

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

5391

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..."

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.

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 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

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&I, 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: 06/12/2016

Name of Discovery Bay Owner/Resident: Charlotte Elizabeth Clark

Address: [REDACTED]

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 / 2532 8426)

5392

Dear Sirs,

Section 12A Application No. Y/T-D13/3
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..."

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.

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 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 RfC 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 RiC 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: 06/12/2016

Name of Discovery Bay Owner /Resident: King, Charles Chirstian

Address: [REDACTED]

The Secretariat
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
(Via email: tpb@tcpd.gov.hk or fax: 2877 0248 / 2877 8476)

5393

Dear Sirs,

Section 12A Application No. 191 DD1
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..."

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.

- 審
審
收
副
主
附
- D
- F
P
P
r
- l
c
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 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 RIC 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

案件
收
主
附

nearby.

De
Fl
Pl
Pl
re

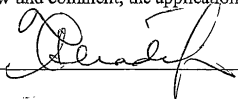
10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning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

I
C
E
S

11. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RiC 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: 06/12/2016

Name of Discovery Bay Owner/Resident: Tina Stradmoor

Address: [REDACTED]

The Secretariat
Town Planning Board
15/R, North Point Government Offices
333 Java Road, North Point
(Via email: tpbpdg_pland.gov.hk@orlux; 2877 0245 / 2522 8426)

Dear Sirs,

Section 12A Application No. V/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..."

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.

寄件
收件
副本
主頁
附件

De

Fu
Pl
Pl
re

ll
cr

E
S

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 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/1) 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 RfC 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.

5394

De
Fu
Pl
Pl
re

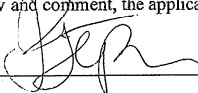
10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning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

Il
c
E
S

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: 06/12/2016

Name of Discovery Bay Owner/Resident: Katie Jane Jepson

Address: 

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)

5395

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..."

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.

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 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.

5395

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 RfC 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: *Meeta Nayar* Date: 06/12/2016

Name of Discovery Bay Owner /Resident: Meeta Nayar

Address: [REDACTED]

2010.12.20

Dear Town Planning Board Chair:

★ Re: Application Y/I-3/DB ~~反對~~

反對

5396

我仍 oppose to the captioned

數學模擬 has confirmed the increased concentration of PM_{10} , $PM_{2.5}$,
(Mathematical Modeling)

NO_x , SO_x , & CO if the proposed development is effectuated at Phase IV of
Discovery Bay, Lantau.

The air & water pollution impact assessment shows the impact is
irreversible at Nim Shue Wan areas.

A more comprehensive EIA (Environmental Impact Assessment) should
& must be conducted to evaluate the adverse ecological damage
to trees, birds, water & air.

反對

Yours most respect fully,
Townplanners

cc: Environment, ICAC, Apple TVB, CNN.

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

參考編號

161220-133412-64353

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

20/12/2016 13:34:12

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

女士 Ms. Cheung EMan

Name of person making this comment:

意見詳情

Details of the Comment :

Expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

tpbpd

寄件者: SEB HK [REDACTED] 5398 附加
寄件日期: 22/11/2016 星期四 20:39
收件者: tpbpd@pland.gov.hk
副本: archsd@archsd.gov.hk; plbenq@devb.gov.hk; tdeng@td.gov.hk; devbenq@devb.gov.hk; tspd@pland.gov.hk; mdenquiry@mardep.gov.hk
主旨: Objection to Planning Application Ref: YA-DB/3 Discovery Bay - Area 10b
附件: 161220 - Objection to Planning Application Ref Y-I-DB-3 Discovery Bay Area 10B.pdf; A - Executive Summary on Strategic Environmental Assessment for Reclamation.pdf; C - Lantau Development Advisory Committee Planning and Conservation Subcommittee 14 Nov 2014.pdf

Dear Sir's,

Further to my email messages dated 28 Nov 2016 and 15 December 2016 providing objection with respect to Planning Application Ref: Y/I-DB/3 Discovery Bay.
Please find attached further comments which I have consolidated along with my previous objections which remains unanswered by the Applicant.

I have also copied a number of other Government departments on this message which I invite to provide comment as I believe their input is warranted.

Best Regards,
Seb Hong - Discovery Bay Resident

From: SEB HK [REDACTED]
Sent: Thursday, December 15, 2016 12:30 PM
To: tpbpd@pland.gov.hk
Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay

From: SEB HK [REDACTED]
Sent: Monday, November 28, 2016 9:35 AM
To: tpbpd@pland.gov.hk
Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

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:-

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 ("PDMC1) 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 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. 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.
4. 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 proposals are unsatisfactory.
5. I 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.
6. The proposed removal of helipad for emergency use from Area 10b is unacceptable. Should a situation arise that renders the Discovery Bay Tunnel inoperable and the helipad were unavailable then there would be no other means available for urgent transportation for acute emergency cases. Discovery Bay Development, Nim Shue Wan, Cheung Sha Lan and Trappist Monastery areas would have no means for immediate transportation of acute emergency cases to hospital. Removal of the helipad should

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

therefore not be accepted without a proper re-provisioning proposal by the applicant to the satisfaction of all property owners of Discovery Bay. Furthermore, confirmation must be sought that Ambulance Services Facilities response time areas can be achieved for the proposed development (E.g. 10 minutes and 20 minutes in urban/new towns and rural area respectively).

7. HKR have not clearly stated whether or not the proposed development would overstrain the overall provision of Educational / Government / Institution / Community / Transport facilities contained within Discovery Bay Development and whether or not upgrades would be required.
8. I disagree with the applicant's response in item (b) of UD&L, TPD'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, interest or shelters is unsatisfactory in view of its 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 with 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.
10. The scale, massing and intensity of the proposed development including the plot ratio, site coverage and building heights are vastly oversized and completely unsuitable for the character of the surrounding Peninsula Village, Marina and Discovery Bay Development as a whole.
11. The current wall-like structure appearance and massing of the 3-4 storey promenade housing is not acceptable. A more stagger arrangement (disposition) in terms of plan position along with more variety / diversify in form, vertical height arrangement of the low rise building blocks would assist effective air flow around buildings and break up the monotonous appearance of the design.
12. 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 (refer to Image No. 1) and does not reflect the surrounding natural coastline. Stilted structures are typically proposed in order to facilitate a utility's zone containing exposed drainage and sewage pipes which attract vermin and permit the uncontrolled accumulation of flotsam and jetsam to 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 void area. The design is also not

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

acceptable as it proposes little or no physical access / connection to the sea for public enjoyment. Image No. 1 & 3 illustrates the current North and South Discovery Bay Plaza promenades which exemplify these concerns.

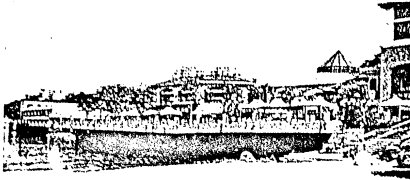


Image 1, South Plaza Promenade; unattractive, unsafe and dark foreboding zone between the level of the sea and the above walkway/platform level.

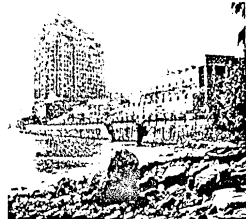


Image 2, North Plaza Promenade; little or no physical access / connection to the sea for public enjoyment.

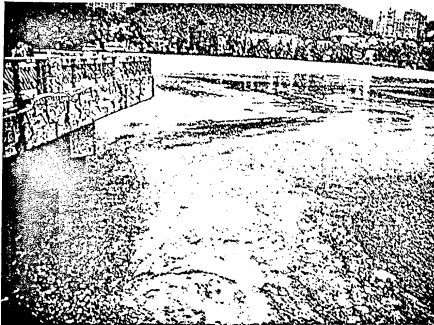


Image 3, South Plaza Promenade; unattractive, unsafe and dark foreboding zone between the level of the sea and the above walkway/platform level. uncontrolled accumulation of flotsam and jetsam

13. 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 as 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, its overall form or respond to the existing Nin Shue Wan beach waterfront setting. Images 3 to 9 illustrate concepts of how promenades can be designed to reflect the surrounding highly interesting and indented coastline and provide a physical connection to the sea for public enjoyment.

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

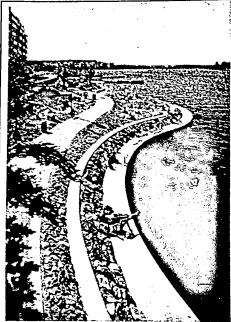


Image 3

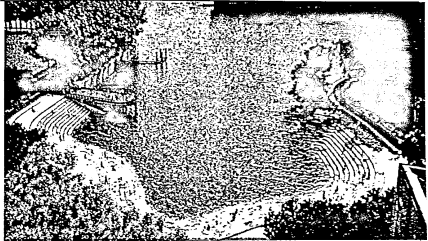


Image 4



Image 5

Images (3 to 9)
which illustrate what
could be achieved.

To: Town Planning Board (TPB)
Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

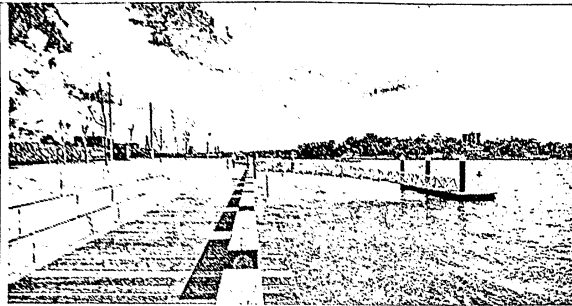


Image 6



Image 7

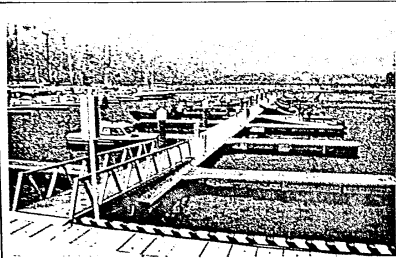


Image 8

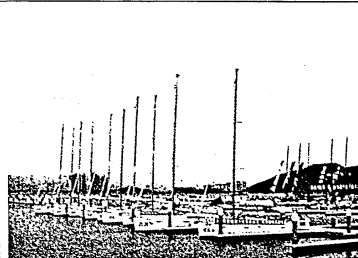


Image 9

Images (3 to 9) which illustrate what could be achieved.

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Aroa 10b)

14. Public and Emergency services access to the Nim Shue Wan village appears to have been given little consideration. The access route to Nim Shue Wan must be clearly indicated and dimensioned on the applicants drawings this is currently not the case. The Concept Plan Master Layout should clearly define all easements to Nim Shue Wan Village/Trappist Monastery and illustrate how this proposed development will facilitate access and routing of utilities (water/electricity/sewerage) for these residents and improve upon the current situation. Moreover, why not incorporate the capture and treatment of grey water and sewerage output from Nim Shue Wan Village into the proposed Application which would assist in recovery of the natural environment.

15. The proposed sewage submarine outfall into the bay is not an acceptable 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 (Refer to Image No. 10). It will also impact negatively on marine life and the residents of Nim Shue Wan. The proposed reclamation would have a significant environmental impact which is elaborated upon in the following publications:-
 - a. **Enhancing Land Supply Strategy, RECLAMATION OUTSIDE VICTORIA HARBOUR and ROCK CAVERN DEVELOPMENT - Civil Engineering Development Department ref: REP/98/01 | Rev 11 |**
Report advises that its objective is to conduct a territory-wide site search in Hong Kong to identify potential reclamation and rock cavern development sites to be taken forward for more detailed study based on broad technical and environmental assessment; the report identifies Nim Shue Wan as 1 of 21 number of reclamation sites which were not selected for further investigation because such sites were found to have significant environmental impacts. (Copy Attached).

 - b. **HZMB – HKBCF & HKLR EIA Report - Ove Arup & Partners Hong Kong Ltd July 2009 – Section 10.**
Report in Section 10.4.3.73 mentions that Seagrass Bed "Halophila ovalis" is considered to be of special scientific interest because it is one of the few marine flowering plants in Hong Kong and this species is present in Nim Shue Wan (ref: https://www.hyd.gov.hk/en/road_and_railway/hzmb_projects/hkbcf/ema/er/Section%2010.pdf)

 - c. **Lantau Development Advisory Committee Planning and Conservation Subcommittee Proposed Conservation Measures for Lantau ref; 14 November 2014.**
Paper advises that there is a wealth of ecology, historic and cultural heritage and landscape assets in Lantau and mentions that Nim Shue Wan is designated a Ecology Conservation area containing Seagrass Bed while adjacent Peng Chau contains a Key Coral Area. The paper also advises that Major developments at these sites or their surrounding areas should be avoided as far as possible, and when necessary, ecological impact assessment should be conducted (Copy Attached).

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

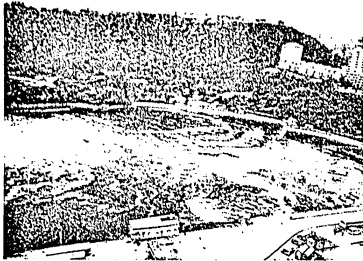


Image 10
Nim Shue Wan red tide

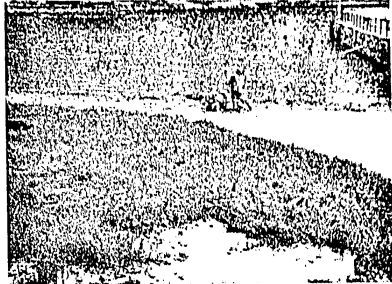


Image 11
Nim Shue Wan beach

If the Lantau Development Advisory Committee Planning and Conservation Subcommittee advise that Major developments at Nim Shue Wan should be avoided as far as possible should the TBP/Government not require HKR to focus firstly on areas which are already primed by HKR for future construction such as Discovery Bay Master Plan Area N1 North / N1 South or apply for rezoning of Area N4a (school) in order to minimize environmental impact (Refer to Images 12 to 14).

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

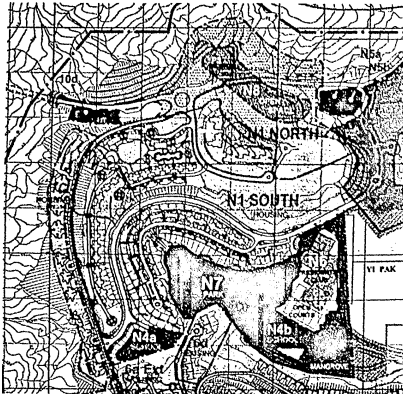


Image 12 Extract of Master Plan 6.0E7h(a) (Current MP)

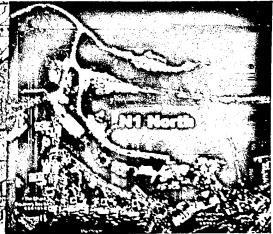


Image 13 Google Earth, Area N1 North



Image 14 Area N1 North courtesy of Savills

16. Proposed entrance / access route to the waterfront promenade from the main access road and access point to Nim Shue Wan is too narrow and uninviting. It resembles an insignificant service lane entrance rather than an open and inviting entrance to a public seafront promenade walk and access route to the corresponding Nim Shue Wan public beach space.
17. The application makes no attempt to actively embrace or surpass the Hong Kong Government's greening policy, e.g. provide Green (landscaped) building roofs to all buildings or provide vertical greening for blank elevations which would increase the amenity value and also improve air quality reduce urban heat island effect. The application contains numerous unacceptable problems such as:
- useless/undefined open space
 - no gardens
 - insufficient play areas.
 - noise from proposed podium activities
 - echoes/noise amplified by canyon/corridor effect
 - smells emanating from refuse collection point, sewerage treatment plant and industrial activities proposed to be carried out inside the podium.
- archsd@archsd.gov.hk
18. The proposal to place 'Water Features' throughout a waterfront development is bizarre. The developer / applicant should understand that the majority of existing water features throughout Discovery Bay are not well designed or maintained. Poor maintenance and incorrect application of chemical treatment causes existing water features to smell; chemical treatment stains surrounding enclosure materials providing an unsightly appearance; wind

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

vortex cause water to splash or be sprayed on surrounding pavement walkways causing slip hazard and/or water features are constantly undergoing maintenance which causes inconvenience to residents. Consideration should be made instead for a more sustainable features which are designed correctly e.g. fish pond, planting of trees or an additional playground for children.

19. There is not sufficient consideration for leisure or public recreation facilities that provide interest or benefit to 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.
20. The application contains only one small children's play area on top of the podium which is not acceptable.
21. 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, tall trees should be provided along the entirety of waterfront to reproduce the surrounding bay.
22. 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.
23. 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 are the details of the proposed operation? 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?
24. The methodology for calculation of the population of Discovery Bay and resulting population figure must be clarified by the TPB/Government for the understanding of everyone. No details or methodology are given to support HKR's claim that the current population is 19,585. Further, HKR has not provided an independent, professional survey of the current population. The figure is provided by the Manager for Discovery Bay, Discovery Bay Services Management Limited (DBSML), which is a subsidiary of HKR. HKR have utilized a ratio of 2.5 persons per unit which contradicts the official 2011 Population Census, persons-per-unit ratio of 2.7. as stated by HKR. plbena@devb.gov.hk
25. 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 (this figure must be verified by TPB/government) to 29,000. Moreover, 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".

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y1-DB/3 Discovery Bay (Area 10b)

26. The Traffic study does not address the issue of increased vehicle activity arising from the collective impact of the various ongoing construction activities and future construction activities proposed by HKR. The Discovery Bay development is served by a single arterial road running the length of the development with side roads connecting to various the villages / phases. The Traffic Study does not look at the overall impact upon the arterial road or the resulting peak hour traffic flows and waiting times for Discovery Bay as a whole. 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 during construction / operation. Residents of the Marina for example may be subjected to the daily disturbance and risks associated from the proposed development during construction which could last anywhere, between 4 to 8 years. It would be advisable that someone from the TPB, Transport Department tdeng@td.gov.hk come to visit the site and observe the traffic operations in Discovery bay as a whole to see what the situation would be.
27. The applicant has not identified the proposed numbers, locations and types of vehicle parking spaces for residents (golf carts, bicycles), and for service vehicles. This information should be clearly spelled out at this stage. There are not sufficient numbers or details pertaining to the public bus stops & shelters. An additional bus stop should be provided adjacent to the plaza/bounty pier.
28. Every time you walk or cycle to the shops in Discover Bay or try to cross the road you encounter examples of bad design. The Discovery Bay road network has been designed by HKR with a single purpose: to serve the needs of through traffic. This design failure is the result of an ideology of traffic engineering that has put cars first and pedestrians and the environment second. The TPB/ Government should review the personal transport options available to residents. Consideration must be given to completely replacing the ever increasing numbers of petrol and diesel vehicles (Buses, DB Management cars, mini vans, vendors / property agent's, HGV vehicles etc.) with more sustainable transport options (e.g. electric vehicles). Preference to broad pedestrian footpaths, bicycle pathways and suitable golf cart parking over the importance of cars must be incorporated in any application by HKR to the TPB in order to demonstrate compliance to the OZP requirement which states that Discovery Bay is declared to be "primarily a car-free development".
29. There is no provision for small retail space such as a coffee shop or convenience shop to serve the proposed residents and provide a level of convenience or dynamism to the proposal.
30. I do not agree with HKR's proposal to acoustically treat the inside of the podium except for entry/egress points. 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. The unsightly visual impact of the entire podium should be mitigated by placing it completely underground and container within basement levels.
31. Information concerning the types of extract fumes associated with various activities / functions proposed by the applicant to be carried out within the podium should be described. Also, the locations of the extract fume vents should be indicated on the drawings with adjacency dimensions from residential buildings clearly marked.

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y11-DB/3 Discovery Bay (Area 10b)

32. The prominence and appearance of the proposed location for the petrol station is not acceptable. 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 blocked by the proposed development should not need to suffer the added offence of having their scenic view superseded by an unsightly petrol fueling station.
33. The central drive is effectively a long narrow extruded canyon/corridor 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, appearance or design. A street canyon effect will be created by the long line of additional houses, trapping pollutants and/or creation of wind vortex. The entire massing of the podium should be omitted by placing such facilities underground within basement levels and reducing the height and numbers of proposed houses. Refer to images No's 15 to 18 which illustrate concerns regarding canyon effect and bad design.

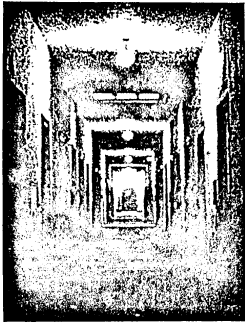


Image 15

The Cost of bad design, No end in sight: a dark and depressing canyon / corridor effect.

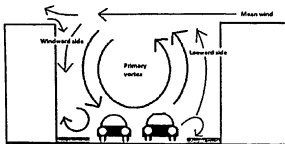


Image 17

Primary Vortex

Advanced Canyon

Theory: Canyon effects

5 principal effects of street canyons on dispersion

1. Pollutants are channelled along street canyons
2. Pollutants are dispersed across street canyons by circulating flow at road height
3. Pollutants are trapped in recirculation regions
4. Pollutants leave the canyon through gaps between buildings as if there was no canyon
5. Pollutants leave the canyon from the canyon top

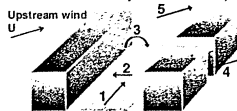


Image 18

Canyon effects on dispersion of pollutants



Image 18

A dark and depressing future

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay (Area 10b)

34. 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?
35. Details concerning HKR's intended building enclosure treatment should be provided for review. A basic understanding of the intent for each material type planned for the treatment of the facades and surface finishes with chromatic palette should be provided at this stage for review. HKR have been permitted in the past to provide mediocre building designs and material pallets requiring owner's to pay excessive costs associated with alleged renovation exercises every seven years. Residents endure discomfort when scaffolding & netting envelope their home for long periods of time so that workers may carry out facade repairs (refer to image No.19 & 20). No other residential estate in Hong Kong carries out major renovations so frequently.

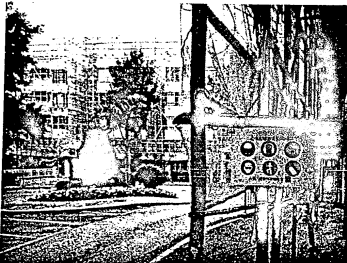


Image 19

December 2014 "Make Work, Make Money"
Scaffolding: A common sight around DB
Courtesy of <http://dbconfidential.com/> the Ultimate
Data Resource for Discovery Bay, Hong Kong



Image 20

May 2006 "I just signed a new lease last year, but I
never agreed to having my balcony and hallway
ripped up and losing the view from the balcony for 4
months. No body mentioned this renovation; the
agents, the landlord or DB" Posted on
<http://discoverybayhell.blogspot.co.uk/>

36. The make-up and major space/zoning allocation inside the proposed podium should be defined for consideration. E.g. bus garage, refuse collection, golf cart maintenance, LPG storage, dangerous goods, electrical rooms, telecom rooms etc. their respective sizes and distances/ proximity to adjoin residential buildings.
37. The extent and width of footpaths to the central drive are inadequate to meet required levels of pedestrian traffic flow and are not of adequate width to sustain meaningful landscape provision (i.e. tall broad leaf tree planting measures) as advocated by Development Bureau as minimum standards. devbena@devb.gov.hk

To: Town Planning Board (TPB)

Subject: Objection to Planning Application Ref: Y1-DB/3 Discovery Bay (Area 10b)

38. 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. tspd@pland.gov.hk
39. The boat repair yard and dry boat storage area of the Marina Club are an integral part of Discovery Bay and these facilities are vital for the continued use of the marine environment for leisure activities. The repair facilities in particular are heavily used and relied upon to keep the Marina Club members boat in usable and safe condition. There is no similar facility nearby in Hong Kong, and those further away are heavily over used. HKR's application proposes to remove this important facility which is unacceptable.
40. The Marina Club members also use the fuel supply station for fueling their vessels. HKR have given no indication that the fuel barges they mention as a replacement for the current filling station will be available to the public as well as to HKR boats; this important issue must be clarified by HKR.
41. HKR's assertion that the extension of the seawall will not interfere with the private moorings has not been demonstrated and cannot be seriously believed, particularly when taking in to account maneuvering room for both the moored vessels and the kaito / ferry. In particular, it is hard to imagine that the construction phase of the seawall extension can be carried out safely without impacting the moorings. Private Mooring space in Hong Kong is severely limited and there is a waiting list several years long to obtain one. I strongly oppose any development that would reduce that number and I urge TPB to reject HKR's application as it negatively impacts the hardstand and dry boat storage area of the Marina Club. mdenquiry@mardep.gov.hk
42. The applicant's proposal does not make every reasonable effort to improve the environment for the betterment of the residents and is therefore deemed unacceptable.

Best Regards,
Seb Hong - Discovery Bay Resident
sebhk@hotmail.com

Enhancing Land Supply Strategy

RECLAMATION OUTSIDE VICTORIA HARBOUR and ROCK CAVERN DEVELOPMENT

Strategic Environmental Assessment
Report - Reclamation Sites
Executive Summary



Contents

	Page
1 Introduction	3
1.1 Project Background	3
1.2 Objectives of Assignment	3
1.3 SEA and Objectives of SEA	4
1.4 Disclaimer	4
2 Overall Site Selection Methodology	5
3 Review of Previous Studies and Constraints	6
3.1 Constraints and Considerations	6
3.2 SEA/Environmental Considerations in the Identification of Pre-longlisted Reclamation Sites	8
4 Stage 1 Public Engagement and Formulation of Site Selection Criteria (SSC)	11
4.1 Stage 1 Public Engagement	11
4.2 Site Selection Criteria	11
4.3 SEA/Environmental Comments	12
4.4 Other Comments	12
4.5 SEA/Environmental Observations	13
5 Selection of Longlisted Sites	14
5.1 Site Longlisting Methodology	14
5.2 Initial Site Selection Criteria	14
5.3 SEA/Environmental Findings in the Longlisting Process for Reclamation	16
6 Broad Environmental Assessments	19
6.1 Broad Environmental Assessments	19
6.2 Key Environmental Issues of Longlisted Sites	19
6.3 Overall Strategic Environmental Findings of the Longlisted Reclamation Sites	27
7 Site Shortlisting and Key Environmental Issues and Opportunities of the Shortlisted Sites and Artificial Islands	30
7.1 Site Shortlisting Methodology	30
7.2 Site Shortlisting with SEA/Environmental Considerations	30
7.3 Shortlisted Sites, Artificial Islands and Key Environmental Issues and Opportunities	31

8	Stage 2 Public Engagement	37
8.1	Stage 2 Public Engagement	37
8.2	SEA/Environmental Comments	37
8.3	Other Comments	38
8.4	SEA/Environmental Observations	38
9	Strategic Environmental Monitoring and Audit (SEM&A) Plans	40
9.1	Siu Ho Wan	40
9.2	Sunny Bay	41
9.3	Southwest Tsing Yi	41
9.4	Ma Liu Shui	41
9.5	Lung Kwu Tan	42
9.6	Artificial Islands in Central Waters	42
10	Conclusion	43
10.1	Site Selection Process	43
10.2	Shortlisted Sites and Artificial Islands for Reclamation	43
10.3	Works Ahead of the Shortlisted Sites and Artificial Islands for Reclamation	45

Figures

- Figure 1 Statutorily Protected and Constraint Areas
- Figure 2 Locations of Finless Porpoise Hotspots
- Figure 3 Locations of Chinese White Dolphin Habitats
- Figure 4 Major Environmental Constraints
- Figure 5 Major Non-environmental Marine Constraints
- Figure 6 Pre-longlisted Reclamation Sites
- Figure 7 Longlisted Reclamation Sites
- Figure 8 Opportunities and Constraints for Siu Ho Wan
- Figure 9 Opportunities and Constraints for Sunny Bay
- Figure 10 Opportunities and Constraints for Southwest Tsing Yi
- Figure 11 Opportunities and Constraints for Ma Liu Shui
- Figure 12 Opportunities and Constraints for Lung Kwu Tan

1 Introduction

1.1 Project Background

To respond more flexibly to society's needs for land, it is Government's policy as announced in 2013 policy Address to develop new land extensively and build up an abundant "land reserve" that can more than meet the short-term demand. The reserve can be used to meet future demand in a timely manner.

Land demand is influenced by various factors, including demographic change, economic performance, property market, Government policy, social needs, public expectations and nature conservation, etc. These factors and their influence to the land demand are difficult to predict, especially in relation to the long-term demand. Owing to the scarce resources of developable land in Hong Kong, ever changing land demand and the long lead time required for land production, it is the prime objective of the Government to increase the supply of developable land as a long-term strategy to cope with future development needs and to capture windfall opportunities in the fast changing market.

The Government is currently relying on rezoning, redevelopment, land resumption and redevelopment of ex-quarry sites as the major methods to supply land. However, these methods have their own challenges and problems and have been significantly affecting the Government to supply land in a timely manner. While the Government will continue to make use of these existing land supply methods, the Government is actively pressing ahead with two other land supply methods which are not commonly used in recent years, including reclamation and rock cavern development.

On 30 June 2011, CEDD commissioned Ove Arup and Partners HK Ltd. (Arup) as the Consultant to undertake this Feasibility Study to strive for an enhanced land supply strategy by focusing on two land supply methods, i.e. reclamation outside Victoria Harbour on an appropriate scale and rock cavern development. The Study includes a two-stage Public Engagement exercise to gauge public views and foster public's understanding and acceptance on the issues.

1.2 Objectives of Assignment

The main objectives of the assignment are to:

- a) conduct a territory-wide site search in Hong Kong to identify potential reclamation and rock cavern development sites to be taken forward for more detailed study based on broad technical and environmental assessment;
- b) launch a two-stage Public Engagement exercise to engage the public regarding increasing the land supply by reclamation outside Victoria Harbour on an appropriate scale and rock cavern development.

1.3 SEA and Objectives of SEA

The purpose of this Strategic Environmental Assessment (SEA) Report (Executive Summary) is to provide a brief summary on the SEA/environmental works undertaken under this Study and the SEA/environmental considerations and findings throughout the site selection process for reclamation.

SEA is a systematic process, with multi-stakeholder involvement, for analysing and evaluating environmental implications of proposed policies, plans and programmes, for assisting in strategic or planning decision-making; and for following up strategic or planning decisions.

This SEA study is to identify, assess and compare, at the strategic level, the potential environmental performance and impact of the proposed sites under different scenarios. Six stages have been involved by SEA study: (i) Review of Relevant Legislations and Guidelines; (ii) Review of Baseline Conditions; (iii) Identification of Environmental Key Issues/ Constraints and Opportunities; (iv) Territory-wide Site Search; (v) Broad Environmental Assessment; and (vi) Site Shortlisting Study.

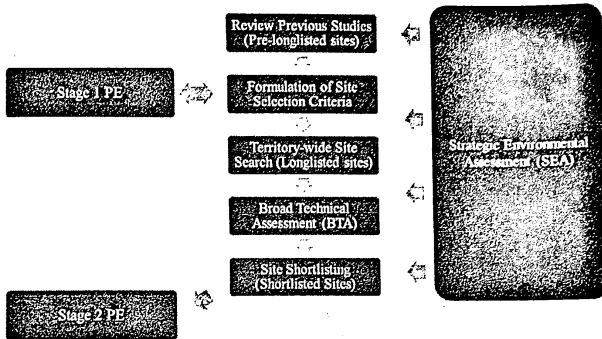
The SEA is undertaken to provide environmental information and integrate environmental factors at the strategic level to support the site identification and shortlisting process, and to recommend follow up works and actions required under the Strategic Environmental Monitoring & Audit (SEM&A) Plan and Programme to resolve and follow up the outstanding environmental issues of the shortlisted sites for reclamation.

1.4 Disclaimer

Any proposals pertaining to the extent, shape, land use, transport infrastructure, etc. for the reclamation sites shown in any report, are solely hypothetical assumptions for the purpose of broad technical assessment and strategic environmental assessment only. They do not represent the extent, shapes, land uses and transport infrastructures to be implemented in future regardless the sites are selected for further study or not. Indeed, all these development parameters will be developed based on future planning and engineering feasibility studies, statutory processes including the Environmental Impact Assessment Ordinance (EIAO), Town Planning Ordinance (TPO), etc. and public consultation.

2 Overall Site Selection Methodology

The site selection process carried out under this Study is broadly illustrated below:



Main tasks include:

- a) review of previous studies and constraints for identification of pre-longlisted sites;
- b) Stage 1 Public Engagement for formulation of initial site selection criteria (SSC);
- c) selection of longlisted sites from the pre-longlisted sites based on the initial SSC;
- d) refined SSC after stage 1 PE;
- e) broad technical assessment (BTA) for the longlisted sites;
- f) site shortlisting based on the findings of BTA, refined SSC after Stage 1 PE and SEA to shortlist sites for consultation in PE2 and further detailed study; and
- g) Stage 2 Public Engagement to consult the public on the shortlisted sites.

Strategic Environmental Assessment (SEA) was also carried out to provide environmental input for the entire site selection process.

3 Review of Previous Studies and Constraints

A review of the previous studies has been carried out, including the previously studied reclamation projects, their opportunities and constraints. This review forms the basis of this Study with regards to the site selection process.

3.1 Constraints and Considerations

In addition to review of the previous projects, constraints mapping has been adopted to identify pre-listed sites based on Geographic Information System (GIS). A constraint mapping exercise began with the identification of key constraints, including predominantly physical, environmental and planning constraints, and a digital map for each category of constraints. These maps were overlaid to provide an overall constraint map. Constraints and considerations across the territory are identified and the relevant data was collated from the relevant government departments and/or other sources available. The constraints and considerations covered a range of aspects, including conservation, cultural heritage, physical and engineering. Based on the current development presumptions or requirements, these constraints and considerations can be either classified as "stop areas" or "constrained areas" for the purpose of this study, of which their definitions are as follows:

"Stop areas" - areas where there is strong presumption against development or where developments are not statutorily permitted under the existing legislation.

"Constrained areas" - areas where any development may be limited by existing constraints or known constraints that will be likely in place in the future.

These "Stop areas" and "Constrained areas" can be grouped into environmental constraints and other constraints, showing as below:

SEA/ Environmental Constraints and Considerations

- Country Park and Special Areas (stop area)
- Potential Country Parks (constrained area)
- Marine Parks and Marine Reserves (stop area)
- Proposed, Committed and Potential Marine Parks (constrained area)
- Ramsar Sites (stop area)
- Mai Po Nature Reserves (stop area)
- Sites of Special Scientific Interest (SSSI) (stop area)
- Conservation Areas (stop area)
- Coastal Protection Areas (stop area)
- Wetland Conservation Areas (stop area)
- Wetland Buffer Areas (constrained area)

- Priority Sites for Enhanced Conservation (constrained area)
- Ecologically Important Streams (constrained area)
- Seagrass Beds (constrained area)
- Mangroves (constrained area)
- Key Coral Areas (constrained area)
- Intertidal Mudflats (constrained area)
- Woodlands (constrained area)
- Juvenile Horseshoe Crab Sites (constrained area)
- Dolphin Hotspots (constrained area)
- Finless Porpoise Hotspots (constrained area)
- Fish Culture Zones (constrained area)
- Artificial Reef Development Areas (constrained area)
- Areas of Oyster Production (constrained area)
- Water Gathering Grounds and Reservoirs (constrained area)
- Gazetted Beaches and Beaches To be Gazetted (constrained area)
- Declared Monuments (stop area)
- Site of Archaeological Interest (constrained area)
- Graded and Proposed Graded Historic Buildings (constrained area)
- Consultation Zones of Potentially Hazardous Installations (PHIs)
(constrained area)
- Safety Zone of PHIs (stop area)
- Existing Landfill Sites (constrained area)
- Landfill Extension (constrained area)
- Restored Landfill Sites (constrained area)
- Hong Kong International Airport Aircraft Noise Exposure Forecast (NEF)
25 Contours (constrained area)
- Geoparks (stop area)
- Green Belt (constrained area)

Other Constraints and Considerations

- Restricted Areas (stop area)
- Public Fill Banks (constrained area)
- Sediment Disposal Areas (constrained area)
- Explosives Dumping Grounds (constrained area)

- Marine Borrow Areas (constrained area)
- Traditional Burial Grounds (stop area)
- Recognized Indigenous Villages (Village Type Development) (constrained area)
- Victoria Harbour (stop area)
- Closed Areas (stop area)
- Military Sites (stop area)
- Airport Exclusion Zone (constrained area)
- Airport Height Restriction (constrained area)
- Deed of Restrictive Covenant of the Hong Kong Disneyland (constrained area)
- Anchorages & Designated Bunkering Areas (constrained area)
- Fairway & Navigation Channels (constrained area)
- Sub-sea Tunnels (constrained area)
- Marine Facilities (constrained area)
- Submarine Pipelines, Cables & Utilities (constrained area)
- Ship Wrecks (constrained area)
- Infrastructure & Development under Construction and/or Feasibility Studies (constrained area)
- Existing Development and Infrastructure (constrained area)

Summary of key constraints are shown in Figures 1 to 5.

3.2 SEA/Environmental Considerations in the Identification of Pre-longlisted Reclamation Sites

The constraints and considerations stated in Section 3.1 are collated to produce constraint maps; these constraints and considerations are grouped as “Stop areas” and “Constrained areas” for the purpose of this study and for reclamation based on the current development presumptions or requirements.

Throughout the constraint mapping process, the SEA has identified the pre-longlisted sites avoiding the sites which fall within environmental-related “Stop Areas”, such as existing Marine Parks and Marine Reserves, Ramsar Sites, Mai Po Nature Reserves, SSSIs, Conservation Areas, Coastal Protection Areas, Wetland Conservation Areas, Geoparks, etc. The pre-longlisted sites have avoided all marine and terrestrial environmental/ecological significant/sensitive areas which are prohibited for development. The pre-longlisted sites may be subject to environmental and other constraints, and will be further considered in the next steps of the site selection process.

