市規劃委員會秘費 香港北角渣華道333號北角政府台署15樓 傅真:2877 0245或2522 8426 電郵:tpbpd@pland gov.hk

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敬啟者

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第124 條 - 規劃申請編號 Y/I-0B/3 公眾意見-支持偷景灣第10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。

b) 平台上有建築及綠化空間,創造屏障,阻隔太陽強光。

此致!

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Signature (簽名): Name (姓名): . G. L. S. S. 聯絡(電郵/傳真/地址)

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敬啟者:

第 12A 係 - 規劃申請編號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。
- b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

此致!

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Name (姓名):	49 22 (4)	Signature (簽名):	14
聯络 (電郵/傳]	真/地址):		

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城市規劃委員會秘書 香港北角渣華道333號北角政府合署15樓 傅真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

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敬啟者:

第 12A 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持偷景灣第 10b 區發展計劃以善用珍貴主地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

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城市規劃委員會佔審 资源:均金額還33號比角政符合署15律 導賞:2877-0245支2522-8426 電郵。tpbp:f@pland.gov.hk

教設者:

第124 條 - 規劃中請編號 Y/+DB/3 公眾意見-支持愉景/灣第105 區發展計劃以書用珍貴土地資源

就上述現創申請現正收集公眾意見,本人來函表示支持,原因如下;

Mith It. 化之人生在正式达 Ę. 此致! 构新 Name (姓名): Signature (簽名): 聯絡(電郵/傳真/地址) RECEIVED - 7 DEC 2016 Town Planning Board

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敬的者:

第124 條 - 規劃申請锅號 Y/t-0B/3 公眾意見-支持愉景罵第106 區發展計劃以將用珍貨土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

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敬啟者:

第 12A 條 - 規劃申請鍋號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劉以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展方案會提供一個新穎及美好的工作環境給我.

b) 平台上有建築及綠化空間, 創造屏障, 阻隔太陽強光。

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敬啟者:

第 12A 係 - 規則申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- a) 我在該區工作,新發展方案會提供一個新穎及美好的工作環境給我。
- b] 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

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第12A 條 - 規劃申請绳號 Y/I-DB/3 公眾意見-支持愉景灣第10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

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敬啟者:

第 12A 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持偷景灣第 10b 區發展計劃以著用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- a) 我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。
- b) 新發展會將不同的後勤設施分隔開,有效减少空氣中懸浮物濕度及污染,

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第 12A 條 - 規劃申讀編號 V/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 我在該區工作,新發展方案會提供一個新穎及美好的工作環境給我。

b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

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敬啟者:

第 12A 條 - 規劃申請编號 Y/I-OB/3 公眾意見- 支持偷景灣第 10b 區發展計劃以善用珍貴土地資源

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- b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

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款款者:

第 124 條 - 規劃申請編號 V/I-DB/3 公眾意見-支持協長灣第 10b 區發展計劃以善用珍貨土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a)我在該區工作,新發展能帶給我休息時有一個綠化的休憩地方。

b) 平台上有建築及綠化空間, 創造屏障, 阻隔太陽強光。

此致!

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敬啟者:

第 12A 係 - 規劃中請編號 Y/I-DB/3 公眾意見-支持倫景湾第 10b 區發展計劃以善用珍貨土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 平台上有建築及绿化空間,創造屏障,阻隔太陽強光。

b] 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

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第 12A 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持餉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

a) 平台上有建築及綠化空間,創造屏障,阻隔太陽強光。

b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

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敬啟者:

第 12A 條 - 規劃申請编號 Y/I-D8/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地资源

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就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- a) 平台上有建築及綠化空間,創造屏障,阻隔太陽強光。
- b) 新發展會將不同的後勤設施分隔開,有效减少空氣中懸浮物濃度及污染。

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取叙者 -

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持協景灣第 10b 區發展計劃以善用珍賞土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- a) 我在該區工作,新發展方案會提供一個新額及美好的工作環境給我。
- b) 新發展會將不同的後勤設施分隔開,有效減少空氣中懸浮物濃度及污染。

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敬啟者:

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見- 支持偷景導第 10b 區發展計劃以養用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持、原因如下:

- a) 我在該區工作,新發展方案會提供一個新穎及美好的工作環境給我。
- b) 新發展會將不同的後勤設施分開開,有效減少空氣中懸浮物濕度及污染。

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敬說者: 第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見- 支持餘景灣第 10□ 區發展計劃以善用珍貴土地資源	
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敬啟者:

第 12A 條 - 規劃中請編號 V/I-DB/3 公眾意見-支持谕張灣第 10b 區發展計劃以費用珍貨土地旁源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,减輕香港土地不足的問題,提供不同項型的房屋還擇,混升 生活質素。
- 計劃可改善該區現時雜點聚觀及與愉景溝整施設計格格不人的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,今出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔成力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的緣化空間有助減低碳排放,提升空氣質緊,提供更佳工作及生活環境,
- 新發展會創造更多就業機會,為市民及社會帶來好更及經濟效益。
- 引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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敬啟者:

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第 124 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以砮用珍貴土地資源

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就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點·大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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敬啟者:

第 12A 係 - 規劃申請錫號 Y/I-DB/3 公眾意見-支持愉景漸第 10b 區發展計斷以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋運擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不人的情況,整體逐進 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,专出人更方便,
- 計劃已考慮基礎設施,視覺、交通及社區方面因素及承擔能力,設計亦與電道 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引人適量人口可支持本土小商店的營運,為居民提供更多的零售豐擇,

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姓名: 聯絡 (電郵/傳算/地址):

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第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致! 15ANI FAR 姓名: Richan

1. A. A. 聯絡 (奮郵/傳真/地址): RECEIVED -2 DEC 2016 Town Planning Board

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城市規劃委員會秘書 香港北角渣華道333號北角政府合署15樓 傳真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

4571

敬啟者:

第 12A 條 - 規劃中請编號 Y/I-DB/3 公眾意見- 支持偷景灣第 10b 區發展計劃以聲用珍貴土地资源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可容用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改著該區現時雜亂景觀及與愉景灣整體設計格格不人的情況,整體環境 得到改善。
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- 引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇,

此致!

MANDY Citta 姓名: RUN GR 聯絡 (電郵/傳真/地址):

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城市規劃委員會秘督 香港北角道華道333號北角政府合署15樓 傳真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬啟者:

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第 124 條 - 規劃申請编號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可替用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與媮景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。
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- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致!

姓名:	白瓶树
聯絡 (電郵/	傳真/ 地址):



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> 城市規則委員會秘督 香港北角渣華道333號北角政府合署15樓 傅真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

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敬啟者:

第 124 係 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計到以發用珍貨土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 計劃可改善該區現時雜亂景觀及與偷臺灣整體設計格格不入的情況,整遭環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施, 令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與局定 環境及累額更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氛質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致!

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RYAN 姓名: 聯絡 (電郵/傳真/地址):

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岐王規劃委員會総書 客港,〕用造尊道333號:1.角政符合署15樓 導貫:2877-0245或2522-8425 電都:tpbpd@pland.gov.fk

敬啟者:

此致!

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第12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見- 支持偷景灣第10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可者用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時維亂景觀及與偷景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海溪县廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與問邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的绿化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

LILLI.M 姓名: 11 Part 12 -1 聯络 (電郵/傳真/地址):







城市規劃委員會秘書 香港北角波華道333號北角政府合署35樓 傳真:2877 0245-约2522 8426 電郵:tpbpd@pland.gov.hk

敬啟者:

第124 條 - 規劃申訪總號 Y/I-DB/3 公眾意見-支持谕景灣第10b 區發展計劃以營用珍貴土地资源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可容用土地資源,減輕香港土地不足的問題,提供不同類型的房屋進擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景渴整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,今出人更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承恐能力,設計亦與電應 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的緣化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境,
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致! ARITO (HZ) 姓名: 聯絡(電郵/傳真/地址):

RECEIVED - 2 - 527 204 Town Planning Board

城市規劃委員會秘書 香港北角道華道333號北角政府合署35樓 傳真:2877 0245-支2522 8426 電部:tpbpd@pland.gov.hk

敏啟者:

第 124 條 - 規劃申請编號 Y/I-08/3 公眾意見·支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可替用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景溝整體設計格格不入的情況,整體環境 得到改善。
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- 引人遊量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致!	
姓名: <u>PTTFR</u> LAN/ 聯絡(葡萄/傳真/地址):	
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城市規劃委員會秘書

香港北角渣華道333號北角政府台署15樓 傳真: 2877 0245或2522 8426 實郵: tpbpd@pland gov.hk

敬啟者:

第 124 係 - 規劃申請66號 Y/I-DB/3 公眾意見-支持餘景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可答用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不人的情況,整讀環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,今出入更方便。
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- 創造全新的社區集結點·大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
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- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致! DARIS PHAR 姓名: Sec. des 聯絡(電郵/傳算/地址): RECEIVED - 2 DEC ZOM Town Planning Board

城市規劃专員會秘書 香港に西遺華道333號北角政府合署15樓 建算:2877-0245或2522-8426 電影:tp5pd@pland.gov.hk

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第 124 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以發用珍貴土地資源

- 王言語語『王空篇書』記書:日言王書語語語』の「日言語語語語語語語語』の「日本語

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,减輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境 得到改善。
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- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

关名: 聯絡(電郵/傳真/地址) RECEIVED

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敬啟者:

第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時難亂景觀及與偷景溝整體設計格格不入的情況,整裡環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施, 令出人更万便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與問述 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。

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- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致! 姓名: MAK 聯絡(電郵/傳真/地址): RECEIVED 1 - af 1 206 Tewn Planning Hon

城市規則委員會秘**協** 香港汇角遊華道333號北角政府合習15樓 傳算: 2877 0245或2522 8425 **離**郵: tpbpd@pland.gov.hk

4580

家啟者:

第 12A 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍費土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不人的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
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城市規則委員會秘書 香港北角渣華道333號北角政府合署15樓 傳真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

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敬啟者:

第 12A 條 - 規劃申請編號 Y/I-D8/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房置選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不人的情況,整準環境 得到改善。
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聯絡(電	郵/傳真/ 地址):				
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城市規劃委員會秘警 香港北角渣華道333號北角政府合署15機 傳真: 2877 0245式2522 8426 電弊: tpbpd@pland.gov.hk

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歇該者:

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第 124 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持論景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
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城市規劃委員會秘魯 香港北角渣華道333號北角政府合署15樓 傳真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬啟者:

第 12A 條 - 規劃申請鍋號 Y/I-DB/3 公眾意見-支持偷景灣第 10b 區發展計到以善用珍賞土地資源

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- 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
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城市規劃委員會秘醫 香港北南近韓道333號北角政府合署15樓 傳真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

敏設者:

第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持偷景灣第 10b 區發展計劃以善用珍費土地資源

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第 12A 係 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以聲用珍貴土地資源

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敬啟者:

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劃以善用珍貨土地資源

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敬啟者:

第 12A 條 - 規劃申請鍋號 Y/I-DB/3 公眾意見- 支持愉景淵第 10b 區發展計劃以善用珍貴土地資源

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第124 係·規劃市時盛號 Y/i-De/3 公理意見·支持始景考第106 孟發帝計記。算书參費上考查年

就と連規劃で清視回の第公開意見。本と来活形、支持、身内之い

- + 日務用引助資源
 #認識者:一個人口を計唱
 #中日回職長:学習遺傳
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- 計劃可改善將盜現防隊亂量觀反與倫量層整體設計核核下人的情況、整體環境 得到的時间。
- 新说的海洋基础、推升的华通能度、量化的皮膚及感激致短、会出入更为便。
- 計劃已考考茶磷設施、規範、交通及社區方面示象及多薄能力、設計市與周邊 環境及景数化為融合。
- 創造全新的社園集結點。大眾可集用更多言思味堂空間。
- 更多的錄化空間有助液低級排放,提升空氣算業,提供更佳工作及生活環境。
- 影發展會創造明多就業現會。為市民及社會等來好處及建層做益。
- 引人通重人口可支持出土小商店的普遍。為居民提供更多的零售选择+

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第三式現象国連保会な舞いで悪い、もく実活者に支持・原因せらい

- 可譯卡日地會產一減輕香港上地不同的問題。提供毛術和如何傳營選擇。提升 化活算素。
- + 計劃、日次將基礎現時從氟量觀及與強制增加時格格不凡的情況。整體環境 導到次件。
- 新建的每省各部、提升的交通配备、通行的由度及周期趋施。专出人更为便。
- 計劃已考慮美速設施、視覺、交通及打當方面的象及承擔能力。設計方規構造 環境交易數更為融合。
- 創造全新的社園集紙點,大眾可享用更多公眾计開設開、
- 更多的绿化亚鼠有助属低碳排放。提升空氣資素、提供更佳工作及生活環境。
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- 引入邁重人口可交持丰土小商店的營運,為居民提供更多的等售選擇。

此致!

姓名: <u>NANO DAT</u> 新語(電影/新真/地址): RECEIVED



城市成町委員會秘書 香港北色ն華道333號北角政府合器15樓 導算:2577-0245波2522-8426 電郵:tpbpd@cland.gov.nk

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第124 條 - 規劃中請編號 Y/I-DB/3 公眾意見-支持餉景灣第10b 區發展計劃以善用珍貴土地資源

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城市規劃委員會秘書 香港北角渣華道333號北角政府合署15 傳頁: 2877 0245或2522 8426 電郵: tpbpd@pland gov.hk

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敬啟者:

第 12A 條 - 規劃申請銷號 Y/I-D8/3 公眾意見·支持谕景灣第 10b 區發展計劃以著用珍貨土地資源

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此致! 姓名: 聯絡 (電郵/傳真/地址):_ RECEIVED ni di PA Town Platence Board

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普港池市近草道333號北角政府合署15樓 講真: 2877 0245成2522 8426 電影: tpbpt@pland.gov.hk

敏波者:

第 12A 係 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

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- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
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- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致!

姓名: 聯絡 (電郵/傳真/地址 RECEIVED - 7 DEC 2016 Town Planning Board

城市規劃委員會秘邊 香港北角渣葷道333號北角政府合署15樓 傅真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

敬啟者:

第 124 係 - 規劃申請編號 Y/I-DB/3 公眾意見-支持偷景灣第 10b 區發展計劃以書用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可答用土地資源,減輕香港土地不足的問題,提供不同類型的房屋虛擇,提升 生活質素。
- 計劃可改善該區現時難亂景觀及與偷景灣整體設計格格不人的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施, 今出人更方便·
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致! ANTHON' NIC 姓名: CALCER 1 聯絡(電郵/傳真/地址): RECEIVED 2 147 7816 Town Planning Beard



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域市規劃委員會秘會 香港北角這草道333號北角政府合署15樓 標真: 2877 0245或2522 8426 難鄭: tpbpd@pland.gov.hk

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敬啟者:

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第 12A 條 - 規劃中請編號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

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就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素,
- 計劃可改善該區現時雜亂景觀及與偷臺灣整體設計格格不人的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- · 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引人透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

YANICE CHAN 姓名: 點絡(雷郵/傳真/地址): RECEIVED - 2 DEC 2016 Town Planning Board

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城市規劃委員會秘書 香港北角渣華道333號北角政府合署15樓 傅真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

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敬啟者:

INTI,

第12A係-規劃申請編號 Y/I-DB/3 公眾意見-支持偷原灣第10b區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

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- 可養用土地資源,減輕香港土地不足的問題,提供不同類型的房屋返達,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與諭景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施, 专出人更方便,
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的緣化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇,

NOK/6 姓名: 聯絡(電郵/傳真/地址); Nic.

RECEIVED - 2 DEC 2010 Town Planning Board

· 城市規劃委員會秘書

吉港北角遺華道333號北角政府合幣15樓 傳貨:2877 0245攻2522 8426 電郵:tpopd@pland.gov.hk

敏設者:

第12A 條 - 規劃申請編號 Y/I-DB/3

公眾意見·支持愉景灣第 10b 區發展計劃以善用珍貴主地資源

就上述規劃中請現正收集公眾意見,本人來函表示支持,原因如下:

- 可

 新用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升
 生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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城市規劃委員會秘書

香港北角渣站道333號北角政府合営15樓 傳真:2877 0245或2522 8426 踏邨:tpbpd@pland.gov.hk

4537

敬啟者:

第 12A 條 - 規劃申請紀號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計劑以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可替用土地資源,減輕香港土地不足的問題,提供不同類型的房屋運擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷緊渴整體設計格格不人的情況,整量環境 得到改善。
- 新建的海液長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與電送 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間.
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

MANTA- 40 姓名: and the second when a the states 聯絡 (電郵/傳真/地址):

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城市規劃委員會秘費 香港北角造種道333號北角政府合署15樓 原真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬武者:

第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持谕景灣第 10b 區發展計劃以善用珍費土地資源

就上述視劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不人的情況,整體環境 得到改善。
- 新建的海清長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引人透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

INATTON. 姓名: 聯絡(電郵/傳真/地址) RECEIVED - 2 DEC 2016 Town Planning Board

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城市規劃委員會秘費 香港北角渣華道333號北角政府合署15樓 傅真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬啟者:

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第 12A 條 - 規劃申請鍋號 Y/I-DB/3 公眾意見- 支持偷景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可答用土地资源,减輕香港土地不足的問題,提供不同類型的房室達擇:提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不大的情況,整蕴環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施、令出人更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與電達 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致!

mi/G 姓名: 聯絡(電郵/傳真/地址):

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城市規劃委員會秘密 香港記商遺華道333號北角政府合習15機 傳算:2877 0245波2522 8426 電郵:tpbpd@piand.gov.hk

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敬啟者:

第 12A 條 - 規劃申請編號 Y/I-DB/3

公眾意見·支持偷景灣第10b 區發展計劃以磬用珍費土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可零用土地资源,减輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改發該區現時雜亂景觀及與偷景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

DAIX 件名: 聯絡(電郵/傳真/地址): RECEIVED



城市規制委員會秘書 管港北角渣華道333號北角政府台署15樓 傅算: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

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敬啟者:

第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍賞土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可答用土地资源,減輕香港土地不足的問題,提供不同類型的房屋還達,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與偷景灣整體設計格格不大的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,今出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與電過 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

JENNIFAR LER 姓名: 聯絡 (電郵/傳真/地址);

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城市規劃委員會協會 吉徳北角道華道333號北角政府合署15楼 博真:2877 0245或2522 8426 蜀転: (ppod@pland.gov.hk

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歌歌者:

第 12A 條 - 規劃申請編號 Y/I-DB/3 公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍費土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況,整體環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的綠化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

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城市規劃委員會秘書 香港北角渣蒂道333號北角政府合署15樓 傅真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬啟者:

第 12A 條 - 規劃申請编號 Y/I-DB/3 公眾意見-支持愉景灣第 10b 區發展計測以善用珍貴土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同頻型的房屋選擇,提升 生活質素。
- 計劃可改善該區現時難亂景觀及與偷覺渴整證設計格格不入的情況,整證環境 得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施。令出人更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與圖述 環境及景觀更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的緣化空間有助減低碳排放,提升空氣質素,提供更佳工作及生活環境。
- 新發展會創造更多就業機會,為市民及社會帶來好處及經濟效益。
- 引人適量人口可支持本土小商店的營運,為居民提供更多的零售選擇·

74 IVI (52 姓名: 聯絡(電郵/傳真/地址):

城市規劃委員會沿置

香港仁角渣華道333號北角政府合署15樓

(評頁:2877 0245 1 2522 8426) 重報:tobod @pland.gov.hk

家設者:

第 12A 條 - 規劃申請編號 Y/I-DB/3

公眾意見-支持愉景灣第10b區發展計劃以善用珍貴土地資源

就上這規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 可善用土地資源,減輕香港土地不足的問題,提供不同類型的房屋選擇,提升 生活質素。
- 計訂可改善該區現時雜亂景觀及與偷聲灣整體設計格格不入的情況,整體環境 得到改善。
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- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景假更為融合。
- 創造全新的社區集結點,大眾可享用更多公眾休閒空間。
- 更多的绿化空間有助减低碳排放,提升空氣質素,提供更佳工作及生活環境。
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- 引人透量人口可支持本土小商店的營運,為居民提供更多的零售選擇。

此致!	
至名: <u>Maisy Lo</u> #络 (電郵/傳英/地址):	
#络(電郵/博英/ 均注):	
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城市規劃委員會秘書 香港北角渣華道333號北角政府合署15樓 傅真:2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

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敬啟者:

第124 條 - 規劃申請编號 Y/I-DB/3 公眾意見-支持愉景灣第10b 區發展計劃以善用珍貴土地資源

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此致! 姓名: Sīu Kit Tin

聯絡 (電郵/傳真/地址):

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城市規劃委員**倉秘書** 香港北角濱華道333號北角政府合署15樓 尊賞:2877 0245或2522 8426 章話:tpbpd@pland.gov.hk

敏設者:

第12A 係 - 規劃申請编號 Y/I-DB/3 公眾意見·支持愉景灣第10b 區發展計劃以善用珍實土地資源

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此致!