Based on the stop and constrained areas, a total of 48 nos. of pre-longlisted reclamation sites was identified. These sites are shown in Figure 6 and listed below:

Site No.	Location
1	Mirs Bay
2	Tap Mun
3	Lung Kwu Tan
4	Tuen Mun Promenade
5	Tuen Mun Area 40
6	Tuen Mun Area 27 (Sam Shing)
7	Tai Lam Chung
8	Tsing Lung Tau
9	Sham Tseng
10	Tai Po Industrial Estate
11	Shuen Wan
12	Tai Po Kau
13	Ma Liu Shui Extension
14	Ma Liu Shui
15	Wu Kai Sha
16	Whitehead
17	Northwest Lantau
18	Tung Chung East 3
19	Siu Ho Wan
20	Sham Shui Kok
21	Sunny Bay
22	Tsing Chau Tsai East
23	Southwest Tsing Yi
24	Penny's Bay East
25	Discovery Bay
26	Nim Shue Wan
27	Kau Yi Chau West
28	Silver Mine Bay North
29	Silver Mine Bay South
30	Hei Ling Chau West
31	Hei Ling Chau Typhoon Shelter
32	Peng Chau - Hei Ling Chau
33	Lamma North
34	Sandy Bay
35	Heng Fa Chuen
36	Tseung Kwan O Area 131

Site No.	Location
37	Tseung Kwan O East
38	Jin Island
39	Shek Pik
40	Shek Kwu Chau Northwest
41	South Cheung Chau
42	Yung Shue Wan
43	Lamma Quarry
44	Shek O Quarry
45	Beaufort Island
46	Tai Long Wan Offshore
47	Eastern Waters
48	Southeast Offshore

4 Stage 1 Public Engagement and Formulation of Site Selection Criteria (SSC)

4.1 Stage 1 Public Engagement

The Stage 1 Public Engagement (PE1) was conducted between November 2011 and March 2012. The aim of PE1 was to seek public views on land supply by reclamation outside Victoria Harbour and rock cavern development, and the site selection criteria.

Methodology used in collecting and collating views during Stage 1 Public Engagement includes both quantitative feedback in the form of territory-wide telephone poll and feedback questionnaire, and qualitative feedback in the form of written submissions, signature campaigns or petitions organised by community groups, the online discussion forum on the PE website, comment forms collected during PE activities, and newspaper reports, etc.

To enhance the public awareness of the PE1 exercise and to encourage public participation, a series of PE activities including public forums and roving exhibitions were organized. The consultation document, PE1 Digest, was widely disseminated to the public at various outlets including District Offices, roving exhibition counters and public forums. A web version of the PE1 Digest and a promotional video was uploaded onto the Study website.

4.2 Site Selection Criteria

A set of SSC initially formulated through collaboration with various government departments in a Value Management Workshop (1) was put forward for discussion in PE1.

The proposed SSC were found to be largely agreeable to the general public. For reclamation, the impacts on environment and local community are identified as being relatively more important than other SSC, while for rock cavern development, the social impact, environmental impact and engineering feasibility are considered relatively more important among others. The SSC include:

Guiding Principles	For Reclamation
Social Harmony & Benefits	<i>Impact on local community</i>
	Site location and accessibility
	Can it meet local needs
Enhanced Environmental Performance	<i>Environmental impacts</i>
	Environmental benefits
Economic Efficiency & Practicality	Cost effectiveness
	Planning flexibility
	Engineering feasibility

4.3 SEA Environmental Comments

Environmental related Public Comments collected during Stage 1 Public Engagement include:

- a) As for the quantitative feedback, views collected from the telephone poll and feedback questionnaire survey were mixed. In the telephone poll, there were fewer respondents supporting reclamation (53.6%) than those not supporting (46.4%). For the feedback questionnaire, it was the reverse, with 49.4% supporting reclamation and 42.5% not supporting. The major concerns of those who did not support reclamation were related to potential impacts on the environment and local communities. Site location was regarded by many as important when considering reclamation. Many respondents to the feedback questionnaire opposed to some of the 25 illustrative possible reclamation sites.
- b) Respondents regarded the following as the more important site selection criteria: the increasing land supply; potential impacts on the environment (rated by 72.9% in the telephone poll and 82% in the feedback questionnaire survey as important); impacts on local communities (rated by 61.9% in the telephone poll and 74.2% in the feedback questionnaire survey as important); and site location (rated by 71.4% in the telephone poll as important).
- c) As for qualitative feedback, strong opposition was expressed, especially as regards some of the 25 illustrative possible reclamation sites. There were some comments supporting the reclamation option. Many comments collected from signature campaigns/petitions organized in local communities opposed reclamation at some of the specific locations. There were many comments concerned about how reclamation would damage the natural environment. There were also a lot of comments, mostly from one of the 25 possible reclamation sites, viz. Wu Kai Sha, that were concerned about how reclamation would affect Hong Kong's general image.
- d) For the initial site selection criteria, the primary concerns expressed were the possible impacts on local community and damage to the natural environment.

4.4 Other Comments

Other key Public Comments collected during Stage 1 Public Engagement include:

- a) broad support for establishment of land reserve;
- b) broad consensus that more land will be required to meet housing needs, for better living environment and development.
- c) broad support for a six-pronged approach for enhancing land supply.
- d) site location is important when considering reclamation.

With reference to the feedback from PFI, the review will initially highlight the environmental and local community constraints associated with each site as these are considered by the public to be the two crucial criteria.

The Stage 1 Public Engagement Report and Executive Summary can be found on the Study website <http://www.landsupply.hk>.

4.5 SEA/Environmental Observations

Major SEA/Environmental observations noted in Stage 1 Public Engagement are summarized below:

- a) There was no consensus on increasing land supply through reclamation outside Victoria Harbour. A territory-wide telephone poll conducted by the independent Research Centre found more respondents opposing to reclamation than supporting, whereas the feedback questionnaire survey (online, self-administered or face-to-face interview questionnaires), also conducted by the Research Centre, found more respondents in support of reclamation than opposing.
- b) The same surveys also found that the major concerns of those who did not support reclamation were related to potential impacts on the environment and local communities. Site location was regarded by many as important when considering reclamation.
- c) As for qualitative feedback, many feedback collected from signature campaigns and petitions organised in local communities opposed some of the 25 possible reclamation sites announced by the Government in response to the public to facilitate discussions on the initial site selection criteria. The main concerns were also potential impacts on the environment and local communities. There were a lot of comments, mostly from one of the 25 possible reclamation sites, viz. Wu Kai Sha, that were concerned about how reclamation would affect Hong Kong's general image.
- d) There were some comments supporting the reclamation option from development point of view.
- e) Overall, there was broad consensus that impacts on the environment and local communities were the most important considerations for increasing land supply and the most important site selection criteria for reclamation outside Victoria Harbour.

5 Selection of Longlisted Sites

5.1 Site Longlisting Methodology

Based on constraint mapping exercise, a total of 48 pre-longlisted reclamation sites were identified for longlisting. A longlisting exercise was carried out which is a screening process to select a smaller batch of sites from the pre-longlist for further study. In the longlisting exercise, each pre-longlisted sites have undergone preliminary evaluation. Each site was graded with A, B or C with reference to different site selection criteria based on the preliminary assessment. These grades only provide preliminary indications of the relative performance of the sites with reference to the site selection criteria and are not to indicate their absolute values, and may vary with the results of any further detailed studies/assessment. In this broad comparison of the sites, the more grade As that are identified for the site it is assumed that it is more likely for these sites to be suitable for being selected for further study under this Assignment.

5.2 Initial Site Selection Criteria

As mentioned in Section 4, initial site selection criteria were derived based on views collected from public in Stage 1 PE and recommendations from government departments, impacts on the environment and local communities are the most important site selection criteria for reclamation. These initial site selection criteria were categorized into SEA/Environmental Site Selection Criteria and Other Site Selection Criteria, and are summarized below.

5.2.1 SEA/Environmental Site Selection Criteria

5.2.1.1 Environmental Impacts

The environmental impacts on natural resources and surrounding environment for the reclamation sites are considered based on the established constraints map and identified environmental resources and constraints in previous studies. Issues considered include distance of reclamation site from SSSI, bathing beach, Marine Park or Marine Reserve, Proposed, Committed and Potential Marine Park, Fish Culture Zone, Restricted Area, Coastal Protection Area, Conservation Area, Country Park, Special Areas, recognized heritage sites, and other ecological sensitive areas, etc.

This Site Selection Criteria "Environmental Impacts" focuses on the impacts from the proposed reclamation on natural resources and surrounding environment, while the impacts from Landfill Sites, Potentially Hazardous Installations, air quality/odours emission sources and noise emission will be considered in "Planning Flexibility". Sea water intakes have been identified in the study. As the seawater intake can be re-provisioned, the constraints from Sea Water Intakes have been considered in "Engineering Feasibility".

5.2.1.2 Environmental Benefits

The environmental performance of potential environmental benefits for the reclamation site is considered based on the surrounding environment and site

selection criteria. Issues considered include potential of enhancing the local ecological, fisheries, cultural heritage and landscape value and visual aspects, local water quality, volume of public fill that the reclamation works can absorb, etc.

5.2.1.3 Planning Flexibility

This criterion assesses whether the reclamation site is near or within any constraint upon which any development within the reclamation site will be constrained thus reducing the flexibility in planning for the development. Issues considered include potential constraints on development imposed by the nearby environment (e.g. Airport Height Restrictions, or re-provisioning of an existing anchorage area, noise or air quality, existence of unwelcome neighbourhood facilities or industrial areas, hazard to life, landfill gas hazard, etc.).

5.2.2 Other Site Selection Criteria

5.2.2.1 Impact on Local Community

This criterion considers the impact on local community that could be brought to the area around the reclamation site. Issues that have been considered in the exercise include impact on local cultural or heritage features, distance between reclamation and the shore or existing residential development, visual impact, etc.

5.2.2.2 Site Location and Accessibility

This criterion considers the accessibility of the site location, condition of existing infrastructures, scale of new infrastructure required for connection to the site, etc.

5.2.2.3 Can it Meet Local Needs

This criterion considers whether the proposed works can potentially meet any local needs (e.g. are there any needs of creating GIC / housing area or job opportunities in the local community) identified from District Councils and relevant planning studies, how these needs are satisfied by the formation of reclaimed land, etc.

5.2.2.4 Cost Effectiveness

The construction cost to reclamation area ratio generally decreases as the reclamation area is enlarged. Therefore, in terms of cost effectiveness, it is generally more economically to reclaim a larger area.

5.2.2.5 Engineering Feasibility

Feasibility of reclamation development is subject to whether the engineering constraints, if any, can be resolved practically within the bounds of feasible engineering solutions. Issues considered include presence of submarine pipeline(s) or cable(s), presence of existing marine facilities (e.g. typhoon shelter) at or in the vicinity of the sites, reclamation works potentially limited by clearance restrictions from adjacent bridges, water depth, impact on strategic marine utilities,

re-provisioning of substantial length of quays or strategic infrastructure, or the site is so remote that there could be difficult for utilities connection etc.

5.3 SEA/Environmental Findings in the Longlisting Process for Reclamation

The pre-longlisted reclamation sites have been evaluated under each of the initial SSC outlined above. 27 nos. of reclamation sites are selected to form the longlisted sites as shown in Figure 7.

The longlisted reclamation sites are divided into the following 4 categories:

- Category A – “Artificial Island”;
- Category B – “Reclamation to connect islands”;
- Category C – “Reclamation upon artificial or disturbed shoreline”;
- Category D – “Reclamation upon natural but not protected shoreline”.

It is worth to highlight that among these 27 nos. longlisted reclamation sites, despite some of them may have relatively higher environmental concerns, but they were still selected into the longlist for further broad technical assessment and shortlisting because of other considerations such as less impact to local community, better location and accessibility, higher development potential and flexibility, higher cost effectiveness, engineering feasibility, etc. The SEA/environmental findings of the longlisted sites selected is summarized below:

Site No.	Ref. No.	Site Location	Summary of SEA/Environmental Preliminary Findings
30	A1	Hei Ling Chau West	Likely high impact due to extremely close to Chi Ma Wan Fish Cultural Zone
41	A2	South Cheung Chau	Likely high impact due to encroachment into finless porpoise hotspot and close proximity to proposed marine park and fish spawning ground
33	A3	Lamma North	Relatively low impact
22	A4	East Tsing Chau Tsai	Moderate impact due to archaeological interest and one nesting location for white-bellied Sea Eagle nearby
27	A5	Kau Yi Chau West	Moderate impact due to conservation area nearby
32	B1	Peng Chau - Hei Ling Chau	Likely high impact due encroachment into key coral areas and Bogadek's Burrowing Lizard nearby
45	B2	Beaufort Island	Likely high impact due to encroachment into key coral areas, and breeding site of White-bellied Sea Eagle, finless porpoise, site of conservation importance for butterflies, refueling ground for migratory bird, Tern breeding colony, potential Country Park and fish spawning ground nearby

Site No.	Ref. No.	Site Location	Summary of SEA/Environmental Preliminary Findings
5	C1	Tuen Mun Area 40	Moderate impact due to CWD hotspot, fish spawning ground nearby
6	C2	Tuen Mun Area 27 (Sam Shing)	Likely high impact due to extremely close to gazetted beach
8	C3	Tsing Lung Tau	Moderate impact due to country park and noise/air sensitive uses nearby
19	C4	Siu Ho Wan	Likely high impact due to extremely close to committed marine park and CWD hotspot; also close to horseshoe crab site, Priority Site for Enhanced Conservation, PHI, etc.
21	C5	Sunny Bay	Moderate impact due to mangrove, seagrass bed and some CWD sightings recorded nearby.
23	C6	Southwest Tsing Yi	Moderate impact due to impact on dispersion and dilution of HATS discharge nearby (note: development assumes most PHI nearby will be relocated off site)
29	C7	Silvermine Bay South	Moderate impact due to country park and air/noise sensitive uses nearby
10	C8	Tai Po Industrial Estate	Relative less impact
12	C9	Tai Po Kau	Likely high impact due to extremely close proximity to declared monuments and mangroves.
14	C10	Ma Liu Shui	Relative less impact
34	C11	Sandy Bay	Moderate impact due to some coral communities nearby
43	C12	Lamma Quarry	Likely high impact due to extremely close proximity to fish culture zone nearby, fish spawning ground and coastal protection area
37	C13	Tseung Kwan O East	Moderate impact due to coral communities nearby
3	D1	Lung Kwu Tan	Likely high impact due to close proximity to CWD hotspot; also close to site of archaeological interest and horseshoe crab recorded nearby
7	D2	Tai Lam Chung	Moderate impact due to site of archaeological interest and air/noise sensitive uses nearby
28	D3	Silvermine Bay North	Moderate impact due to site of archaeological interest and country park nearby
11	D4	Shuen Wan	Moderate impact due to fish culture zone, air/noise sensitive uses, Tai Po egretty and fish fry collection areas nearby
15	D5	Wu Kai Sha	Moderate impact due to site of archaeological interest, air/noise sensitive uses and fish fry

Site No.	Ref. No.	Site Location	Summary of SEA/Environmental Preliminary Findings
			collection areas nearby
36	D6	Tseung Kwan O Area 131	Moderate impact due to coral community and graded / proposed historic buildings nearby
44	D7	Shek O Quarry	Moderate impact due to coastal protection area, country park, SSSI and noise sensitive uses nearby

For those 21 nos. of reclamation sites which were not selected into the longlist, some were found to have significant environmental impacts (e.g. Nim Shue Wan, Sham Tseng, Northwest Lantau, Shek Kwu Chau Northwest, Tai Long Wan Offshore, Tap Mun, Ma Liu Shui Extension, Sham Shui Kok), while some sites will have moderate environmental impact (e.g. Discovery Bay, Eastern Waters, Jin Island, Mars Bay, Southeast Offshore, Tuen Mun Promenade, Tung Chung East 3, Whitehead, Heng Fa Chuen, Yung Shue Wan, Shek Pik, Hei Ling Chau Typhoon Shelter) and some have relatively less environmental impact (e.g. Penny's Bay East). For those sites with moderate or less environmental impact, they were not selected into the longlist because for other considerations such as significant impact to local community, low development potential, poor location or accessibility, small reclamation area, other planning and engineering constraints, etc.

6 Broad Environmental Assessments

6.1 Broad Environmental Assessments

Broad environmental assessments were carried out as part of the broad technical assessments of the study for the longlisted reclamation sites. Broad technical assessments were also carried out for the longlisted sites on other different aspects, including land use, urban planning and urban design; traffic impact assessment; civil works, e.g. water, drainage, sewerage, etc.; aircraft and helicopter operations impacts; sustainability assessment; geotechnical appraisal; and implementation, construction and costing. Any proposals pertaining to the extent, shape, land use, transport infrastructure, etc. for the reclamation sites shown in any report, are solely hypothetical assumptions for the purpose of broad technical assessment and strategic environmental assessment only. They do not represent the extent, shapes, land uses and transport infrastructures to be implemented in future regardless the sites were selected for further study or not. Indeed, all these development parameters will be developed based on future planning and engineering feasibility studies, statutory processes including EIAO, TPO, etc. and public consultation.

The environmental performances of the 27 longlisted reclamation sites have been studied in the broad environmental assessments as part of the broad technical assessments of the study. Different environmental aspects, including air quality, noise, water quality, ecology, fisheries, landscape and visual, waste management, hazard to life and landfill gas hazard have been assessed in broad terms to identify the potential environmental issues/ constraints and opportunities of each longlisted reclamation site at the strategic level. It should be noted that the environmental issues highlighted in this chapter are the situation before introducing mitigation measures. Subject to more detailed studies, the potential impacts may be avoided or mitigated through changing the design of the scheme and/or applying suitable mitigation measures. Detailed assessments in further studies and statutory EIA and town planning processes will be needed in future to confirm the environmental acceptability and mitigation measures required on these different sites and their development proposals.

6.2 Key Environmental Issues of Longlisted Sites

6.2.1 Site A1 – Hei Ling Chau West

This site may have potential impacts on various water/ecological sensitive receivers such as Bogadek's Burrowing Lizard and Phymatodes longissima in Hei Ling Chau, and fishery resources in the surrounding areas, including Hei Ling Chau Typhoon Shelter, corals at Chi Ma Wan, Hei Ling Chau North and South, mangroves at Chi Ma Wan, Cheung Sha Wan Fish Culture Zone, and Adult Fish Production Area of relatively moderate production rate. There may be water quality impact from key water pollution sources from Hei Ling Chau (West) Sewage Treatment Works. In addition, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.2 Site A2 – South Cheung Chau

Due to the massive size and shape of the Island, the site may seriously block water exchange between southern Lantau and the South China Sea, having potential hydrodynamic and water quality impact in the central waters. Any transportation infrastructures, such as rail tunnel, that are to be provided to support the artificial island may bring potential impact on the water flow and water quality of the region. In addition, this site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including hotspot of Finless Porpoises, Shek Kwu Chau proposed Marine Park, coastal protection areas at south Cheung Chau and Shek Kwu Chau, horseshoe crab areas and beaches at southern Lantau, and Adult Fish Production Area of relatively high production rate. Furthermore, this site may also have landscape and visual issues including loss of southern coastal waters landscape resources. With the implementation of the Integrated Waste Management Facilities Phase 1 at Shek Kwu Chau and an Offshore Wind Farm east to this site, there may be potential cumulative air quality, noise, and water quality impact.

6.2.3 Site A3 – Lamma North

This site is located in the proximity to the Lamma Power Station and the main navigation channel. There will be key marine emission from the main navigation channel. This site may have hydrodynamic and water quality impact on East Lamma Channel and West Lamma Channel and on the Harbour Area Treatment Scheme (HATS) discharge dispersion. Any transportation infrastructures, such as rail, that are to be provided to link up and support the artificial island with Hong Kong Island may bring potential impact on the water flow and water quality of the region. This site may also have ecology impact due to its short distance to corals sites at Shek Kok Tsui and north to Lamma Island, and the beaches at the southern Hong Kong Island. Impact on Coastal Protection Area at north-western Lamma Island is anticipated. Moreover, the site is located relatively close to Lo Tik Wan Fish Culture Zone and encroaches to Adult Fish Production Area of relatively high production rate. Furthermore, this site may also have landscape and visual issues including loss of coastal waters of northern Lamma Island landscape resources.

6.2.4 Site A4 – Tsing Chau Tsai East

As the site is relatively close to Ma Wan, it may have potential impact on water quality, ecological and fishery resources at Ma Wan (e.g. Ma Wan Fish Culture Zone and mudflat). In addition, the site may have disturbance to the important habitat for White-bellied Sea Eagle at Pa Tau Kwu. One nesting location for white-bellied Sea Eagle is recorded to the south of the site in the ecological surveys and sheltered from the site by a hillock. This site may also be potentially subject to noise and air quality impacts from fireworks at Disneyland. There will also be potential impact on the dispersion and dilution of Harbour Area Treatment Scheme (HATS) discharge and have hydrodynamic and water quality impacts on Kap Shui Mun and Ma Wan Channel. Any transportation infrastructures, such as bridge, tunnel, etc., that are to be provided to link up and support the artificial island with Kau Yi Chau West and/or others may bring potential impact on the

water flow and water quality of the region. Furthermore, this site may also have landscape and visual issues including loss of central waters landscape resources.

6.2.5 Site A5 – Kau Yi Chau West

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including recorded coral communities around Kau Yi Chau and Siu Kau Yi Chau, and coral areas at Sunshine Island, southern Peng Chau, and Tung Wan, and coastal protection areas at Peng Chau. This site will also affect the dispersion and discharge of Harbour Area Treatment Scheme (HATS) discharge and the overall hydrodynamic and water quality impact on the whole region. In addition, this site encroaches to Adult Fish Production Area of relatively moderate production rate. Any transportation infrastructures, such as bridge, tunnel, etc., that are to be provided to link up and support the artificial island with Tsing Chau Tsai East and/or others may bring potential impact on the water flow and water quality of the region. Furthermore, this site may also have landscape and visual issues including loss of central waters landscape resources.

6.2.6 Site B1 – Peng Chau-Hei Ling Chau

This site is located relatively close to main navigation channels, which may have potential air quality issue. This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including recorded coral communities at Sunshine Island, key coral area at northern Peng Chau and northern Hei Ling Chau, and mudflat at Sunshine Island. Any transportation infrastructures, such as bridge, tunnel, etc., that are to be provided to link up and support the reclaimed area with Peng Chau and Hei Ling Chau and/or others may bring potential impact on the water flow and water quality of the region. Water quality impact due to impact on sewage discharge from Hei Ling Chau STW sewage outfall is also anticipated. There may be fisheries impact on Adult Fish Production Area. Furthermore, this site may also have landscape and visual issues including loss of central waters landscape resources.

6.2.7 Site B2 – Beaufort Island

This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including finless porpoise habitats, Marine Reserve, Romer's Tree Frog, rare plants and birds at Po Toi Island, key coral areas at western Po Toi, southern Beaufort Island, Lo Chau Mun and Sung Kong, etc. Any transportation infrastructures, such as bridge, tunnel, etc., that are to be provided to link up and support the reclaimed area with Beaufort Island and/or others may bring potential impact on the water flow and water quality of the region. In addition, this site may have disturbance to important land-based species (e.g. Romer's Tree Frog, rare plants and birds at Po Toi Island). Moreover, the whole site falls within the Fish Spawning Ground and encroaches to Adult Fish Production Area of relatively high production rate. Furthermore, this site may also have landscape and visual issues including loss of coastal waters, natural coastline and vegetation landscape resources.

6.2.8 Site C1 – Tuen Mun Area 40

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Butterfly Beach, Committed Marine Park in the Brothers Islands, Fish Spawning Ground, coral areas, relative moderate production rate of Adult Fish Production Area, etc. This site may also have potential hydrodynamic impact on Pillar Point Sewage Treatment Works discharge dispersion and water quality impact in the region. In addition, the site is in the proximity of different industrial uses in Tuen Mun with chimney emissions such as Butterfly Beach Laundry and EcoPark, marine traffic and River Trade Terminal, road traffic, and helipads. Various potential land use interfacing issues, including air quality and noise issues from the increased traffic by Tuen Mun Western Bypass, Tuen Mun-Chek Lap Kok Link, Hong Kong Link Road and Hong Kong-Zhuhai-Macao Bridge and Hong Kong Boundary Crossing Facilities, and odour emission from Pillar Point Sewage Treatment Works, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters, natural coastline and vegetation landscape resources.

6.2.9 Site C2 – Tuen Mun Area 27

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Castle Peak Beach, Kadoorie Beach and Adult Fish Production Area of relatively moderate production rate, etc. In addition, the site is in the proximity of different industrial uses such as Tube Ice Plant, marine traffic, Joint User Complex and Wholesale Fish Market, road traffic, and railway lines. Various potential land use interfacing issues, including air quality and noise issues from increased traffic by traffic improvements to Tuen Mun Road Town Centre Section, Castle Peak Road and marine vessels, odour emission from Castle Peak Fish Market and Joint User Complex and Wholesale Fish Market, and public cargo handling area, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources in Castle Peak Bay.

6.2.10 Site C3 – Tsing Lung Tau

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Angler's Beach and Ma Wan Fish Culture Zone. In addition, the site is in the proximity of marine traffic and road traffic. Various potential land use interfacing issues, including air quality issues and noise impact with Castle Peak Road and main navigation channel are to be considered. Furthermore, this site may also have landscape and visual issues including loss of coastal waters and natural coastline landscape resources.

6.2.11 Site C4 – Siu Ho Wan

This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including Chinese White Dolphin (CWD), Committed Marine Park at The Brothers, Tai Ho Stream SSSI, horseshoe crabs, mangrove areas, etc. There may be potential hydrodynamic and water quality impacts around Urmston Road. The site is in the proximity of different NIMBY

facilities and industrial uses such as different waste facilities, marine traffic, road traffic from the highway, and MTR railway lines. Various potential land use interfacing issues, including air quality issues, odour emission, hazard to life issue, noise impact, water treatment works, various bus depots, vehicle examination centre, maintenance depot, etc. are anticipated. Subject to the NEF 25 Contour for 3 Runway-System for aircraft noise, the site may have development constraints for the areas encroached by the NEF 25 Contour. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.12 Site C5 – Sunny Bay

This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including Chinese White Dolphin, committed The Brothers Marine Park, mangrove, seagrass beds. There may be potential hydrodynamic and water quality impacts around Urmston Road. Subject to the NEF 25 Contour for both 3 runways and 2 runways-system for aircraft noise, the site may be subject to development constraints for the areas encroached by the NEF 25 Contour. Various potential land use interfacing issues, including air quality issues and noise impact from the increased traffic by future Tung Chung East and West Developments, Tuen Mun-Chek Lap Kok Link, Hong Kong Link Road and Hong Kong-Zhuhai-Macao Bridge and Hong Kong Boundary Crossing Facilities, are anticipated. The site is also adjacent to road traffic from the highway, railway lines and station, and helipad. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.13 Site C6 – Southwest Tsing Yi

Depending on the future use of the site, relocation of the PHIs may be needed. This site is close to five Potentially Hazardous Installations (PHIs), including oil depots and terminals. Relocation of these PHIs should be carried out prior to development of the site. There may also be potential impact on hydrodynamic and water quality due to the possible impact of the site on the dispersion and dilution of Harbour Area Treatment Scheme (HATS) discharge. In addition, this site is in the proximity of many industrial uses and NIMBY facilities such as Chemical Waste Treatment Center and workshops along the western and southern coastline of Tsing Yi. Various potential land use interfacing issues are anticipated, including road traffic noise and vehicular emission from the nearby Cheung Tsing Highway and Tsing Yi Road; helicopter noise from helipad to the north-west; fixed plant noise from container terminals, dockyards, industrial buildings; and marine emission problems from marine traffic around Ma Wan Channel. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.14 Site C7 – Silver Mine Bay South

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including key coral area at northern Hei Ling Chau and Chi Ma Wan, mangroves at Chi Ma Wan, Silver Mine Bay Beach, Cheung Sha Wan Fish Culture Zone, and Adult Fish Production Area of relatively moderate production rate, etc. There may be ecological impact

on key terrestrial habitat in Lantau North and Lantau South Country Park. This site may also have potential hydrodynamic impact on Mui Wo Sewage Treatment Works discharge dispersion and water quality impact in the region. In addition, the site is within the PHI consultation zone of Silver Mine Bay Water Treatment Works, and in the proximity of different NIMBY facilities and industrial uses such as Concrete Batching Plant and Mui Wo Sewage Treatment Works, marine traffic, road traffic, helipads, and Silver Mine Bay Water Treatment Works. Various potential land use interfacing issues, including air quality issues, odour emission, noise impact, and hazard to life from Silver Mine Bay Water Treatment Works, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.15 Site C8 – Tai Po Industrial Estate

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Lam Tsuen River mouth, mangroves at Tai Po Kau, Tai Po Egrettry SSSI, and Yim Tin Tsai Fish Culture Zone, etc. This site may also have potential hydrodynamic impact on dispersion of discharge from Tai Po Sewage Treatment Works and water quality impact on the water body of Tolo Harbour. In addition, the site is within the PHI consultation zone, and in the proximity of different industrial uses in Tai Po Industrial Estate, road traffic, helipads, fuel tanks of Hong Kong & China Gas Co. Ltd., and Restored Shuen Wan Landfill. Various potential land use interfacing issues, including air quality issues, odour emission, noise impact, hazard to life, and landfill gas hazard, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.16 Site C9 – Tai Po Kau

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including mangroves at Tai Po Kau, Lam Tsuen River mouth, mangroves/inter-tidal mudflat at Tai Po Kau, and Yim Tin Tsai Fish Culture Zone, etc. There may be potential water quality impact on the water body of Tolo Harbour. In addition, this site is in the proximity of declared monument - Island House, road traffic, East Rail Line, and helipad. Various potential land use interfacing issues, including air quality issues, noise impact, and culture heritage impact, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.17 Site C10 – Ma Liu Shui

This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including Shing Mun River, and seawater intake at Ma Liu Shui, etc. Odour and helicopter noise are the concerns to the proposed residential and other sensitive uses on the reclamation site, if there are no relocations of the sewage treatment works and helipad. There may be potential water quality impact on the water body of Tolo Harbour. This site will also be subject to marine emissions, road traffic and railway noise issues as the site is adjacent to Ma Liu Shui pier, highways and railway line.

6.2.18 Site C11 – Sandy Bay

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including recorded coral communities at Sandy Bay, and Adult Fish Production Area of relatively moderate production rate, etc. In addition, the site is in the proximity of marine traffic, road traffic, sewage treatment works, and graded historical buildings. Various potential land use interfacing issues, including air quality issues, odour emission from Sandy Bay Sewage Treatment Works and Cyberport Sewage Treatment Works, noise impact, and culture heritage impact, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.19 Site C12 – Lamma Quarry

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including finless porpoise habitats, coastal protection area in eastern to ex-Lamma Quarry and Lamma Island, Romer's Tree Frog habitat on Lamma Island, Sok Kwu Wan Fish Culture Zone, Lo Tik Wan Fish Culture Zone, Fish Nursery Ground, Fish Spawning Ground, artificial reef deployment area at Lo Tik Wan Fish Culture Zone, key coral areas at Luk Chau, etc. In addition, the site is in the proximity of industrial dusty uses such as Cement Works, Lamma Power Station, marine traffic, and helipads. Various potential land use interfacing issues, including air quality issues and noise impact from Cement Works and Sok Kwu Wan Ferry Pier, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.20 Site C13 – Tseung Kwan O East

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including recorded coral communities in Junk Bay – Junk Island (Fat Tong Chau), WSD Flushing Water Intake Tseung Kwan O, and Adult Fish Production Area of relatively moderate production rate, etc. In addition, the site is in the proximity of different industrial uses in Tseung Kwan O Industrial Estate, marine traffic, road traffic, Tseung Kwan O Sewage Treatment Works, Biodiesel Plant, and some landfill sites. Various potential land use interfacing issues, including air quality issues, odour issue, noise impact, and hazard to life are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.21 Site D1 – Lung Kwu Tan

This site may have potential impacts on different water/ecological sensitive receivers, including Chinese White Dolphin, Sha Chau and Lung Kwu Chau Marine Park, Committed Marine Park at The Brothers, and SSSI at Lung Kwu Chau, Tree Island and Sha Chau, horseshoe crabs, and butterfly habitats at Lung Kwu Tan Valley SSSI and Siu Lang Shui SSSI, etc. There may be potential hydrodynamic and water quality impacts around Urmston Road. The site is surrounded by many existing/ committed/ planned/ proposed NIMBY facilities and industrial uses such as Castle Peak A&B Power Station and EcoPark, Black

Point Power Station, cement plant, aviation fuel facility, steel mill, landfills, different waste facilities, marine traffic, road traffic, helipads and Sites of Archaeological Interest. Various potential land use interfacing issues, including odour emission, air quality problems, noise impact, and culture heritage impact, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.22 Site D2 – Tai Lam Chung

This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including Chinese White Dolphin (CWD) and Golden Beach, etc. In addition, the site is in the proximity of road traffic, helipad, and Site of Archaeological Interest. Various potential land use interfacing issues, including air quality issues, noise impact from Tuen Mun Road and Castle Peak Road, helicopter noise and cultural heritage impact, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.23 Site D3 – Silver Mine Bay North

This site may have potential impacts on various water/ecological sensitive receivers in the surrounding areas, including Silver Mine Bay Beach and key coral area at northern Hei Ling Chau, etc. This site may also have potential hydrodynamic impact on Mui Wo Sewage Treatment Works discharge dispersion and water quality impact in the region. In addition, the site is in the proximity of Site of Archaeological Interest. Various potential land use interfacing issue, including culture heritage impact, is anticipated. Furthermore, this site may also have landscape and visual issues including loss of central waters landscape resources.

6.2.24 Site D4 – Shuen Wan

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Yim Tin Tsai Fish Culture Zone, Centre Island SSSI, and mangroves at Tai Po Kau, etc. There may be potential water quality impact on the water body of Tolo Harbour. In addition, the site is in the proximity of road traffic, dusty industrial use, Tai Po Wholesale Fish Market, Tai Po Sewage Treatment Works, Restored Shuen Wan Landfill. Various potential land use interfacing issues, including air quality issues, odour issue, noise impact, and landfill gas hazard, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.25 Site D5 – Wu Kai Sha

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Centre Island SSSI, Yim Tin Tsai Fish Culture Zone, Yim Tin Tsai (East) Fish Culture Zone, etc. There may be potential water quality impact on the water body of Tolo Harbour. In addition, the site is in the proximity of road traffic, railway (Ma On Shan Line), White Head (Pak Shek) sewage pumping station, and Site of Archaeological Interest. Various potential land use interfacing issues, including

air quality issues, odour issues, and noise impact are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.2.26 Site D6 – Tseung Kwan O 131

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including recorded coral community at Lei Yue Mun Point, and Adult Fish Production Area of relatively high production rate, etc. In addition, the site is in the proximity of marine traffic, road traffic, and Junk Bay Chinese Permanent Cemetery. Various potential land use interfacing issues, including air quality issues and noise impact from the increased traffic by Cross Bay Link Tseung Kwan O, are anticipated. Furthermore, this site may also have landscape and visual issues including loss of coastal waters and natural coastline landscape resources.

6.2.27 Site D7 – Shek O Quarry

This site may have potential impacts on various water/ecological sensitive receivers and fishery resources in the surrounding areas, including Cap D' Aguilar Marine Reserve, coastal protection area at Shek O Quarry, Shek O Country Park, and Adult Fish Production Area of relatively high production rate, etc. In addition, the site is in the proximity of vehicle emission and road traffic from Shek O Road and Cape D'Aguilar Road. Furthermore, this site may also have landscape and visual issues including loss of coastal waters landscape resources.

6.3 Overall Strategic Environmental Findings of the Longlisted Reclamation Sites

It is observed that all 27 Recommended Longlisted Sites for reclamation have different environmental constraints.

Overall Strategic Environmental Performances

- For sites in Category A – Artificial island and sites in Category B – Reclamation to connect islands, the common critical environmental issues include of water quality, ecology, fisheries, and landscape and visual.
- For sites in Category C – Reclamation upon artificial or disturbed shoreline and Category D – Reclamation upon natural but not protected shoreline, the common critical environmental issues include air quality and noise due to the land use interfacing uses, water quality, ecology, fisheries, and landscape and visual.
- Hazard to Life issue is a key issue for Site C4 Siu Ho Wan, Site C7 Silver Mine Bay South, Site C8 Tai Po Industrial Estate and Site C13 Tseung Kwan O East.
- Site A4 Tsing Chau Tsai East appears to have less environmental constraints, while comparatively; Site C4 Siu Ho Wan, Site C5 Sunny Bay, Site C7 Silver Mine Bay South, Site C9 Tai Po Kau, Site C12 Lamma Quarry, Site D1 Lung Kwu Tan and Site D4 Shuen Wan appear to have more environmental constraints.

- From waste management aspect, the potential environmental impacts due to Construction stage: construction and demolition waste during construction phase and municipal waste during operational phase are anticipated in all 27 recommended Longlisted Sites. Sediment and chemical waste and general refuse, sewage
- Operational stage: Municipal, chemical waste, sewage

Consideration of Mitigation Measures

Some issues (e.g. landfill gas hazard) will be subject to future detailed assessments to address their impacts, while other impacts (e.g. chimney emission) will be subject to further studies/assessments, future statutory EIAs, land use planning, etc. to confirm their environmental impacts.

- Construction dust and noise impact are normally transient. Proper mitigation measures, except under special situations, have been proven to be effective in many previous cases. Operational air quality and noise impact will require for detailed investigation and modelling assessment, while certain mitigation measures (i.e. sufficient setback distances, proper landuse layout, etc.) can be considered.
- Potential impact on water quality during construction phase will normally be mitigated by non-dredged method and deployment of silt curtain, subject to further assessment. Potential impact on water quality during operational phase, including the hydrodynamic impact, will require further investigation. The feasibility and effectiveness of the mitigation measures will be subject to further studies/assessments, future statutory EIAs, land use planning, etc. for confirmation.
- For ecology and fisheries, it will require further comprehensive baseline survey, monitoring and impact assessment to confirm the impact. Water quality relevant mitigation measures may be applicable to minimise ecological and fisheries impact subject to further studies/assessments. Other site-specific ecology and fisheries mitigation measures to minimise the impacts to CWD and other ecological/fisheries species/habitats for Site D1 Lung Kwu Tan, C4 Siu Ho Wan and C5 Sunny Bay, will also be needed, and assess and recommended in further studies/assessments.
- Potential impact landscape and visual during construction phase and operational phase will normally be mitigated through integrated landscape and urban design and viewing corridors, subject to further studies/assessments, future statutory EIAs, land use planning, etc. for confirmation.
- For the sites subject to hazard to life issues, quantitative risk assessments are required during engineering investigation stages to assess and address the hazard to life impacts of the development proposals of the site.
- The size and shape of reclamation will be revisited as one of the possible means to address the environmental issues.
- Potential environmental impacts due to waste generated from proposed developments during construction and operational phase can be mitigated by proper collection, transportation, treatment and disposal system/arrangement.

Secondary impact such as odour nuisance, vermin, water pollution and visual impact shall also be reduced.

7 Site Shortlisting and Key Environmental Issues and Opportunities of the Shortlisted Sites and Artificial Islands

7.1 Site Shortlisting Methodology

Site shortlisting is to select shortlisted sites from the longlist by qualitative assessment based on the results of Broad Technical Assessment and the refined Site Selection Criteria. This shortlisting process is to select sites that have higher potential for consultation with the public in PE2 and further detailed study. Reclamations (under Item C of Schedule 2) and engineering feasibility studies of urban development projects with study areas more than 20 ha or involving population of more than 100 000 (under Schedule 3) are Designated Projects under the EIAO. There would also be other potential Designated Project elements on the shortlisted reclamation sites. All the shortlisted sites will need to eventually go through separate feasibility studies, statutory processes under EIAO, Town Planning Ordinance, etc. and public consultations to confirm their environmental acceptability and mitigation measures required.

Qualitative review was undertaken to take into account the potential key issues/constraints, and possible mitigation measures of the longlisted sites.

With reference to the feedback from PE1, environmental impact is one of the key site selection criteria considered by the public during the public engagement activities, and therefore environmental impact is initially considered in the site shortlisting stage together with impact on local community which is also considered as the key criteria by the public in Stage 1 PE.

The selected sites are then assessed with reference to other key considerations revealed from the Broad Technical Assessments in the site shortlisting process. These may include but are not limited to development potential and constraints, transport links, traffic impact, aircraft and helicopter flight paths, etc. Environmental-related factors, such as planning constraints and land use interfacing issues, such as aircraft and helicopter noise issues, were also considered in site shortlisting together with other factors.

7.2 Site Shortlisting with SEA/Environmental Considerations

To facilitate the site shortlisting study with respect to SEA/environmental considerations, environmental performance indicators (EPIs) were established to compare the relative environmental performances of the longlisted sites. The proposed strategic EPIs have considered many factors including environmental legislations, standards and guidelines, e.g. Hong Kong Planning Standard and Guidelines (HKPSG), Water Pollution Control Ordinance (WPCO), Environmental Impact Assessment Ordinance (EIAO), Air Pollution Control Ordinance (APCO), Waste Disposal Ordinance (WDO), Noise Control Ordinance (NCO), and other relevant guidelines/guidance notes/studies/references, as appropriate.

A qualitative assessment was then carried out by assessing the potential environmental issues/constraints of each longlisted site and the likelihood of

possible mitigation measures to address the issues/constraints. Based upon the site shortlisting exercise, the following five nearshore reclamation sites are shortlisted:

- (1) Siu Ho Wan
- (2) Sunny Bay
- (3) Southwest Tsing Yi
- (4) Ma Liu Shui
- (5) Lung Kwu Tan

Besides, the site shortlisting exercise has identified there is great development potential for artificial islands in the central waters that worth further exploring. As regards the option of artificial islands, we have reviewed the eastern waters, the central waters and the western waters of Hong Kong. The eastern waters are of high ecological value whilst the western waters are already heavily constrained by a number of major infrastructure projects. The central waters however are relatively less ecologically sensitive. There are many other considerations that need to be studied further (e.g. impacts on fairways, anchorage areas, ferry routes, port operation, marine traffic, water flow and water quality, ecology, fisheries, etc.) in a strategic way. Despite the great development potential for artificial islands in the central waters, the approximate location and extent of artificial islands could only be ascertained subject to further studies.

The shortlisted nearshore reclamation sites and artificial islands in the central waters were taken forward for consultation in PE2, while the remaining sites may be studied further if opportunities arise in the future.

It is worth to highlight that among these 5 shortlisted nearshore reclamation sites, despite some of them may have relatively higher environmental concerns (e.g. Siu Ho Wan and Lung Kwu Tan), they were still selected into the shortlist because of other considerations such as less impact to local community, better location and accessibility, higher development potential and flexibility, higher cost effectiveness, engineering feasibility, etc.

For the reclamation sites which were not selected into the shortlist, some were found to have significant environmental impacts (e.g. Tai Po Kau, Beaufort Island, Lamma Quarry, Tuen Mun Area 27 (Sam Shing)), while some sites will have moderate environmental impact (e.g. Wu Kai Sha, Tai Lam Chung, Sheun Wan, Tseung Kwan O Area 131, Tseung Kwan O East, Sandy Bay, Shek O Quarry, Silver Mine Bay North, Silver Mine Bay South, Tsing Lung Tau, Tuen Mun Area 40) and some have relatively less environmental impact (e.g. Tai Po Industrial Estate). For those sites with moderate or less environmental impact, they were not selected into the longlist because for other considerations such as significant impact to local community, low development potential, poor location or accessibility, small reclamation area, other planning and engineering constraints, etc.

7.3 Shortlisted Sites, Artificial Islands and Key Environmental Issues and Opportunities

The section provides qualitative discussion of the key environmental and other issues/constraints and opportunities of each of the shortlisted nearshore

reclamation sites and artificial islands in the central waters with reference to the broad environmental assessment.

7.3.1 Siu Ho Wan

Siu Ho Wan is located at a strategic location in North Lantau. It is near the Airport, can link up with major trunk road and infrastructure (e.g. North Lantau Highway, railway lines, Tuen Mun Chek Lap Kok Link, Hong Kong Link Road, etc.), and is close to many tourism spots. It offers synergy with other developments in North Lantau including the nearby Tung Chung new town. The proposed area of reclamation is 133ha, potentially for the development of residential uses, GIC and commercial provisions.

Impact on Environment

- Environmental impact may be high. There will be potential ecological impact on Chinese White Dolphin habitats as Chinese White Dolphin hotspot is in extremely close proximity to the site. Other critical environmental impacts include, air quality, noise, water quality, ecology (e.g. potential ecological impact on committed Marine Park at The Brothers, Tai Ho Stream SSSI, mangrove areas and horseshoe crabs, etc.), fisheries, landscape and visual. Detailed site survey and ecological monitoring is required to investigate the potential impact on Chinese White Dolphins in nearshore area.

Potential Constraints

- Potential land use interface issues with the nearby various NIMBY facilities and industrial uses, such as sewage treatment works, waste facilities, etc., and hazard to life issues from the water treatment works and chlorine transshipment dock in the vicinity.
- Aircraft and helicopter noise; road traffic noise and vehicular emission from North Lantau Highway; and railway noise from the nearby MTR networks.

Major environmental and non-environmental opportunities and constraints for this shortlisted site are shown in **Figure 8**.

7.3.2 Sunny Bay

Sunny Bay is located at a strategic location in North Lantau. It is close to the Airport, can link up with major truck road and infrastructure (e.g. North Lantau Highway, railway lines and station, Tuen Mun Chek Lap Kok Link, etc.), and is close to many tourism spots. Sunny Bay has the potential for recreational and tourism development as already identified in the OZP. It offers synergy with other developments in North Lantau. The proposed area of reclamation is 75ha, potentially for the development of recreational and commercial uses.

Impact on Environment

- Moderate environmental impact is anticipated. There will be potential ecological impact on Chinese White Dolphin habitats as some sightings of Chinese White Dolphins were recorded in nearby area. Other critical

environmental impacts include air quality, noise, water quality, ecology (e.g. potential ecological impact on committed Marine Park at The Brothers, mangrove areas and seagrass bed, etc.), fisheries, landscape and visual. Detailed site survey and ecological monitoring is required to investigate the potential impact on Chinese White Dolphins in nearshore area.

Potential Constraints

- Aircraft and helicopter noise; road traffic noise and vehicular emission from North Lantau Highway; and railway noise from the nearby MTR networks.

Major environmental and non-environmental opportunities and constraints for this shortlisted site are shown in Figure 9.

7.3.3 Southwest Tsing Yi

Southwest Tsing Yi is located in area with good access to existing transportation nodes. Given the strategic location of this site, this site has great potential of integrated development with adjacent area. The proposed area of reclamation is 106ha, potentially for the development of residential uses with a range of complementary GIC, commercial and open space provision.

However, its development potential is limited by adjacent industrial land uses. At present, the site is suitable for extending port facilities to create a regional logistic node. Residential or other development is also feasible if all oil depots/terminals in the vicinity and the adjacent industrial land uses are relocated, releasing a large piece of prime land and benefiting the entire district. Under this Study, this site has been assessed on the assumption that all existing oil depots/terminals and industrial land uses in the surrounding areas are relocated.

Impact on Environment

- Ecological impact is anticipated to be relatively low comparing to other sites. Critical environmental impact includes air quality, noise, and hydrodynamic and water quality due to impact on HATS discharge.

Potential Constraints

- Five oil depots/terminals in the vicinity constituting hazard to life issues requiring relocation of these PHIs before development of the site; and land use interfacing issues with the nearby various NIMBY and industrial facilities/uses.
- Road traffic noise and vehicular emission from Cheung Tsing Highway and Tsing Yi Road, and marine emission around Ma Wan Channel.

Major environmental and non-environmental opportunities and constraints for this shortlisted site are shown in Figure 10.

7.3.4 Ma Liu Shui

Ma Liu Shui can provide valuable land in developed district for residential development near Shatin New Town. It is located within area with good access to

existing / future traffic and railway network (e.g. Tolo Highway, Tate's Cairn Highway, Shing Mun Tunnel, Shatin Heights Tunnel, Lion Rock Tunnel, Tate's Cairn Tunnel, MTR East Rail, and future SCL, etc.). It can also provide community facilities to meet the needs in the district. The reclamation will create synergy with the development proposals of the adjacent site released by relocating the Sha Tin Sewage Treatment works to rock cavern. The proposed area of reclamation is 47ha, potentially for the development of residential uses and other beneficial uses including community and recreational facilities.

Impact on Environment

- Ecological impact is anticipated to be relatively low comparing to other sites. Critical environmental impacts include air quality, noise, water quality, landscape and visual.

Potential Constraints

- Social impacts on the Chinese University and residential development in Ma On Shan.
- Potential land use interface issues, including odour and helicopter noise from the nearby sewage treatment works and Marine Police's helipad.
- Road traffic noise and vehicular emission from Tolo Highway and Tate's Cairn Highway, and railway noise from MTR East Rail.

Major environmental and non-environmental opportunities and constraints for this shortlisted site are shown in **Figure 11**.

7.3.5 Lung Kwu Tan

Lung Kwu Tan is easily accessible via existing traffic networks (e.g. Lung Kwu Tan Road, Lung Fu Road, Lung Mun Road, etc.) which have spare capacity with further road widening. It presents opportunity for relatively large-scale reclamation (200 – 300 ha) site which is suitable for comprehensive planning. This proposed reclamation site has the potential for a science and business park, residential uses with complementary GIC facilities and local open space.

Impact on Environment

- Environmental impact may be high. There will be potential ecological impact on Chinese White Dolphin habitats as the site is close to Chinese White Dolphin hotspot. Other critical environmental impacts include air quality, noise, water quality, ecology (e.g. ecological impacts on Sha Chau & Lung Kwu Chau Marine Park, committed Marine Park at The Brothers, SSSI at Lung Kwu Chau, Tree Island and Sha Chau, horseshoe crabs, etc.), fisheries, landscape and visual. Detailed site survey and ecological monitoring is required to investigate the potential impact on Chinese White Dolphins in nearshore area.
- Potential disturbance on the Lung Kwu Tan Valley SSSI (400m away) and butterfly hotspot in the proximity.

Potential Constraints

- Potential land use interface issues with the nearby various NIMBY and industrial uses/facilities, such as two power stations, cement plants, steel mill, different waste facilities, aviation fuel facility, other industrial uses, etc.
- Road traffic noise and vehicular emission from Lung Kwu Tan Road and Lung Mun Road, and marine emission around Urnston Road.

Major environmental and non-environmental opportunities and constraints for this shortlisted site are shown in **Figure 12**.

7.3.6 Artificial Islands

The option of artificial islands in the central waters, between Hong Kong Island and Lantau can generally avoid shorelines of high ecological value and, if artificial islands are provided with suitable transport infrastructure, they could be extended as new development areas from the current urban areas.

Impact on Environment

- Environmental impact may be high at some locations in the central waters. There would be potential hydrodynamic and water quality impacts from the artificial islands due to impact on HATS discharge. Artificial islands would also potentially affect different ecological and fisheries significant/sensitive species/areas, such as finless porpoises, corals, fish production areas, proposed and potential marine parks, coastal protection areas, etc. It is recommended to conduct a separate comprehensive strategic study on building artificial islands in the central waters covering different aspects, including hydrodynamic and water quality, ecological and fisheries impacts, etc. to derive the extent, shape, broad land use and transport infrastructure of the artificial islands.

Potential Constraints

- There are a number of fairways, anchorage areas, ferry routes in the central waters, and the impacts of artificial islands on port operation, marine traffic and water flow etc.

7.3.7 Potential Cumulative Environmental Impacts

Apart from the individual environmental issues of the respective shortlisted site, cumulative environmental impacts are anticipated from the shortlisted sites, particularly those reclamation sites in Western Waters where there are Chinese White Dolphin habitats, existing and committed marine parks, SSSIs, and other ecological/fisheries sensitive areas; many ongoing/committed/planned/proposed major development projects undertaken, such as airport 3rd runway, Tung Chung new town extension development, Hong Kong – Zhuhai – Macau bridge-related developments. There are also different land use interfacing issues anticipated from the shortlisted sites as various NIMBY/industrial and incompatible facilities/uses are located in the vicinity. Detailed assessments on the cumulative impacts to the environment are needed.

The central waters is the major channel for water flows from Pearl River Estuary through the Hong Kong marine territory towards the South China Sea. There are different ecological/fisheries sensitive species/areas and water sensitive receivers around the central water areas, such as finless porpoises, corals, fish production areas, beaches, etc. The artificial islands in the central waters would potentially bring significant hydrodynamic effects on the water flow within Hong Kong and dispersion of the treated effluent from the Harbour Area Treatment Scheme (HATS) outfall. There are different water sensitive receivers around the central water areas, such as beaches at the southern HK Island, corals and beaches at the Lamma Island, etc. Detailed assessments on the cumulative impacts on hydrodynamic/water quality and ecology/fisheries are needed.

Apart from different land use interfacing and hazard to life issues with regard to the existing land uses of Tsing Yi, the shortlisted reclamation to the southwest of Tsing Yi near Ma Wan Channel and Kap Shui Mun would have potential cumulative impact together with any other new/proposed developments on the hydrodynamic and water flow of Ma Wan Channel, Kap Shui Mun and any other relevant channels and also cumulative impact on HATS discharge potentially affecting ecological and fisheries sensitive habitats/areas and water sensitive receivers in the vicinity.

There may also be potential cumulative implications on the land use interfacing of the shortlisted reclamation near Tolo Harbour together with the adjacent site of the Sha Tin STW planned for relocation to the rock cavern with the nearby traffic networks, and potential impact on hydrodynamic and water flow of the Tolo Harbour.

8 Stage 2 Public Engagement

8.1 Stage 2 Public Engagement

Stage 2 Public Engagement (PE2) was conducted between 21 March 2013 and 21 June 2013. The aim of PE2 was to seek public views on the possible land uses for the shortlisted sites as well as the areas of concern to be addressed in future technical studies.

Methodology used in collecting and collating views during Stage 2 Public Engagement includes qualitative feedback in form of response to open-ended questions in questionnaires, gists of discussions at public forums or other PE meetings, written submissions in form of individual letters or emails, signature campaigns or petitions organized by interest parties, etc.

To enhance the public awareness of the PE2 exercise and to encourage public participation, a series of PE activities including public forums and roving exhibitions were organized. The consultation document, PE2 Digest, was widely disseminated to the public at various outlets including District Offices, roving exhibition counters and public forums. A web version of the PE2 Digest was uploaded onto the Study website.

The Panel on Development of the Legislative Council was consulted on 23 April 2013. Government representatives attended a Special Meeting of the Panel on 1 June 2013 to listen to the views of the deputation. Seven District Councils, in which constituencies the five potential nearshore reclamation sites, three Rock Cavern Development (RCD) sites and artificial islands in the central islands are located, were also consulted, amongst other stakeholders including green groups, local concerns groups and residents' groups.

The Stage 2 Public Engagement Report and Executive Summary can be found on the Study website <http://www.landsupply.hk>.

8.2 SEA/Environmental Comments

Environmental – related Public Comments collected during Stage 2 Public Engagement include:

- a) Impact on marine ecology including encroachment on habitats of CWDs, ecological conservation, potential impact on the landscape or habitats along the shorelines, etc. were common major SEA/environmental concerns shared by the potential near shore reclamation sites and artificial islands in the central waters.
- b) Major SEA/environmental concerns as regards Lung Kwu Tan included impact of NIMBY facilities nearby, air pollution near the development sites, deterioration of seawater quality, etc.
- c) Major SEA/environmental concerns as regards Siu Ho Wan included noise pollution near the development sites, deterioration of seawater quality, encroachment on nearby conservation areas, etc.

- d) Major SEA/environmental concerns as regards Sunny Bay deterioration of seawater quality, noise pollution near the development sites, air pollution near the development sites, etc.
- e) Major SEA/environmental concerns as regards Tsing Yi Southwest included noise pollution near the development sites, air pollution near the development sites, and deterioration of seawater quality, etc.
- f) Major SEA/environmental concerns as regards Ma Liu Shui included impact on cultural heritage, air pollution near the development sites, affecting water flow, deterioration of seawater quality, noise pollution near the development sites, increased flooding risk at Shing Mun River, etc.
- g) Major SEA/environmental concerns as regards possible artificial islands in the central waters included deterioration of seawater quality, air pollution near the development site, impact on fisheries, noise pollution near the development site, affecting water flow, impact on cultural heritage.

8.3 Other Comments

Other Public Comments collected during Stage 2 Public Engagement include:

- a) Land reserve, residential development (in particular public rental housing), recreational or leisure facilities and public parks were the four land uses that received most support among those providing feedback on reclamation;
- b) The large volume of combined resistance to all potential reclamation sites, mostly generated from the signature campaigns and petitions and Facebook campaign organized by a group of Chinese University Hong Kong students but also from some other sources, could indicate considerable resistance to any of the five reclamation sites. On the other hand, the combined acceptance of all five reclamation sites expressed by some construction industry groups suggested an economic argument for reclamation (e.g. in terms of creating jobs) which was supported in some quarters of the community;
- c) There were fewer specific objections to Sunny Bay and Tsing Yi Southwest. The number of specific objections to artificial islands in the central waters was also comparatively small.

8.4 SEA/Environmental Observations

Major SEA/Environmental observations made in Stage 2 Public Engagement are summarized below:

- a) The potential impact on marine ecology, including encroachment on habitats of Chinese White Dolphins (CWDs), and ecological conservation were two common themes of concerns about reclamation sites (including artificial islands in the central waters).
- b) There was particularly strong resistance against the proposed reclamation at Ma Liu Shui as conveyed through feedback questionnaires collected in Ma On Shan as well as signature campaigns and petitions (SCPs) organized by some local groups and residents' groups. SCPs and Facebook

campaign (FB) initiated by the Student Union of The Chinese University of Hong Kong (CUHK) also contributed to such resistance. Concerns about the environment including coastal landscape and habitats, marine ecology, air and noise pollution, water flow and quality of Shing Mun River were the key SEA/environmental reasons behind the resistance.

- c) Many respondents made their views explicit through SCPs expressing combined opposition to all five near shore reclamation sites. The SCPs and FB organised by the Student Union of CUHK constituted the biggest source of combined rejection of all five near shore reclamation sites.
- d) Acceptance of the reclamation sites was also expressed in the form of combined acceptance of all sites through SCPs, with some groups in the construction industry providing the bulk of such combined acceptance.
- e) A considerable number of general views towards the proposals without naming specific sites were received. The potential impact on the habitats of CWDs, concerns about ecological conservation, and potential impact on landscape or habitats along shorelines were most frequently mentioned among the main reasons cited against reclamation proposals in general.
- f) There were relatively fewer specific objections to Sunny Bay and Tsing Yi Southwest. The number of specific objections to artificial islands in the central waters was also comparatively small.

9 Strategic Environmental Monitoring and Audit (SEM&A) Plans

The follow-up actions / mitigation measures which would be implemented by the relevant departments / parties are presented in this section. It should be reminded that some of the follow-up actions / mitigation measures are initially recommended for further consideration. The common follow-up works to be taken for the shortlisted sites are shown below:

Common follow-up works for the shortlisted sites and artificial islands

Potential Site	Major Follow-up Work/Action
5 shortlisted nearshore reclamation sites	Technical assessments and studies, such as planning and engineering feasibility studies, statutory EIAs (Reclamations under Item C of Schedule 2 and engineering feasibility studies of urban development projects with study areas more than 20 ha or involving population of more than 100 000 under Schedule 3 are Designated Projects under the EIAO. There would also be other potential Designated Project elements on the shortlisted reclamation sites and artificial islands, etc.
1. Siu Ho Wan	
2. Sunny Bay	
3. Southwest Tsing Yi	
4. Ma Liu Shui	
5. Lung Kwu Tan	
Artificial Islands in the central waters	

9.1 Siu Ho Wan

Further specific assessments and follow-up works for this Shortlisted Site shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Cumulative environmental impact assessment to assess quantitatively the total environmental effects of the potential reclamations on ecology, fisheries, air quality and water quality;
- Site Specific Chinese White Dolphin Field Monitoring Survey;
- Liaison with AFCED on the Committed Marine Park in The Brothers;
- Confirmation from HKAA/CAD on the NEF 25 Contour for the 3-runway for the land use proposal of the reclamation;
- Negotiation with WSD for the relocation of Sham Shui Kok Chlorine Transshipment Dock, or any other possible measure to settle the hazard to life issue; and
- Negotiation with WSD for the relocation of Siu Ho Wan Water Treatment Works, or any other possible measure to settle the hazard to life issue.
- Key issues particularly to be assessed including ecological impacts and land use interfacing issues with different NIMBY/industrial facilities/uses in the vicinity.

9.2 Sunny Bay

Further specific assessments and follow-up works for this Shortlisted Site shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Cumulative environmental impact assessment to assess quantitatively the total environmental effects of the potential reclamations on ecology, fisheries, air quality and water quality;
- Site Specific Chinese White Dolphin Field Monitoring Survey;
- Confirmation from HKAA/CAD on the NEF 25 Contour for the 3-runway for the land use proposal of the reclamation; and
- Liaison with AFCD on the Committed Marine Park in The Brothers.
- Key issues particularly to be assessed including ecological impacts and aircraft noise impact.

9.3 Southwest Tsing Yi

Further specific assessments and follow-up works for this Shortlisted Site shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Negotiation with Shell HK Ltd., Chevron HK Ltd., ExxonMobil HK Ltd and Sinopec (HK) Ltd. on the relocation of the five Potentially Hazardous Installations (PHIs) for comprehensive planning and development of the sites with the reclamation, or any other possible measure to settle the hazard to life issue;
- Negotiation with Yiu Lian Dockyards Ltd., Hong Kong United Dockyards Ltd. and Euroasia Dockyard Enterprise and Development Ltd., and Tien Chu Industrial Centre etc. on the relocation of the various NIMBY/industrial uses/facilities for comprehensive planning and development of the sites with the reclamation;
- Liaison with relevant bureau/ departments for coordination with the proposals of Container Terminal 10 study; and
- Key issues particularly to be assessed including hydrodynamic and water quality impact due to potential impact on HATS discharge, cumulative air quality impact including marine emission, etc.

9.4 Ma Liu Shui

Further specific assessments and follow-up works for this Shortlisted Site shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Negotiation with Marine Police for the relocation of Marine Police headquarter (including helipad) for comprehensive planning and development of the reclamation with the site of Marine Police headquarter;

- Negotiation with DSD for comprehensive planning and development of the reclamation with the site of Shatin STW; and
- Key issues particularly to be assessed including road traffic noise, railway noise, etc.

9.5 Lung Kwu Tan

Further specific assessments and follow-up works for this Shortlisted Site shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Cumulative environmental impact assessment to assess quantitatively the total environmental effects of the potential reclamations on ecology, fisheries, air quality and water quality;
- Site Specific Chinese White Dolphin Field Monitoring Survey; and
- Archaeological field survey.
- Key issues particularly to be assessed including ecological impacts and land use interfacing issues with different NIMBY/industrial facilities/uses in the vicinity, including power stations, ecopark, cement plant, steel mill, landfills, different waste facilities, etc.

9.6 Artificial Islands in Central Waters

Further specific assessments and follow-up works for artificial islands in the central waters shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Strategic studies on the engineering feasibility and environmental acceptability of the proposed artificial islands in the central waters; and
- Key issues particularly to be assessed including hydrodynamic and water quality impacts, ecological and fisheries impacts, etc.

- Negotiation with DSD for comprehensive planning and development of the reclamation with the site of Shatin STW; and
- Key issues particularly to be assessed including road traffic noise, railway noise, etc.

9.5 Lung Kwu Tan

Further specific assessments and follow-up works for this Shortlisted Site shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Cumulative environmental impact assessment to assess quantitatively the total environmental effects of the potential reclamations on ecology, fisheries, air quality and water quality;
- Site Specific Chinese White Dolphin Field Monitoring Survey; and
- Archaeological field survey.
- Key issues particularly to be assessed including ecological impacts and land use interfacing issues with different NIMBY/industrial facilities/uses in the vicinity, including power stations, ecopark, cement plant, steel mill, landfills, different waste facilities, etc.

9.6 Artificial Islands in Central Waters

Further specific assessments and follow-up works for artificial islands in the central waters shall be conducted to resolve and address the strategic key environmental issues discussed in previous sections which are highlighted in the following:

- Strategic studies on the engineering feasibility and environmental acceptability of the proposed artificial islands in the central waters; and
- Key issues particularly to be assessed including hydrodynamic and water quality impacts, ecological and fisheries impacts, etc.

10 Conclusion

SEA has been carried as part of the study to provide environmental consideration in each step of the site selection process. SEA has identified that the potential sites for reclamation have different environmental issues/constraints and there are no highly environmental favourable potential reclamation sites. Each of the shortlisted sites and artificial islands for reclamation has different potential environmental issues/constraints and opportunities. In the future, further studies/assessments, statutory EIAs and town planning processes will be needed to confirm the environmental acceptability of these different shortlisted sites for reclamation and artificial islands before their construction programmes commence.

10.1 Site Selection Process

Apart from other considerations, the study involved SEA to take into account environmental consideration throughout the site selection process of reclamation sites, including the following:

- (a) In the territorial constraint mapping exercise, 48 pre-longlisted reclamation sites were identified taking into account environmental "Stop Areas" and "Constrained Areas" and avoiding different environmental significant/sensitive areas which are prohibited for development.
- (b) In the longlisting stage, 27 longlisted reclamation sites were identified with reference to the environmental-related site selection criteria consulted in the Stage 1 PE, including environmental impacts and benefits and planning/land use considerations.
- (c) In the broad technical assessment stage, broad environmental assessment was carried out on the 27 longlisted reclamation sites to identify the key environmental issues/constraints and possible mitigation measures.
- (d) In the site shortlisting stage, the 27 longlisted reclamation sites were further evaluated and compared with reference to the broad environmental assessment findings adopting some indicators on environmental performance and eastern, central and western waters were compared. Five nearshore reclamation sites were shortlisted and artificial islands in central waters were identified for the Stage 2 PE.

10.2 Shortlisted Sites and Artificial Islands for Reclamation

The five shortlisted nearshore reclamation sites are:

- Siu Ho Wan
- Sunny Bay
- Southwest Tsing Yi
- Ma Liu Shui
- Lung Kwu Tan

Besides, the site shortlisting exercise has identified there is great development potential for artificial islands in the central waters that worth further exploring. As regards the option of artificial islands, we have reviewed the eastern waters, the central waters and the western waters of Hong Kong. The eastern waters are of high ecological value whilst the western waters are already heavily constrained by a number of major infrastructure projects. The central waters however are relatively less ecologically sensitive. There are many other considerations that need to be studied further (e.g. impacts on fairways, anchorage areas, ferry routes, port operation, marine traffic, water flow and water quality, ecology, fisheries, etc.) in a strategic way. Despite the great development potential for artificial islands in the central waters, the approximate location and extent of artificial islands could only be ascertained subject to further studies.

It is worth to highlight that throughout the entire site selection process under the Study, the SEA identified different environmental and planning issues of all the sites assessed. Due to environmental/planning constraints throughout the territory and other consideration factors, these shortlisted nearshore reclamation sites and artificial islands in the central waters also have different potential environmental issues. Reclamations (under Item C of Schedule 2) and engineering feasibility studies of urban development projects with study areas more than 20 ha or involving population of more than 100 000 (under Schedule 3) are Designated Projects under the EIAO. There would also be other potential Designated Project elements on the shortlisted reclamation sites and artificial islands. It is important that the shortlisted sites and artificial islands in central waters are required to go through planning and engineering feasibility studies, statutory processes under the EIAO, statutory planning processes under the Town Planning Ordinance, further detailed studies/assessments, etc. and public consultations in future to confirm their environmental acceptability. The SEA has identified the following key potential environmental issues of the shortlisted sites and artificial islands in the central waters:

Siu Ho Wan

- Impacts on different ecological significant/sensitive species/areas, such as Chinese White Dolphins, committed marine park, SSSI, horseshoe crabs, mangroves, etc. and fisheries areas;
- Different land use interfacing issues given many NIMBY/industrial uses/facilities located in the vicinity;
- Hazard to life issues given water treatment works and chorine transshipment dock located in the vicinity of Siu Ho Wan;
- Road traffic noise and vehicular emission and railway noise from the nearby major road and rail networks; and
- Aircraft and helicopter noise.

Sunny Bay

- Impacts on ecological significant/sensitive species/areas, such as Chinese White Dolphins, committed marine park, mangroves and seagrass bed, etc.;
- Aircraft and helicopter noise; and

- Road traffic noise and vehicular emission and railway noise from the nearby major road and rail networks.

Southwest Tsing Yi

- Hazard risk given five oil depots/terminals located in the vicinity requiring relocation of these PHIs before development of the site;
- Different land use interfacing issues given many NIMBY/ industrial uses/facilities located in the vicinity;
- Hydrodynamic and water quality impacts due to impact on HATS discharge;
- Marine emission; and
- Road traffic noise and vehicular emission from the nearby major road networks.

Ma Liu Shui

- Odour from the STW and helicopter noise from the marine helipad in the vicinity requiring comprehensive development of the site together with the STW and marine police's helipad; and
- Road traffic noise and vehicular emission and railway noise from the nearby major road and rail networks.

Lung Kwu Tan

- Impacts on different ecological significant/sensitive species/habitats, such as Chinese White Dolphins, marine park and committed marine park, SSSIs, horseshoe crabs, etc. and fisheries areas;
- Different land use interfacing issues given many NIMBY/industrial uses/facilities located in the vicinity;
- Marine emission; and
- Road traffic noise and vehicular emission from the nearby major road networks.

Artificial Islands in Central Waters

- Impacts on different ecological/fisheries significant/sensitive species/areas, such as finless porpoises, corals, fish production areas, proposed and potential marine parks, coastal protection areas, etc.; and
- Hydrodynamic and water quality impacts due to impact on HATS discharge.

These shortlisted nearshore reclamation sites and the artificial islands in the central waters were taken forward for consultation in PE2, while the remaining sites may be studied further if opportunities arise in the future.

10.3 Works Ahead of the Shortlisted Sites and Artificial Islands for Reclamation

The shortlisted reclamation sites will also potentially give rise to cumulative impacts to the environment. To address public concerns regarding potential cumulative impacts due to potential reclamation sites, their potential impacts on Chinese White Dolphin habitats and other ecological/ fisheries sensitive areas,

their cumulative environmental impacts with various ongoing/ committed/ planned/ proposed development projects, such as airport 3rd runway, Tung Chung new town extension development, Hong Kong – Zhuhai – Macau bridge-related developments, etc., different land use interfacing issues potentially induced, and other potential issues/constraints, the government has commissioned separate consultancies to undertake assessments and explore mitigation measures in advance:

- CWD monitoring in shallow water of Lung Kwu Tan, Siu Ho Wan and Sunny Bay;
- Cumulative Environmental Impact Assessment (CEIA) Study for the Three Potential Nearshore Reclamation Sites in the Western Waters of Hong Kong to assess quantitatively the total environmental effects of the potential reclamations on ecology, fisheries, air quality and water quality; and
- Strategic Study on Artificial Islands in the central waters, which is yet to be commissioned.

With reference to the findings of the above separate consultancies and other projects, the government will carry out further detailed studies including planning and engineering feasibility studies and will go through the statutory processes under the EIAO and the Town Planning Ordinance, etc. and public consultations for the shortlisted reclamation sites and artificial islands in the central waters, during which the details of the development proposals including the reclamation extent, development parameters, mitigation works, etc. will be developed and further discussed with the public.

Figures

- Figure 1 Statutorily Protected and Constraint Areas
- Figure 2 Locations of Finless Porpoise Hotspots
- Figure 3 Locations of Chinese White Dolphin Habitats
- Figure 4 Major Environmental Constraints
- Figure 5 Major Non-environmental Marine Constraints
- Figure 6 Pre-longlisted Reclamation Sites
- Figure 7 Longlisted Reclamation Sites
- Figure 8 Opportunities and Constraints for Siu Ho Wan
- Figure 9 Opportunities and Constraints for Sunny Bay
- Figure 10 Opportunities and Constraints for Southwest Tsing Yi
- Figure 11 Opportunities and Constraints for Ma Liu Shui
- Figure 12 Opportunities and Constraints for Lung Kwu Tan

**Lantau Development Advisory Committee
Planning and Conservation Subcommittee**

Proposed Conservation Measures for Lantau

1 Purpose

- 1.1 This paper aims at introducing the proposed ecology, cultural heritage and landscape conservation measures for Lantau for discussion by this Subcommittee.

2 Sites of Conservation Value

- 2.1 There is a wealth of ecology, historic and cultural heritage and landscape assets in Lantau. At the first joint meeting of the Planning and Conservation Subcommittee and the Economic and Social Development Subcommittee on 10 October 2014, members were briefed about Lantau's current condition on this aspect and the sites of conservation value (**Plan 1 to Plan 4**).

3. Direction of Conservation Work and Guiding Principles

- 3.1 The Government has kept undertaking conservation work for Lantau. Following the completion of the "Revised Concept Plan for Lantau" in 2007, the Government has designated the Lantau North (Extension) Country Park in 2008 and completed the Ngong Ping Nature Centre and the Hong Kong Olympic Trail from Mui Wo to Pak Mong at Tai Ho in the same year. The Government has also published statutory plans for Tai O, Yi O, Tai Ho, Luk Wu and Keung Shan etc. to protect sites of conservation value. In addition, the Government also included the Old Tai O Police Station into Batch 1 of the "Revitalising Historic Buildings Through Partnership Scheme" in 2008 and it was revitalised as the Tai O Heritage Hotel in February 2012. Work to carry forward the designation of proposed The Brothers Islands Marine Park, the marine park near the Three-Runway System of the Hong Kong International Airport, South West Lantau Marine Park and Soko Islands Marine Park is now in progress.
- 3.2 At its previous meeting, the Subcommittee agreed on the direction of conservation work which was to ensure that the ecology, heritage and landscape of sites of conservation value would not be impaired by development while strengthening the point-line-plane linkage so that the public could enjoy the precious assets of Lantau.
- 3.3 The planning and conservation guiding principles for Lantau were deliberated at

that meeting as proposed in Paper No. 05/2014. Now, in accordance with the relevant guiding principles, the following conservation measures are recommended:

4. Proposed Conservation Measures

4.1 Ecology Conservation

- In site selection or planning for new developments or infrastructure, due consideration should be given to protecting sites of ecological conservation value. Major developments at these sites or their surrounding areas should be avoided as far as possible, and when necessary, ecological impact assessment should be conducted;
- Enhance the ecological value of country parks through tree planting and the Plantation Enhancement Scheme and the provision of facilities and services;
- Monitor the work of carrying forward the proposed marine parks;
- Suitably capitalising on the education, recreation and tourism potential brought about by the natural environment under the sustainable development principle; and
- In site selection and planning for new developments or infrastructure, due consideration should be given to the local habitat of important value and the habits of wild creatures. In the course of urban design, compatibility with the surrounding habitat should be ensured so as to reduce adverse impacts generated by the new developments.