姓名: 聯絡 (電郵/傳導	Terny Ng- [/ 地址):	
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城市規劃委員會秘書 香港北角渣華道333號北角政府台署15樓 傅算: 2877 0245或2522 8426 電郵:tpbpd@pland.gov.hk

敬啟者:

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此致!

Silv 姓名: Natatie 聯絡(電郵/傳真/地址);



城市規劃委員會秘優

皆港北角流華道333號北角政府合署15樓 傳真:2577 0245或2522 8426 電郵:(pbpd@pland.gov.hk

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

Dear Sir,

Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

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- The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area 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 proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate'rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
- 6. The proposed felling of 168 nos. mature trees in Area 10b 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.
- 7. I disagree the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyord of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefet there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental carry

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- 9. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
- 10. I disagree the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Date: 1.12.2016 Signature : Name of Discovery Bay Owner / Resident: Address:

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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, Nerth Point

Dear Sir.

Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

(Via email: tphpd@pland.gov.hk or fax: 2877 0245 / 2522 8426)

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- The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area 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 proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.



- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
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- 9. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

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Signature :	Follyarra		Date:	03 100	c 2017
Name of Disco	vory Bay Owner / Resid	dent:	a deserved		14 ALTRIAN
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2/12/2016 Signature : Date: Name of Discovery Bay Owner / Resident: Address:

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寄件者: 寄件日期: 收件者: 主旨: Sungming Li **Carl State Constant** Q21112H 2016 (F H H) / J. 23 28 Ipby (@pland.gov.hk. Section 12A Application No. Y/I-DB/J Area 10b, Loi 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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

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4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.

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·夏茨本科和新聞演習的教育系統的語言的意味。如果有自然人的主要相對人。這者一些自然的主要的意味 主要一人人一生

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11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. 1.7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity... and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

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Name of Discovery Bay Owner: Li Sung Ming

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寄件者: 寄件日期: 收件者: 主旨: Charseniling Chan (Brehassimling) 02日12月2016年世紀日 23:34 BybJePland govik Section 12A Application No. Y/I-DB/J Area 10b, Lot 385 RP & Ext (Part) in D.D. 352. Discovery Bay

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

Dear Sir,

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Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.

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11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise **D** residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...," are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Name of Discovery Bay Owner: Li CHAN Sim Line Address:

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Stella Cheung 03日12月2016年生程477 22:49 tpbpd@pland.gov.bk Template for Area 10b Objection Template for Area 10b Objection pdf

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Dear Sirs, pls see attached our objection letter

Regards,

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2016 DEC Date: Signature : Name of Discovery Bay Owner / Resident: Address:

<u>tpbpd</u> 寄件者: 寄件日期: 坎件者: 主旨: 封件:	Greg Gougle 04日12月2016年星頃日 23:24 tpbpd@pland.gov.hk Application No. YA-DB/3 Jovial 7E_Application No. YI-DB3.pdf.pdf	10
Dear Sirs,		4617
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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature: Date: NEC 4, 2016
Name of Discovery Bay Owner / Resident:
Address:

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Greg Gough (4日12月2016年星期日 23:25 tpbpd@pland.gov.bk Application No. YA-DB/3 Jovial 7F Application No. YI-DB3.odf
sector of "otherenou rec. H-rypphot

Dear Sirs,

Please refer to attached with respect to the above quoted application.

I am the owner of

Regards,

Greg

The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point

Dear Sirs,

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Signature :	S.	h	Date: _	DEC 4, 2	oik
Name of Disc	overy Bay Ow	mer / Resident :			
Address:					

tpbpd

寄件者: 寄件日期: 軟件者: 主目: 81GA957 [0514127120164 5/19] = 7:29 tpbpst@pland.gov.hk Objection

The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point

Dear Sirs,

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The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature :GIANFRANCO BIGAZZI E-mail: Date: 5 December 2016

Address:

tpbpd		
寄件者: 寄件日期: 收件者: 主旨: 附件:	R NG, 05日12月2016年星期— 10:04 tpbpd@pland.gov.hk Objection to the Submission by Hong Kong Resort on Oct 27 2016 SCN_0080.pdf	4620

To whom it may concern,

Please see attached signed objection letter.

Regards, Discovery Bay residents.

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

Dear Sir,

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Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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NP is A Signature : Name of Discovery Bay Cyster Resident: Address:

155503 新作者: Anna Leung Anna Leu

Please see attached my objection letter on above subject. Please do take it seriously!!

Hong Kong Resort has been making Discovery Bay a mess trying to profit themselves by expanding all sort of commercial activities in the tranquil environment of DB as a public traffic free, safe and pleasant community. As a result, the area is now becoming more polluted with heavy traffic with both villages shuttle buses and heavy trucks, delivery vans, HK resort's own fleet of private vans & outside taxi/coaches. On every other weekend and festival, DB area is becoming Stanley Market & Ocean Park!

The key of complains and objection of further unnecessary projects in the area are those so called these projects are have httle to no actual benefits to the residents' living in DB. And in most cases, they bring more trouble and nuisance to our living life in DB.

Bein Resident and owner of DB over 25 years, I have lived long enough here to tell the bad projects from the good which are primarily for their own pocket of Hong Kong Resort.

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

Dear Sir,

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Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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Signature : Date: Name of Discovery Bay Owner / Resident Address:

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

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4622

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- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental

impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 9. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
- 10. I disagree the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

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11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

11/2016 30 Signature : Date: Name of Discovery Bay Owner / Resident: Address:

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05(11:112016年呈明一 10:47 tpbpd@pland.gov.hk Objection to the submission by HK Resort on Oct 27 re Area 10b SCN_0082.pdf

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Dear Sirs,

Please see attached signed obejction letter on above Discovery Bay project.

Regards,

Sent from Mail for Windows 10

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

Dear Sir,

Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("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 10b is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC') dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b 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 is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into

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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 proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sca pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
- 6. The proposed felling of 168 nos. mature trees in Area 10b 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.
- 7. I disagree the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental

impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 9. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
- 10. I disagree the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

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11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature : Cr CAM Date: Name of Discovery Bay Owner / Resident: Address:

tryppd 寄件者: - · p · · · · · · · · · · · 寄住日期: 05日12月2016年1日第一12-22 软件者: 4624 tpbpd@pland.gov.hk Ξh. OBJECTION - Hong Kong Resorts' application to TPB for development of Discovery Bay Area 10b 时件: DBArea 10b Objection docx 虚要性: 高 Dear Sir/Madam, Please find attached my objection to the application from HKR for redevelopment of Area 10b at Discovery Bay. Yours Sincerely, Huw Watkin Huw Watkin, CAMS Head of Business Intelligence - Risk Managed Services Thomson Reuters in Land Sec Governance, Risk and Compliance Solutions at accelus.thomsonreuters com

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

Dear Sirs,

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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. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.
- 2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
- 3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change

from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

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- 4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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- 6. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 7. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those

polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to satisfaction of all property owners of Discovery Bay.
- 10. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...."

and by Planning Department that :

"....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature		:Huw			Watkin				
		Date: December 5, 2016							
	of	Discovery	Bay	Owner	/	Resident:	Huw		
Watkin_		*****							

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

Dear Sirs,

Section 12A Application No. Y/J-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant for Hong Kong Resort ("HKR"), Masterplan Limited ("Masterplan"), 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:-

 I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares *ipso facto* gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

Upon the execution of the DMC, the lot was divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC, the definition of City Common Areas includes the following:

"... such part or parts of the Service Area as shall be used for the benefit of

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the City: These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee's subsidiary company..."

As such, the applicant may not assign the Reserved Portion – which includes the Service Area defined in the DMC and shown on the Master Plan – except as a whole to the Grantee's (HKR's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 10b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

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3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development", Masterplan stated "The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and withhold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,500 Residential Development undivided shares that it held under the DMC.

HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

- 4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed this point.
- 5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation



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"partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

- 6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.
- 7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and

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safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.
- 11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature :	Date: 5.12.2016
Name of Discovery Bay Owner / Resident:	
Address:4	

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

Dear Sirs,

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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:-

 I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares *ipso facto* gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

Upon the execution of the DMC, the lot was divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of





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the City. These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant, Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee's subsidiary company..."

As such, the applicant may not assign the Reserved Portion – which includes the Service Area defined in the DMC and shown on the Master Plan – except as a whole to the Grantee's (HKR's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 10b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

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The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

- 4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed this point.
- 5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation

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"partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

- 6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.
- 7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and

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safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.
- 11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and <u>comment</u>, the application for Area 10b should be withdrawn.

Date:

Signature :

Name of Discovery Bay Owner / Resident:

Address:

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Michael McGuire 05日12月2016年31期一 75:31 tpbpN@pland.gov.hk Objection to development KMBT_195_00958.pdf

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Please find attached

Michael McGuire

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

Dear Sirs,

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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. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.
- The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
- 3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change

from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

- 4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sca-bcd (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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- 6. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 7. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those

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- 10. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...."

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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature :

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Name of Discovery Bay Owner / Resident:

7016 Date:

Address:



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DDpd 取扱の 取件者: Nicoleta NUNZIATI 文件相類: OSET2月2016年度明-- 1601 軟件者: upbyl The Secretariat Town Planning Board 15/F, North Point Government Offices

333 Java Road, North Point

Dear Sirs,

March 20 and

 Sect 12A Application No. Y/I-DB/3

Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("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:-

The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant

(PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.

The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area.

Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.

The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners a occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to.

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The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...."