4.2 Heritage Conservation

- Restore, preserve and conserve declared monuments and other sites of heritage value in accordance with the Antiquities and Monuments Ordinance;
- During site selection or planning for new developments or infrastructure, due consideration should be given to protecting those sites of conservation value. Major developments at these sites or their surrounding areas should be avoided as far as possible, and heritage impact assessments should be conducted when necessary;
- Continue identify those Government historic buildings suitable for adaptive re-use for inclusion into the "Revitalising Historic Buildings Through Partnership Scheme" or other revitalisation schemes. For owners of the privately-owned graded historic buildings, they could seek assistance under the "Privately-owned Graded Historical Buildings : Financial Assistance for Maintenance Scheme" for conducting minor maintenance works to help arrest the historic buildings from deterioration due to lack of maintenance;
- Strengthen linkage of sites of heritage value, for example, by providing

scenic trails, themed historic heritage trails or specific routings and tourist facilities for linking up the various heritage spots to attract tourists and to integrate with villages of unique rural character for maintaining the traditional village artefacts while promoting cultural tourism and education; and

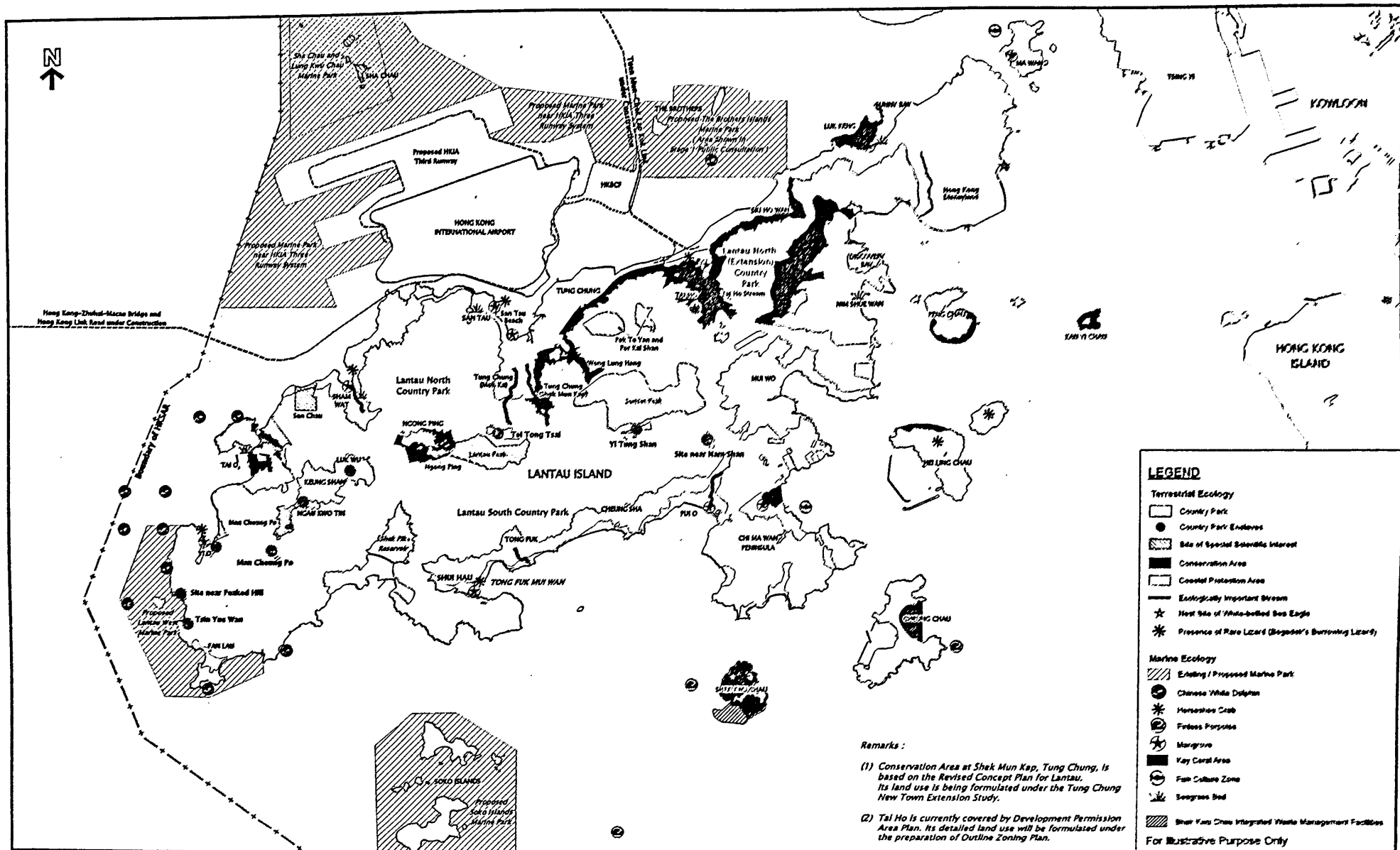
- Consider converting the heritage clusters into a local historic heritage district for creating synergy and highlighting the heritage value of individual facility.

4.3 Landscape Conservation

- It is proposed that some natural areas outside country parks with high landscape value, such as the mountains, river valleys and natural coastlines, be designated as landscape protection areas or coastal landscape protection areas. New developments should not compromise the existing landscape setting or local environment, and landscaping should be carried out to mitigate the adverse effect of any new development;
- Areas with local characteristics and special landscape characters such as Tai O Fishing Village and Pui O/Cheung Sha have to be preserved. New developments and urban design should not cause damage to the existing landscape setting and due respect should be given to the unique character of the areas. Viewing corridors should be formulated in areas with special character so that they would not be blocked by new developments; and
- Some major projects, such as the Tian Tan Buddha Statute, the airport, Ngong Ping Cable Car and the Hong Kong-Zhuhai-Macao Bridge under construction, are landmarks of Lantau and integral parts of its landscape. New developments and urban design need to take into consideration compatibility with these landmarks to enhance the landscape of the new developments.

5. Conclusion

- 5.1 The above conservation measures are conducive to balancing and co-ordinating the planning and conservation needs of Lantau. Green recreation, tourism and education uses are promoted through these natural and cultural conservation measures under the principle of sustainable development. Members of the Subcommittee are invited to discuss the above proposed conservation measures.



Remarks :

- (1) Conservation Area at Shek Mun Kap, Tung Chung, is based on the Revised Concept Plan for Lantau. Its land use is being formulated under the Tung Chung New Town Extension Study.
- (2) Tai Ho is currently covered by Development Permission Area Plan. Its detailed land use will be formulated under the preparation of Outline Zoning Plan.

LEGEND

Terrestrial Ecology

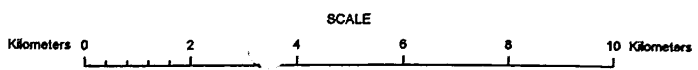
- Country Park
- Country Park Enclaves
- Site of Special Scientific Interest
- Conservation Area
- Coastal Protection Area
- Ecologically Important Stream
- Nest Site of White-bellied Sea Eagle
- Presence of Rare Lizard (Bogdan's Burrowing Lizard)

Marine Ecology

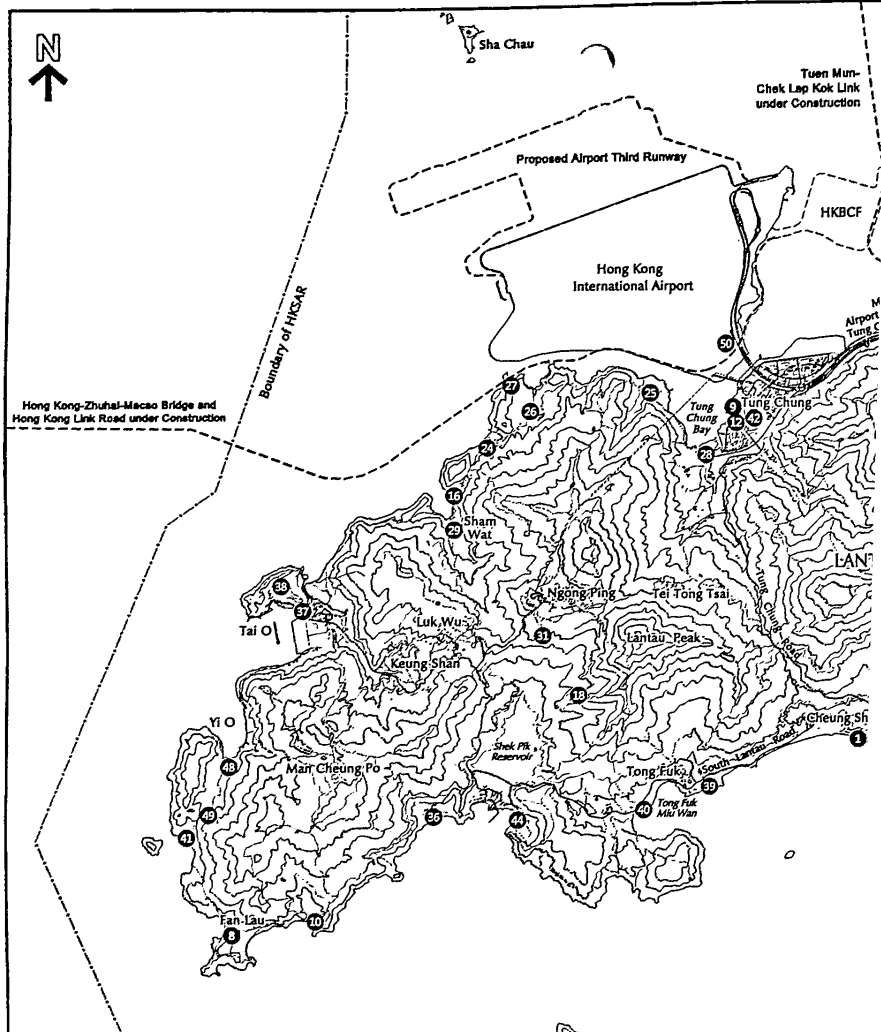
- Existing / Proposed Marine Park
- Chinese White Dolphin
- Horseshoe Crab
- Finless Porpoise
- Mangrove
- Wetland Area
- Fish Culture Zone
- Seagrass Bed
- Shek Mun Chai Integrated Waste Management Facilities

For Illustrative Purpose Only

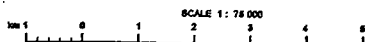
Nature Conservation

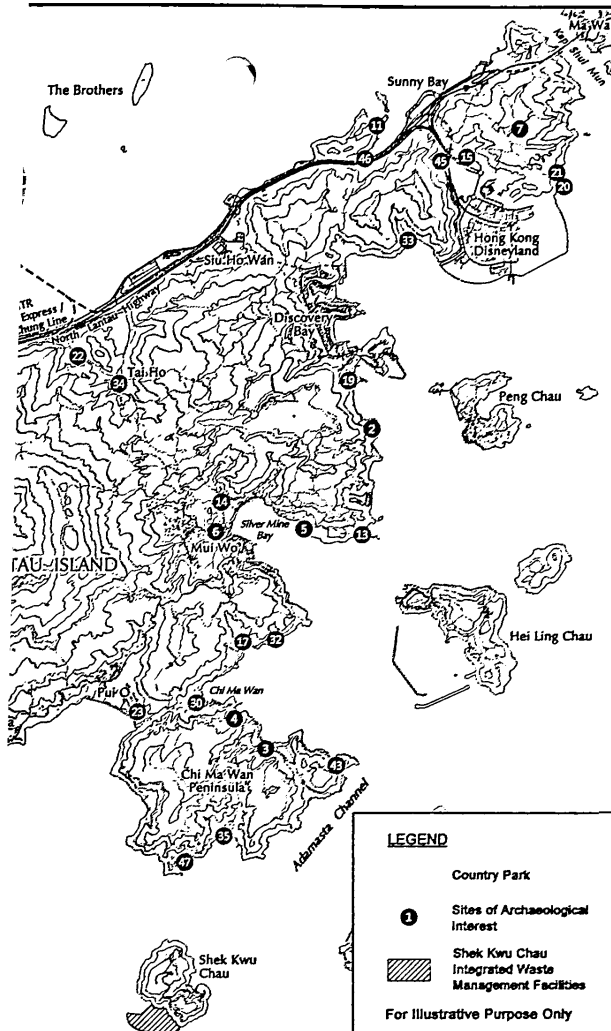


PLANNING DEPARTMENT		
Plan No. :	M/SP/14/234	
Date :	04/11/2014	
		Plan 1






Sites of Archaeological Interest in





No.	Name
1	Cheung Sha Ha Tseu
2	Cheung Sha Lan
3	Cheung Sha Wan
4	Chi Ma Wan
5	Chok Tsai Wan
6	Chung Hau
7	Fa Peng Teng
8	Fan Lan Sai Wan
9	Fu Tai Wan Kiang (relocated to Tung Chung)
10	Kau Ling Chung
11	Luk Keng Tseu
12	Ma Wan Chung
13	Man Kok Tsui
14	Mang Tong
15	Moog Tung Hang
16	Nam Tin
17	Ngan Kiu Wan
18	Ngong Ping - Shek Pik Trackway
19	Nim Suet Wan
20	Pa Tau Kiu
21	Pa Tau Kiu Pak Wan
22	Pak Moog
23	Pui O
24	San Shek Wan
25	San Tau
26	Sha Lo Wan
27	Sha Lo Wan (West)
28	Sha Tsui Tau
29	Sham Wat
30	Shap Long
31	Shek Pik (Upper) Rock Carving
32	Sui Tseng Wan
33	Sz Pak
34	Tai Ho
35	Tai Loeng Wan, Chi Ma Wan
36	Tai Loeng Wan, Shek Pik
37	Tai O
38	Tai O Po Shan
39	Tong Pak
40	Tong Pak Nin Wan
41	Tsai Yue Wan
42	Tung Chung Game Board Carving
43	Tung Lok
44	Tung Wan, Shek Pik
45	Wai Tak
46	Yam O
47	Yi Long
48	Yi O
49	Yi O - Fex Lau Boulder Trackway
50	Ha Lau Wan

LEGEND

-  Country Park
 -  Sites of Archaeological Interest
 -  Shek Kwu Chau Integrated Waste Management Facilities
- For Illustrative Purpose Only

7 Lantau

PLANNING DEPARTMENT



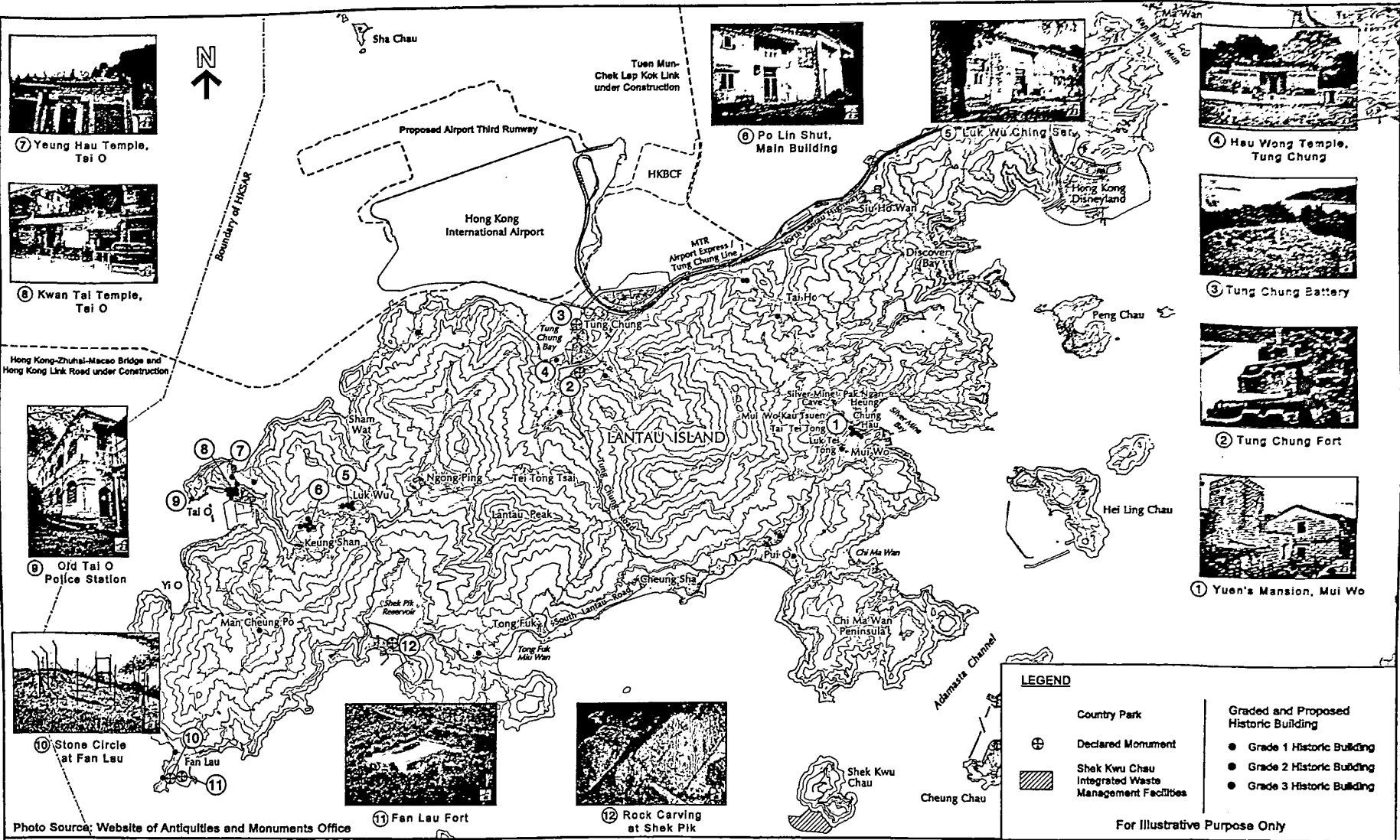
Plan No. : M/SP/14/246

PLAN

Date : 20/10/2014

2

0 km



PLANNING DEPARTMENT

Plan No. : M/SP/14/253

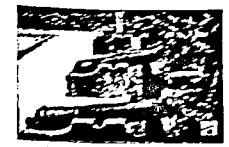
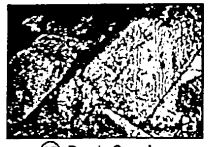
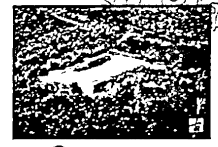
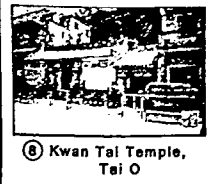
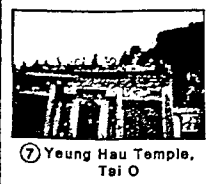
Date : 20/10/2014

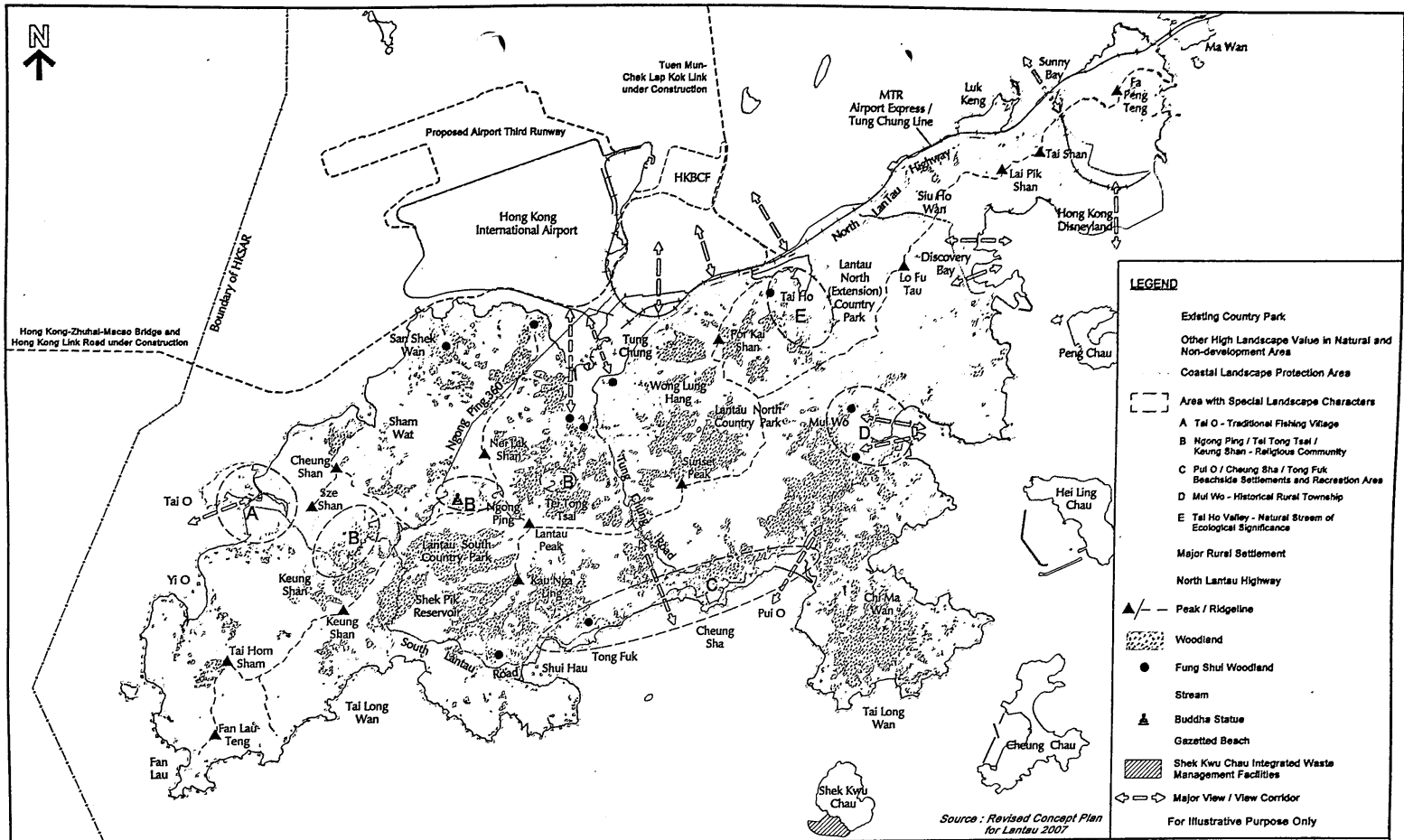
PLAN

3

SCALE 1 : 75 000

0 1 2 3 4 5 6 8 km





Landscape Conservation

SCALE 1:76,000

0 1 2 3 4 5 6 km

PLANNING DEPARTMENT



Plan No. : M/SP/15/022

PLAN

Date : 02/02/2015

4

5398

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Objection to Planning Application Ref: Y/I-DB/3 Discovery Bay
15/12/2016 20:31

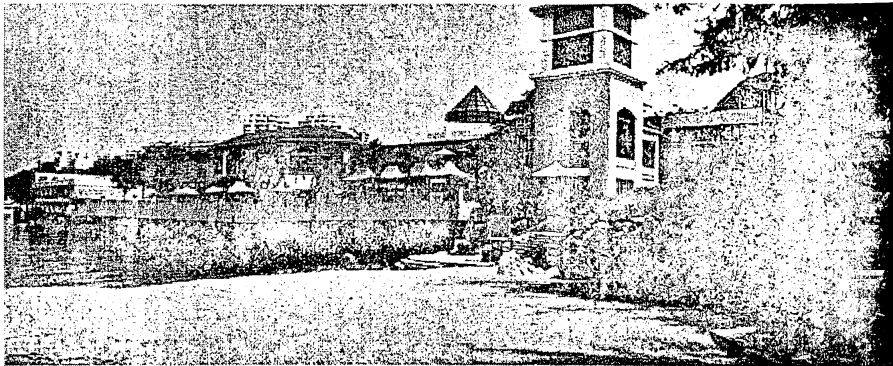
[REDACTED] to: tpbpd@pland.gov.hk

From: SEB HK [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Sender	Date	Subject
SEB HK [REDACTED]	28/11/2016 17:35	Objection to Planning Appli
SEB HK [REDACTED]	15/12/2016 20:31	Objection to Planning

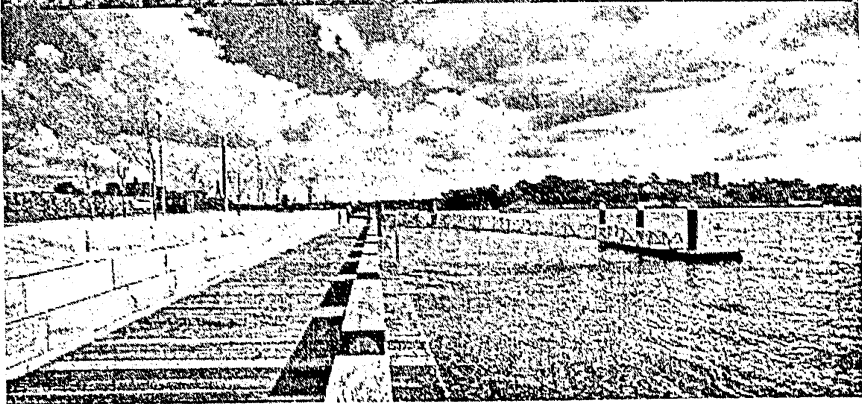
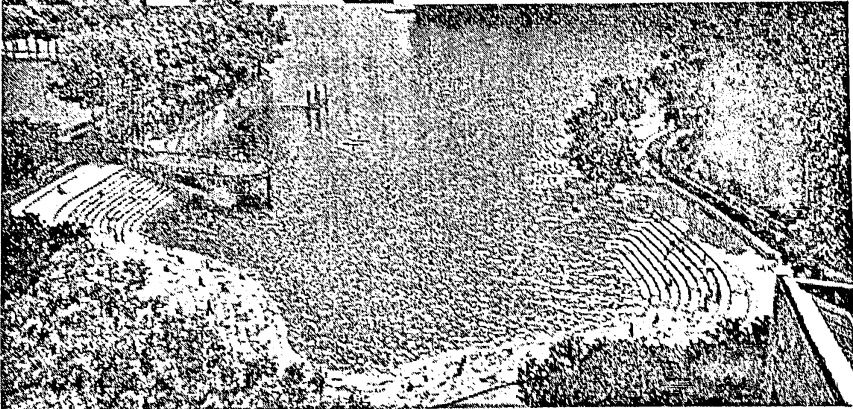
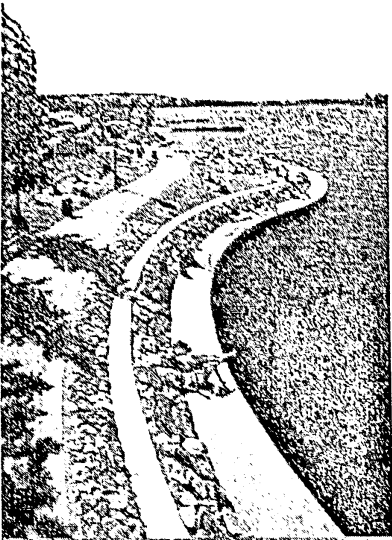
Dear Sirs,

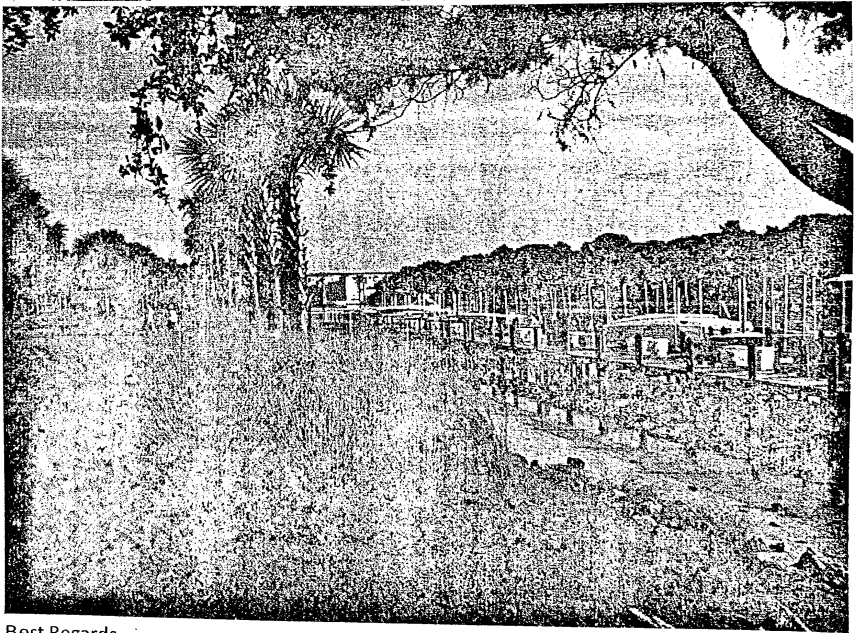
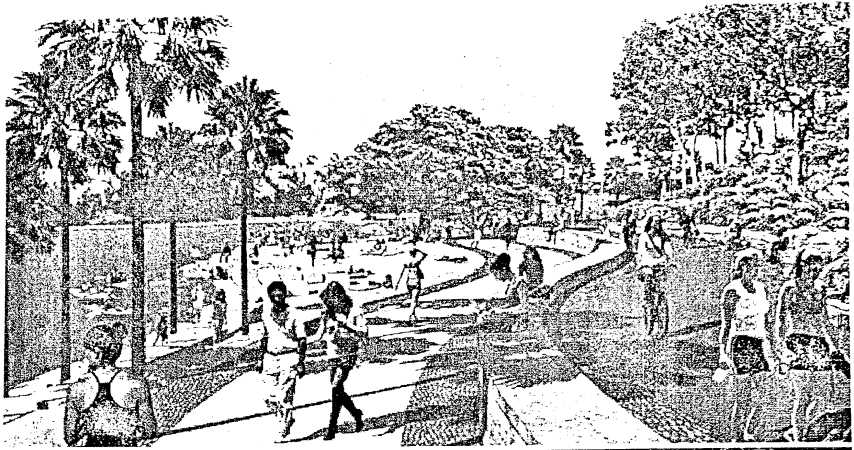
Further to my email dated 28 Nov 2016, I am pleased to provide some further explanation with the use of images to convey my objections regarding the developers / applicants proposal:-



The current proposal to use a cantilevered structure to form the Waterfront Pedestrian Promenade would produce an unattractive and unsafe, dark foreboding zone between the level of the sea and the above walkway/platform level. Also the current proposal for the Waterfront Pedestrian Promenade provides little or no physical access / connection to the sea for public enjoyment. The image above of the current Discovery Bay Plaza promenade illustrates these concerns.

The images below illustrate examples of ideas which should be implemented to address the current unacceptable proposal for a monotonous relatively straight (550 meter in length and only 4 meter wide) Waterfront Pedestrian Promenade. They show how a Waterfront Pedestrian promenade can be designed to reflect the surrounding highly interesting and indented coastline and provide a physical connection to the sea for public enjoyment.





Best Regards,
Seb Hong - Discovery Bay Resident

From: SEB HK <sebhk@hotmail.com>

Sent: Monday, November 28, 2016 9:35 AM

To: tpbpd@pland.gov.hk

Subject: Objection to Planning Application Ref: Y/I-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:-

1. 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 displeasing. 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.
3. 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.
5. 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 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 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 not 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 betterment of the residents.

5398

Best Regards,
Seb Hong - Discovery Bay Resident

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



s12afi_Y_I-DB_3_4_2016 12(Dec)_WWWF
14/12/2016 16:44

5399

cmchan@wwf.org.hk to: tpbpd@pland.gov.hk

From: "Andrew Chan (WWF-HK)" <cmchan@wwf.org.hk>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Sender	Date	Subject
"Andrew Chan (WWF-HK)" <cmchan@wwf.org.hk>	14/12/2016 16:44	s12afi_Y_I-DB_3_4_2016 1

Dear Sir/Madam,

Please find attached our submission and Annex 1 on the captioned development.

Thank you for your attention.

Yours faithfully,

Andrew Chan

Conservation Officer, Local Biodiversity

WWF-Hong Kong 世界自然基金會香港分會

E-mail: cmchan@wwf.org.hk

together possible 

Find out more and get involved at wwf.org.hk

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然
(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香

港註冊成立的擔保有限公司) s12afi_Y_I-DB_3_4_2016 12(Dec)_WWWF.pdf

Annex 1 - WWF letter submitted on 9Dec2016.pdf



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵興路8號
萬泰中心15樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

Our Ref.: SHK/LDD 5(i)/16
14 December 2016

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Rezoning the application site from "Other Specified Uses" annotated "Staff Quarters (1)", to "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store", "Other Specified Uses" annotated "Pier (3)", "Other Specified Uses" annotated "Petrol Filling Station", "Other Specified Uses" annotated "Marina" and "Government, Institution or Community" to "Residential (Group C) 13", "Government, Institution or Community", "Other Specified Uses" annotated "Residential Above Service Area" and "Other Specified Uses" annotated "Promenade" and to extend the Outline Zoning Plan boundary beyond the existing seawall and zone it as "Residential (Group C) 13" and "Other Specified Uses" annotated "Promenade" in Discovery Bay, Lantau (Y/I-DB/3)

As the further information submitted by the Project proponent does not address our ecological concern raised in our previous letter submitted on 9 December 2016, we would like to maintain our objection to the captioned Application and the reason for objection stated in the aforesaid letter is still valid (please refer to Annex 1 attached).

We hope our objection will be duly considered by the Town Planning Board.

Sincerely yours,

Andrew Chan
Conservation Officer, Local Biodiversity

cc. Peninsula Village Owners Committee

together possible™

贊助人：香港特別行政區行政長官
梁廣英先生, GBM, GBS, JP
主席：何俊傑先生
行政總裁：江俊傑先生

本組織辦事處：香港立信信託會計師事務所有限公司
受託公司秘書：麥嘉烈信託服務有限公司
註冊辦事處：干諾道中
成員辦事處：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM, GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Condwalle

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
於香港註冊成立的獲保障有限公司 Incorporated in Hong Kong with limited liability by guarantee



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

Our Ref.: SHK/LDD 5(i)/16
9 December 2016

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Rezoning the application site from "Other Specified Uses" annotated "Staff Quarters (1)", to "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store", "Other Specified Uses" annotated "Pier (3)", "Other Specified Uses" annotated "Petrol Filling Station", "Other Specified Uses" annotated "Marina" and "Government, Institution or Community" to "Residential (Group C) 13", "Government, Institution or Community", "Other Specified Uses" annotated "Residential Above Service Area" and "Other Specified Uses" annotated "Promenade" and to extend the Outline Zoning Plan boundary beyond the existing seawall and zone it as "Residential (Group C) 13" and "Other Specified Uses" annotated "Promenade" in Discovery Bay, Lantau (Y1-DB/3)

WWF would like to lodge objection to the captioned.

According to the information from the Agriculture, Fisheries and Conservation Department (AFCD), a seagrass bed can be found at Nim Shue Wan (Fig. 1). The seagrass bed composes of the seagrass species *Halophila ovalis* and covers an area of about 1400m².¹ Seagrass bed is ecologically important because it can stabilize the coastlines and provide feeding grounds and food sources for marine wildlife. Therefore, any disturbance to seagrass bed will impose adverse impacts on the associated marine ecology. However, no ecological survey and ecological impact assessment for the proposed reclamation and the development were submitted by the Applicant. We are of grave concern that the proposed reclamation and engineering works will cause negative impacts to the seagrass bed and the associated marine ecosystem. As such, we opine that the captioned Application should be rejected.

together possible.

¹ https://www.afcd.gov.hk/english/publications/publications_con/files/hkbonewsletter8.pdf

贊助人：香港特別行政區行政長官
梁振英先生, GBM, GBS, JP
主席：何樹雄先生
行政總裁：江俊榮先生

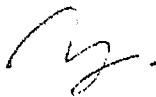
名譽副總裁：香港立信德業會計師事務所有限公司
名譽顧問：嘉德經 嘉德經有限公司
名譽秘書：打士打律師行
名譽司庫：匯豐銀行
名譽董事：渣打銀行

Patron: The Honourable CY Leung, GBM, GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

We hope our concern and objection will be duly considered by the Town Planning Board.

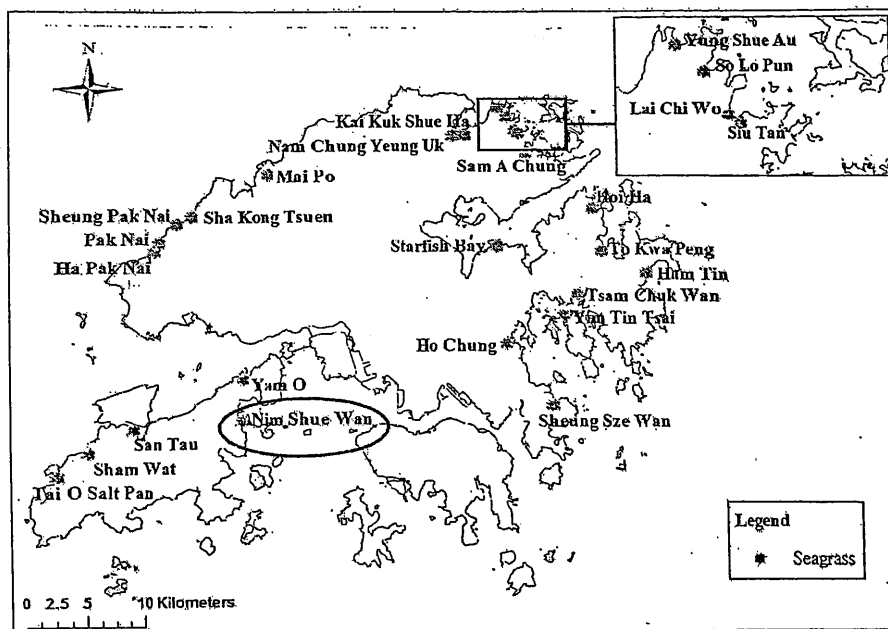
Sincerely yours,



Andrew Chan
Conservation Officer, Local Biodiversity

cc. Peninsula Village Owners Committee

Fig 1 Location of the seagrass bed at Nim Shue Wan according to AFCD²



13/10/01
1. The ...

but we opposed to the ...
his opinion that there will be ^{adverse} effects on the ...
of Discovery Bay, along Marine Drive etc

① detrimental effects on the water
pollution at Neim Shue Wan of Lantau

The mathematical models speak the truth = the
environmental effects due to Town Planning Applications
No. Y/I-3/DB are BAD for HK, i.e. we are

opposed to the subject
development there, as
confirmed by mathematical
modelling.

f.i.

Most respect fully,
Mathematical Modellers
of air & water pollution.

cc = Ombudsman,
ICAC
TVB
Apple
SCMP
Tai King Pao
Wen Wei Pao

urgent

[[Object]] [[Return receipt]] [[Sign]] [[Encrypt]] [[Mark Subject Restricted]] [[Expand groups]]



Temporary vs. Permanent Applications - Application No. YI-D1/2 Area Gf and No. YI-DB/3 Area 10b - OBJECTION
20/12/2016 11:23

[REDACTED] to: jimmy.cy.lam@had.gov.hk,
tbbpd@ptand.gov.hk
Cc: [REDACTED]

From: Edwin Rainbow [REDACTED]
To: jimmy.cy.lam@had.gov.hk, Town Planning Board <tbbpd@ptand.gov.hk>
Cc: AMY YUNG [REDACTED]

Sender	Date	Subject
Edwin Rainbow [REDACTED]	20/12/2016 11:23	Temporary vs. Permanent /

Dear Jimmy Lam and the Town Planning Board

Thanks HAD for the information and concern ref. UNICEF Charity Run 2016 - Application for Temporary Traffic Arrangements

The effect on DB will be insignificant and temporary, but thanks for asking - Hillgrove has no problem. However the current applications to the Town Planning Board by HKR will wreck the lifestyle balance for the community permanently and in many ways. Hillgrove objects I can speak with total confidence of (near) 100% on both applications

I am concerned that the members of Town Planning Board are not looking at the the importance of keeping Discovery Bay essentially as it is.

This is to maintain an important option for people living in Hong Kong, ie private car free and is not one more concrete jungle with traffic problems and many features that only Singapore can offer. To allow DB to break out drastically from the original concept and vision will be a negative for Hong Kong

Enjoy the coming Christmas break and I wish you all a happy New Year.

Ed Rainbow
Hillgrove Chairman

On 20 December 2016 at 10:29, <jimmy.cy.lam@had.gov.hk> wrote:

To: Mr. Edwin Rainbow
Chairman, Hillgrove Village Owners' Committee,
Member of Discovery Bay City Owners' Committee

Dear Mr. Rainbow,

Attached please find a consultation on the captioned subject by UNICEF.

I should be grateful if you could let me have your comments on the application, so that I could relay the message to UNICEF direct. Your reply by 6 January 2017 is highly appreciated.

For any questions on the application, please contact Ms. CHOY of UNICEF at [REDACTED] direct.

Regards,

Jimmy LAM
Liaison Officer (Peng Chau / Discovery Bay)
Islands District Office
Tel: 2852 4313 Fax: 2815 2291



Reply Slip.doc Appendix I (Temporary Traffic Arrangements provided by UNICEF).pdf



Letter to Consultee (Mr. Edwin Rainbow).pdf

To: Islands District Office
(Attn: Mr. Jimmy LAM)
(Fax: 2815 2291)

Reply Slip

Please reply by 6 January 2017 (Friday)

My view on the captioned proposal is :
(Please ✓ in the appropriate box)

- No comment
- Agree
- Disagree (Reason : _____

_____)

Other comments : _____

(Please affix additional papers to the reply slip if necessary)

Signature : _____
Name/Estate : _____
Capacity : _____
Tel : _____
Date : _____

- (1) All information collected is only for the use of reflecting comments to UNICEF.
- (2) Please indicate clearly if you do not wish your name being disclosed to the third party.

To: Islands District Office
(Attn: Mr. Jimmy LAM)
(Fax: 2815 2291)

Reply Slip

Please reply by 6 January 2017 (Friday)

My view on the captioned proposal is :
(Please ✓ in the appropriate box)

- No comment
- Agree
- Disagree (Reason : _____

_____)

Other comments : _____

(Please affix additional papers to the reply slip if necessary)

Signature : _____
Name/Estate : _____
Capacity : _____
Tel : _____
Date : _____

- (1) All information collected is only for the use of reflecting comments to UNICEF.
- (2) Please indicate clearly if you do not wish your name being disclosed to the third party.

UNICEF Charity Run Rescheduled on 19 March 2017
Applying for Temporary Traffic Arrangements

The 11th UNICEF Charity Run originally scheduled on 27 November 2016 has been cancelled due to adverse weather conditions. The replacement event is proposed to be held on 19 March 2017 (Sunday).

UNICEF Charity RUN has been successfully organized for 10 consecutive years starting from 2006 at Hong Kong Disneyland, Lantau Island. In the past 10 years, the event attracted over 110,000 runners to join and over HK\$100 million of donation has been raised to support UNICEF's "Unite for Children. Unite against AIDS" Global Campaign.

we are expecting 14,000 runners participating this year and all donation raised will be used to support UNICEF's goal in achieving Zero HIV/AIDS transmission from mothers to children in our Global Campaign.

Same as last year, Hong Kong Disneyland will continue to be the venue sponsor of the event and the routings of the UNICEF Charity Run will be same as last year. We would appreciate if we could have your support and consent on closing the concerned road section

(A) Temporary Road Closures and Traffic Arrangements

The following road sections will be closed to all vehicular traffic at the time specified below:

(I) from 3.00 am to 10.00 am

- 1) Fantasy Road eastbound*;
- 2) Wing Yan Road;
- 3) The section of Magic Road southbound north of Fantasy Road*;
- 4) Sunny Bay Road northbound between the crash gate near Inspiration Lake and Sunny Bay Public Transport Interchange*; and
- 5) Inspiration Drive.

(II) from 3.00 am to 10.30 am

- 6) The section of Magic Road northbound south of Fantasy Road*.

**During the period of road closure as mentioned in (1), (3), (4) and (6) above, the opposite bound carriageway of the roads will be converted to two-way traffic.*

(III) from 3.00 am to 10.00 am

7) The section of Cheung Tung Road between Sunny Bay Road and Sham Shui Kok Drive. During period of the road closure,

- motorists on Sunny Bay Road heading for Tung Chung are advised to travel via Penny's Bay Highway and North Lantau Highway;
- motorists on Sunny Bay Road heading for Discovery Bay or the section of Cheung Tung Road west of Sham Shui Kok Drive are advised to travel via Penny's Bay Highway, North Lantau Highway, turn around at Tung Chung East Interchange to Cheung Tung Road eastbound;
- motorists on Discovery Bay Tunnel Access Road or the section of Cheung Tung Road west of Sham Shui Kok Drive heading for Sunny Bay Road are advised to travel via Cheung Tung Road westbound, Tat Tung Road, Shun Tung Road westbound, Tung Chung Waterfront Road, Yi Tung Road, North Lantau Highway and Penny's Bay Highway; and
- motorists from Tung Chung heading for Sunny Bay Road are advised to travel via North Lantau Highway eastbound and Penny's Bay Highway.

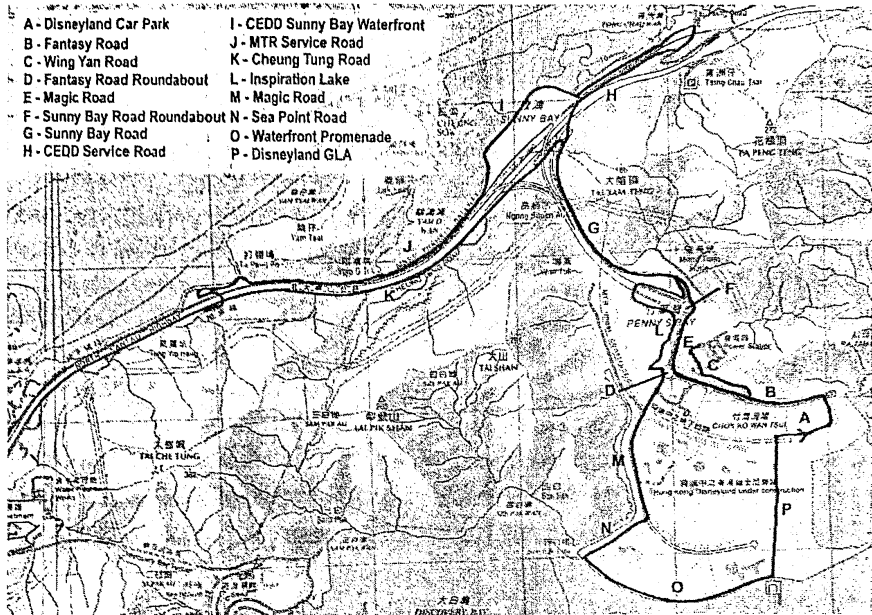
(IV) from 3.00 am to 10.30 am

8) Sea Point Road.

(B) Tentative Temporary Public Transport Arrangements

- I) Bus route R8 (Disneyland Resort Public Transport Interchange – Lantau Link Toll Plaza) will omit to observe Inspiration Lake Recreation Centre on its journeys before 10.00 am; and
- II) Discovery Bay residents' service route DB03R (Discovery Bay – Sunny Bay) will defer the first departure from 6.45 am to about 10.00 am. Passengers interchanging with railway are advised to take residents' service route DB01R (Discovery Bay – Tung Chung) to Tung Chung Station.

(C) Race Routings



Appropriate traffic signs will be erected on site to guide motorists. Actual implementation of the traffic and transport arrangements will be made by the Police at the time depending on the traffic conditions in the area. For enquiries, please contact: 2833 6139. Event details: <https://run.unicef.org.hk>

We apologize for any inconvenience which may occur. Your support is indispensable for this meaningful event to help the children affected by HIV/AIDS. May we thank you warmly once again for your support towards the UNICEF Charity Run.

5401

離島民政事務處
香港中環統一碼頭道38號
海港政府大樓二十字樓



ISLANDS DISTRICT OFFICE
HARBOUR BUILDING, 20th FLOOR,
38 PIER ROAD, CENTRAL,
HONG KONG.

本處檔號 *Our Ref.:* HAD IS GR/17-40/40/6(3) Pt.4
來函編號 *Your Ref.:*
電話 *Tel.:* 2852 4313 Fax: 2815 2291

20 December 2016

Mr. Edwin Rainbow
Chairman, Hillgrove Village Owners' Committee,
Member of Discovery Bay City Owners' Committee
(Email: edwin.rainbow@gmail.com)

Dear Mr. Rainbow,

UNICEF Charity Run 2016
Application for Temporary Traffic Arrangements

The UNICEF Charity Run originally scheduled on 27 November 2016 (Sunday) is cancelled and rescheduled to 19 March 2017 (Sunday) due to adverse weather conditions. Enclosed are the documents regarding the temporary road closures and traffic arrangements proposed by UNICEF.

Please inform and consult your fellow residents in connection with the subject application and return the reply slip to Mr. Jimmy LAM of Islands District Office (Fax: 2815 2291) **on or before 6 January 2017 (Friday)**. The views received will be relayed to UNICEF accordingly.

If no view is received from your estate during the aforementioned period, it will be assumed that your residents have no comment on the subject application. Should you have any queries on the proposal, please contact Ms. CHOY of UNICEF at 2836 2921.

Yours sincerely,

(Jimmy LAM)
for District Officer (Islands)

Encls. Reply Slip
Appendix I (Temporary Traffic Arrangements provided by UNICEF)

tbpd

发件者: Ruby Woo
发件日期: 21日12月2016年星期三 18:21
收件者: tpbd@pland.gov.hk
主题: RE: 37 - QUORUM LIST - TOWN PLANNING - Action needed before midnight Friday 9th
附件: Area 6f Resident Objection template.docx; Area 10b Objection template.docx

5402

Y/I-DB/3

Dear Sir

Attached please find my signed copy of the objection of the captioned matter.

regards
Mei Chun Woo

From: Ruby Woo
Sent: Wednesday, December 21, 2016 4:11 PM
To: Ruby Woo
Subject: Fwd: 37 - QUORUM LIST - TOWN PLANNING - Action needed before midnight Friday 9th

Sent from my Samsung Galaxy smartphone.

----- Original message
From: Edwin Rainbow
Date: 04/12/2016 00:54 (GMT+08:00)
To:
Subject: 37 - QUORUM LIST - TOWN PLANNING - Action needed before midnight Friday 9th

Dear All

Attached you will find letters for 6F and 10B.

Application No. Y/I-DB/3
Area 10b

Application No. Y/I-DB/2
Area 6f

To stop these developments I recommend that you, and each member of your household, take a few minutes to copy and paste both texts into two emails and send them both to the Town Planning Board.

The biggest problems for Hillgrove can come from both developments - excessive traffic - uncertain allocation of future infrastructure costs

Apart from identifying the specific reasons for objection, the TPB Secretariat counts the number of objection or support letters and summarises the reasons for and against and the numbers of each, to the Town Planning Board.

The more objections submitted, the greater the effect.

Clearly HKR understands this and succeeded in finding massive numbers of supporters for their first two consultations - so many in fact, that they drew adverse attention to themselves and a police investigation is apparently still ongoing.

It is unusual to go to a third consultation, so clearly shortcomings in the application have been found and not yet overcome.

You may of course wish to support the development, but the Hillgrove VOC is very much against the developments, with good reasons as recorded in the attached templates.

As Chairman, I will be writing a clear objection letter from the Hillgrove VOC.

Best wishes

Ed

Remember to add your name and address.

Feel free to adapt the suggested texts in any way you want - in fact this is preferred to a standard response.

Please network. All residents should participate.

Email all submissions to tpbpd@pland.gov.hk<<mailto:tpbpd@pland.gov.hk>>

>>>>>>>>

(This is more pertinent to 10b - but no time to extract for 6f - apologies)

This will now be close to La Costa - the application says there are plenty of gas stations in HK at the base of residential areas - but probably not at the bottom of a valley - brake failure ??? . Do we know they plan to bring fuel in ? Currently it comes by sea behind the current gas station.

T

hey want to take 168 trees away - the trees along the road ? and near the Marina club ? Life transforming

[cid:ii_jw6fzmwn7_158bac27b10e372]

^ [cid:ii_jw6gezy48_158bac7175f42f72]

This is a plan of the Peninsula trees, some years ago did not feature the trees that will be cut down

[cid:ii_jw6gi82m9_158bac963c176f7b]

- and where is this going ?

[cid:ii_jw6gk55h10_158bacac12b33c89]

HKR suggested re- routing the East Lantau Metropolis traffic along Discovery Bay Road - this will leave La Costa looking more like [cid:ii_jw6go3d611_158bacd933eba2d5]

We would lose the track and all the trees along Discovery Bay Road Fanling Highway has more trees

[cid:ii_jw6h77n37_158bnc0df8810248]

You think I am exaggerating. This is HKR's vision, as presented to Government on the 1st April this year. See if you can find Nim Shui Wan and La Costa ? The good news is the Marina is still there but the people who buy the opposite the bus depot, will lose their sea view !!!

[cid:ii_jw6hw3yt8_158baece55f15fa3]

- and 2026 is not what HKR say in their Application - is there anything we can rely on ?

[cid:ii_jw6i9k239_158baf67b5f0b6be]

[cid:ii_jw9aayaq0_158c4fa5de621f31]

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

Dear Sirs,

Section 12A Application No. Y/T-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.
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 Plans 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.
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.

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 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 RIC 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 : ruby Date: 20 Dec 2016

Name of Discovery Bay owner /ident: Woo Mei Chun

Address: _____

5402



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

5403

Section 12A Application No.Y/I-DB/3
Public comment-application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: *Alan*

Contact (address/ email/ fax): [REDACTED]

5404

就規劃申請/覆核提出意見 Making Comment on a planning Application / review

參考編號

161220-154230-26236

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

20/12/2016 15:42:30

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. Kan

Name of person making this comment:

意見詳情

Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

5405

諮詢規劃申請/審核提出意見/意見編號
 參考編號
 Reference Number: 161220-171044-11458

提交限期
 Deadline for submission: 30/12/2016

提交日期及時間
 Date and time of submission: 20/12/2016 17:10:44

有關的規劃申請編號
 The application no. to which the comment relates: Y/I-133/3

「提意見人」姓名/名稱
 Name of person making this comment: 先生 Mr. Ng Man Kit Nathan

意見詳情

Details of the Comment:

Regarding the water supply and sewage treatment option, though IIKR demonstrated the feasibility of its proposal, I opine that the government should, based on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

5406

就規劃申請/覆核提出意見 Making Comments on Planning Applications / P/0244

參考編號

161221-070301-40888

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

21/12/2016 07:03:01

Date and time of submission:

有關的規劃申請編號

Y/T-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. KENNY

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持上述發展項目,可帶動鄰近人口就業機會,增加房屋供應

就規劃申請/覆核提出意見 Making Comments on Planning Applications for Review

參考編號
Reference Number: 161221-073013-85266

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 21/12/2016 07:30:13

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. Chin

意見詳情

Details of the Comment :

支持Y/I-DB/3計劃—

愉景灣發展至今已四十年，因地理環境獨特、居民華洋共處、匯聚各方文化，近年愉景灣酒店落成，再加上馬場、教堂帶旺旅遊業，遊客絡繹不絕，使愉景灣成為香港著名地標。10B區發展計劃完工後能供應大量住宅單位、特式街道、休憩公園等等，正好秉承愉景灣持續發展之傳統重任；此外，坪洲街渡碼頭亦將配合重建。本人支持愉景灣持續發展，支持10B區發展計劃。

5409

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161221-150633-55132
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	21/12/2016 15:06:33
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. Yau
意見詳情 Details of the Comment :	
<p>The developer has provided more supplement information. It is fine and has addressed most concern from various parties and the community. The development can provide more residential units in Hong Kong which are highly desired. I support the development.</p>	

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

參考編號

Reference Number:

161221-095530-45178

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

21/12/2016 09:55:30

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. Brandon Wang

意見詳情

Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

就環境申請 覆核提出意見 Making Comments on Planning Application / Review

參考編號

Reference Number:

151221-151552-55411

提交編號

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

21/12/2016 15:15:52

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/3

「提意見人」姓名名稱

Name of person making this comment:

小莊 Miss Wong

意見詳情

Details of the Comment:

It can be seen that sewage treatment and water supply have been well considered and described. Environment will face minimal impact as realised from the information provided in this consultation. I don't see any problem. The development has my support.

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

參考編號

Reference Number:

151221-152047-43484

提交限期

Deadline for submission:

30/12/2015

提交日期及時間

Date and time of submission:

21/12/2015 15:20:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/-DB/3

「提意見人」姓名名稱

Name of person making this comment:

先生 Mr. Jan

意見詳情

Details of the Comment:

Further provided information has clarified the adverse rumour in the community. I don't see why I am not going to support the development.

5413

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

參考編號

Reference Number:

161222-134537-52515

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

22/12/2016 13:45:37

有關的規劃申請編號

The application no. to which the comment relates:

YI-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hugo Cheung

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。
至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整區嶼景灣。

5412

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

161221-205344-83403

Reference Number:**提交限期**

30/12/2016

Deadline for submission:**提交日期及時間**

21/12/2016 20:53:44

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

Y/L-DB/3

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

先生 Mr. Peter Tsang

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

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

16/223-150436-91502

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 15:04:36

有關的規劃申請編號

The application no. to which the comment relates:

YH-DB/3

「提意見人」姓名名稱

Name of person making this comment:

先生 Mr. Keith Ho

意見詳情

Details of the Comment:

這項在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於學水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大填土時，考慮擴大大壩灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

161223-145733-35824

提交限期**Deadline for submission:**

30/12/2016

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

23/12/2016 14:57:33

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

Y1-DB/3

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

女士 Ms. Lam

意見詳情**Details of the Comment:**

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小螺灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

161223-145034-97322

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

23/12/2016 14:50:34

Date and time of submission:

有關的規劃申請編號

Y/A-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Ip

Name of person making this comment:

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個偷景灣。

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

參考編號

Reference Number:

161223-144321-39833

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:43:21

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:

先生 Mr. Samuel

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號
Reference Number: 161223-145824-98812

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 23/12/2016 14:58:24

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. Tsang

意見詳情
Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-144441-89790

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:44:41

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 May Ip

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-145154-42260

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:51:54

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 Yip

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

5421

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

參考編號

161223-145914-32159

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

23/12/2016 14:59:14

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

小姐 Miss GRACE MAK

Name of person making this comment:

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-145241-83955

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:52:41

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

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大塘山時，考慮擴大大塘灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

161223-144553-36095

提交限期**Deadline for submission:**

30/12/2016

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

23/12/2016 14:45:53

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

Y/T-DB/3

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

先生 Mr. Sam

意見詳情**Details of the Comment :**

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-145326-42395

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:53:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/L-DB/5

「提意見人」姓名/名稱

Name of person making this comment:

小澄 Miss SOPHIA LAU

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以確保發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個嶼灣。

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

參考編號
Reference Number: 161223-150035-49951

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 23/12/2016 15:00:35

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. Leo Lo

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個偷景灣。

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

參考編號

Reference Number:

161223-144636-41145

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:46:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ricky Luk

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

5427

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

參考編號 Reference Number:	16/223/150124-47410
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	23/12/2016 15:01:24
有關的規劃申請編號 The application no. to which the comment relates:	X/T-DB/3
「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:

這個在私人土庫的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小塘溝水務及污水處理廠處理能力至覆蓋該個愉景灣。

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

參考編號

Reference Number:

161223-144729-18922

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:47:29

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:

先生 Mr. Luk

意見詳情

Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

161223-145423-11137

提交限期**Deadline for submission:**

30/12/2016

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

23/12/2016 14:54:23

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 TRACEY LEUNG

意見詳情**Details of the Comment :**

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

161223-145515-62791

提交限期**Deadline for submission:**

30/12/2016

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

23/12/2016 14:55:15

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 Leung

意見詳情**Details of the Comment :**

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號:
Reference Number: 161223-144104-95180

提交限期:
Deadline for submission: 30/12/2016

提交日期及時間:
Date and time of submission: 23/12/2016 14:41:04

有關的規劃申請編號:
The application no. to which the comment relates: Y1-DB/3

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

意見詳情
Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但駁認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小灣水務及污水處理廠處理能力至覆蓋整個嶼山。

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

參考編號

Reference Number:

161223-150248-61245

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 15:02:48

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. Chu

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-144815-34453

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:48:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Zhang

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-145624-80699

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:56:24

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmund Lai

意見詳情

Details of the Comment :

遠信在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-144205-04904

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:42:05

有關的規劃申請編號

The application no. to which the comment relates:

YA-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr. IP

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-151159-31560

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 15:11:59

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:

女士 Ms. Mickey Lee

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢及影響評估，令發展商發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方面，雖然發展商展示了發展可行性，但未能以科學及公平原則，在發展大欖山等，考慮到大欖山及附近地區的發展，以及環境影響等問題。

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

參考編號

Reference Number:

161223-144940-25622

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 14:49:40

有關的規劃申請編號

The application no. to which the comment relates:

Y/M-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jacky Ip

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個偷景灣。

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

參考編號
Reference Number: 15/226-15/338-428/5

提交限期
Deadline for submission: 3/1/2016

提交日期及時間
Date and time of submission: 23/12/2015 15:13:53

有關的規劃申請編號
The application no. to which the comment relates: Y11-DB3

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

意見詳情
Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以高密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大大嶼山水務及污水處理廠處理能力至覆蓋整個景灣。

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

參考編號

Reference Number:

161223-150551-92042

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 15:05:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sally Ko

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小嶼灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

161223-150706-44690

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

23/12/2016 15:07:06

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. TERRY KO

Name of person making this comment:

意見詳情

Details of the Comment:

這是在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個嶼山。

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

參考編號
Reference Number: 161223-150821-31238

提交限期
Deadline for submission: 23/12/2016

提交日期及時間
Date and time of submission: 23/12/2016 15:08:21

有關的規劃申請編號
The application no. to which the comment relates: Y1-DB3

「提意見人」姓名/名稱
Name of person making this comment: 文志 Ms Amy K

意見詳情

Details of the Comment:

這是在私人土地的工程項目進行了十分詳細及廣泛的規劃、經濟和影響評估，以促進及發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大橋山時，考慮擴大大橋山污水處理廠處理能力以覆蓋整個當區。

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

參考編號

Reference Number:

161223-150953-00371

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 15:09:53

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. Stanley Ng

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

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

參考編號

Reference Number:

161223-151051-76818

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

23/12/2016 15:10:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Anka Lee

意見詳情

Details of the Comment:

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個偷灣。

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

參考編號

Reference Number:

161227-130742-71573

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

27/12/2016 13:07:42

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. Joe Lau

意見詳情

Details of the Comment:

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of its proposal, I opine that the government should, based on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Dearest Town Planning Board Chair:

5445

Objection to TPB Application Y/I-3/DB, Lantau

The ^{captioned} applicant's application contain no comprehensive mathematical modelling of the water pollution at Nim Shue Wan induced by the proposed re-development,

* eg. no mathematical modelling of the waters,

BOD₅ = biochemical oxygen demand in 5 days

COD = chemical oxygen demand

SS = suspended solids

O&G = oil & grease

O₂ = oxygen content etc.

to demonstrate how the water pollutants will be adversely increased.

* ∴ We OBJECT to the proposed redevelopment. *

Yours most respect fully
pls thx.

urgent!

28.12.2016

Dearest His Excellency the Town Planning Board Chairman:

5446

Strong Objection to Town Planning Application Y/I-3/DB

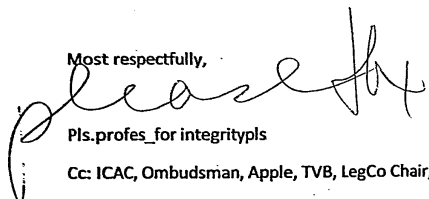
As professionals, as town-planners, architects and engineers, we are vehemently opposed to the above, because:

1. No comprehensive, rigorous mathematical modellings to demonstrate the adverse effects on air, water, waste and noise pollution due to the captioned re-development. Such lack of proper, thorough impact assessment is BAD, and unprofessional on the part of the applicant(s); and
2. Mass media has reported, such as by Ming Pao Daily News, of possible illegal funneling of material interest from the dysfunct DZT Japan Ltd. to former buddies of the CE CY Leung, HK Resort Co. Ltd., and maybe some top officials of the Planning Dept. and Planning Bureau. Such possible corruption must be addressed comprehensively.

Hence, WE STRONGLY OBJECT TO THE CAPTIONED TOWN-PLANNING REDEVELOPMENT SCHEME.

For your consideration, please. Thanks.

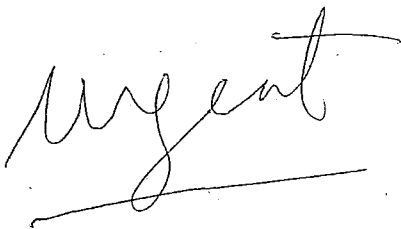
Most respectfully,



A large, stylized handwritten signature in black ink, appearing to be 'please for' followed by a flourish.

Pls.profes_for integritypls

Cc: ICAC, Ombudsman, Apple, TVB, LegCo Chair, BBC



The word 'urgent' written in a large, cursive, handwritten style, with a horizontal line underneath it.

tpbpd

寄件者: John Antweiler [REDACTED]
寄件日期: 24日12月2016年 星期六 10:02
收件者: tpbpd@pland.gov.hk
副本: [REDACTED]
主题: Y/L-DB/2 Area 6f (Y/L-DB/3 Area 1)b

5448

Dear Town Planning Board,

My wife and I, owners and residents of Discovery Bay, object to the referenced two applications on the basis that the environmental impact of the two applications has not been presented in detail. In particular, we are concerned that the applications do not specifically deal with the issues surrounding sewage disposal. We strongly object to any plan that would involve disposing of treated sewage into the nullah adjacent to Elegance Court, Hillgrove Village, or a plan that would involve discharging of treated sewage in either Discovery Bay or Nim Shui Wan. Children and teenagers frequently play in the waters of the nullah and, of course, all residents of, and visitors to, Discovery Bay enjoy the beaches and sea surrounding our home.

The development plans for Discovery Bay stipulate that our sewage pass through the tunnel to the Government sewage treatment works in Sui Ho Wan, but the capacity of those works will be fully utilised by already agreed developments. As residents and owners we must insist that the environmental impact, and specifically the issue of sewage disposal, of these new planned developments be fully detailed and agreed before any approval is granted.

Most respectfully,

Suet Lun Ng
John Christian Antweiler
[REDACTED]

2016.12.20

Dearest Town Planning Board Chair:

Opposition to TPB Application No. Y/I-3/DB

With respect to the captioned application, we are opposed to the proposed development because the project proponent fails to submit 3 important types of mathematical modelling to substantiate their claims, viz.,

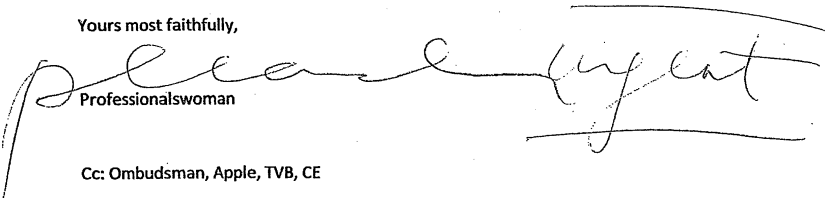
No mathematical modelling on air pollution.

No mathematical modelling on water pollution.

No mathematical modelling on noise pollution.

The damage on the ecology and environment there is hence not comprehensively addressed.

Yours most faithfully,



Professionalswoman

Cc: Ombudsman, Apple, TVB, CE

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Eva Leung [REDACTED]
24日12月2016年星期六 15:48
tpbpd@pland.gov.hk
Objection - Application No. Y1-DB/3 Area 10b - amendments dated 29th November 2016

5449

Dear Sir,

As a 30 years resident and landlord in Discovery Bay, I strongly object the application of the development on Area 10b. In fact, we do not need a shopping and commercial malls nor highly density living environment. Instead, we need more green, playground and clean sewage collection points away from the residential areas.

Once again. I object the above development.

Yours truly,
E Leung

[REDACTED]

rbpd

寄件者: John Antweiler [REDACTED]
寄件日期: 25日12月2016年星期四 9:27
收件者: rbpd@pland.gov.hk

5450

副本: [REDACTED]
主旨: Y1-DU2 Area of (Y1-DU3) Area 100

Dear Town Planning Board,

My wife and I, owners and residents of Discovery Bay, object to the referenced two applications on the basis that the environmental impact of the two applications has not been presented in detail. In particular, we are concerned that the applications do not specifically deal with the issues surrounding sewage disposal. We strongly object to any plan that would involve disposing of treated sewage into the nullah adjacent to Elegance Court, Hillgrove Village, or a plan that would involve discharging of treated sewage in either Discovery Bay or Nim Shui Wan. Children and teenagers frequently play in the waters of the nullah and, of course, all residents of, and visitors to, Discovery Bay enjoy the beaches and sea surrounding our home.

The development plans for Discovery Bay stipulate that our sewage pass through the tunnel to the Government sewage treatment works in Sui Ho Wan, but the capacity of those works will be fully utilised by already agreed developments. As residents and owners we must insist that the environmental impact, and specifically the issue of sewage disposal, of these new planned developments be fully detailed and agreed before any approval is granted.

Yours most respectfully,

Yuet Lun Ng
John Christian Antweiler
[REDACTED]

tpbpd

寄件者:
寄件日期:
收件者:
主题:

Michelle [REDACTED]
26/12/2016年星期四 - 14:35
tpbpd@pland.gov.hk
Pwd: Application No. Y/T-DB/3 Area 10b - amendments dated 29th November 2016

5451

Begin forwarded message:

From: Michelle <[REDACTED]>
Date: 26 December 2016 at 10:58:11 AM HKT
To: tpbpd@pland.gov.hk
Subject: Application No. Y/T-DB/3 Area 10b - amendments dated 29th November 2016

Dear Sir, Mme,

As a home owner in Discovery Bay, I strongly object to the above mentioned application due to the environmental impact and the uncertainties in regards to the sewage treatment.

This project should be better considered and address all probable impacts in future. This should not be seen as a short term gain project for it might have great negative implications in the long run.

If you keep undermining the main reasons Discovery Bay is a success, namely it's low level of high rises, it's green environment, the undisturbed nature trails, you will destroy it's appeal for present owners and future buyers.

Please reconsider and adjust according to the needs and wants of your present population.

Sincerely yours,

M. Wehry

tpbpd

寄件者: [REDACTED]
发件日期: 27日12月2016年星期二 12:41
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/1-DB/3 Area 10b.

5452

From: [REDACTED]
To: tpbpd@pland.gov.hk
Sent: Tuesday, 27 December, 2016 12:36:30 PM
Subject: Application No. Y/1-DB Area 6f.

To whom it may concern,

As the husband of the owner of [REDACTED]

[REDACTED], I wish to object against Application Y/1-DB/3 Area 10b. The baseline situation is that DB sewage goes through the tunnel to a Government sewage treatment works at Siu Wan O, the capacity of which places a limit on DB sewage up to our theoretical 25,000 population. The full capacity will be taken up by the developments already agreed, in particular from unbuilt projects near the North Plaza.

The HKR Application creates problems, because HKR is pushing beyond the planned population and infrastructure.

There is also the question of the different types of output depending on the sewage treatment process. This sewage treatment output will end up in the calm waters around Discovery Bay.

Points of environmental concern in the Application and submissions include:

- a new sewage plant will be built
- total inorganic nitrogen [TIN] limit quality to be minimised
- standby sewage tankers
- reclamation and dredging are proposed
- discharge has been minimised as much as practicable to ensure the increase in TIN is minimised
- most of the concentrations would comply with the relevant criteria
- the dredging works for the outfall and for the navigation channel
- the discharge is away from the fish culture zones
- water quality will comply with relevant criteria
- the effluent discharge would have certain impact on the marine ecology
- 118 trees to be felled 169 trees to be felled
- air quality relatively low traffic volume

This is enough for me to believe we would move towards a worse environment. This is also inconsistent with the Government's recent:

150 million HKD Biodiversity Strategy and Action Plan

<https://www.hongkongfp.com/2016/12/21/hong-kong-govt-announces-first-biodiversity-strategy-and-action-plan/>

I would also like to propose that HKR employees, who do not live or own property in DB remain neutral so as to avoid conflict of interest.

Yours faithfully,
Brian Bunker

寄件者:
寄件日期:
收件者:
主H:

fb Tham
27日12月2016年星期二 12:18
tpbpd@pland.gov.hk
Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016

5453

To whom it may concern,

As the owner of [REDACTED] I wish to object against Application Y/I-DB/3 Area 10b. The baseline situation is that DB sewage goes through the tunnel to a Government sewage treatment works at Siu Wan O, the capacity of which places a limit on DB sewage up to our theoretical 25,000 population. The full capacity will be taken up by the developments already agreed, in particular from unbuilt projects near the North Plaza. The HKR Application creates problems, because HKR is pushing beyond the planned population and infrastructure.

There is also the question of the different types of output depending on the sewage treatment process. This sewage treatment output will end up in the calm waters around Discovery Bay.

Specifically for 10b, La Costa, Peninsula, and La Serene. There must be concern for the 1100 cu m. flowing every day into Nim Shui Wan.

Points of environmental concern in the Application and submissions include:

- a new sewage plant will be built
- total inorganic nitrogen [TIN] limit quality to be minimised
- standby sewage tankers
- reclamation and dredging are proposed
- discharge has been minimised as much as practicable to ensure the increase in TIN is minimised
- most of the concentrations would comply with the relevant criteria
- the dredging works for the outfall and for the navigation channel
- the discharge is away from the fish culture zones
- water quality will comply with relevant criteria
- the effluent discharge would have certain impact on the marine ecology
- 118 trees to be felled 169 trees to be felled
- air quality relatively low traffic volume

This is enough for me to believe we would move towards a worse environment. This is also inconsistent with the Government's recent:

150 million HKD Biodiversity Strategy and Action Plan

<https://www.hongkongfp.com/2016/12/21/hong-kong-govt-announces-first-biodiversity-strategy-and-action-plan/>

Yours faithfully,
Tham Moo Cheng

5454

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

參考編號

Reference Number:

161228-162231-91875

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

28/12/2016 16:22:31

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. Andy Lau

意見詳情

Details of the Comment :

5455

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

參考編號

Reference Number:

161228-164341-09320

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

28/12/2016 16:43:41

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. Martha Ko

意見詳情

Details of the Comment :

I support the plan as it will improve the community spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

tpbpd

寄件者:
寄件日期:
收件者:
主题:
附件:

Susan Ho [REDACTED]
27日12月2016年星期二 20:25
tpbpd@pland.gov.hk
Discovery bay Planning Applications
6f Objection SH 27.12.16.docx; Peninsular VOC Letter for Area 10b Objection 27.12.16 SH.docx

5456

Please see two objection letters attached

Susan ho

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

27 December 2016

Dear Sir,

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

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

Kindly please note that I strongly object to the submission regarding the proposed development of the Lot.