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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

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Signature :Nicoletta Nunziati

Date: 5 December 2016

Address: / Address: /

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Colin Wats23 05日12月20169, 9749 - 1972 tpbpd@pland.gov.hk

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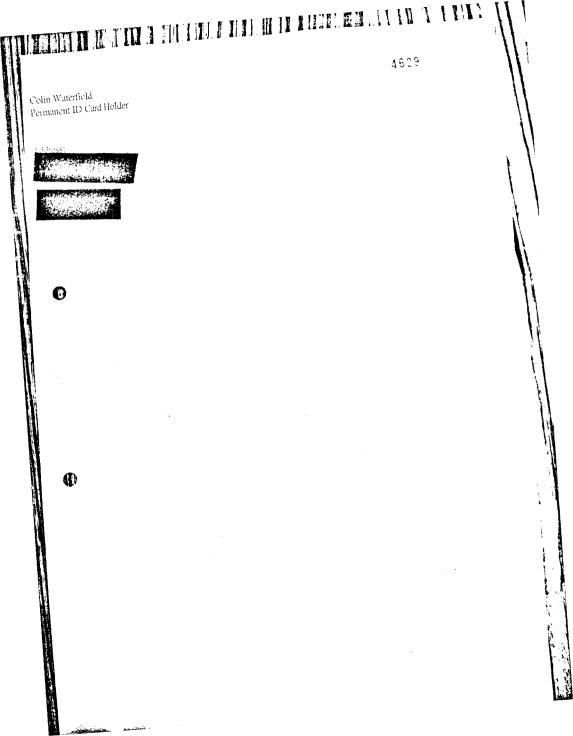
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Glenda Waterfield (1958) **For Annal State** 051112/F2016(1-1/19) (1978) ubpd@pland.gov.hk Objection : Section 12A Application No. Y/I-DB/3

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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point (Via email)

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Glenda Waterfield Permanent ID Card Holder

Address: a

tpbpd

寄件者: 寄伴日期: 收件者: 主旨: Liza Chune 4631 05H12H 2010¹ Sc. Hi = 20.21 tpbpl@pland.gov.hk Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352. Discovery Bay Objection to the Submussion by the Applicant on 27.10.2016

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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. I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office
- ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares *ipso facto* gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided shares. To date, more or 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of the City. These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee' s subsidiary company..."

As such, the applicant may not assign the Reserved Portion — which includes the Service Area defined in $\leq -2MC$ and shown on the Master Plan — except as a whole to the Grantee's s (HKR' s) subsidiary company. Thus, HKR has no right whatseever to develop the Service Area (Area 10b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development", Masterplan stated "The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and withhold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,500 Residential Development undivided shares that it held under the DMC.

HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.

5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation "partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the claims made in the Application that all proposed claimation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.

7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.

8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.

9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noisegenerated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.

11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

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

Dear Sirs, Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

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The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.

3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

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5. The council stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and eccupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate

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"...towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "...Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...," are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

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Signature:iames hood	Date:4 Dec 2016	-

Name of Discovery Bay Owner :_____james hood_____

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Caroline Hext 081-1124-12010F (1990) = 21-21 (physt@pland.gov.hk

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nos. 1.7 to 1.14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...."

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Signature:	caroline hood	Date:	4 Dec 2016	
Name of Disco	very Bay Owner :	james hood		

Address:

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tphysic pland guy hit. Objection to the Submission by Hong Kong Resort on Oct 27 2015 $\rm SCN_0079~pdf$

To whom it may concern,

I strongly object what HK Resort's submission of subject application. Please review.

regards, Resident of Discovery Bay 4634

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

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- 2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into

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- 4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.

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30/11/2016 Date Signature : Name of Discovery Bay Owner / Resident: Address:

tpbpd

等件者: 寄件日期: 收件音: 主旨: 时件: Therese LESAFFRE 0517127420164-469 tpbpl@pland.gov.hk

Y/1-DB13

Discovery Bay- Area 10b. Objection to the Submission by the applicant on 27/10/2016 Dis. Bay Objection Page 1.jpg; Dis. Bay Objection Page 2.jpg; Dis. Bay Objection Benoit Lesaffre.jpg; Disc. Bay Objection T. Lesaffre.jpg

Dear Sears,

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Here attached my objection to the Submission by the Applicant on 27/10/2016 : Area 10b - Discovery bay.

Please find two Objections; Thank you for your consideration.

Sincerely,

T. Lesaffre

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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point (Via email: <u>fpbpd@ptand.gov.ldc</u> or fax: 2877 0245 / 2522 8426)

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Date: _ 3 Acc 2-16 Dorathe Signature: Name of Discovery Bay Owner Resident Address 3 of 3

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Lam an Owner in Discovery Bay and enclose two objection letters to: the two proposed acceleration applications in Discovery Bay

regards

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Susan Ho

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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point (by email)

Dear Sir,

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The current submission addresses the provision of sewage and water but does not present the proposed development as a whole and it is therefore impossible to comment on how the water and sewage responses actually integrate into the development.

For instance it appears that the outfalls are now three times the size of the existing outfalls into the sea in order to address the increased runoff from the extensive paved areas. There is no attached environmental assessment to determine any detriment to the planned reclamation area or the local beach and bay.

The location of the planned sewage plant is at the base of two roads that slope towards it. In heavy down pours the Penninsula Road where it joins Marina Drive regularly floods and the submission does not address any changes that will be necessary to the existing roads and drainage in Discovery Bay to reduce the likelihood of flooding in this area. Nor does the current response adequately address this risk item for the supply of water and sewage and likely contamination if the Pumping Station is flooded.

I have objected to HKR previous submissions and note that whilst HKR are now responding to the missing detail regarding water and sewage, it is not apparent if the version now presented is the Scenario 2 previously noted in submissions, but for

1 of 3

which no detail was provided at that time.

The other missing submissions that I commented on previously, remain excluded from the proposed development. It is not apparent how the development deals with these missing items.

In order to be specific my main reasons of objection on this particular submission are listed as follows:-

- 1. HKR claim that they are the sole land owner of Area 10b is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC') dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected. I own 10 A Jovial Court and have not been consulted on the development submission submitted by HKR.
- 2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area 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 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

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

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- 5. The proposed felling of 168 mature trees in Area 10b 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. I disagree the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". I respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 7. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 8. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
 - 9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers

within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 10. In addition to the last point, the dangerous goods store and petrol filling station will pose a serious risk to residents should an incident occur.
- 11. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. My elderly father resides with me, and the helipad is a great comfort should he need specialist emergency care that is not currently provided by the local hospital. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to satisfaction of all property owners of Discovery Bay.
- 12. I disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 13. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide satisfactory responses to all previous comments and to these comments, for further review and comment, and for the applicant to present a whole submission rather than a jig saw of parts that cannot be viewed holistically the application for Area 10b should be withdrawn.

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寄件者: 寄件日期: 收件者: 副本: 主旨: 附件: teronimo, Lee [STEP: 18.32 OSF112F120164 QBP - 18.32 tpbpl@pland.gov.hk Fiona leronimo HKR's Applications to The Town Planning Board - Sample Submission for 10h and 6f S0506-16120518320.pdf, S6506-16120518321.pdf

4637

Y/1-DB/3

Dear Sirs,

Please find enclosed signed objections to the Town Planning Applications in Discovery Bay for Areas 10b and Area 6F. The way in which HKR are currently operating Discovery Bay should be considered a disgrace. I have been a resident for the past 21 years and whilst some changes have been for the better, the only single motive for HKR moving forward is financial gain, they do not care about the well-being of residents or for that matter the environment and public safety.

With the increase in traffic it is only a matter of time before there are regular serious accidents involving pedestrians and vehicles. The condition of the road surface along the main road is dangerous with significant potholes causing major obstructions to golf carts and cyclists, The speed of construction vehicles is frightening with simple disregard to speed limits, visitors simple assume rules do not apply to Disrovery Bay as it is a private area.

Kind Regards

Lee

Lee leronimo

Technical Director

ATKINS

Find out more about what we do and how we do it - www.atkinsglobal.com

Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding.



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

Dear Sirs,

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Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

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

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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:-

 I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares *ipso facto* gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of the City. These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee's subsidiary company..."

As such, the applicant may not assign the Reserved Portion – which includes the Service Area defined in the DMC and shown on the Master Plan – except as a whole to the Grantee's (HKR's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 10b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

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3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development", Masterplan stated "The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and withhold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,500 Residential Development undivided shares that it held under the DMC.

HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.

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5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation "partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the

claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

- 6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.
- 7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

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- 10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.
- 11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

D. Lowing Date: S/12/16 Signature :

Name of Discovery Bay Owner / Resident:

Address:

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Ψ.

Susan Hult 05H12H2H20109 Electronic typex(@pland.cov.fik Objection Letters Sent on behalf of Daniel Hennedy Objection DK 5.12.16.docx; 6f ObjectionDK 5.12.16 docx

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Please see attached 2 letters of objection

Y/ 1-DB3

The Secretariat5 December 2016Town Planning Board15/F, North Point Government Offices333 Java Road, North PointVia Email

Dear Sir,

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Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

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

I live with my daughter (the Owner of 10A Jovial Court) in Peninsula Village and l strongly object to the submission regarding the proposed development of the Lot.

The current submission addresses the provision of sewage and water but does not present the proposed development as a whole and it is therefore impossible to comment on how the water and sewage responses actually integrate into the development.

I have objected to HKR previous submissions and note that whilst HKR are now responding to the missing detail regarding water and sewage, it is not apparent if the version now presented is the Scenario 2 previously noted in submissions, but for which no detail was provided at that time.

The other missing submissions that I commented on previously, remain excluded from the proposed development. It is not apparent how the development deals with these missing items.

In order to be specific my main reasons of objection on this particular submission are listed as follows:-

 HKR claim that they are the sole land owner of Area 10b is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC') dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City

1 of 3

Retained Areas" in the PDMC. Pursuant to Clause 7 under Section 1 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 10b 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, including my daughter. 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 is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area 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, including my daughter.
- 4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.

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- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
- 6. The proposed felling of 168 mature trees in Area 10b poses a substantial

environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are unsatisfactory.

- 7. I am 80 years old, have acute illnesses, and the proposed removal of the helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients, including possibly me, to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to satisfaction of all property owners of Discovery Bay.
- 8. I disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting. I spend a great deal of time pottering in this area as it is close to my home, the withdrawal of this area from easy public use and access would seriously impact my quality of life and independent access to this rural and natural setting.
- 9. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide satisfactory responses to all previous comments (including mine) and to these comments, for further review and comment, and for the applicant to present a whole submission the application for Area 10b should be withdrawn.

Daniel Kennedy

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寄件書: E Cheung の State E Cheung N St	I-DB/2 & App	- plication No	4639
DB objection.pdf Dear Sir, Please find two attached documents for objection of Application No.Y/ Regards.	I-DB/2 & App	- olication No	D. Y/I-DB/3.
Please find two attached documents for objection of Application No.Y/ Regards.	I-DB/2 & App	e	D. Y/I-DB/3.
Regards.	I-DB/2 & App	olication No	D. (Y/I-DB/3.)
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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point (Via email: <u>tybed@pland.gov.hk</u> or fax: 2877 0245 / 2522 8426)

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"... such part or parts of the Service Area as shall be used for the benefit of

Page 1 of 5

the City. These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions,'

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

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Page Z of 5

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As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and withhold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

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HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Sharés were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

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- 4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.
- 5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation "partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should

Page 3 of 5

reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

The Town Planning Board should note that the development approved under the 6. existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.