The latest information is submitted with the stated intention to address the provision of sewage. It does not provide sufficient information to know how the best practice measures can address an unknown sewage plant design. It does however, provide further details that indicate that substantial dredging and reclamation is required. Earlier submissions specifically stated that limited reclamation and no dredging were required. It appears that this latest submission is not an attempt to address valid concerns but a further attempt to change the Development proposal as submitted.

Whilst the submission is stated to be in response to the concerns raised by the Planning Board I note it does not make any attempt to address the valid concerns I have previously made.

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

1. The Developer has failed to state the nature of the sewage plant to be constructed. Without this detail it is not possible to know if the proposed mitigation and good practice measures will adequately address the concerns previously made.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is substantial, the Developer

admits that the treated sewage will not meet certain limits (TIN) and merely states that levels will be minimized. The Developer should provide more detailed particulars.

3. The proposed reclamation and construction of a decking with a width of 9-34m poses an environmental hazard to the immediate rural natural surrounding. There is 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.
4. The sea at Nim Shi Wan is fairly shallow with a large tidal range, the dredging required would be substantial during both construction operations and final construction uses.
5. The dredging for the Bounty vessel is excessive and serves no purpose other than a commercial venture for the Developer, notwithstanding that the developer claims no commercial operations will take place in the proposed Development. From time to time the Bounty is berthed adjacent to the existing Development Plot and has not required dredging to be carried out, it is also berthed at the temporary pier structure adjacent to the Auberge Hotel. There is no requirement to undertake dredging for the Bounty as it can be berthed elsewhere adjacent to other commercial activities in Discovery Bay.
6. The sewage outfall does not fully comply with ecological requirements. The shallow bay at Nim Shi Wan is regularly used by locals to collect filter feeding shellfish for food. The risk of transfer of significant health contaminants in sewage released in this shallow slow moving bay is high.
7. The sewage outfall will impact residents in Nim Shi Wan, Discovery Bay Marina, Peng Chau and Cheung Wan. The Developer has not advertised the Development and its likely impacts to the health, well being and use by residents and others (including fishing boats that ply the area) in these areas. By failing to provide specific details, or providing the information in a piecemeal and incohesive manner, it is impossible to adequately understand the effects of the Development

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.

5456

Susan Ho

tpbpd

寄件者: Benson Benson Li Ping Sum [REDACTED]
寄件日期: 24日12月2016年星期六 21:02
收件者: tpbpd@pland.gov.hk
主旨: Benson LI Ping Sum 李炳森 傳來的文件
附件: Template for Area 10b Objection-1.docx

Y/1-DB13

5457

Dear Sirs

Enclosed pls find my objection letter.

Benson Li

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

Dear Sir,

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

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

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.

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: _____

Name of Discovery Bay Owner / Resident: _____

Address: _____

就規劃申請/發核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161229-171628-71856
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	29/12/2016 17:16:28
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:	夫人 Mrs. Adian Yu
意見詳情 Details of the Comment :	
More community focal points and public leisure space will be created for the residents and the public to enjoy.	

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

參考編號
Reference Number: 161229-171257-29823

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 29/12/2016 17:12:57

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: 夫人 Mrs. Ellen Kwok

意見詳情
Details of the Comment :

The plan redevelops ad upgrades the current mix of unsightly uses in the area. The overall environment of the area will be improved.

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

參考編號

Reference Number:

161229-222442-73639

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

29/12/2016 22:24:42

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. Galen Wong

意見詳情

Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號

Reference Number:

161229-222609-80231

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

29/12/2016 22:26:09

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. HC Wong

意見詳情

Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號 Reference Number:	161229-222728-17675
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	29/12/2016 22:27:28
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 Hon Chong

意見詳情**Details of the Comment :**

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

就規劃申請/審核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161229-222905-93357
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	29/12/2016 22:29:05
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. Hon
意見詳情 Details of the Comment :	
<p>I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.</p> <p>Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.</p>	

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

參考編號
Reference Number: 161229-223045-97893

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 29/12/2016 22:30:45

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: 女士 Ms. Kathy Ho

意見詳情**Details of the Comment :**

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號

Reference Number: 161229-223203-39398

提交限期

Deadline for submission: 30/12/2016

提交日期及時間

Date and time of submission: 29/12/2016 22:32:03

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 Ka Yin

意見詳情

Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號
Reference Number: 161229-223308-28518

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 29/12/2016 22:33:08

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: 先生 Mr. Nick Wong

意見詳情
Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號** 161229-223413-14773**Reference Number:****提交限期** 30/12/2016**Deadline for submission:****提交日期及時間** 29/12/2016 22:34:13**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. Wayne Wong**Name of person making this comment:****意見詳情****Details of the Comment :**

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

就規劃申請/核發提出意見 Making Comment on Planning Application/ Review

參考編號
Reference Number: 161229-223520-17920

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 29/12/2016 22:35:20

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: 夫人 Mrs. Ho

意見詳情
Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號

Reference Number:

161229-223619-05250

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

29/12/2016 22:36:19

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. David Chan

意見詳情

Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號
Reference Number: 161229-223835-69078

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 29/12/2016 22:38:35

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. Wong

意見詳情
Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號
Reference Number: 161229-223736-25482

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 29/12/2016 22:37:36

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

意見詳情
Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

參考編號
Reference Number: 161230-095926-12888

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 30/12/2016 09:59:26

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. William Yau

意見詳情
Details of the Comment :

Sewage treatment and water supply have been detailedly described in the supplement. Environment has been well considered. It creates minimal impact to adjacent developed areas. The development is supported by me.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161230-115529-64935
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	30/12/2016 11:55:29
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. Yau
意見詳情 Details of the Comment :	
The newly provided supplementary information proves that Area 10B development has had utilities well considered such as water supply, sewage, storm drain, etc. and they are feasible without adverse impact to the existing developments. To this extent, I agree with the development without hesitation.	

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

參考編號 Reference Number: 161230-124335-21411

提交限期 Deadline for submission: 30/12/2016

提交日期及時間 Date and time of submission: 30/12/2016 12:43:35

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. Mr. Yau

意見詳情
Details of the Comment :

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

就規劃申請/ 覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161229-234514-00840
提交限期 Deadline for submission:	30/12/2016
提交日期及時間 Date and time of submission:	29/12/2016 23:45:14
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
意見詳情 Details of the Comment :	
<p>1. I strongly object to the planned development as presented by the Hong Kong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.</p> <p>2. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/IDB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear".</p> <p>3. In area 10b same as it is proposed in area 6f to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least. We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/IDB/2 area 6f to be deferred already on the grounds of the sewage treatment and disposal: For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB. By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN! It would be really a great step back for the environment of DB and HK!</p> <p>4. The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a h</p>	

high technology sewage treatment plant This effluent is in addition to the already polluted waters in the South of Hong Kong. It would be quite selfdefeating: Peng Chau with a most modern water treatment plant and then the effluents from DB. The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB". There are quasi daily fishermen/boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent discharge to the close by shores , to the sea should not take place !!

5. The "sensitive receivers" the sea at the Discovery Bay would be "typographically confined basin with limited dispersive capacity" thus effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like. All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water pollution".

6. From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT

(a) To avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS

(b) To seize opportunities for environmental improvement

NO OPPORTUNITY SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other

...
THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS. IN CASE, THE PLANNED DEVELOPMENT Y/IDB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB. THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETRO FILLING STATION.

(c) adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/IDB/2 AREA 6F.) THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILLPLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS. IT IS DEFINITELY NOT IN THE CATEGORY OF "SUITABLY SITED ENVIRONMENTAL FACILITIES"

2.2.2

(c) the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT. THE TPB MUST NOT FORGET THAT

SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS COINFED AREA. THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO ~~KEEP~~ IN MIND.

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The waterbased developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NEM SHUE WATERS ARE CALM, LITTLE TIDALSTREAM ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY. POLLUTION FROM THE RESIDENTS IN NEM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING, THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT. ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE HANDLING, SEPARATING, SORTING FOR RECYCLING AND REUSE.

7. IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION.

Wong Hiu Hei

03/11/16



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161229-234514-00840
提交限期 Deadline for submission:	30/12/2016
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:	先生 Mr. Wong Hiu Hei
聯絡人 Contact Person	Wong Hiu Hei
通訊地址 Postal Address :	[REDACTED]
電話號碼 Tel No. :	
傳真號碼 Fax No. :	
電郵地址 E-mail address :	[REDACTED]

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

參考編號

161229-234613-56907

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

29/12/2016 23:46:13

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

小姐 Miss Hui Sau Ying

Name of person making this comment:

意見詳情**Details of the Comment :**

1. I strongly object to the planned development as presented by the Hong Kong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.
2. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/IDB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear".
3. In area 10b same as it is proposed in area 6f to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least. We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/IDB/2 area 6f to be deferred already on the grounds of the sewage treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB. By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN! It would be really a great step back for the environment of DB and HK!
4. The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a h

high technology sewage treatment plant This effluent is in addition to the already polluted waters in the South of Hong Kong. It would be quite selfdefeating: Peng Chau with a most modern water treatment plant and then the effluents from DB. The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB". There are quasi daily fish ermen/boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent discharge to the close by shores , to the sea should not take place !!

5. The "sensitive receivers" the sea at the Discovery Bay would be "typographically confined basin with limited dispersive capacity" thus effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like. All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water pollution".

6. From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT

(a) To avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS

(b) To seize opportunities for environmental improvement

NO OPPORTUNITY SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other

...
THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS. IN CASE, THE PLANNED DEVELOPMENT Y/IDB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB. THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETRO FILLING STATION.

(c) adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/IDB/2 AREA 6F.) THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILLPLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS. IT IS DEFINITELY NOT IN THE CATEGORY OF "SUITABLY SITED ENVIRONMENTAL FACILITIES"

2.2.2

(c) the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT. THE TPB MUST NOT FORGET THAT

SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND.

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The waterbased developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM, LITTLE TIDALSTREAM ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY. POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6



In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING, THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT. ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE HANDLING, SEPARATING, SORTING FOR RECYCLING AND REUSE.

7. IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION.

Hui Sau Ying

owner

就規劃申請/評核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161229-234613-56907
提交限期 Deadline for submission:	30/12/2016
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	Hui Sau Ying
通訊地址 Postal Address :	
電話號碼 Tel No. :	
傳真號碼 Fax No. :	
電郵地址 E-mail address :	

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)

5477

Dear Sir,

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

Objection to the Submission by the Applicant on 28.11.2016

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 28.11.2016.

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

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

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

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission including the sewage treatment proposal etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission. The proposed sewage treatment plant is unacceptable in term of its proposed scale and extent and pose substantial visual and environmental impacts to the immediate surroundings.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

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

Signature: *Jacob Chan* Date: 29 Dec 2016
 Name of Discovery Bay Owner / Resident: Dr. Dorak Tsang chi yut
 Address: [Redacted]

Dear Sir,

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

Objection to the Submission by the Applicant on 28.11.2016

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 28.11.2016.

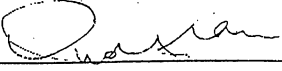
Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

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


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

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission including the sewage treatment proposal etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission. The proposed sewage treatment plant is unacceptable in term of its proposed scale and extent and pose substantial visual and environmental impacts to the immediate surroundings.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

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

Signature:  Date: 30-12-2016

Name of Discovery Bay Owner / Resident: Andrew Nam

Address: 

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

5479

Dear Sirs,

Section 12A Application No. Y/1-DB/3
Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
Objection to the Submission by the Applicant on 28.11.2016

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 28.11.2016.

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 in the 3rd submission made in response to Paragraph #10 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

23-DEC-2016 17:05 HERITAGE UNIT

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.

3. In response to DLO's comment #9 in the 3rd submission, 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 in the 3rd submission 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. The proposed sewage treatment in the 4th submission is unacceptable in view of its design, visual and environmental impact to the immediate surrounding.
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. I disagree with the applicant's statement in item E.6 of RtC in the 3rd submission 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. I disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RiC 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: 30.12.2016

Name of Discovery Bay Owner / Resident: Andrew Nam

Address: 



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)

5480

Dear Sirs,

Section 12A Application No. Y/T-DB/3
Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
Objection to the Submission by the Applicant on 28.11.2016

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 28.11.2016.

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 in the 3rd submission made in response to Paragraph #10 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

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.

3. In response to DLO's comment #9 in the 3rd submission, 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 in the 3rd submission 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. The proposed sewage treatment in the 4th submission is unacceptable in view of its design, visual and environmental impact to the immediate surrounding.
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. I disagree with the applicant's statement in item E.6 of RfC in the 3rd submission 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. I disagree with the applicant's response in item (b) of UD&L, PlanD's comment in RfC 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: _____

Name of Discovery Bay Owner / Resident: _____

Address: _____

致城市規劃委員會秘書：

5481

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Irene Ho

24-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5482

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought-out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Patrick Chan

30/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5483

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/I-DB-3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

至於供水和污水處理方案, 雖然發展局展示了建議
的可行性, 但我認為政府應該以公平公道的原則,
在發展大樓時, 考慮擴大小販灣水務及污水
處理廠處理能力至覆蓋整個愉景灣。

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

簽署 Signature

KW Lam

日期 Date

03.10.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5484

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

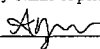
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

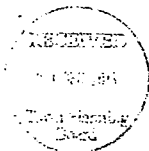
I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Agnes Lee

簽署 Signature 

日期 Date 27/10/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5486

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

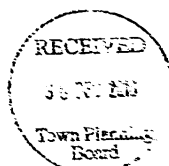
I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Apple Yip

簽署 Signature Apple Yip

日期 Date 30/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5485

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

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

Y/1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人支持發展

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

簽署 Signature

SP WING TAP

日期 Date

28/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5487

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名／名稱 Name of person/company making this comment Nichole Loon

簽署 Signature

N. K.

日期 Date

27.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5488

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment K. K. Cheng

簽署 Signature K. K. C

日期 Date 22/12



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5489

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

有關的規劃申請編號 The application no. to which the comment relates Y1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持擴大大嶼灣水務及污水處理力巨覆蓋
整個愉景灣

「提意見人」姓名/名稱 Name of person/company making this comment 郭榮榮

簽署 Signature 郭榮榮 日期 Date 2016-12-27



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5490

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

有關的規劃申請編號 The application no. to which the comment relates Y1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

為提高污水處理效率, 支持擴大大嶼灣污水處理

「提意見人」姓名/名稱 Name of person/company making this comment Leo Hoi Shun

簽署 Signature Leo Hoi Shun 日期 Date 27 DEC 2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5491

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

有關的規劃申請編號 The application no. to which the comment relates Y/1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Vicky Ho

日期 Date

18-12-2016



致城市規劃委員會秘書：

5492

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and
services through suitable developments on private plots of land with well thought
out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated
the feasibility of his proposal, I opine that the government should, base on equal and
fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment
plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Vanessa C.

日期 Date

27/1/2016

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5493

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名／名稱 Name of person/company making this comment Lucia Ng

簽署 Signature Lucia

日期 Date 24-12-16



致城市規劃委員會秘書：

5494

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Timothy Lai

日期 Date

Timothy Lai
28/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5495

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

有關的規劃申請編號 The application no. to which the comment relates Y2-DIS/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持愉景灣發展 加強社區內外康化設施

「提意見人」姓名/名稱 Name of person/company making this comment 梁智恆

簽署 Signature

恆

日期 Date

25/DEC/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5496

To: Secretary, Town Planning Board

By hand or post: 15/E, 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

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

YI - 08/7

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

愉景灣是香港有名地方, 也是人們向往的地方。

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

簽署 Signature

陳澤堉

日期 Date

25-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5498

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

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

91-DR/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

區內多方向發展, 需有各方面之配套设施

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

簽署 Signature

日期 Date

李美茵

ll

21-12-16



致城市規劃委員會秘書：

5497

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Maggie Lam

簽署 Signature Maggie 日期 Date 28-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpc@pland.gov.hk

5499

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Honey

日期 Date

Fiona Yeung
27/12/06



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5500

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Winnie Hung

簽署 Signature Winnie 日期 Date 28-12-2016



5501

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Sandy Cheung 26/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5502

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持前角發展, 加強社區設施

「提意見人」姓名/名稱 Name of person/company making this comment 江曼悅

簽署 Signature 江曼悅 日期 Date 28/12/2011



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5503

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Carol Lam
簽署 Signature Carol 日期 Date 29/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5504

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

有關的規劃申請編號 The application no. to which the comment relates Y/1 - DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持增加更多空間

「提意見人」姓名/名稱 Name of person/company making this comment Leung CM Wm

簽署 Signature

[Signature]

日期 Date

25/DEC/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5505

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

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

Y1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持發展愉景灣

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

CHWAN K. T.

簽署 Signature

[Handwritten Signature]

日期 Date

2016-12-28



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5506

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Simon Lam

日期 Date

Simon Lam
26-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5507

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

供水和污水處理方案同是公共設施，
我認為應該由政府全劃，在發展大嶼山
時，考慮擴大嶼山供水及污水處理基礎，
以配合整個大嶼山的需求和發展。

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

簽署 Signature Wong Suet Man 日期 Date 27-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5508

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

有關的規劃申請編號 The application no. to which the comment relates Y11-D13/13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Y11-D13/13

I support the development of the water treatment & sewage at Siu Ho wong

「提意見人」姓名/名稱 Name of person/company making this comment Jan Yip

簽署 Signature [Signature]

日期 Date

28/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5509

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Michael Siu
26-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5510

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

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

Y/1-DB-3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

考慮擴大小環灣污水處理能力覆蓋整個愉景灣。

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

Fan Kwok Leng

簽署 Signature

Fan Kwok Leng

日期 Date

27-12-16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5511

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/I-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Sally

日期 Date

Sally Ho

26-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5512

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment K. K. Yu

簽署 Signature [Signature]

日期 Date 25-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5514

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

有關的規劃申請編號 The application no. to which the comment relates YI - DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

供水及污水處理方案均屬公共設施, 應該由政府
付企劃, 隨著人口增加需求, 應該擴大大嶼山
體供水及污水處理設施, 以配合整個大嶼山
的發展及需求。

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

簽署 Signature

J. Louisa Tan

日期 Date

28.12.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5513

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Yan Law

Yan

22-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5515

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Irene Wong
27-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5516

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

有關的規劃申請編號 The application no. to which the comment relates Y1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

變符擴建供水及污水處理

「提意見人」姓名／名稱 Name of person/company making this comment Leung Tsang Ho

簽署 Signature [Signature] 日期 Date 27/12/16



致城市規劃委員會秘書：

5517

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/L-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持擴大小瀨瀨污水處理，提高污水處理效率。

「提意見人」姓名/名稱 Name of person/company making this comment Yung Chi Fung

簽署 Signature [Signature] 日期 Date 27/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5518

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Andy Cheu
28/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5519

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Frankie Cheung

日期 Date

FRANKIE CHEUNG

23-12-16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5520

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Brian Koon

日期 Date

Brian Koon

27-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5521

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates T/Z-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan and suggest the Government should
expand the capacity of air in iron water use
sprayer treatment plants taking one of the road
of Wai Tsing Way.

「提意見人」姓名/名稱 Name of person/company making this comment Jason Li

簽署 Signature Jason Li 日期 Date 28.12.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5522

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

3/2-023/16

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan.

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

簽署 Signature

Billy

日期 Date

Tung Chai Pui
28.12.2016



致城市規劃委員會秘書：

5523

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and Impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Jolly Leung

Jolly

27-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5524

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我十分支持愉景灣發展。

「提意見人」姓名/名稱 Name of person/company making this comment Cindy Li

簽署 Signature [Signature]

日期 Date 27/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5526

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

有關的規劃申請編號 The application no. to which the comment relates YL-DB3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

好政府應該對大嶼山整體發展計劃查閱
意見, 不應劃分胸襟, 應與大嶼山土地發展
有關, 此項發展計劃, 應以發展區內居民利益
為前提, 不應有欠公平!

「提意見人」姓名/名稱 Name of person/company making this comment Carmen Hui

簽署 Signature

Carmen Hui

日期 Date

28.12.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5525

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Slu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Winnie Lau

簽署 Signature



日期 Date

28/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5527

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/IDB-3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

載多份 愉景灣發展

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

陳建培

簽署 Signature

6

日期 Date

24-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5528

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

May

May Cheung
18/12/2016



5529

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

V/E DB-3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對增加綠化及更多的可用空間表示支持

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

簽署 Signature

莫小華

日期 Date

莫小華

25-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5530

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

有關的規劃申請編號 The application no. to which the comment relates YI - DR3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

該項由政府興建及發展孔橋及汀打底橋問題，
因區主指令比較完善，將大嶼山港側及岸尾，
有在區內因素，所以每年將政府不要劃分私人區域
來發展且此問題，所以每個大嶼山發展區
表矣！

尹世凡

「提意見人」姓名/名稱 Name of person/company making this comment 尹世凡

簽署 Signature Jan S.M. 日期 Date 12.12.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5531

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名／名稱 Name of person/company making this comment Torus Ho

簽署 Signature [Signature]

日期 Date 24-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5532

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

有關的規劃申請編號 The application no. to which the comment relates V/1 DB-3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持

「提意見人」姓名/名稱 Name of person/company making this comment 劉松梅
簽署 Signature 梅 日期 Date _____



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5533

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Stella

日期 Date

27-12-2016

Stella Chung



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5534

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

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

Y/H DS-3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我十分反對有關發展。

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

簽署 Signature

Jen

日期 Date

李軒能
26/DEC/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5535

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

有關的規劃申請編號 The application no. to which the comment relates YL-DB3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

水務工程及排水系統應由特區政府統籌
策劃興建, 可在地盤或稅務上做收費用。

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

簽署 Signature

日期 Date

劉小華

Law

28.12.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5536

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）：

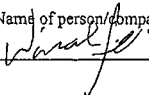
Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名／名稱 Name of person/company making this comment Minnie Lai

簽署 Signature



日期 Date

27/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5538

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Tell Ho
25/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5537

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

YA DB-3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人均支持有關發展

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

黃耀明

簽署 Signature



日期 Date

25/DEC/2016



區議會發展委員會秘書：

區、港總辦事處：香港二龍塘華道333號二龍塘政府合署15樓

傳真：(852) 2425 4225 4226

電郵：tpbd@pland.gov.hk

5539

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: (852) 2425 4225 or 2425 4226

By e-mail: tpbd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates 1/2 DS-3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment: (use separate sheet if necessary)

區議會發展委員會秘書

簽署人姓名/名稱 Name of person/company making this comment 區議會

簽署 Signature 2/11 日期 Date 25/12/2011



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5540

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

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

Y/H-DB31

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持擴充這可發展的土地以增加屋宇
位可也

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

張悅明

簽署 Signature

(Signature)

日期 Date

26/DEC/2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5541

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

有關的規劃申請編號 The application no. to which the comment relates Y/1 003

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人有意投訴北角區內發展以增加更
明濛亮 觀光。

「提意見人」姓名/名稱 Name of person/company making this comment 吳家文

簽署 Signature

MA

日期 Date

28/DEC/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5542

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Yvonne Lam

簽署 Signature [Signature] 日期 Date 28/12/2016



致城市規劃委員會秘書：

5543

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/H DB3.

意見詳情 (如有需要, 請另頁說明)

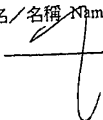
Details of the Comment (use separate sheet if necessary)

本人十分反對物業發展商, 以增加更加可
住空間

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

梁志宏

簽署 Signature



日期 Date

28/DEC/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5544

To: Secretary, Town Planning Board

By hand or post: 15/E, 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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Jns Hn

簽署 Signature [Signature]

日期 Date 19/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5546

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates YL DK/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

所有反對均在該區內發展, 以增加發展可居住
空間

「提意見人」姓名/名稱 Name of person/company making this comment 陳賢志

簽署 Signature Chan Yan Sze 日期 Date 28/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5545

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

YI DB3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持更動林展堂閣，本人物支持

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

羅日江

簽署 Signature

Lo IRJ Hong

日期 Date

28/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5547

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Joanna Lee

簽署 Signature J 日期 Date 27/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5548

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

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

Y1/DB3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

這個樹木恢復原計劃，本人全力支持

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

簽署 Signature

To noon Kai

日期 Date

28 Dec 2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbd@pland.gov.hk

5549

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: tpbd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Winnie Ho

簽署 Signature [Signature] 日期 Date 19/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5550

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/Z-112/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan

「提意見人」姓名/名稱 Name of person/company making this comment Samantha Li

簽署 Signature [Signature] 日期 Date 28-10-2016



致城市規劃委員會秘書：

5551

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y2 DB3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

對能愉快地發展，本人十分支持

「提意見人」姓名／名稱 Name of person/company making this comment Lau Yiu Ping

簽署 Signature Lau Yiu Ping

日期 Date 28/12



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5552

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Roy Sin

27.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5553

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y = DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人對愉景灣區內發展表示支持

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

陳源貴

簽署 Signature

Clare 利

日期 Date

25/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5554

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Ben

日期 Date

Ben Yeung

29/12/2016



致城市規劃委員會秘書：

5555

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates VI-DB3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持愉景灣發展, 議大廈單位升值

「提意見人」姓名/名稱 Name of person/company making this comment 陳玉芳

簽署 Signature 陳玉芳 日期 Date 28-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5556

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Kathy Ng

簽署 Signature Kathy

日期 Date 27.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5557

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

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

Y/TDB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人十分支持愉景灣發展所帶來的空間

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

Tsang Chi Ngan

簽署 Signature

Tsang Chi Ngan

日期 Date

28-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5558

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/Z D133

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持可支學增加更多的食市，讓居民有更多的選擇

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

簽署 Signature

蘇志偉

日期 Date

2012.12.20.6



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5559

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名／名稱 Name of person/company making this comment Karen Ng

簽署 Signature [Signature]

日期 Date 28-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5560

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

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

YI-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持擴大小欖灣污水處理。

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

簽署 Signature

HUI YING KIM

日期 Date

HUI YING KIM
28-12-2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角滙華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5561

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Michelle

日期 Date

27-12-2016

Michelle Tong



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5562

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

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

1/1-D13-03

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

再增加小塘灣水務及污水處理覆蓋
至整個圍輸渠線

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

WONG KIN SHING

簽署 Signature

Wong Kin Shing

日期 Date

28-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5563

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

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

Y1-DE/13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人十分支持小童遊樂場擴建小徑及污水處理
設施

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

簽署 Signature

黃潤歡

日期 Date

黃潤歡

28-12-2016

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5564

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

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

Y/1-DB-3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持發展

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

簽署 Signature

LS

日期 Date

梁金蓮

24-12-2016

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5566

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

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

Y/1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人均支持

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

簽署 Signature

日期 Date

張志華

張志華

28/12/2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5565

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Teddy Yip
24-12-16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5567

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

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

Y/1-DB/03

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持擴建小灣水務及污水處理。

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

CHAN SIZEK SHUN

簽署 Signature

[Handwritten Signature]

日期 Date

28/11/2016

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5568

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

有關的規劃申請編號 The application no. to which the comment relates Y/1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Richard Mak

28-12-16

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5570

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/I-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Shirley Lam

日期 Date

Shirley Lam
27/12/2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5569

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

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

Y/1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持小蠔灣增加水務及污水處理覆蓋
至整個愉景灣

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

CHAN SEE WAI

簽署 Signature

[Signature]

日期 Date

28/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5571

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

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

Y/I-DB/03

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對小蠔灣橋連水務及污水處理

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

Chor Leung Yuc

簽署 Signature

[Signature]

日期 Date

27-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5572

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

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

Y/1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對發展

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

CHOW CHI WAI

簽署 Signature

CHOW CHI WAI

日期 Date

24-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5573

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Ju

日期 Date

Jessica Yu
25/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5574

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/I-DB-3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

至於供水和污水處理方案, 雖然發展商展示了建議
的可行性, 但我認為政府應該以公平公正的原則,
在發展大樓時, 考慮擺大小樓污水管及污水
處理廠處理能力至覆蓋整個愉景灣。

這亦是對香港整體房屋問題的一種解
答。 方向十分正確。

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

Kenneth Chan

簽署 Signature

[Signature]

日期 Date

29/12/2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5575

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Monkerd Chow

24-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5576

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

考慮擴大小塘灣污水處理能力至覆蓋
整個的半島。

「提意見人」姓名/名稱 Name of person/company making this comment AU FU KEUNG
簽署 Signature [Signature] 日期 Date 27-12-2016



致城市規劃委員會秘書：

5578

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y11-33/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持小塘灣增加水務及污水處理能力及覆蓋範圍。

「提意見人」姓名/名稱 Name of person/company making this comment 楊文輝

簽署 Signature rlg

日期 Date

27.12.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5577

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

有關的規劃申請編號 The application no. to which the comment relates Y/1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持小蠔灣水務及污水能力。

「提意見人」姓名/名稱 Name of person/company making this comment THI FAN SANG
簽署 Signature [Signature] 日期 Date 2016/12/27



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5579

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y1-DB/03

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持擴大中區污水收集及污水處理的覆蓋範圍, 提高處理
污水質量

「提意見人」姓名/名稱 Name of person/company making this comment 樊國安

簽署 Signature 步

日期 Date 27/12/2011



致城市規劃委員會秘書：

5580

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Thomas Chan

日期 Date

21/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5582

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持增加小蠔灣污水處理流量

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

簽署 Signature

賴志偉

日期 Date

LAI CHI WAI

27-12-2016



致城市規劃委員會秘書：

5581

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/T-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Simon Ho

26-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5583

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

對小蠔灣污水處理擴大以增加污水流量處理
個人十分贊同。

「提意見人」姓名/名稱 Name of person/company making this comment CHAN MING YIP

簽署 Signature Chan Ming Yip 日期 Date 27-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5584

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

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

意見詳情 (如有需要, 請另頁說明)

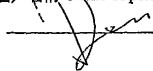
Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Dennis Lo

簽署 Signature



日期 Date

27/12/2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5585

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

有關的規劃申請編號 The application no. to which the comment relates Y1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

考慮樓宇大小及水質水務及污水處理能力是否足夠
本人十分支持

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

簽署 Signature Cec 日期 Date 29/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5586

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/L/OB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

應增加處理水務及水利設施，而亦應將
到水效能全盤考慮。

「提意見人」姓名/名稱 Name of person/company making this comment 黃煥興

簽署 Signature

Handwritten signature

日期 Date

27/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5587

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

在這個私人工地的工程項目, 考慮擴大小, 壤灣水務及污水處理廠處理能力已覆蓋整個愉景灣, 本人十分支持。

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

簽署 Signature Stanley 日期 Date 24 Dec 2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5588

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

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

Y/I - DB / 3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持貨區計劃

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

林致美

簽署 Signature

[Signature]

日期 Date

28-12-16

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5590

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

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

4/1-2B/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人十分支持以上計劃

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

簽署 Signature

林

日期 Date

林翠輝

28.12.16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5589

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/L - DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持發展更多休憩空間

「提意見人」姓名/名稱 Name of person/company making this comment Ng Hon Tung

簽署 Signature

吳煒強

日期 Date

28.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5591

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

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

Y/I-DR/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

這個在私人土地的工程項目進行十分詳盡及廣泛的現
則，以作密實發展改善社區設施和服務，本人十分支持

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

簽署 Signature

Ch

日期 Date

22-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5592

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Coly Lau

Coly Lau

22/12/16

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5593

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/E-DR/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

The government should base on usual and fair principle
expand the capacity of street parking spaces and
coverage of tenant parks. taking care of the needs of
D.R. residents.

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

Lillian Koi

簽署 Signature



日期 Date

23.12.2016

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5594

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

有關的規劃申請編號 The application no. to which the comment relates Y/1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Joe Tsang

26-12-2016

RECEIVED

30 DEC 2016

Town Planning Board

致送香港規劃委員會秘書：

個人送遞或轉遞：香港北角渣甸道333號北角政府合署15樓

5595

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 411-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

趙永

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

簽署 Signature  日期 Date 22/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5596

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

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

Y/I-D B/B3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

建議愉景灣區內發展，提供更多休憩空間

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

簽署 Signature

日期 Date

Joe Long (LTP)

22/DEC/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5597

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 411-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

提供斜道預案；新舊房住 區

「提意見人」姓名/名稱 Name of person/company making this comment 曹璋明

簽署 Signature Addi: 曹

日期 Date

21.12.16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5598

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Petty Chow
22/12/16



致城市規劃委員會秘書：

5599

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 711 - 01313

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

增加樓宇供應 - 支持

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

簽署 Signature

日期 Date

岑學傑
22-12-16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5600

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment IY HO

簽署 Signature [Signature]

日期 Date 30/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5601

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment K H Chan

簽署 Signature Chan 日期 Date 27.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5602

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

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

411-0315

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持此項申請

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

簽署 Signature

日期 Date

RECEIVED

11 DEC 04

TOWN PLANNING BOARD

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角晉德道 333 號北角政府合署 15 樓

5603

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 3/1-DB13

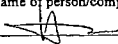
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

管束，因為可以增加周圍需要及車位做入

「提意見人」姓名/名稱 Name of person/company making this comment 梁嘉麟

簽署 Signature



日期 Date

23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角流華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk,

5604

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Badco

日期 Date

Badco Chu
21/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5605

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Sharon Lee

簽署 Signature Lee

日期 Date 26-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5606

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

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

711 - DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

贊成。因為可以增加房屋需要及庫房收入。

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

陳玉芳

簽署 Signature

Amy

日期 Date

23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5607

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

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

711-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

答我，可以提供綠化的環境，給居民及增加就業機會。

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

簽署 Signature

丁美琦

日期 Date

23-12-2016

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5608

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

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

411 - DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

釐成可以提銜造政策給市民就業機會

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

簽署 Signature

周敏怡

日期 Date

23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5610

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

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

YI-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

十分贊同

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

簽署 Signature

日期 Date

潘正榮

23/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5609

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

K.C.

日期 Date

Kelvin Choi
26-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5611

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

有關的規劃申請編號 The application no. to which the comment relates Y11-DB/13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

「提意見人」姓名/名稱 Name of person/company making this comment 黃禮祥

簽署 Signature 黃禮祥

日期 Date 22/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5612

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Josephine Lai

Josephine Lai
29/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5613

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

有關的規劃申請編號 The application no. to which the comment relates 311-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持更多康樂設施及綠化環境

「提意見人」姓名／名稱 Name of person/company making this comment Phai Hai Sha

簽署 Signature  日期 Date 22-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5614

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Becky Lo

簽署 Signature Becky

日期 Date 21/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5615

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

有關的規劃申請編號 The application no. to which the comment relates Y11-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

李

日期 Date

23.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5616

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Joey Poon
Joey

Joey Poon
16-12-16

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5617

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

有關的規劃申請編號 The application no. to which the comment relates 411-0B13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

譚成建居

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

李凱華

簽署 Signature

李凱華

日期 Date

23/12/16

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5618

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Bary Chan
27/12/16

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5619

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

411-DB/13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

發成：能夠提供住家及就業機會

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

簽署 Signature



日期 Date

Geo Kim Took
22-12-2016



致城市規劃委員會秘書：

5620

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment FLORENCE HO

簽署 Signature Florence

日期 Date 28-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5622

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

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

711-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

發展是大道理, 一應以否以發展 執管責成 責成 應也。
不亦不亦只顧 發展, 而沒有這項 環保, 時會
對這 發展 造成 阻礙, 需要 在 發展 之外, 更 加 注
重 環境 保護。

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

簽署 Signature

日期 Date

何嘉雲 /okate
23-12-2016



致城市規劃委員會秘書：

5621

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Terrence Wong

26-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5623

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

有關的規劃申請編號 The application no. to which the comment relates 2 4/11-DB/13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I'M VERY HAPPY TO DEVELOPE LAND BEHIND THE PIER.
THE DEVELOPMENT IS VERY IMPORTANT TO THE PEOPLE
AND ENVIRONMENTAL PROTECTION AND A TRAFFIC FACILITIES
MAKE A BALANCE

「提意見人」姓名/名稱 Name of person/company making this comment CHUNG, JOHN

簽署 Signature [Signature]

日期 Date 23-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

5624

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Sandy Shum

Sandy

26-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5625

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

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

Y11 - DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

請鑰成, 可以增加住家單位, 及就業機會

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

簽署 Signature

日期 Date

陳志強

23-12-2016

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5626

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

有關的規劃申請編號 The application no. to which the comment relates 511-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

讚成, 可以增加住宅單位, 及就業機會.