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- 7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- We disagree with the applicant's statement in item E.6 of RtC that the existing 8 buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

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10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning

Page 4 of 5

proposal by the applicant to the satisfaction of all property owners of DB.

- 11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

12-2016 Signature : Date Name of Discovery Bay Owner / Resident: Address:

Page 5 of 5

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Dear Sears,

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The Part

Here attached my objection to the Submission by the Applicant on 27/10/2016: Area 10b - Discovery bay.

Please find two Objections; Thank you for your consideration.

Sincerely,

T. Lesaffre

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

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- 2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
- 3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change

from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

- 4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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HENAFFIZE Date: 2 Luic, 2016 Signature: Therese Resident LEJAFFLE Bann Name of Discovery Bay Owner Address

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Er 15 - 15 - 15 g (g) En 115 59 tylygdifepland gi vitik Section 12A Application Nol YA-ELET, Area Edulux Brit FE & Eat To the USE of the section of a same Area 106 Objection.dock

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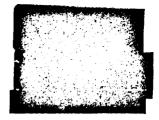
Please find attached a copy of my letter in CBJECTION to the above plan

Section 30 and

Cheers Connie Fung

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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point (Via email: <u>tpbpd@pland.gov.hk</u> or fax: 2877 0245 / 2522 8426) **6 December 2016** Dear Sirs,

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No. of Concession, Name

NAME AND POST OF THE OWNER

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Signature :_____ Date: 6 December 2016

Name of Discovery Bay Owner: FUNG Man Yu

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and a 30 o 04 OoF1121120104-9739 tpbp:t@pl.md.gov.hk Section 12A Application No. Y/LDB/3, Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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Please find attached a copy of my OBJECTION to the above plan.

Best wishes,

Stewart Aldcroft Hong Kong



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Signature :_____ Date: 6 December 2016

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Name of Discovery Bay Resident: Stewart ALDCROFT

Address:

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城市映劇委員會秘書 香港北海道華道333號北角政府合署15億 爆真: 2877 0245或2522 8426 電郵: tpbpd@pland.gov.hk

Kong Special Administeries Region of the People's Republic of China

中国人民共和国省港的同行政国

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第 124 條 - 規劃申請編號 Y/I-DB/3 公眾意見-支持龄景濃第 10b 區發展計劃以警用珍貨土地資源

就上述規劃申請現正收集公眾意見,本人來函表示支持,原因如下:

- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施,令出人更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力,設計亦與周邊 環境及景觀更為融合。

此致! 姓名: **黃漢權 - 離島區議會當然議員** 簽名: 联络 (電郵/傳真/地址):

評洲永安街 59 號 A. 69A, Wing On Street, Peng Chau. 會時 TEL: (852) 2983 0790, 2983 0220 傳真 FAX: (852) 2983 0220 電子郵件 E-MAIL: pengebaure@yahoo.com The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point

ROBIN GAWLER (OVNER) Referration . Magin 7

(Via email: tpbpd@pland.gov.hk or fax: 2877 0245 / 2522 8426)

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Date: 6" NUC JOIG Signature: Delyculas Name of Discovery Bay Owner/ Resident: Address:

WAI CHING GAWLER Da Ching - And PAGE I

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

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Dear Sir,

and the second
Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("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 10b is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC') dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b 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 is 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 Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into

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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 proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure 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 to other property owners in the vicinity should be properly mitigated and addressed in the submission.
- 6. The proposed felling of 168 nos. mature trees in Area 10b 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.
- 7. I disagree the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental

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impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 9. The proposed removal of helipad for emergency use from Area 16b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay.
- 10. I disagree the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and I agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...." and by Planning Department that "....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature (mai Cury (Date: 6 DUC 2016 Name of Discovery Bay Owner Resident: Address:

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致城市規劃委員會秘書: 專人送遼或郵遞: 香港北角濱部道 333 號北角政府合署 15 標 傳真: 2877 0245 或 2522 8426 電郵: spbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax: 2877 0245 or 2522 8426 By e-mail: tpbpd@pland.gov.hk

有限的規劃申請編號 The application no. to which the comment relates 1/1 DB3
意見詳備(如有需要,請另頁說明)
Details of the Comment (use separate sheet if necessary)
每提文情景75106次66 高强限毕言。 激發
展計劃雪嚴重破壞偷蒙隊民居住憲
「提意見人」姓名/名稱 Name of person/company making this comment
签署 Signature 握水泡 日期 Date <u>b-12-2016</u>

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就規劃申請提出意見

Comments on Planning Application

弱勿垣爲此穩	備來編號 Reference No.	
For Official Use Only	收到日期 Date Received	

重要提示:

Important Notes:

(1) 意見必須於指定的法定期限層滿前向城市規劃委員會(委員會)提出:

the commont should be inade to the Town Planning Board (the Board) before the expiry of the specified statutory period;

(2) 委員會考慮申請的暫定會選日期已上載於委員會的網頁(www.info.gov.hk/qib/)。考慮規劃 申請而舉行的會議(進行商議的部分除外),會向公眾開放,如欲觀看會議,請覺是在會議 日期的一天前以電話(2231 5061)、傳真(2877 0245 或 2522 8426)或電郵 (tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配:

the tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Sceretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;

- (3) 供委員會在考慮申請時參閱的文件:,會在發送給委員會委員後存放於規劃指的規劃資料查 飽處(查問熟線 2231 5000),以及在會議當日存放於會議轉播室,以供公眾查閱;及 the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後,可致電2231 4810或2231 4835查詢有關決定、或是注會認結束後, 在委員會的網頁上查閱決定摘要。

after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

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範規對單論,實物提出意思。Miking Osin accords of Planning Appliancia / Review 金香花属 161202-172828-89996 Reference Number: 掃交配期 09/12/2016 Deadline for submission: 浸交日期及時間 02/12/2016 17:28:28 Date and time of submission: 有關的規劃申讀編號 Y/I-DB/3 The application no. to which the comment relates: 「提意見人」姓名/名稱 先生 Mr. Lau Name of person making this comment: 意見詳情 Details of the Comment : My reasons for supporting the application of 10b are: - The improvement to the foreshore promenade, transportation and marine assess, kaito service a nd pier facilities will enhance the connectivity and convenience to and from Discovery Bay. - The optimisation of the land use is well supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marin

e access. - More community focal points and public leisure space will be created for the residents and the public to enjoy.

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就規劃申請/覆紙提出意見1471 gC: A.A.A. 参考編號 Reference Number:	161203-113242-87538	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	03/12/2016 11:32:42	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. C S Kwong	
意見詳情 Details of the Comment : I agreed with the suggestion as it will create more job	opportunities	

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agr with the suggestion as it will create more job oppor

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就現雲申請/夏核提出意見 Mexing Comment on F	tanning Application / Review	
会考试就 Reference Number:	161203-112744-94883	
提交限期 Deadline for submission:	09/12/2016	·
提交日期及時間 Date and time of submission:	03/12/2016 11:27:44	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. W M Lo	
意見詳情 Details of the Comment :		

it optimises the land use at Area 10b in Discovery Bay.
 it will increase the supply of residential units.

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就規劃申請/覆核提出意見 Metling Cture 2011-1	់ ខេត្តAppមិនមើល/្រំទូនភាព	
參考編號 Reference Number:	161203-173307-16582	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	03/12/2016 17:33:07	
有關的規劃申請编號 The application no. to which the comment relates:	үл-dв/з	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. W L Kong	
意見詳情		
Details of the Comment :		
I supported the application since it will create more jo	b opportunity.	

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就規劃申請/覆核提出意見 Meking Comment on Plauning Appliestion / Review			
②博编號 Reference Number:	161203-172504-43892		
提文限期 Deadline for submission:	09/12/2016		
提交日期及時間 Date and time of submission:	03/12/2016 17:25:04		
有關的規劃申讀編號 The application no. to which the comment relates:	Y/I-DB/3		
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Melinda Lo		
意見詳償 Details of the Comment :			
I support teh idea becasuse it will offer provide more	houring units		

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就規劃申請/覆核提出意見 Making Communican	the star of the second start and the second start and second start and second start and second start and second
參博編號 Reference Number:	161204-033934-89936
提交限期 Deadline for solonission:	09/12/2016
提交日期及時間 Date and time of submission:	04/12/2016 08:39:34
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Kays
意見詳悔 Details of the Comment :	
I spported the application because the new plan will cre more housing units to alleviate the housing problem in	

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就現象申請/覆状提出意見 Making Commencer Firmsing a solic of Radiew						
合考编辑 Reference Number:	161204-082749-34366					
起父限期 Deadline for submissiou:	09/12/2016					
提交日期及時間						
Date and time of submission:	04/12/2016 08:27:49					
有關的規劃申請編號						
The application no. to which the comment relates:	Y/I-DB/3					
「提意見人」姓名/名稱	先生 Mr. Kenny Kwong					
Name of person making this comment:						
意見詳情						
Details of the Comment :						
I sipported the proposal as it will provide more leisure areas and create a new focal point. Beside s, it will create more job opportunity.						

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就規劃甲請/程核提出意見 Proving Communities	the string at the string of the string.	
Reference Number:	161205-111035-09083	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	05/12/2016 11:10:35	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Yau	
意見詳情 Details of the Comment :		
The supplement information is fine and has adddressed the community. I support the development.	d a lot of concern from various	parties and

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- 劉尼歐區通過後後後進意思。Pranka Garana - 1919年	al iguna a tha an ta gitan
Complexe Reference Number:	161205-124224-34697
述文限期 Deadline for submission.	09/12/2016
提汶日期及時間 Date and time of submission:	05/12/2016 12:42:24
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提登見人」姓名/名稱 Name of person making this comment:	小姐 Miss Wong
意見詳情 Details of the Comment :	

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





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記規動申請/覆该提出意見1000 g/2000 1000 参考編號 Reference Number:	161205-155546-88337
选交限切 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	05/12/2016 15:55:46
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Richard van den Berg
意見詳情 Details of the Comment :	

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就说到申请·赞庆选出意见Linkship Comman on Planch	Sector Trov Review
参り合就 Reference Number:	161205-180325-42458
提交限期 Deadline for submission:	09/12/2016
港交日期及時間 Date and time of submission:	05/12/2016 18:03:25
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」 姓名/名稱 Name of person making this comment:	先生 Mr. James Fernic

意見詳情

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Details of the Comment :

I object to this Planning Application for the following reasons:

The disruption, pollution and nuisance caused by the construction to the immediate residents an d property owners nearby will be substantial. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natur al surrounding. There are possible sea pollution issues posed by the proposed reclamation in con travention of the Foreshore and Sea-bed (Reclamation) Ordinance.

The Proposal is major change to the development concept of the Lot and a fundamental deviatio n of the land use from the original approved Master Layout Plan and the approved Outline Zoni ng Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent from an environmental perspective and against the interests of all re sidents and owners in the district.

The submission has not satisfactorily addressed these issues and has been completed without an y proper consultation with the co-owners.

Thank you for considering these important objections.

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就規劃申請/覆該提出意見 // The Community	n e katalan ya katalan k
參考編號	
Reference Number:	161205-173651-52652
提交限期	(0) (1 2 (20) - c
Deadline for submission:	09/12/2016
提交日期及時間	05/12/2016 17:36:51
Date and time of submission:	03/32/2010 11:56:51
有關的規劃申請编號	
The application no. to which the comment relates;	Y/I-DB/3
The appreador no. to which the comment relates.	
「提意見人」姓名/名稱	
Name of person making this comment:	先生 Mr. James Fernie
意見詳情	
Details of the Comment :	
I object to this Planning Application for the following reas	sons:
Water and sewerage resources arc already limited for a m ent Outline Zoning Plan (OZP). These Applications seek h will be unsustainable without huge additional infrastruc	to increase that number to 29,000 whic
Note of these costs will have to be borne by existing resi O-own the Lot together with Hong Kong Resorts. The App ner of the Lot, which is incorrect.	dents and over 8,300 assignees who c plication states that HKR is the sole ow
The population cap of 25,000 (as per the Land Grant)show	uld be preserved.

1659 就成到岸港。建长邊島激励和Extendionation on Monading a contact of fictures ·**运行 161205-175458-75328 Reference Number: **港交景**街 09/12/2016 Deadline for submission. 間初反開日交易 05/12/2016 17:54:58 Date and time of submission: 有關的規劃申請編號 Y/I-DB/3 The application no. to which the comment relates: 「提意見人」姓名/名稱 先生 Mr. James Fernie Name of person making this comment:

意見詳**请** Details of the Comment :

I object to this Planning Application for the following reasons:

HKR claims that they are the sole land owner of this area is disputed. The lot is now held under t he Principal Deed of Mutual Covenant (PDMC) dated 20 Sep 82. Area 10b forms part of the "Se rvice Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Area s" or the "City Retained Areas" in the PDMC.

Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has t he right and liberty to go pass and repass over and along and use Area 10b for all purposes conn ected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an casement that cannot be extinguished.

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 maintained, secured and respected.

Thank you for considering this important objection that appears to have been overlooked.

就規劃申請/覆該提出意見 いてんのことう。こ 参考编辑 161205-174116-98651 Reference Number 提交限期 09/12/2016 Deadline for submission: 提交日期及時間 05/12/2016 17:41:16 Date and time of submission: 有關的規制申請編號 Y/I-DB/3 The application no. to which the comment relates: 「提意見人」姓名/名稱 先年 Mr. James Fernie Name of person making this comment:

意見詳**情** Details of the Comment :

I object to this Planning Application for the following reasons:

The Schedule of Uses for the Promenade at Area 10b states that "This zone is intended primarily for the provision of outdoor open-air space... serving the needs of the local residents and visitor s."

Under the Deed of Mutual Covenant, there is no provision to allow public access to the Lot, nor is there any requirement for the residential owners to pay for the maintenance of public arces. Sin nee public access is only allowed if an area is declared to be for Public Recreation on the Master Plan, this reference to 'visitors' should be removed or the Master Plan will need to be revised, which HKR undertaking the cost of management & maintenance of public areas.

Thank you for considering this important objection.



說受到中請 覆该提出意見 Melting Comment on P	tanning Application / Review				
會考編號 Reference Number:	161205-180102-54539				
拯交限期 Deadline for submission:	09/12/2016				
提交日期及時間 Date and time of submission:	05/12/2016 18:01:02				
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3				
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Jun				
意見詳请 Details of the Comment :					
Further provided information is more favourable to the community. I don't see why I am not going to support the development.					

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就規醚申請/覆核提出意見 if this Comment on Planning.	Astroaturs / Carac				
参考編號 Reference Number:	161205-182529-54392				
提交限期 Deadline for submission:	09/12/2015				
提交日期及時間 Date and time of submission:	05/12/2016 18:25:29				
有關的規劃申請編號 The application no. to which the comment relates:	Ү/I-DB/3				
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. James Fernie				
意見詳情 Details of the Comment :					
I object to this Planning Application for the following reasons: The Revised Concept Plan is still unsatisfactory and we agree that the comments made by Archit ectural Services Department that the podium of the building blocks "is too long and monotono us. Together with the continuous layouts of the medium-rise residential blocks behind, the devel opment may have a wall-effect and pose considerable visual impact to its vicinity.". And by Planning Department that: "towers closer to the coast should be reduced in height to m inimize the overbearing impact on the coast" and that "Public viewers from the southwest we uld experience a long continuous building mass abutting the coast. Efforts should be made to bre ak down the building mass with wider building gaps.". This comment is still valid after this revis ion. The substantial increase in population in the area will be significant, particularly where the large tower blocks are concerned. The proposed felling of 168 mature trees in the area would be an ecological disaster, and poses a					
substantial environmental impact to the immediate natural setting and the proposed tree preservation plan or the tree compensatory tory.	proposals are totally unsatisfac				
For all these reasons, this application is too greedy. The applicant new flats and too many people into such a small area, which will to n the existing residents and owners.	have a huge negative impact o				
This application should be revised to reduce its impact on resident ure and the environment.	is, owners, existing infrastruct				
Thank you for considering these important objections.					

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就規劃申請·發放提出意見 Making Comment on Pisuning Application / Review 念考虑还 161205-215436-82551 Reference Number: 挹交限期 09/12/2016 Deadline for submission: 提交日期及時間 05/12/2016 21:54:36 Date and time of submission: 有關的規劃申請編號 The application no. to which the comment relates: Y/I-DB/3 「提意見人」姓名/名稱 先生 Mr. Sze Yeung Name of person making this comment: 意見詳猜

I supported the idea because it will provide more job opportunity and more housing units.

Details of the Comment :

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就規劃申請/覆核提出意見 Metricy C: and the	Rich Schutzer (Press	. /
參考編號 Reference Number:	161205-220008-20204	
提交限期 Deadline for submission:	09/12/2016	
提交日期及時間 Date and time of submission:	05/12/2016 22:00:08	
有關的規劃申請編號 The application no. to which the comment relates	.: Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Esther Kwong	
意見詳情		
Details of the Comment : I supported the application because it will lead to m		

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就輕動部計 寶代發出意見 Msking Onalization F 參考發發 Reference Number:	161205-225008-99240
提文限期 Deadline for submission:	09/12/2016
提交已期及時間 Date and time of submission:	05/12/2016 22:50:08
有點的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Ho Woon
意見詳请 Details of the Comment:	

I support the development of Discovery Bay.

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就規劃中請/覆该提出意見 № 11% C:	en la presente d'Alera	
参考編號 Reference Number:	J 61205-224624-02046	
提交限期 Deadline for submission:	09/12/2015	
提交日期及時間 Date and time of submissiou:	05/12/2016 22:46:24	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	-
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Patrick Ho	
意見詳情 Deteile of the Common to		
Details of the Comment : Support the development to bring a good environmen	t	

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参导磁弦 Reference Number:	161205-224747-79062	
提交限期 Deadline for submission:	09/12/2016	
是交日期及時間 Date and time of submission:	05/12/2016 22:47:47	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Bonnie Chan	
意見詳情		
Details of the Comment :		
Support the development of Discovery Bay.		

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参考編號 Reference Number:	161205-224909-86350	
提交限期 Deadline for submission:	09/12/2016	
提交日均及時間 Date and time of submission:	05/12/2016 22:49:09	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Pacus Ho	
意見詳情		
Details of the Comment :		
I support the development of Discovery Bay.	· · · · · · · · · · · · · · · · · · ·	

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参考编辑 Reference Number:	161206-102425-76469
把交限期 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	06/12/2016 10:24:25
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提登見人」姓名/名稱 Name of person making this comment:	先生 Mr. William Yau
意見詳请 Details of the Comment :	
Environment has been well considered and deck over in reates less impact to adjacent seashore and will provide	

nt is supported by me.

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新規劃車續 建液得出意見 Muking Comment on Print Tre Application / Review 法管边键 161206-110057-81039 Reference Number: 閉系交勢 09/12/2016 Deadline for submission: 得交日期及時間 06/12/2016 11:00:57 Date and time of submission: 有關的規劃申請編號 Y/I-DB/3 The application no. to which the comment relates: 「提意見人」姓名/名稱 先生 Mr. Thomas Gebauer Name of person making this comment: 竜見詳情 Details of the Comment : The matter of the Petrol Filling Station. Taking into account the opinion of the KL Consulting Engineers Ltd. the location of the PFS might conform to current Government requirements however I have obje ctions on following grounds: The present location of the PFS is at the very end of the area 10b with no nearby residential deve lopment; now the new location should be quasi in the midst of a residential development. This i s a step back when we talk about environmental improvements in modern town-planning. The location at the junction of Marina Drive, entrance to the planned housing development and of Discovery Bay Road (the main road which has one lane only in uphill and in downhill direction) should be considered d as very questionable from a safety point of view. In case of an accident at this junction, may it be because of problem s at the PFS or because of a traffic accident. EVA could be blocked to the new development as well as to the large existing development of Peninsula Village, Coastlin e Villa, Peninsula Drive, Crestmont Villa with a high number of flats, houses; the sole vehicular access to these developm ents with thousands of residents is via the Discovery Bay Road. Another important matter to consider is the supply of petrol and diesel to the PFS which is belie ved to be via Road-Vehicle -Tankers, this poses another danger as Discovery Bay Road downhill -traffic has already inherent problems and tankers have to turn in and out of Discovery Bay Road at this ver y busy junction. The Fire-Department should consider the above issues and should give their unreserved opinion that they do not see a problem in the location of the PFS. Last not least, in the 21st century "Optimisation of Land Use" should not come without giving r egard to highest prevailing standards, not to forget that today's developments will have be tolera ted for many decades to come, citizens might be

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burdened with todays decisions for generations. Because of the above mentioned issues 1 object to the development as planned, I object to the application. Thomas Gebauer (owner and resident) Discovery Bay