「提意見人」姓名/名稱 Name of person/company making this comment 蔣栢熾

簽署 Signature 蔣栢熾 日期 Date 23-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5627

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

有關的規劃申請編號 The application no. to which the comment relates 9/11-DB/13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

王登龍

「提意見人」姓名/名稱 Name of person/company making this comment 王登龍

簽署 Signature 王登龍 日期 Date 23/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5628

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Siu

日期 Date

Vincy Siu
26/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5629

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

有關的規劃申請編號 The application no. to which the comment relates Y/1-0B/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

李榮成

「提意見人」姓名／名稱 Name of person/company making this comment 李榮成

簽署 Signature 李榮成 日期 Date 2016-12-23



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5630

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

有關的規劃申請編號 The application no. to which the comment relates 7/1 - DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

李贊基

「提意見人」姓名/名稱 Name of person/company making this comment 潘屋亞
簽署 Signature *Pan* 日期 Date 23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5631

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Jacky Leung

簽署 Signature

Jacky Leung

日期 Date

24-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5632

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/11 - D13/13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持

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

簽署 Signature

日期 Date

張祖華

23/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5633

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

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

Y11-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

馮志強

簽署 Signature

馮

日期 Date

22-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5634

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Francis

日期 Date

Francis Yik
26-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5635

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

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

311-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

姚志聰

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

鄧志聰

簽署 Signature

姚志聰

日期 Date

23-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5636

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

有關的規劃申請編號 The application no. to which the comment relates Y/1-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Bowie

日期 Date

26-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5637

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

有關的規劃申請編號 The application no. to which the comment relates 7/11-DB/13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

贊成

「提意見人」姓名/名稱 Name of person/company making this comment Dr. KH Fui
簽署 Signature Wilson Pan 日期 Date 23-12-16



致城市規劃委員會秘書：

5638

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Cheng

Choe Lei
27-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbd@pland.gov.hk

5639

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: tpbd@pland.gov.hk

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

Y11-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

贊成

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

Hui Chi Shuen

簽署 Signature

Paul Hui

日期 Date

23.12.16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5640

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y11 - DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

起身的屋人有屋自如 鑄造

「提意見人」姓名/名稱 Name of person/company making this comment 鄭振東

簽署 Signature CHENG CHUN TUNG 日期 Date 23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5641

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Edmond Lee

簽署 Signature [Signature]

日期 Date 24-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5642

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

有關的規劃申請編號 The application no. to which the comment relates Y11 - DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

增加樓房設置

「提意見人」姓名/名稱 Name of person/company making this comment Chris RA Shing

簽署 Signature Peter Shing 日期 Date 23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5643

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Angel Ho

簽署 Signature Angel Ho

日期 Date 23-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5644

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

有關的規劃申請編號 The application no. to which the comment relates 511-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

增加就業機會 贊成

「提意見人」姓名/名稱 Name of person/company making this comment Sing Ng Wah

簽署 Signature Sing 日期 Date 13-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5645

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Ho Siu Yan

簽署 Signature

日期 Date 26-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5646

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

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

Y/1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持，有助於經濟發展，方便市民生活品質需求，
及提高。

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

簽署 Signature

日期 Date

23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5647

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Karin

日期 Date

21/12/16

RECEIVED
3 0 DEC 2016
Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5648

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

有關的規劃申請編號 The application no. to which the comment relates 711-DB13

意見詳情 (如有精要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持 增加標字號碼

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

簽署 Signature

日期 Date

伍日榮

RECEIVED

30 DEC 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5649

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

有關的規劃申請編號 The application no. to which the comment relates 711 - 0313

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

增加綠化機會, 發展用地。支持

「提意見人」姓名/名稱

簽署 Signature

Name of person/company making this comment

董俊傑

日期 Date

22-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5650

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Tanel Cheng
25-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5651

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

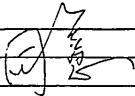
By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y11 - DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

陳靜

22-12-16





致城市規劃委員會秘書：

5652

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 41-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

增加土地發展及使用, 增加就業機會, 支持

「提意見人」姓名/名稱 Name of person/company making this comment 徐文杰

簽署 Signature [Signature] 日期 Date 22-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5653

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

Peggy Chung

日期 Date

27/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5654

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

有關的規劃申請編號 The application no. to which the comment relates Y11-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成, 建造一些公屋, 可讓更多中下層
人士早些上樓, 以減輕市民經濟
負擔。

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

簽署 Signature

陽梅

日期 Date

23-12-11





致城市規劃委員會秘書：

5655

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbd@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: tpbd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y11-DB13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持, 土地問題, 可建多些房屋, 解決沒
層性的居民, 可早些有層住。

「提意見人」姓名/名稱 Name of person/company making this comment 郭妙嫻

簽署 Signature KAB 日期 Date 23-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5656

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Jacky Wong

簽署 Signature Jacky 日期 Date 28-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5658

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

3/E-DB/13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持土地政建

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

張志強

簽署 Signature

日期 Date

23-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbd@pland.gov.hk

5657

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: tpbd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y11-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

同意

增加密度

ob das ying

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

簽署 Signature

日期 Date

ob 22-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5659

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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Kitty Leung
27-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5660

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

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

Y1E-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人同意計劃，因為這樣可集中人類居住，形成無形的社會鍊，當微少的社會鍊合成就有強大的推動力，令人類進步，但祇要有適當的綠化環境，就可。

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

SO WAI MAAT

簽署 Signature

蘇偉明

日期 Date

22-12-16



致城市規劃委員會秘書：

5661

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well-thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Paul Ng
20/12/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5662

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 111-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持土地改子來，少管加排字數

「提意見人」姓名/名稱 Name of person/company making this comment 17/11/16 CH12 K27

簽署 Signature 11

日期 Date



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5663

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

「提意見人」姓名/名稱 Name of person/company making this comment Alex Choi

簽署 Signature Alex

日期 Date 26-12-2016



致城市規劃委員會秘書：

5664

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates Y/-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Yvonne Fu

26-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5666

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

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

7/1-DB/13

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet, if necessary)

贊成 因可提供就業機會增加單位供應及居住人口可
帶動區內發展

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

簽署 Signature

[Signature]

日期 Date

Alan A. J. S. Wong

2016 DEC 27



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角滙華道 333 號北角政府合署 15 樓

5665

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/I-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持。可改善社區設施和服務及
增加單位供應。

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

So Chi King

簽署 Signature



日期 Date

22-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5667

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

有關的規劃申請編號 The application no. to which the comment relates Y/T-DB/3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

住屋供應增加及向服務配套也一樣改善支持

「提意見人」姓名/名稱 Name of person/company making this comment 袁基華

簽署 Signature

袁基華

日期 Date

22/12/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5668

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

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

簽署 Signature

日期 Date

Chris Lee

Chris Lee
27-12-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5669

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

有關的規劃申請編號 The application no. to which the comment relates 4/1/287

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Support the plan. I think it
should attract the other people
to come and live there.
at the place it beautified and
suitable for the retired person
live here.

「提意見人」姓名/名稱 Name of person/company making this comment MUHAMMAD AFZAL PUP1

簽署 Signature

[Signature]

日期 Date

22-12-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5670

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

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

Y/E-DB13

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持發展。

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

簽署 Signature

日期 Date

劉廣芳

2016/12/22





致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5671

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

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

Y/1-DB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持發展

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

MARK TAK MAN

簽署 Signature

[Handwritten signature]

日期 Date

2016.12.22



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

5672

傳真：2877 0245 或 2522 8426

電郵：tpbpd@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

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

Y/TDB/3

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

建議政府，因政府在東大嶼山發展
故此地方亦要加強發展，以可予
與各界人士，因此地方適合退休人士
居住。

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

Sam Cheung

簽署 Signature



日期 Date

2016-12-22

RECEIVED

30 DEC 2016

Town Planning
Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5673

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

有關的規劃申請編號 The application no. to which the comment relates 41-5813

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

1) 本人同意擴大小蠔灣水務及污水處理
計劃改善污水處理因為大嶼山子斷
發展, 因為都係政府發展大嶼山, 變掉
大壘大壘

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

簽署 Signature

KL

日期 Date

KWONG SUI HUNG
2016-12-22



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

5675

傳真：2877 0245或2522 8426

電郵：tpbpd@pland.gov.hk

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

周詠濤

聯絡 (地址/電郵/傳真/):



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

5674

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 黃紅珍

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5676

第 12A 條·規劃申請編號 Y/I-DB/3
公眾意見·愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：林敏之

聯絡(地址/電郵/傳真/):



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

5677

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

馮玉濤

聯絡 (地址/電郵/傳真/):



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

5678

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: MARLOXA MANALON

Contact (address/ email/ fax): [REDACTED]



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

5679

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Elizabeth D. Guzman

Contact (address/ email/ fax): 



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

5680

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Hartwick (Hartwick)

Contact (address/ email/ fax): 



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

5681

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

胡 焜 威

聯絡 (地址/電郵/傳真):



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

5683

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：Helena Tong

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5682

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 鄭金嫦

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5684

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Chow Wai heung

Contact (address/ email/ fax): _____



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

5685

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Bowie Lee
Contact (address/ email/ fax): [REDACTED]



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

5687

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

聯絡 (地址/電郵/傳真/):

RECEIVED

30 DEC 2016

Town Planning
Board

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

5686

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: SAMUEL TSANG

Contact (address/ email/ fax): _____



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

5688

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Paul Chan

Contact (address/ email/ fax): [REDACTED]



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

5689

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Jim Hung Kin

Contact (address/ email/ fax): 



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

5691

第 12A 條 - 規劃申請編號 Y/1-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

戴國民

聯絡(地址/電郵/傳真/):



RECEIVED

30 DEC 2016

Town Planning
Board

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

5690

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: _____

Contact (address/ email/ fax): _____



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

5692

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：陳良

聯絡 (地址/電郵/傳真/):

RECEIVED

30 DEC 2016

Town Planning
Board

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

5693

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

徐玉芬

聯絡 (地址/電郵/傳真/):

RECEIVED

30 DEC 2016

Town Planning
Board

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

5695

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：_____



聯絡 (地址/電郵/傳真/): _____



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

5694

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

盧志華

聯絡 (地址/電郵/傳真/):

RECEIVED

30 DEC 2016

Town Planning
Board

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


5696

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 霍樹基

聯絡 (地址/電郵/傳真/): 



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

5697

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：羅鴻

聯絡(地址/電郵/傳真/): [REDACTED]



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

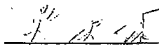
5699

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：



聯絡 (地址/電郵/傳真/):





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

5698

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 陳妙嫻

聯絡 (地址/電郵/傳真/): [REDACTED]



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


5700

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: OSCAR WONG

Contact (address/ email/ fax): 



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

5701

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

叶俊玲

聯絡 (地址/電郵/傳真/):



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

5702

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: F. D. Wong

Contact (address/ email/ fax):



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

5703

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: TANG SHUN YUET

Contact (address/ email/ fax): 



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

5704

第 12A 條 - 規劃申請編號 Y/I-D8/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：Paul Hui

聯絡 (地址/電郵/傳真/):



七角

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

5705

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小欖灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： DELYS Chan

聯絡 (地址/電郵/傳真/): [REDACTED]



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

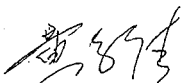
5707

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：



聯絡 (地址/電郵/傳真/):



RECEIVED

30 DEC 2015

Town Planning
Board

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

5706

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

Elaine Lee

聯絡 (地址/電郵/傳真):

RECEIVED

30 DEC 2016

Town Planning
Board

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

5708

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Wang Man Wa

聯絡 (地址/電郵/傳真/): _____



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

5709

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

甄宇輝

聯絡 (地址/電郵/傳真/):

[REDACTED]

RECEIVED

30 DEC 2016

Town Planning
Board

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

5711

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

周永新

聯絡 (地址/電郵/傳真/):



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

5710

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

胡志輝

聯絡(地址/電郵/傳真)：



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

5712

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Wah Cheng Kwok Wah

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5713

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： CEDRIC LO

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5715

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：Row Wing Ching

聯絡 (地址/電郵/傳真): 



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


5714

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小孃灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： CHIK POON MAN

聯絡 (地址/電郵/傳真/): 



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

5716

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：_____

梁有權

聯絡 (地址/電郵/傳真/): _____

RECEIVED

30 DEC 2016

Town Planning
Board

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：tpbd@pland.gov.hk

5717

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Tse Yip WONG

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5719

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小嶼灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：陳志明

聯絡 (地址/電郵/傳真/):



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

5718

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：Jacky Lam YIP Sau

聯絡 (地址/電郵/傳真/)：[REDACTED]



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

5720

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小壕灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

易白友

聯絡 (地址/電郵/傳真/):



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

5721

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

King Tin Po

聯絡 (地址/電郵/傳真):

[REDACTED]



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

5723

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：WONG HOI-CHONG

聯絡 (地址/電郵/傳真/): _____



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

5722

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 梁維何

聯絡 (地址/電郵/傳真): 



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

5724

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：



聯絡 (地址/電郵/傳真):





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

5725

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Susanna Wong

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5727

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

葉香蓮

聯絡 (地址/電郵/傳真/):



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

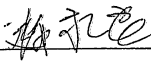
5726

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：



聯絡 (地址/電郵/傳真/):



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

5728

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

陳生文

聯絡 (地址/電郵/傳真/):



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

5729

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 黃煜光

聯絡 (地址/電郵/傳真/): 



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

5731

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小鑊灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 李卓人

聯絡 (地址/電郵/傳真/): _____



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

5730

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小欖灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：林國光

聯絡 (地址/電郵/傳真/):



17

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

5732

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Sam Wong

聯絡 (地址/電郵/傳真/): 



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

5733

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小嶼灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

聯絡 (地址/電郵/傳真/):



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

5735

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Cherry Lau

Contact (address/ email/ fax): 



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

5734

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：_____

聯絡 (地址/電郵/傳真/): _____



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

5736

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Mr. Kwong

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5737

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

華

聯絡 (地址/電郵/傳真/):



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

5739

傳真：2877 0245或2522 8426

電郵：tpbpd@pland.gov.hk

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

周永祥

聯絡 (地址/電郵/傳真/):



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

5738

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： W. Tse

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5740

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: TERESITA T. BALMORES

Contact (address/ email/ fax): _____



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

5741

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Chloe Chan

Contact (address/ email/ fax): [REDACTED]



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

5743

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 陳木根

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5742

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

尹仲仁

聯絡 (地址/電郵/傳真/):

[REDACTED]



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

5744

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Katie Wong

Contact (address/ email/ fax): [REDACTED]



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


5745

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Kenneth Lau

聯絡 (地址/電郵/傳真/): 



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

5747

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

蔡國威

聯絡 (地址/電郵/傳真)： _____



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

5746

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Felicis Lam

Contact (address/ email/ fax): 



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

5748

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Celine Wong

聯絡 (地址/電郵/傳真/): _____



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

5749

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: _____

LAM TAI

Contact (address/ email/ fax): _____



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

5751

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Mrs. Wong

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5750

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Jennifer Lam

Contact (address/ email/ fax): 



Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax 2577 0245 and 2522 8426
Email: tpbd@pland.gov.hk

5752

Section 12A Application No. Y1-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Wing Lau

Contact (address/ email/ fax): 



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

5753

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

黃伙騰

聯絡 (地址/電郵/傳真/):



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

5755

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Wu Tan Hung

聯絡 (地址/電郵/傳真/): _____



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

5754

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： Vanessa Chan

聯絡 (地址/電郵/傳真/): _____



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

5756

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 詹瑞歡

聯絡 (地址/電郵/傳真): _____



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

5757

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay


I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Bianca Ng

Contact (- address/ email/ fax): [REDACTED]





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

5759

Section 12A Application No. Y1-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: *W. H. Lee*

Contact (address/ email/ fax): 



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

5758

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 嚴子強

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5760

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：Becky Chau

聯絡 (地址/電郵/傳真)



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

5761

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：_____

聯絡 (地址/電郵/傳真/): _____



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

5763

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: LAW TUN YU

Contact (address/ email/ fax): 



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

5762

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：柯奎翊

聯絡 (地址/電郵/傳真/):



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

5764

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：林藻新

聯絡 (地址/電郵/傳真/):



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

5765

傳真：2877 0245或2522 8426

電郵：tpbpd@pland.gov.hk

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：李淑媛

聯絡 (地址/電郵/傳真/):





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

5787

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：李冠文

聯絡 (地址/電郵/傳真/):



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

5786

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Domine Lau

Contact (address/ email/ fax): _____



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

5768

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：李以軒

聯絡(地址/電郵/傳真/): [REDACTED]



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

5769

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 李志文

聯絡 (地址/電郵/傳真/): [REDACTED]





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

5771

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小環灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：潘灼燦

聯絡(地址/電郵/傳真): [REDACTED]



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

5770

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：何振宇

聯絡 (地址/電郵/傳真/):



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

5772

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 劉金瓚

聯絡 (地址/電郵/傳真/): _____



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

5773

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務，提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 楊榮貴

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5775

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

梁凱華

聯絡 (地址/電郵/傳真/):



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

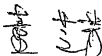
5774

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：



聯絡 (地址/電郵/傳真/):



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

5776

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 吳太平

聯絡 (地址/電郵/傳真/): _____



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

5777

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 朱劍儀

聯絡 (地址/電郵/傳真/): [REDACTED]



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


5779

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：陳國權

聯絡 (地址/電郵/傳真/)： 



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

5780

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

鄧再興

聯絡 (地址/電郵/傳真/):



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

5781

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：戴婉玲

聯絡 (地址/電郵/傳真/):



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

5783

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：_____

劉金蓉

聯絡 (地址/電郵/傳真/): _____



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

5782

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

林 丕 琛

聯絡 (地址/電郵/傳真/):



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


5784

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: JIM MAN HEI

Contact (address/ email/ fax): 



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

5785

Section 12A Application No.Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: C.W.

Contact (address/ email/ fax): 





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

5787

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：劉發仁

聯絡 (地址/電郵/傳真/):

[REDACTED]



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

5786

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Calla Wan

Contact (address/ email/ fax):



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

5788

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：陳楚光

聯絡 (地址/電郵/傳真/): [REDACTED]



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

5789

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：

陳少娟

聯絡 (地址/電郵/傳真/):



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

5791

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名： 余旭池

聯絡 (地址/電郵/傳真/): _____




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

5790

Section 12A Application No. Y/I-DB/3
Public comment- application at Area 10b, Discovery Bay

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments.

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

Name: Edith Aprilia Ratna Sri 

Contact (address/ email/ fax): 



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

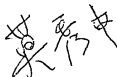
5792

第 12A 條 - 規劃申請編號 Y/I-DB/3
公眾意見-愉景灣第 10b 區發展計劃

這個在私人土地的工程項目進行了十分詳盡及廣泛的規劃、諮詢和影響評估，以低密度發展改善社區設施和服務、提供更多休憩空間，本人十分支持。

至於供水和污水處理方案，雖然發展商展示了建議的可行性，但我認為政府應該以公平公正原則，在發展大嶼山時，考慮擴大小蠔灣水務及污水處理廠處理能力至覆蓋整個愉景灣。

姓名：



聯絡 (地址/電郵/傳真/):



寄件者:
寄件日期:
收件者:
主旨:

28日12月2016年星期三 23:51
tbpd@pland.gov.hk
Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016

5793

To whom it may concern,

As the husband of the owner of [REDACTED] [REDACTED] [REDACTED] Road, I wish to object against Application Y/I-DB/3 Area 10b. The baseline situation is that DB sewage goes through the tunnel to a Government sewage treatment works at Siu Wan O, the capacity of which places a limit on DB sewage up to our theoretical 25,000 population. The full capacity will be taken up by the developments already agreed, in particular from unbuilt projects near the North Plaza. The HKR Application creates problems, because HKR is pushing beyond the planned population and infrastructure.

There is also the question of the different types of output depending on the sewage treatment process. This sewage treatment output will end up in the calm waters around Discovery Bay.

Specifically for 10b, La Costa, Peninsula, and La Serene. There must be concern for the 1100 cu m. flowing every day into Nim Shui Wan.

(of) Points of environmental concern in the Application and submissions include:

- a new sewage plant will be built
- total inorganic nitrogen [TIN] limit quality to be minimised
- standby sewage tankers
- reclamation and dredging are proposed
- discharge has been minimised as much as practicable to ensure the increase in TIN is minimised
- most of the concentrations would comply with the relevant criteria
- the dredging works for the outfall and for the navigation channel
- the discharge is away from the fish culture zones
- water quality will comply with relevant criteria
- the effluent discharge would have certain impact on the marine ecology
- 118 trees to be felled 169 trees to be felled
- air quality relatively low traffic volume

This is enough for me to believe we would move towards a worse environment. This is also inconsistent with the Government's recent:

150 million HKD Biodiversity Strategy and Action Plan
<https://www.hongkongfp.com/2016/12/21/hong-kong-govt-announces-first-biodiversity-strategy-and-action-plan/>

Yours faithfully,
Brian Bunker

tpbpd

寄件者: William Matthew [REDACTED]
寄件日期: 28日12月2016年星期三 23:53
收件者: tpbpd@pland.gov.hk
主旨: Fwd: Application No. Y1-DB/3 Area 10b - amendments dated 29th November 2016

5794

To whom it may concern,

As the son of [REDACTED] I wish to object against Application Y/1-DB/3 Area 10b. The baseline situation is that DB sewage goes through the tunnel to a Government sewage treatment works at Siu Wan O, the capacity of which places a limit on DB sewage up to our theoretical 25,000 population. The full capacity will be taken up by the developments already agreed, in particular from unbuilt projects near the North Plaza.

The HKR Application creates problems, because HKR is pushing beyond the planned population and infrastructure.

There is also the question of the different types of output depending on the sewage treatment process. This sewage treatment output will end up in the calm waters around Discovery Bay.

Specifically for 10b, La Costa, Peninsula, and La Serene. There must be concern for the 1100 cu m. flowing every day into Nim Shui Wan.

Points of environmental concern in the Application and submissions include:

- a new sewage plant will be built
- total inorganic nitrogen [TIN] limit quality to be minimised
- standby sewage tankers
- reclamation and dredging are proposed
- discharge has been minimised as much as practicable to ensure the increase in TIN is minimised
- most of the concentrations would comply with the relevant criteria
- the dredging works for the outfall and for the navigation channel
- the discharge is away from the fish culture zones
- water quality will comply with relevant criteria
- the effluent discharge would have certain impact on the marine ecology
- 118 trees to be felled 169 trees to be felled
- air quality relatively low traffic volume

This is enough for me to believe we would move towards a worse environment. This is also inconsistent with the Government's recent:

150 million HKD Biodiversity Strategy and Action Plan
<https://www.hongkongfp.com/2016/12/21/hong-kong-govt-announces-first-biodiversity-strategy-and-action-plan/>

Yours faithfully,

Antony Bunker

tpbpd

寄件者: james william [REDACTED]
寄件日期: 28日12月2016年星期三 23:55
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/1-DB/3 Area 10b - amendments dated 29th November

5795

To whom it may concern,

As the son of [REDACTED] [REDACTED] [REDACTED] [REDACTED] I wish to object against Application Y/1-DB/3 Area 10b. The baseline situation is that DB sewage goes through the tunnel to a Government sewage treatment works at Siu Wan O, the capacity of which places a limit on DB sewage up to our theoretical 25,000 population. The full capacity will be taken up by the developments already agreed, in particular from unbuilt projects near the North Plaza.

The HKR Application creates problems, because HKR is pushing beyond the planned population and infrastructure.

There is also the question of the different types of output depending on the sewage treatment process. This sewage treatment output will end up in the calm waters around Discovery Bay.

Specifically for 10b, La Costa, Peninsula, and La Serene. There must be concern for the 1100 cu m. flowing every day into Nim Shui Wan.

Points of environmental concern in the Application and submissions include:

- a new sewage plant will be built
- total inorganic nitrogen [TIN] limit quality to be minimised
- standby sewage tankers
- reclamation and dredging are proposed
- discharge has been minimised as much as practicable to ensure the increase in TIN is minimised
- most of the concentrations would comply with the relevant criteria
- the dredging works for the outfall and for the navigation channel
- the discharge is away from the fish culture zones
- water quality will comply with relevant criteria
- the effluent discharge would have certain impact on the marine ecology
- 118 trees to be felled 169 trees to be felled
- air quality relatively low traffic volume

This is enough for me to believe we would move towards a worse environment. This is also inconsistent with the Government's recent:

150 million HKD Biodiversity Strategy and Action Plan

<https://www.hongkongfp.com/2016/12/21/hong-kong-govt-announces-first-biodiversity-strategy-and-action-plan/>

Yours faithfully,

James Bunker

寄件者: [REDACTED]
寄件日期: 29日12月2016年星期四 8:32
收件者: Tpbpd
主旨: Fw: APPLICATION Y/I-DB/3 Area 10b

5796

Further comments:

Subject: APPLICATION Y/I-DB/3 Area 10b

The Town Planning Board:
Application Y/I-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) . The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a **holistic view** in mind ; this proposed development as well as the application Y/I-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. **So it is IMPERATIVE , besides looking at each application separately the TPB must also look at both applications of the HKR together to make a good judgement when they ask DB owners and residents to "bear" .**

4

In area 10b - same as it is proposed in area 6f - to build a **sewage treatment plant** quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution " ; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT; DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING

LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS. IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c) adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments. THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c) the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN *NIM SHUE WAN VILLAGE* MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S *REFUSE RECEIVING STATION* PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident



5796

Thomas Gebauer

tbpd

收件者: Lulu Bechgaard Lisse [REDACTED] 5797
寄件日期: 29日12月2016年星期四 16:41
收件者: tbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; ATT00023.htm; APPLICATION_Y_I-DB_3 Area 10b.pdf; ATT00026.htm

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 -
OBJECTION

Dear Sir or Madam,

*I am a Hillgrove Village owner of the flat 2C Glamour Court,
I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.*

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself.

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Best regards

Lulu Kirstine Bechgaard Lisse
[REDACTED]
[REDACTED]

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "*To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay*". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "*In summary, the Further Information relates to the following issues:*

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "*This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32*".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B *"Guidelines – for submission of comments on various applications under the Town Planning Ordinance"*. The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal *"is considered not an efficient sewage planning strategy"*.
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are **not** available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. **All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.**

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information** which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

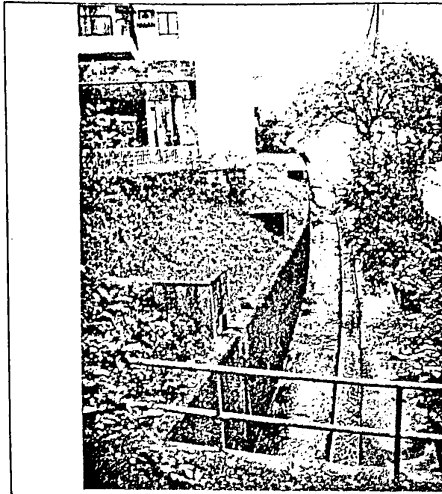
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

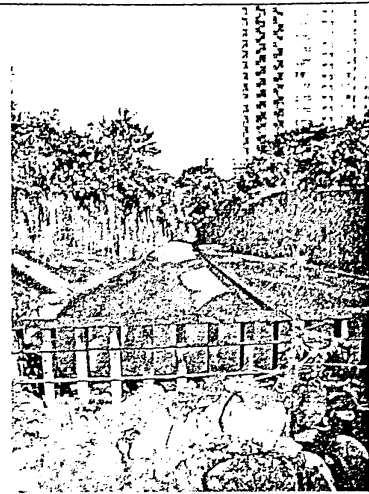
D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m3 per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



View of the open nullah looking upstream past Hillgrove Village



View of the open nullah looking downstream towards Hillgrove Village

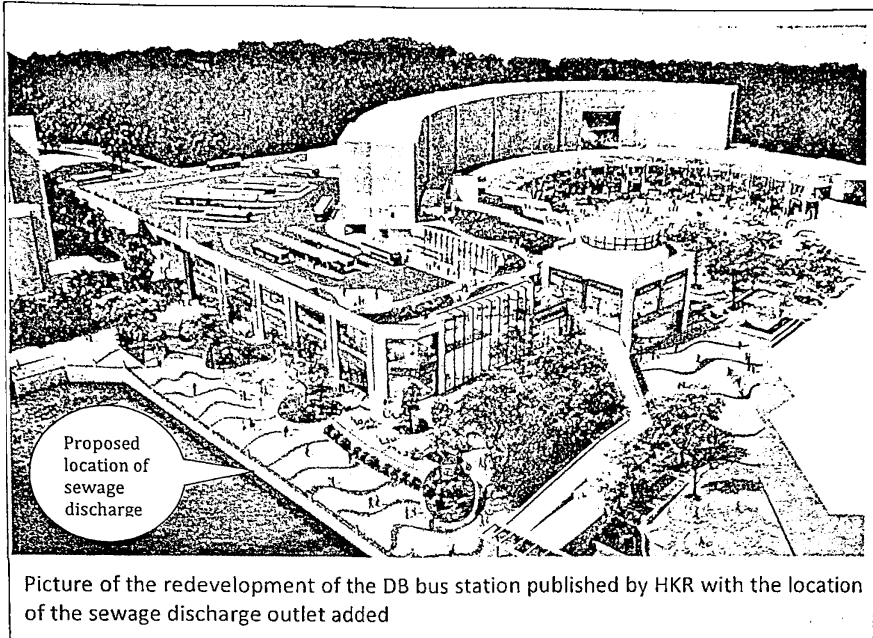
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. **We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.**
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? **Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.**
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D "*CORMIX model output*" to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the "*REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE*".
5. The full name of the model is "*CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007*". It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.

G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT

1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G "*Revised Study on Drainage, Sewerage and Water Supply*", paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy”.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. **Only in its third and fourth submissions was the subject of emergency arrangements addressed.** These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No. 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. **Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.**
4. **Also the only access to Pumping Station No. 1** (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. **Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.**
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. **There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations.** In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? **HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.**

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. **HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.**
2. **Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.**

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33

Reply-To: [REDACTED]
To: Edwin Rainbow <[REDACTED]>

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.
Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a **holistic view** in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay. and whether all the DB service facilities are sufficient to support such developments. **So it is IMPERATIVE , besides looking at each application separately the TPB must also look at**

both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear" .

4
In area 10b - same as it is proposed in area 6f - to built a **sewage treatment plant** quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.
The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.
It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.
To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution " ; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.
As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each

other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED. .

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN *NIM SHUE WAN VILLAGE* MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S *REFUSE RECEIVING STATION* PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident



tpbpd

寄件者: Martyn Keen [REDACTED]
寄件日期: 29日12月2016年星期四 16:59
收件者: tpbpd@pland.gov.hk 5798
主旨: Application No. Y/L-DB/3 Area 10b
附件: APPLICATION Y_1-DB_3 Area 10b.pdf; B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf

I am a Hillgrove Village owner I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach [B.PVOC for both and pick either 6f or 10b as appropriate] the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself.

OBJECT TO THE ABOVE APPLICATION

Martyn Keen
[REDACTED]

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.
2. The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).
3. The modelling scenarios of effluent dispersion.

The additional 440 m³ per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B *"Guidelines – for submission of comments on various applications under the Town Planning Ordinance"*. The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are **not** available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information** which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD **has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands**, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

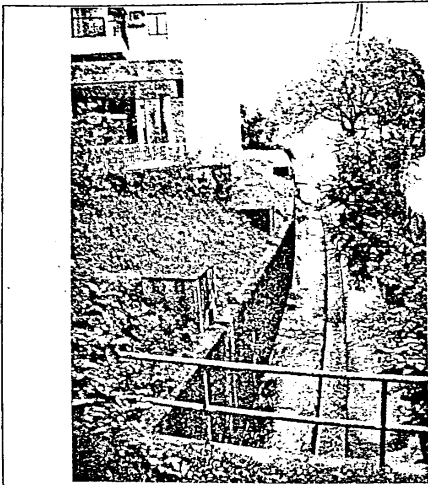
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

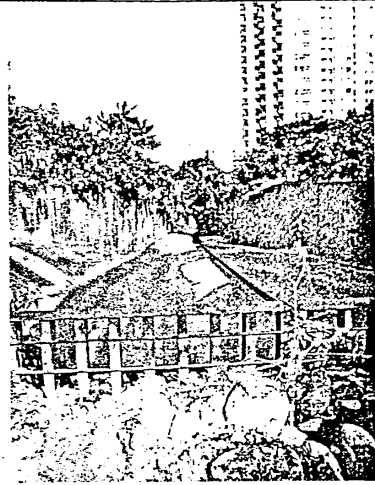
D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



View of the open nullah looking upstream past Hillgrove Village



View of the open nullah looking downstream towards Hillgrove Village

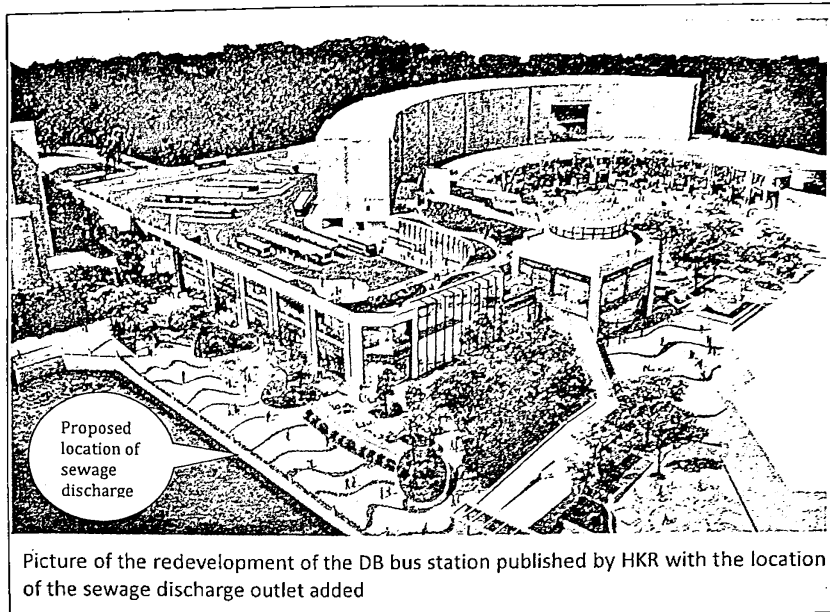
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. **We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.**
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Picture of the redevelopment of the DB bus station published by HKR with the location of the sewage discharge outlet added

Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D "*CORMIX model output*" to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
5. The full name of the model is "*CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007*". It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.

G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT

1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G "*Revised Study on Drainage, Sewerage and Water Supply*", paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

of so this decentralized scheme is considered not an efficient sewage planning strategy”.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. **Only in its third and fourth submissions was the subject of emergency arrangements addressed.** These include: dual feed power supply for the STW; “suitable backup” of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. **Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.**
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that **this issue of access be addressed by HKR and the Lands Department.**
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

For info Fw: APPLICATION Y/I-DB/3 Area 10b

[REDACTED]
[REDACTED]
29 December 2016 at
08:33

Reply-To: [REDACTED]
To: Edwin Rainbow <[REDACTED]>

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
(sent: Wednesday, 28 December 2016, 16:32)
Subject: Fw: APPLICATION Y/I-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/I-DB/3 Area 10b

The Town Planning Board:
Application Y/I-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.
Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a **holistic view** in mind ; this proposed development as well as the application Y/I-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay. and whether all the DB service facilities are sufficient to support such developments. So it is **IMPERATIVE** , besides looking at each application separately the TPB must also look at

both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear" .

4

In area 10b - same as it is proposed in area 6f - to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident



Thomas Gebauer

tpbpd

寄件者: Morten Lisse [REDACTED]
寄件日期: 29日12月2016年星期四 16:33
收件者: tpbpd
主旨: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; ATT00014.htm; APPLICATION_Y_I-DB_3 Area 10b.pdf; ATT00017.htm

5799

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

Dear Sir or Madam,

*I am a Hillgrove Village owner at [REDACTED]
I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.*

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself.

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Morten Lisse
[REDACTED]

Morten Lisse
[REDACTED]

[REDACTED]

[REDACTED]

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "*To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay*". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "*In summary, the Further Information relates to the following issues:*

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "*This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32*".

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments thereby avoiding having to

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. **All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.**

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information** which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

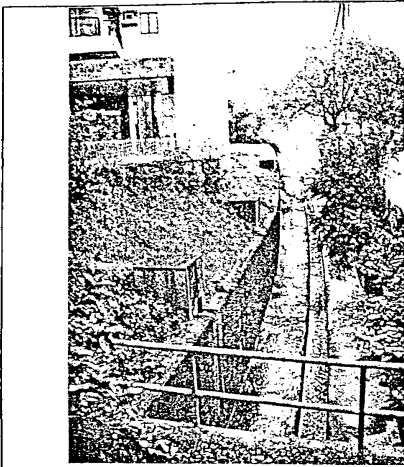
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

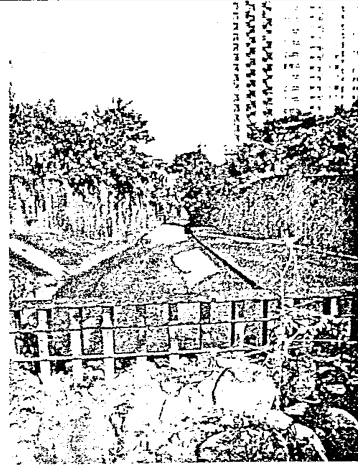
D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



View of the open nullah looking upstream past Hillgrove Village



View of the open nullah looking downstream towards Hillgrove Village

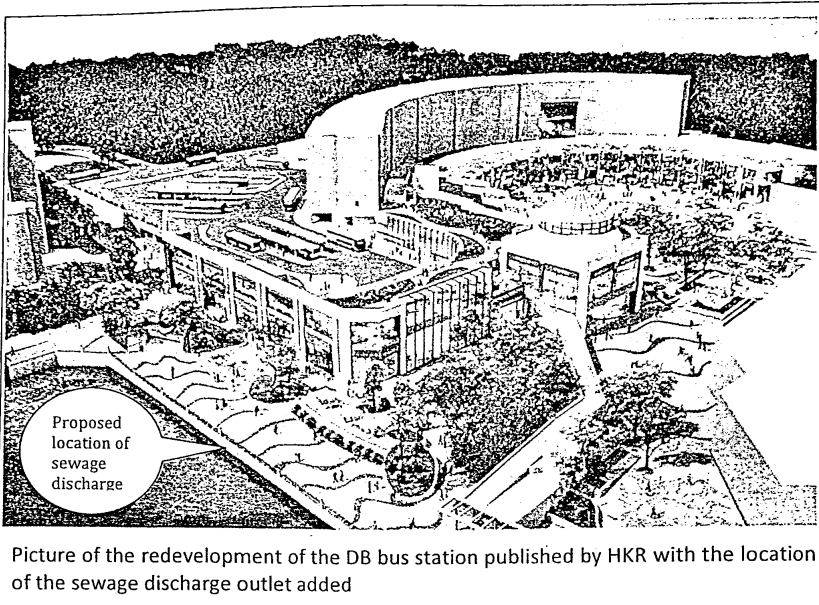
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. **We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.**
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? **Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.**
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.