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就現劉申請·寶波提出意見 Making Comment on Plan	uing Application / Review
念得滿號	
Reference Number:	161205-190530-21405
提文限期	09/12/2016
Deadhne for submission:	05/12/2010
提交日期及時間	05/12/2016 19:05:30
Date and time of submission:	00.12.2010 19:05:50
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有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
the appression no. to which the continent relates.	
「提意見人」姓名/名稱	
Same of person making this comment:	夫人 Mrs. Thomas Gebauer
person manang and commence	
意見詳情	
Details of the Comment :	
Application Y/I-DB/3	
Re. Environmental Protection ;	
The applicant states under	
'Other aspects":	
"Opportunities for transplantation of trees have been exp	olored where practical to minimise the
"Opportunities for transplantation of trees have been exp npacts to terrestrial	•
"Opportunities for transplantation of trees have been exp npacts to terrestrial cology associated with tree felling. In addition to transpl	•
"Opportunities for transplantation of trees have been exp npacts to terrestrial coology associated with tree felling. In addition to transpla good transplantation	antation of trees which identified with
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"Opportunities for transplantation of trees have been exp npacts to terrestrial cology associated with tree felling. In addition to transpl- good transplantation urvival rate, a number of trees have also been proposed to The applicant, as on quite a number of other matters, is va fow many trees to be felled ? The idea about "transplanti te" is just an xperimental thought. The TPB therefore must take into consideration the worst The applicant says further in their latest response : "most are single stand alone trees or part of a small gro nature , are of minimal ecological value" This is just an opinion of the applicant without giving any rees " especially in HongKong's environment. What valu longkong of the 21st century should be carefully onsidered by the TPB. The development, as planned by the applicant is not a nec y Bay. The applicant lready derives large profits from operating the current Di erefore plan in such vay that not 168 trees might be lost. There is still land available in area 10b for the applicant to b fell trees, without amaging the environment. The applicant also confuses residents in DB when , througi	antation of trees which identified with o be retained." gue and makes no real commitment. ng identified trees with good survival scenario which is the loss of 168 tree up which due to their highly fragmen regard to the "real ecological value of e is to be placed on mature trees in th essity for HongKong, nor for Discov scovery Bay -development and shoul "Optimise Land Use" without havin h their Management Company, startin

PEMS Comment Submission

tated over the past years, the living environment has already suffered, therefore every single tree in DB and HongKong deserves careful consideration. I therefore object to the development as planned. Thomas Gebauer (owner and resident) Discovery Bay

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握文目期及時間 Date and time of submission.	06 12/2016 (id.07:44
子」閉伊現動中語進編號 The application no -to which the comment relates:	N 4-DW/3
「提登見人」姓名/名稱	44 X (

Name of person making this comment:

小姐 Miss Hui Sau Ying

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Details of the Comment :

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. I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares ipso facto gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any pa rt of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") d (ated 30 September, 1982.

Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided sh ares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the 1 ot are specified in the DMC. HKR has no rights separate from other owners except as specified i n the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As pe r the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of the City. These City Common Areas together with those City Retained Areas as defined and these City Common Fac ilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" menti oned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as t the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grant ee shall not assign, except as a whole to the Grantee's subsidiary company...." As such, the applicant may not assign the Reserved Portion – which includes the Service Area ed efficient in the DMC and shown on the Master Plan – except as a whole to the Grantee's (BiCR's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 19 b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of individed shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. Howe ver, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area. 10b. The entire proposal to develop Area. 10b for sale or lease to thild parties is unsound. The T own Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section 1 of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes coun ected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unit ateral application. The property rights of the existing co-owners, i.e. all property owners of the lot prior to the lot prior to the same of the lot prior to the lot prior to the lot prior to the lot prior.

3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are s ufficient undivided shares retained by them for allocation to the proposed development". Master plan stated "The applicant has responded to District Lands Office directly via HKR's letter to D LO dated 3 Aug 2016."

As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and with hold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rig hts.

The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,50 0 Residential Development undivided shares that it held under the DMC.

HKR has provided no account of the source of the undivided shares allocated to all development s since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-D MC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly all ocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to relea se its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the a pplication outright.

4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.

5. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.

6. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsu Is Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.

7. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gales emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

S. The proposed removal of helipad for emèrgency use from Area 10b is undesirable in view of i ts possible urgent use for rescue and transportation of the patients to the acute hospitals due to th e rural and remote setting of Discovery Bay. This proposal should not be accepted without a pro per re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.

9. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfacto ry in view of its rural and natural setting.

10. The Application has not shown that the relocation of the dangerous good store to another part t of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further r eview and comment, the application for Area 10b should be withdrawn.

PEMS Comment Submission

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就規劃申請/覆核提出意見 Making Comment on	Planning Application / Se	eview .
参考编號 Reference Number:	161206-000744-56225	
提交限期 Deadline for submission:	09/12/2016	
有關的規劃申請編號 The application no. to which the comment relates	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Hui Sau Ying	
聯絡人 Contact Person		
通訊地址 Postal Address :		646 - N
電話號碼 Tel No. :		
附近就碼 Fax No. :		
戰爭 地址 E-mail address :	pam@gzplanet.com	

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就後的中語。實法提出意見 Making Countient on Planning & pail/Review		
合书版號 Reference Number:	161205-234652-75520	
授文冠期 Deadline for submission:	09/12/2016	
提文日期及時間 Date and time of submission:	05/12/2016 23:46:52	
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Wong Hiu Hei	

意見詳悄 Details of the Comment :

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Kindly please note that 1 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. I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares ipso facto gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any pa rt of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identif ied at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") d ated 30 September, 1982.

Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided sh ares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the l ot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As pe r the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of the City. These City Common Areas together with those City Retained Areas as defined and these City Common Fac ilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" menti oned in the Conditions."

Special Condition 19(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall: (i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as t he case may be, cause the same to be carved out from the lot, which Reserved Portion the Grant e shall not assign, except as a whole to the Grantee's subsidiary compared."

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As such, the applicant may not assign the Reserved Portion – which includes the Service Area d effined in the DMC and shown on the Master Plan – except as a whole to the Grantee's (HKP's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 16 b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. Howe ver, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Sh ares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The T own Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes counlected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot pror to this unil ateral application. The property rights of the existing co-owners, i.e. all property owners of the lot, should be maintained, secured and respected.

3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are s ufficient undivided shares retained by them for allocation to the proposed development", Master plan stated "The applicant has responded to District Lands Office directly via HKR's letter to D LO dated 3 Aug 2016."

As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and with hold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,50 Residential Development undivided shares that it held under the DMC.

HKR has provided no account of the source of the undivided shares allocated to all development s since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-D MC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperty all ocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

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7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a su bstantial environmental impact to the immediate natural setting. The proposal is unacceptable an d the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactor v.

8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsu la Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.

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就規劃申請/覆核提出意見 Making Comment	t on Planning Application / Review
参考編號 Reference Number:	161205-234652-75520
提交限期 Deadline for submission:	09/12/2016
有關的規劃申請編號 The application no. to which the comment rel	lates: Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Wong Hiu Hei
聯絡人 Contact Person	
通訊地址 Postal Address :	and the second sec
電話號碼 Tel No. :	
傳真號碼 Fax No. :	
電郵地址 E-mail address :	andy@gzplanet.com

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寄伴者:
寄件日期
收件者:
注旨:

Stefanie Gebauer Kleinschmult [foff127320164F9240] = 17:15 pbysi@pland.gov.hk Futher Objections to: Discovery Bay applications Y/I-DB/2 and Y/I-DB/3

Dear Sirs,

Re: Discovery Bay applications Y/I-DB/2 and (Y/I-DB/3)

I draw the attention of the Town Planning Board (TPB) to the fact that the entire lot of Discovery Bay, including the areas covered by the applications Y/I-DB/2 and Y/I-DB/3, is held under a Deed of Mutual Covenant (DMC). Many of the other owners of the lot have grave concerns about the adherence to the DMC (or lack thereof) by Hong Kong Resort Company Limited (HKR) and the Manager, Discovery Bay Services Management Limited (DBSML), a wholly-owned subsidiary of HKR.

HKR is bound by the DMC and is not the sole owner of the land; it is a co-owner of the land together with thousands of other owners, who are legal stake-holders as owners of undivided shares in the lot.

THE are on-going, unresolved disputes between HKR and the other owners on a number of issues, in particular irregularities in the calculation of Management Expenses. HKR is the owner/operator of all the commercial properties in Discovery Bay and, with the assistance of its directly controlled subsidiary DBSML, is not paying Management Fees on the commercial properties in accordance with the clear language of the DMC.

The DMC requires that Management Expenses must be shared according to GBA, as defined in the DMC. HKR and the Manager calculate Management Fees for the commercial properties according to Gross Floor Area (GFA), which allows HKR to underpay its due share of Management Expenses. Lands Department and the District Councillor of Discovery Bay are well aware of these unresolved disputes.

No recourse can be taken by small owners through the City Owners' Committee (COC), recognised as the owners' committee under the Building Management Ordinance (Cap. 344), as HKR controls the majority of undivided shares in the lot and is able to cast its shares at any time to control the outcome of any vote. For the same reason, the owners of Discovery Bay and linable to form an Owners' Corporation as HKR can always block any resolution to incorporate.

Further development of Discovery Bay should be deferred until the unfair treatment of the small owners has been addressed. Any new development will only subject more owners to the unfair charging of Management Expenses by HKR and their wholly owned subsidiary, DBMSL

On above grounds I ask the TPB to reject the applications until government departments can show that HKR agrees to abide in full to the terms of the New Grant and the DMC.

Thank you, Stefanie Gebauer

tpbpd

寄件音: Che Wab lidward Lam
寄件目現: Cof H2/H2016年起初二日4.04
軟件者: Upty1@Pland.gov.bk
副本: Edward Lam
主旨: Against the Deveopment of Area 6f,10b in DB
附件: Against DB.Area10b.pdf

To whom it may concern,

FYL

Regards

Edward Lam

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日本に通言

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

Dear Sirs,

Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant for Hong Kong Resort ("HKR"), Masterplan Limited ("Masterplan"), 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. I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares *ipso facto* gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of

the City. These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee's subsidiary company..."

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It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development", Masterplan stated "The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

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- 4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.
- 5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation

"partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

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- 8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
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- 10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.
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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature :	\mathbb{R}	Date: 6/12/2016	
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Name of Discover	ry Bay Owner / Resident: 👖		Ś
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Address:

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寄件者:	Consult to the second	
冬件日期:	(AELIELICE), G. L. L.S.	
次件者:	tpbpd@pland.gtv.ha	4873
王旨:	HKR Objection Alea 196	
附件:	HKR Objection Area 100 pdf (ATT0014) tut	

Please see attachment below containing my objections to the development of Discovery Bay Area (Dolby Hong, Kong Resort.

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

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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. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.
- The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
- 3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master

Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.

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- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.
- 6. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 7. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.

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- 10. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...."

and by Planning Department that :

"....towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "....Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...." are still valid after this revision.

Unless and until the applicant is able to provide detailed responses to the

comments for further review and comment, the application for Area 10b should be withdrawn.

____Date: 5th December 2016 Signature :

Name of Discovery Bay Property Resident: _____ Ms HO Woon Pik Bessie, I.M.S.

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Please see attached Ms Tsang

The Secretariat Town Planking Board 15 F. North Point Government Offices 333 Java Road, North Point (Vialemail: t<u>obod Apland.gov.hk</u> or fax: 2877-0245 (2522-8426)

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Section 12A Application No. Y.I-DB/3 Area 10b. Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27,10,2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("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. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.
- The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
- 3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable left

precedent case from environmental perspective and against the interests of all resident and owners of the district.

- 4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.
- 5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

6)

- 6. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 7. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental

impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

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- 10. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity "

and by Planning Department that :

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Signature : _ _ Date: _ _ Date: _ 06 DEC 2016_

Name of Discovery Bay Owner / Resident: TSANG FUNG NUI

Address:

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

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Section 12A Application No. Y/I-DB/3

Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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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:-

I reject the claim made in response to Paragraph #10 in the comments from the District Lands Office 1. ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

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Masterplan is wrong to assume that ownership of undivided shares ipso facto gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC. the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of the City These City — mmon Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions "

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee's subsidiary company..."

As such, the applicant may not assign the Reserved Portion – which includes the Service Area defined in the DMC and shown on the Master Plan – except as a whole to the Grantee's (HKR's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 10b) for residential housing for sale to rate parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the pht and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development", Masterplan stated "The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and withhold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

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HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.

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6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.

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12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Kwok Ka Ying, resident of Jovial Court

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寄件者: 寄件日期: 軟件者: 主冒: 附件: Stefanie Gebauer Kleinschmidt [QGE112月2016年登却二 17:09 tpbpl@pland.gov.hk Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay DB - Objection pdf

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

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Section 12A Application No. Y/I-DB/3

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Upon the execution of the DMC, the lot was notionally divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights separate from other owners except as specified in the DMC.

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

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2. Pursuant to Clause 7 under Section I of the DMC, every Owner (as defined in the DMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the DMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

3. In response to DLO's comment #9, which advised "The Applicant shall prove that there are sufficient undivided shares retained by them for allocation to the proposed development", Masterplan stated "The applicant has responded to District Lands Office directly via HKR's letter to DLO dated 3 Aug 2016."

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As the lot is under a DMC, it is unsound for HKR to communicate in secret to the DLO and withhold information on the allocation of undivided shares from the other owners. The other owners have a direct interest in the allocation, as any misallocation will directly affect their property rights.

The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,500 Residential Development undivided shares that it held under the DMC.

HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

- 4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This submission has not addressed this point.
- 5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation "partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the

claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

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- 6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.
- 7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- 9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.
- 11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Date: 6-12-2016. Signature :

Name of Discovery Bay Owner / Resident: ____ Stefanie Gebauer _____

Address:

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为件者: 当件日期: 些件者: 主旨: 1 and & Sames Get [12] 2016 [17] RF - 20 So rips/L@Hand go bk Section 12A Application No. Y/I-DR/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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

Dear Sirs,

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Section 12A Application No. Y/I-DB/3

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Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("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:-

The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursent to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.

The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.

The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.

The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental mazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed

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reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Tea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.

The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.

We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.

The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers of the residents nearby.

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We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of

the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact — its vicinity...."

and by Planning Department that :

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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

() Date: 06/12/2016

Name of Discovery Bay Owner / Resident: Linda Barnes, Tony Webster

Address:

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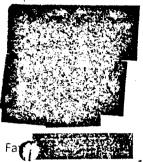
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The Secretariat Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point (Via email: <u>phpd@pland.gov.hk</u> or fax; 2877 0245 / 2522 8426)

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- 1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" 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 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. 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 maintained, secured and respected.
- 2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
- 3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
- 4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surrounding. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Seabed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.

5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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- 11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual

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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature	Date: 7/12/10
Name of Discovery Bay Owner / Resident:	
Address:	

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寄件者: 寄件日期: 軟件者: 主旨: Kowdson (F. P. 07E112)32016 iF 5/14/17 8:22 tpbp://@pland.gov.hk Objection to application YA-DB/3

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

Dear Sirs, Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

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Signatur ·	

Name of Discovery Bay Owner / Pesident: Ber Willing

Address : Dated : 4/12/2016

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1.Hi:	Objection by the Discovery Bay Peninsular Village Owners Committee meeting 5 Decem	iber 2016 to Hong Kong Resorts Masterplan Lumited
	application 10b	
附件:	Discovery Bay Penninsular Village Owners Committee Objection to 10B.pdf	

We are the elected Committee representing occupants and owners of the area known asDiscovery Bay Peninsular Village.

We wish the Town Planning Board to acknowledge receipt of this letter, an original copy of which has also been sent by registered post.

Our Committee met in session at relatively short notice owing to your closure date of midnight Friday 9th December 2016. Therefore there are only 11 signatures normally there would be some 25.. In a vote the Committee recorded unanimously to send this document to you, with one abstention.

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The Committee looks forward to hearing your reply. We would be perfectly willing to meet you with or without HKR Masterplan Ltd and indeed request same.

Please reply to my email address or N.T.

many thanks

Trevor Jarrett

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

Dear Sirs,

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Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

Please note that we are the elected by popular vote, Peninsular Village Owners Committee, (VOC) representing the largest community area of Discovery Bay. We are and also represent concerned Discovery Bay residents interests as well as owners.

We refer to the Response to Comments submitted by the consultant for Hong Kong Resort ("HKR"), Masterplan Limited ("Masterplan"), to address the departmental comments regarding the captioned applicationon27.10.2016.

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

 We reject the claim made in response to Paragraph #10 in the comments from the District Lands Office ("DLO")that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is wrong to assume that ownership of undivided shares *ipso facto* gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any part of the lot is restricted by the Land Grant dated 10 September, 1976; by the Master Plan identified at Special Condition #6 of the Land Grant; and by the Deed of Mutual Covenant ("DMC") dated 30 September, 1982.

D

Upon the execution of the DMC, the lot was divided into 250,000 equal undivided shares. To date, more than 100,000 of these undivided shares have been assigned by HKR to other owners and to the Manager. The rights and obligations of all owners of undivided shares in the lot are specified in the DMC. HKR has no rights

separate from other owners except as specified in the DMC.

A STATEMENT

Area 10b forms the "Service Area", as defined in the DMC and shown on the Master Plan. As per the DMC, the definition of City Common Areas includes the following:

"...such part or parts of the Service Area as shall be used for the benefit of the City. These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in the Conditions."

Special Condition 10(a) of the Land Grant states that HKR may not dispose of any part of the lot or the buildings thereon unless they have entered into a Deed of Mutual Covenant. Furthermore, Special Condition 10(c) states:

"(c) In the Deed of Mutual Covenant referred to in (a) hereof, the Grantee shall:

(i) Allocate to the Reserved Portion an appropriate number of undivided shares in the lot or, as the case may be, cause the same to be carved out from the lot, which Reserved Portion the Grantee shall not assign, except as a whole to the Grantee's subsidiary company..."

As such, the applicant may not assign the Reserved Portion – which includes the Service Area defined in the DMC and shown on the Master Plan – except as a whole to the Grantee's (HKR's) subsidiary company. Thus, HKR has no right whatsoever to develop the Service Area (Area 10b) for residential housing for sale to third parties.

It will also be noted from the foregoing that HKR may either allocate an appropriate number of undivided shares to the Reserved Portion, or carve same out from the lot. According to the DMC (Section III, Clause 6), HKR shall allocate Reserve Undivided Shares to the Service Area. However, there is no evidence in the Land Registry that HKR has allocated any Reserve Undivided Shares to the Service Area. Thus, it is moot whether HKR is actually the "sole land owner" of Area 10b. The entire proposal to develop Area 10b for sale or lease to third parties is unsound. The Town Planning Board should reject the application forthwith.

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The existing allocation of undivided shares is far from clear and must be reviewed carefully. At page 7 of the DMC, only 56,500 undivided shares were allocated to the Residential Development. With the completion of Neo Horizon Village in the year 2000, HKR exhausted all of the 56,500 Residential Development undivided shares that it held under the DMC.

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HKR has provided no account of the source of the undivided shares allocated to all developments since 2000. In the case of the Siena Two A development, it appears from the Greenvale Sub-DMC and Siena Two A Sub-Sub DMC that Retained Area Undivided Shares were improperly allocated to the Siena Two A development. As such, the owners of Siena Two A do not have proper title to their units under the DMC.

(E)

The Town Planning Board cannot allow HKR to hide behind claims of "commercial sensitivity" and keep details of the allocation of undivided shares secret. If the applicant is unwilling to release its letter to the DLO dated 3 August, 2016, for public comment, the Board should reject the application outright.

4. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed this point.

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5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation "partly falls within the water previously gazetted vide G.N. 593 on 10.3.1978 for ferry pier and submarine outfall." As such, the area has not been gazetted for reclamation, contrary to the claims made in the Application that all proposed reclamation had previously been approved. The Town Planning Board should reject the Application unless and until this error is corrected. The Town Planning Board should further specify the need for a full Environmental Impact Assessment as required under the Foreshore and Seabed (Reclamations) Ordinance (Cap. 127).

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- 6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population limit of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and IJKR has not responded adequately to their concerns.
- 7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
- 8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
- The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational

health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable miligation measures to minimize their effects to the workers and the residents nearby.

- 10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of DB.
- 11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Areá 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

TA. JARRETT

ON BEHALF OF Peninsula/ Village Owners Committee

Signature : SH.ROTA

Signatures of VOC Members present at the Peninsula Village Owners Committee Meeting on 5th December 2016 at the Sienna Residents Club, Discovery Bay

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4683 We the undersigned VOC members do further to the letter of 5 December 2016 from Madam Hoffi do hereby add our support and signatures. Theyor Jane H Marce H. Name Andrew Nam Signature Name Signature DOUGLASNAIRNE MALL Name RETUDENT, VENKATA Vinsi Kristina-Name ignature Signatur ANGELA BULY Name JEFFREY VELLA Name Signature flelle Signature SAFAYA SUREN Signature Name < Fred BEE YUNG Signature Name FRANCISCO A. WROZA Name ED ANAINBOW ature Signature Address Name Signature Address Name 8 of 3

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