5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.

G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT

1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewerage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy”.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. **Only in its third and fourth submissions was the subject of emergency arrangements addressed.** These include: dual feed power supply for the STW; “suitable backup” of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. **Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.**
4. Also the **only access to Pumping Station No. 1** (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that **this issue of access be addressed by HKR and the Lands Department.**
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. **There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations.** In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? **HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.**

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. **HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.**
2. **Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.**

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at 08:33

Reply-To: [REDACTED]
To: Edwin Rainbow <[REDACTED]>

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8,000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay. and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear" .

4

In area 10b - same as it is proposed in area 6f - to built a **sewage treatment plant** quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in "Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

in the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S *REFUSE RECEIVING STATION* PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident



Thomas Gebauer

寄件者: Jim Hood
 寄件日期: 29日12月2016年星期四 17:36
 收件者: tpbpd@pland.gov.hk
 主题: APPLICATION Y/IDB/3 Area 10b

5300

Subject: APPLICATION Y/IDB/3 Area 10b

The Town Planning Board: Application Y/IDB/3 Area 10b

1. I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.

2. Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) . The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3. Due to this unique situation, any changes must be judged by the TPB / PLAND with a **holistic view** in mind ; this proposed development as well as the application Y/IDB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. **So it is IMPERATIVE , besides looking at each application separately the TPB must also look at**

both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear" .

4. In ^{cent} area 10b same as it is proposed in area 6f to build a **sewage treatment plant** quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour .

To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/IDB/2 area 6f to be deferred already on the grounds of the sewage treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5. The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue

Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite selfdefeating : Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluentdischarge to the close by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HKwaters and around, we are facing already many types of pollution; in regard to forwardlooking planning , it is important to consider " the straw which breaks the camel's back ".

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau

effluent must be considered as "potentially polluting" . Not even to mention the matter of storm surge , backflow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION: Aims of Environmental Planning 2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/IDB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM, RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-

(c) adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO YI-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB, TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILLPLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF "SUITABLY SITED ENVIRONMENTAL FACILITIES" 2.2.2

(c) the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE, DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ONSITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing northeasterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE "BACK"! BECAUSE OF THIS IMPEDIMENT TO AIRCIRCULATION WE ALREADY FACE EXTRA AIRPOLLUTION (

MARINE/FERRY DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS, LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The waterbased developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS: NIM SHUE WATERS ARE CALM, LITTLE TIDAL-STREAM ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY. POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING,

THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE HANDLING , SEPARATING , SORTING FOR RECYCLING AND REUSE.

9
IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

5800

James hood

owner/resident

email: 

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Jim Hood
29日12月2016年星期四 17:36
tpbpd@pland.gov.hk
APPLICATION Y/IDB/3 Area 10b

5801

Subject: APPLICATION Y/IDB/3 Area 10b

The Town Planning Board: Application Y/IDB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) where major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a **holistic view** in mind ; this proposed development as well as the application Y/IDB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. **So it is IMPERATIVE , besides looking at each application separately the TPB must also look at**

both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear" .

4

In ^{addition} ~~addition~~ 10b same as it is proposed in area 6f to build a **sewage treatment plant** quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour .

To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/IDB/2 area 6f to be deferred already on the grounds of the sewage treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue

Wan, which should be considered "quasi typographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite selfdefeating : Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent discharge to the close by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view "it is only little pollution"; beside the pollution of HK waters and around, we are facing already many types of pollution; in regard to forwardlooking planning , it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau

effluent must be considered as "potentially polluting" . Not even to mention the matter of storm surge , backflow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water pollution" .

8

FROM PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION: Aims of Environmental Planning 2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/IDB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-

FILLING STATION.

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB, TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF "SUITABLY SITED ENVIRONMENTAL FACILITIES"

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE, DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ONSITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing northeasterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE "BACK"! BECAUSE OF THIS IMPEDIMENT TO AIRCIRCULATION WE ALREADY FACE EXTRA AIRPOLLUTION (

MARINE/FERRY DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS, LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND.

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The waterbased developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS: NIM SHUE WATERS ARE CALM, LITTLE TIDAL-STREAM ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY. POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING,

THE APPLICANT'S *REFUSE RECEIVING STATION* PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE HANDLING , SEPARATING , SORTING FOR RECYCLING AND REUSE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

5801

James hood

owner/resident

Discovery Bay

email:

tpbpd

寄件者:
收件日期:
收件者:
主旨:
附件:

Stephen Pill
29日12月2016年星期四 17:49
tpbpd@pland.gov.hk
Application No. Y7-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; APPLICATION Y_1-DB_3 Area 10b.pdf

5802

Dear Sir/Madam


I am an owner of a property in Peninsula Village, Discovery Bay, and have a number of concerns with the bad aspects of the application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I strongly object to this retrograde step and the clear environmental deterioration for DB residents and the marine life that it will have. Being a Father of both a baby and a pre-schooler, I am particularly concerned about small children and babies being exposed to this water in the beach if the development were to take place.

Attached are the following submissions concerning the above, from neighbouring villages, which, as an Owner, I fully endorse, since they express my concerns better than I could myself.

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects
- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Stephen Pill


Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.
2. The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road.
3. The modelling scenarios of effluent dispersion.

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".



Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information** which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

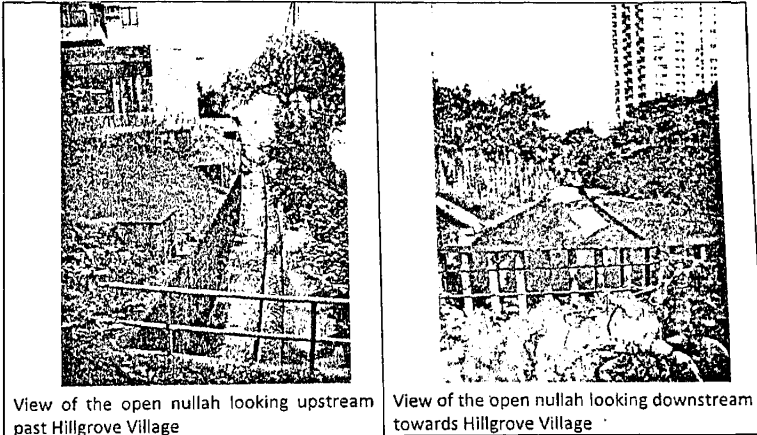
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.

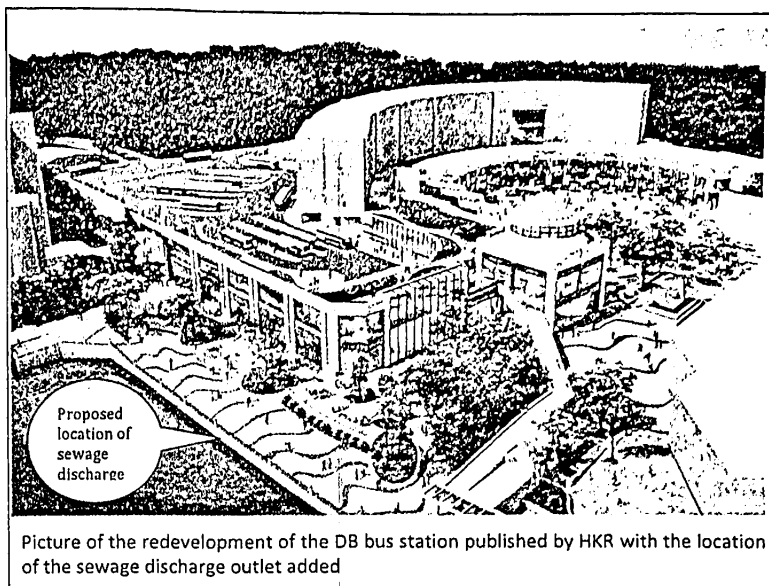


2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

- volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.
3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
 4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
 5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *“The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely.”*
 - b. 6.3.1.5 – *“The computed N: P ratio concluded that the possibility of having red tide is still low.”*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *“The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely.”*
 6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *“occurrence of red tides will be unlikely”*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
 7. The conclusions in the Technical Note that *“the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA”* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described¹ in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that "The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface." This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy".

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. **Only in its third and fourth submissions was the subject of emergency arrangements addressed.** These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. **Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.**
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section 8 above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

28 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33

Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y1-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi typographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back ".

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution" .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

5802

Thomas Gebauer

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Edwin Tam
29日12月2016年星期四 18:44
tpbpd@pland.gov.hk
Application No. Y1-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
APPLICATION_Y_1-DB_2 Area 6f.pdf; APPLICATION_Y_1-DB_3 Area 10b.pdf; B. PVOC Fourth Comments on the Section 12A Application
further information_final - Copy (1).pdf

5803

I am a Hillgrove Village owner. I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach [B.PVOC for both and pick either 6f or 10b as appropriate] the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself.

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects
- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Tam Sin Ming
[Redacted]
[Redacted]

for info Fw: APPLICATION Y/I-DB/2 Area 6f

29 December 2016 at
08:34

To: Edwin Rainbow

Thomas Gebauer

----- Forwarded Message -----

From:

To: Tpbpa <tpopa@pland.gov.hk>

Sent: Wednesday, 28 December 2016, 14:52

Subject: APPLICATION Y/I-DB/2 Area 6f

The Town Planning Board:
Application Y/I-DB/2 Area 6f

1. I strongly object to the planned development as presented by the HongKong Resort Company

who with thousands of owners are bound together by a Deed of Mutual Covenant.

2. Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/I-DB/3 Area 10b ... cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE to look also at both current applications of the HKR together.

4. In 6f it is proposed to build a sewage treatment plant "on site" and the effluent is planned to be " delivered through a gravity- sewerage -pipe . or even considered to be delivered through a nullah,

to the sea, next to the Discovery Ferry Pier and next to the existing housing development of LA COSTA VILLAGE.

5. We are living in the 21st century and Town Planning must be a forward looking endeavour .

To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a housing development ,

6. The effluent is planned to be discharged into the shoreline next to a housing development and to a communal beach which is used by DB residents and others for recreational purposes

this effluent is irration to the already polluted waters in the South of Hongkong.
7. To blame pollution on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. In HK one must get away from the view " it is only little pollution "

beside the pollution of HK-waters and around, we are facing already many types of pollution, it is important to consider " the straw which breaks the camel's back " .

8 The "sensitive receivers " the sea at the Discovery Bay would be " topographically confined basin with limited dispersive capacity" thus effluent must be considered as "potentially polluting" .

Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

9

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(a)

proposed land uses in particular development areas are environmentally suitable;

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED.

THE HKR COMPANY HAS OTHER ALTERNATIVES IN DB THAN TO CONVERT GREEN AREAS INTO CONCRETE. IT IS ALSO NOT COMPATIBLE , ALONE FOR THE SEWAGE TREATMENT PLANT.

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS AS ALSO THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL

FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;
DB IS ENCLOSED BY MOUNTAINS !

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised. AS SAID : DB IS A TOPOGRAPHICALLY CONFINED BASIN WITH LIMITED DISPERSIVE CAPACITY.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING (THE APPLICANT NOW CALLS IT REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB , IS TOTALLY INADEQUATE FOR THE PRESENT AND MUST BE MORE SO FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

10

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33

Reply-To: [REDACTED]
To: Edwin Rainbow <[REDACTED]>

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) . The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should effluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back ".

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution" .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY, ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE" THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , -SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

5803

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road.*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m³ per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal *"is considered not an efficient sewage planning strategy"*.
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information** which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

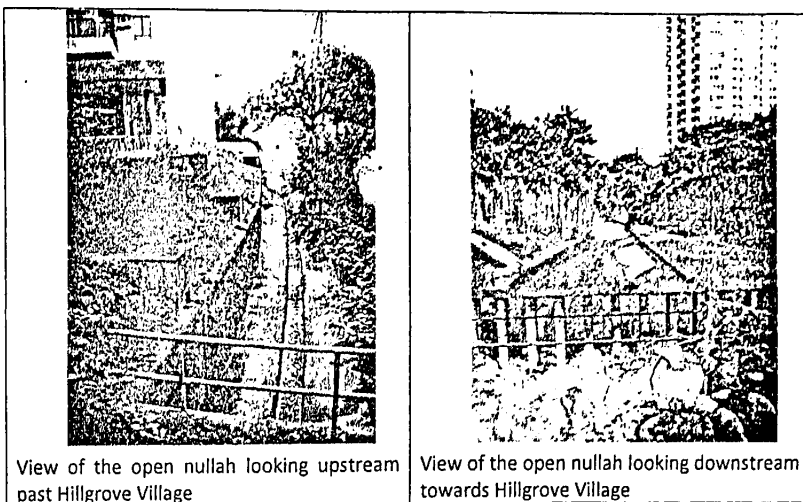
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



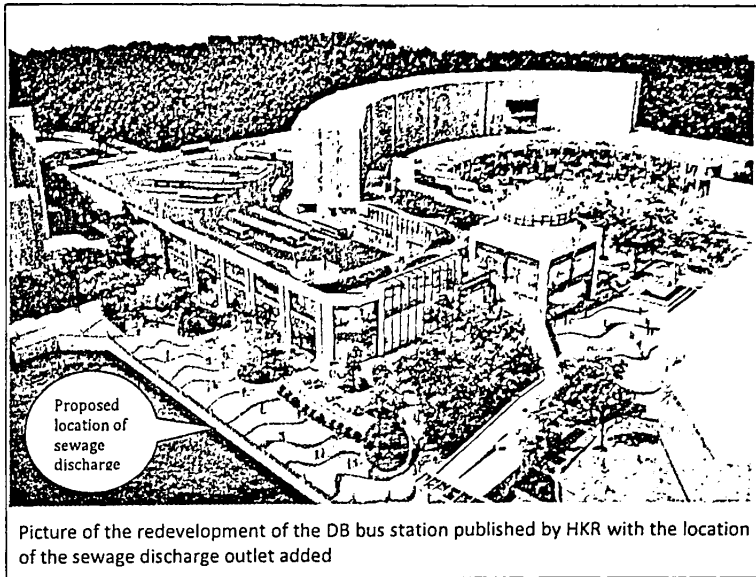
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewerage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy”.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR’s first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; “suitable backup” of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
 2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
 3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
 4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
 5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government’s efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day’s sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
 6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.
- I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION**
1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5803

tpbpd

寄件者: charlie estcourt
寄件日期: 29日12月2016年星期四 19:25
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/L-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

5804

I am a Peninsula Village owner I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

The links below

<https://drive.google.com/open?id=0Bw9ixx2uZYipLUQzZDVmeHBqYIE>

<https://drive.google.com/open?id=0Bw9ixx2uZYipdmd2c25ZRDNpckE>

<https://drive.google.com/open?id=0Bw9ixx2uZYipRnVnTzhoOFFzdk0>

Are excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself :

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects
- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Charlie ko
[REDACTED]

tpbpd

寄件者: [REDACTED]
寄件日期: 30日12月2016年星期五 0:52
收件者: tpbpd@pland.gov.hk
主旨: Application No. YA-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION Y_1-DB_3 Area 10b.pdf

5805

I am a Peninsula Village owner and I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach B.PVOC 10b the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself :

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION.

BEST REGARDS,

COLLADO ERIC FRANCOIS HENRI MAX
apartment [REDACTED]
DISCOVERY BAY

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at

08:33

[REDACTED]
Reply-To: [REDACTED]
To: Edwin Rainbow <[REDACTED]>

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply infor the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) . The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and residents to "bear" .

4

In area 10b - same as it is proposed in area 6f - to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING ,- SEPARATING ,- SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

5805

tpbpd

寄件者: [REDACTED]
寄件日期: 30日12月2016年星期五 0:55
收件者: tpbpd@pland.gov.hk
主旨: Fwd: Application No. Y/I-DB/3 Area 6f - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION_Y_1-DB_2 Area 6f.pdf

5806

Dear Sir, Madam,

I am a Peninsula Village owner and I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach B.PVOC 6f the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself :

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION.

BEST REGARDS,

COLLADO ERIC FRANCOIS HENRI MAX
apartment [REDACTED]
DISCOVERY BAY

for info Fw: APPLICATION Y/1-DB/2 Area 6f

29 December 2016 at
08:34

To: Edwin Rainbow <[REDACTED]>

Thomas Gebauer

----- Forwarded Message -----

From: "[REDACTED]" <[REDACTED]>
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 14:52
Subject: APPLICATION Y/1-DB/2 Area 6f

The Town Planning Board:
Application Y/1-DB/2 Area 6f

1. I strongly object to the planned development as presented by the HongKong Resort Company

who with thousands of owners are bound together by a Deed of Mutual Covenant.

2. Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/3 Area 10b ... cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE to look also at both current applications of the HKR together.

4. In 6f it is proposed to built a sewage treatment plant "on site" and the effluent is planned to be " delivered through a gravity- sewerage -pipe . or even considered to be delivered through a nullah,

to the sea, next to the Discovery Ferry Pier and next to the existing housing development of LA COSTA VILLAGE.

5. We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a housing development ,

6. The effluent is planned to be discharged into the shoreline next to a housing development and to a communal beach which is used by DB residents and others for recreational purposes

this effluent is in addition to the already polluted waters in the South of Hongkong.
7. To blame pollution on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. In HK one must get away from the view "it is only little pollution"

beside the pollution of HK-waters and around, we are facing already many types of pollution, it is important to consider "the straw which breaks the camel's back".

8 The "sensitive receivers" the sea at the Discovery Bay would be "topographically confined basin with limited dispersive capacity" thus effluent must be considered as "potentially polluting".

Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply: effluent to the sea = generally considered is "water-pollution".

9

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(a)

proposed land uses in particular development areas are environmentally suitable;

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. THE HKR COMPANY HAS OTHER ALTERNATIVES IN DB THAN TO CONVERT GREEN AREAS INTO CONCRETE. IT IS ALSO NOT COMPATIBLE, ALONE FOR THE SEWAGE TREATMENT PLANT.

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS AS ALSO THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB, TRANSFER AND DISPOSAL

FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE, DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;
DB IS ENCLOSED BY MOUNTAINS !

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised. AS SAID : DB IS A TOPOGRAPHICALLY CONFINED BASIN WITH LIMITED DISPERSIVE CAPACITY.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING (THE APPLICANT NOW CALLS IT REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB , IS TOTALLY INADEQUATE FOR THE PRESENT AND MUST BE MORE SO FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

10

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

5806

tpbpd

寄件者: Alexandra Collado [REDACTED]
寄件日期: 30日12月2016年星期五 1:07
收件者: tpbpd@pland.gov.hk
主旨: Fwd: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION_Y_1-DB_3 Area 10b.pdf


5807

Dear Sirs,

>
> I am a Peninsula Village owner and I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

>
> This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.


> I attach B.PVOC 10b the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself :

> 
> - Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

> - Serene Village Owner dated 28th December.

> I OBJECT TO THE ABOVE APPLICATION.

> BEST REGARDS,

> 
> COLLADO Aleksandra Emilia
> apartment [REDACTED]
> DISCOVERY BAY

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at

08:33

Reply to [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour .

To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN !

It would be really a great step back for the environment of DB and HK !

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm - surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning.

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

5807

Thomas Gebauer



tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Alexandra Collado [REDACTED]
30日12月2016年星期五 1:21
tpbpd@pland.gov.hk
Fwd: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
APPLICATION Y_1-DB_3 Area 10b.pdf

5808

Dear Sirs,

>
> I am a Peninsula Village owner and I am deeply concerned by the numerous bad aspects of the this
Application which have been covered by earlier consultations.
>
>
> This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I
particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the
marine life.
>
> I attach B.PVOC 10b the following excellent submissions concerning the above, from neighbouring
villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself :
> 
>
> - Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in
almost all respects
>
> - Serene Village Owner dated 28th December.
>
>
> I OBJECT TO THE ABOVE APPLICATION.
>
>
> BEST REGARDS,
>
>
>
>
>  ALEXANDRA Aleksandra Emilia
> apartment [REDACTED]
> DISCOVERY BAY

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33[REDACTED]
Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10bThe Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.
Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is **IMPERATIVE** , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as YH-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong. It would be quite self-defeating: Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB". There are quasi daily fishermen/boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close-by shores, to the sea should not take place!! but also:

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like. All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply: effluent to the sea = generally considered is "water-pollution".

8

FROM PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:
Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

5808

tpbpd

5809

寄件者: [REDACTED]
寄件日期: 30日12月2016年星期五 0:53
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y1-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION_Y_1-DB_3 Area 10b.pdf; B. PVOC Fourth Comments on the Section 12A Application further information_final.pdf

I am a Peninsula Village owner concerned by the serious implications of this Application to which I have objected in detail on numerous occasions for the previous consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this measure, with the inevitable environmental deterioration for all DB residents.

I attach the following excellent submissions concerning the above, which as a Peninsula Village Owner I fully endorse, since they express many of own my concerns:

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns with respect to sewerage
- Serene Village Owner dated 28th December.

On these grounds, and on those previously lodged by me during the three previous rounds of consultation, I **STRONGLY OBJECT TO THE ABOVE APPLICATION**

James Fernie
Owner & Resident

[REDACTED]
Discovery Bay

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10bThe Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8,000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So It is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and applicants to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HKI

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Alms of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT YI-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO YI-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal. It has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m2 GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal *"is considered not an efficient sewage planning strategy"*.
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.



We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

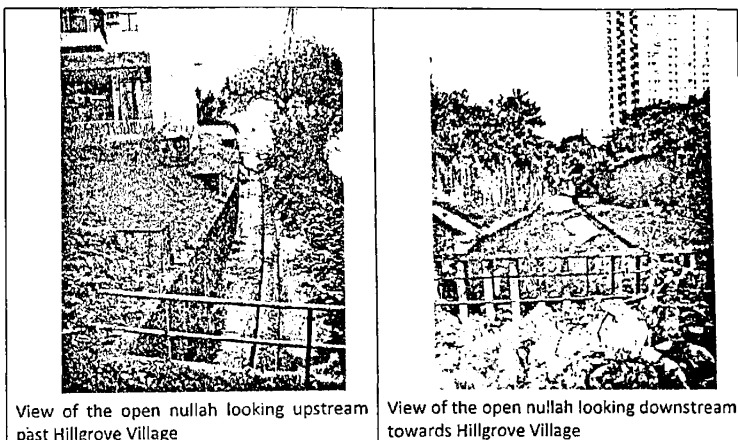
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that "*Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW.*" This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m3 per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



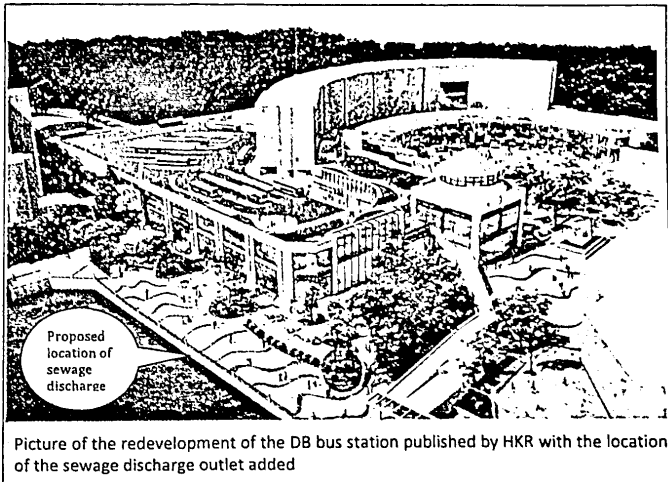
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states *"The exit of the gravity sewage pipe into sea is near surface."* However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewerage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy".

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5809

tpbpd

寄件者: Thornton [REDACTED]
寄件日期: 30日12月2016年星期五 6:26
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 10b -

5810

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a

Greenvale village owner I am deeply concerned by the numerous and inconsiderate aspects of this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for us as DB residents and the marine life.

Greenvale owner.

I OBJECT TO THE ABOVE APPLICATION

name G.S. Thornton,

[REDACTED]
Discovery Bay.

tpbpd

寄件者: Wong Jimmy
寄件日期: 30日12月2016年星期五 9:26
收件者: tpbpd@pland.gov.hk
主旨: 停止發展Y1-DB/3 Area 10b

5811

敬啟者

本人居住愉景灣差不多16年搬入愉景灣的原因是因為這裏非常大自然，既有綠化嘅環境亦有寧靜嘅海灣！我們的樂土現在起了變化- 興業發展10B地段，原有的綠化環境，寧靜嘅海灣改建成人石屎森林！我的景觀完全被摧毀！我希望興業停止這項工程，停止破壞完有原居地點的撲索！

愉景灣居民
黃劍英上

tpbpd

寄件者: Dennis Dakin [REDACTED]
寄件日期: 30日12月2016年星期五 10:03
收件者: tpbpd@pland.gov.hk
主旨: Re: Objection to Application Y/I DB 3 area 10b
附件: APPLICATION Y_1-DB_3 Area 10b.pdf; ATT00010.htm; B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; ATT00013.htm

5812

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a

Parkvale Village owner I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations. This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach B.PVOC comments on 4th application and Application Y-DB 3 10b PDF the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December. I OBJECT TO THE ABOVE APPLICATION

Dennis Dakin

*[REDACTED]
Discovery Bay*

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33

Replied to [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.
Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and applicants to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour.

To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should effluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN!

It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating: Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB".

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close-by shores, to the sea should not take place!! but also:

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply: effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG, AND AS FOR "OPTIMISING LAND USE" THE APPLICANT, IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB. THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM, RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION.

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB, TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF "SUITABLY SITED ENVIRONMENTAL FACILITIES"

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE, DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT. THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE "BACK"! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.
PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING . - SEPARATING . - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road.*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Slu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m2 GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

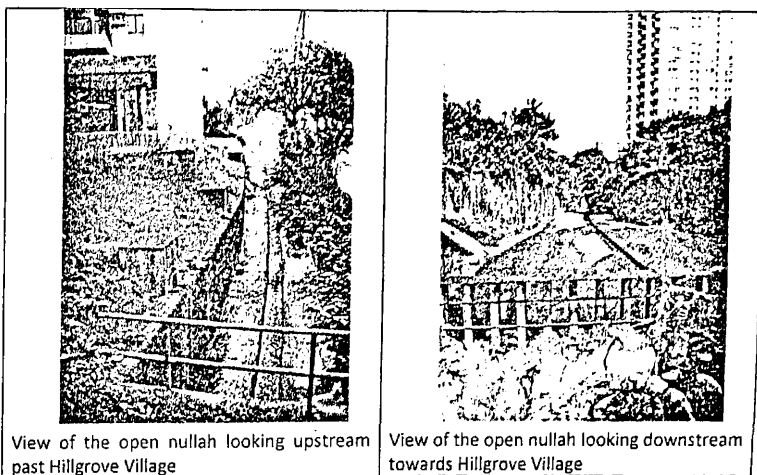
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.

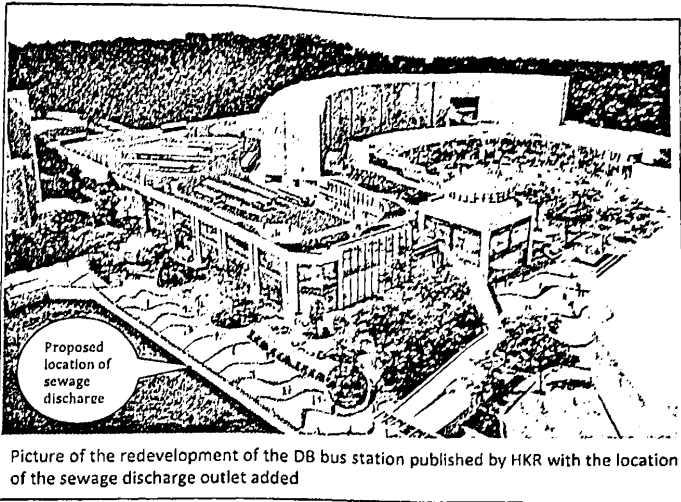


2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of *E. coli*.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

- volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.
3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
 4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
 5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
 7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that "The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface." This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*



6f so this decentralized scheme is considered not an efficient sewage planning strategy".

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. **Only in its third and fourth submissions was the subject of emergency arrangements addressed.** These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. **Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.**
4. Also the **only access to Pumping Station No. 1** (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that **this issue of access be addressed by HKR and the Lands Department.**
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"in selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5812

tpbpd

寄件者: Dennis Dakin [REDACTED] 5813
寄件日期: 30日12月2016年星期五 10:15
收件者: tpbpd@pland.gov.hk
主旨: Objection to Application Y/I DB 3 Area 10b
附件: APPLICATION_Y_1-DB_3 Area 10b.pdf; ATT00022.htm; B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; ATT00025.htm

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a

Parkvale Village owner I am deeply concerned by the numerous bad aspects of this Application which have been covered by earlier consultations. This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach B.PVOC comments on 4th application and Application Y-DB 3 10b PDF the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December. I OBJECT TO THE ABOVE APPLICATION

Maria Dakin

*[REDACTED]
Discovery Bay*

For info Fw: APPLICATION Y/1-DB/3 Area 10b

[REDACTED] 29 December 2016 at

08:33

Reply-To: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong. quasi an enclave, isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC. Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR).

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR.

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is **IMPERATIVE**, besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN! It would be really a great step back for the environment of DB and HKI!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating: Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB".

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close-by shores, to the sea should not take place! but also:

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply: effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning.

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 8F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " SUITABLY SITED ENVIRONMENTAL FACILITIES "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 26,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste recaption and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

0

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m³ per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B *"Guidelines – for submission of comments on various applications under the Town Planning Ordinance"*. The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

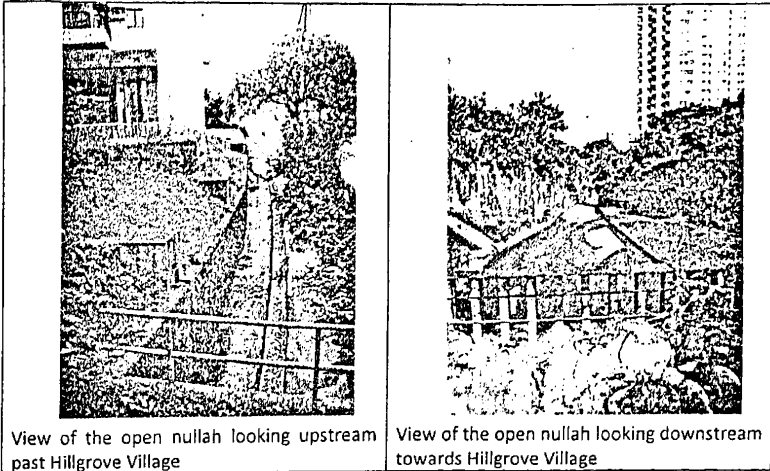
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that "*Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW.*" This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



View of the open nullah looking upstream past Hillgrove Village

View of the open nullah looking downstream towards Hillgrove Village

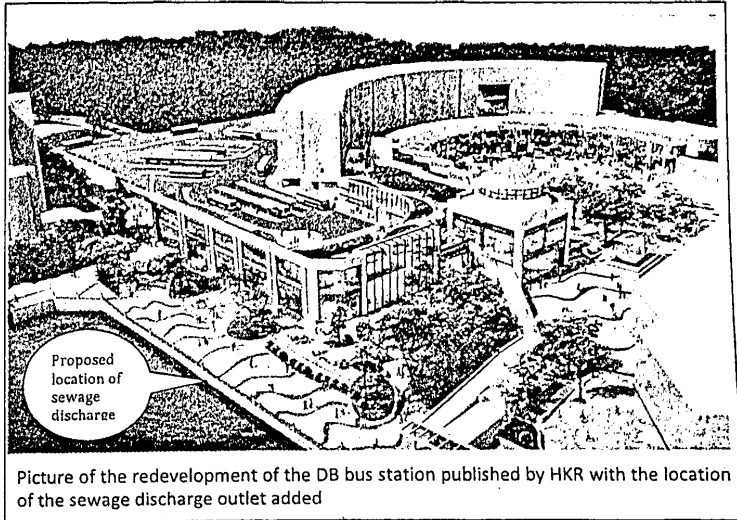
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UJA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
5. The full name of the model is *"CORMIX MIXING-ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. **INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
 1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have Impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewerage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy".

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5813

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

chan garth
30日12月2016年星期五 11:47
tpbpd@pland.gov.hk
Re: 10B發展

5814

本人居住愉景灣差不多 16 年搬入愉景灣的原因是因為這裏非常大自然，既有綠化嘅環境亦有寧靜嘅海灣我們的樂土現在起了變化- 興業發展 10B 地段，原有的綠化環境，寧靜嘅海灣改建成人石屎森林！我的景觀完全被摧毀！

我希望興業停止這項工程，停止破壞完有原居地點的摸索！

愉景灣居民

陳承峰上

寄件者: Carmen Li
 寄件日期: 30日12月2016年星期五 12:23
 收件者: tpbpd@pland.gov.hk
 主旨: 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 28.11.2016

5815

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

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 28.11.2016**

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 28th November 2016.

Please kindly 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 strongly reject the claim in the 3rd submission made in response to Paragraph #10 comments from the District Lands Office ("DLO") that the applicant (HKR) has the absolute right to develop Area 10b.

Masterplan is totally 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 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 fully maintained, secured and respected.

3. In response to DLO's comment #9 in the 3rd submission, 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 in the 3rd submission 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 also 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. The proposed sewage treatment in the 4th submission is unacceptable in view of its design, visual and environmental impact to the immediate surrounding.
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. I strongly disagree with the applicant's statement in item E.6 of RtC in the 3rd submission that the existing buses parks in Area 10b open space are "extremely 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. I strongly 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 each the comments for further review and comment, the application for Area 10b should be withdrawn.

Date: 30th December 2016

Name of Discovery Bay Owner / Li Ho Ching Carmen

5815

Address: [REDACTED]

寄件者: Carmen Li [REDACTED]
寄件日期: 30日12月2016年星期五 12:55
收件者: tpbpd@pland.gov.hk
主旨: APPLICATION Y/1DB/3 Area 10b The Town Planning Board: Application Y/1DB/3 Area 10b 1

5816

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

Dear Sirs,

Subject: APPLICATION Y/1DB/3 Area 10b The Town Planning Board: Application Y/I-DB/3 Area 10b 1.

I strongly object to the planned development as presented by the Hong Kong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2. Discovery Bay (DB) is a UNIQUE development in Hong Kong. Which is isolated from Hong Kong and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC. Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hong Kong Resort Co. Ltd, (HKR).

The TPB must also seriously consider that the small owners in DB (roughly 8,000 houses/families are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR.

3. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind; this proposed development as well as the application Y/I-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE, besides looking at each application separately the TPB must also look at both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4 In area 10b same as it is proposed in area 6f - to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least. We are living in the 21st century and Town Planning must be a forward looking endeavour. To us it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the like ...quasi commercial activities)

It should be demanded that this application / development as well as Y/IDB/2 area 6f to be deferred already on the grounds of the sewage treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a high technology sewage treatment plant This effluent is in addition to the already polluted waters in the South of Hongkong. It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from DB. The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" . There are quasi daily fishermen/boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm surge , backflow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water pollution " .

8 From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION: Aims of Environmental Planning 2.1.1 To achieve a better environment through planning...

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE. (a) "to avoid creating new environmental problems..."

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS) (b)

"to seize opportunities for environmental improvement ...

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO

CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB

WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS. IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN

SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROLFILLING STATION . (c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.) THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILLPLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS. IT IS DEFINITELY NOT IN THE CATEGORY OF " SUITABLY SITED ENVIRONMENTAL FACILITIES " 2.2.2 (c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment

infrastructure such as sewerage and waste reception facilities to accommodate further residuals; AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE. Air Quality Considerations 2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation

distance between emission sources and receptors, topography, height and width of buildings as well as meteorology. AS FOR AN ON-

SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing northeasterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIRCIRCULATION WE ALREADY FACE EXTRA AIRPOLLUTION (MARINE/FERRY - DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations 2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to

east direction in the coastal waters of Hong Kong. Any major developments which are likely to

cause significant disruption to water circulation should be either avoided as far as possible or

subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND . 2.3.5

Any development which causes either conflict with the constraints or damage of the resources

and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The waterbased developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDALSTREAM

ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT

IN MIND AND ADDED TO THE SITUATION. Waste Management Considerations 2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable

locations for municipal waste reception and transfer facilities... As some uses have potential to

cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the

potential impacts. THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS.

TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE.

IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE

COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE HANDLING , SEPARATING , - SORTING FOR RECYCLING AND REUSE.

9 From the above comments, IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

5816

Date: 30th December 2016

Name: Li Ho Ching Carmen

Date: [REDACTED]

寄件者:
寄件日期:
收件者:
主旨:
附件:

Suren Safaya [REDACTED]
30日12月2016年星期五 13:45
tpbpd@pland.gov.hk
Application No. Y1/DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; APPLICATION Y_1-DB_3 Area 10b.pdf

5817

Dear Sir/Madam,

I am a Peninsula Village owner and I am deeply concerned by the numerous bad aspects of this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, which, as a Peninsula Village Owner, I fully endorse, since they express my concerns better than I could myself.

- Peninsula Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects
- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Regards,
Suren Safaya

[REDACTED]
[REDACTED]
Discovery Bay,
Hong Kong
(a VOC member)

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B *"Guidelines – for submission of comments on various applications under the Town Planning Ordinance"*. The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m2 GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "is considered not an efficient sewage planning strategy".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.**

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

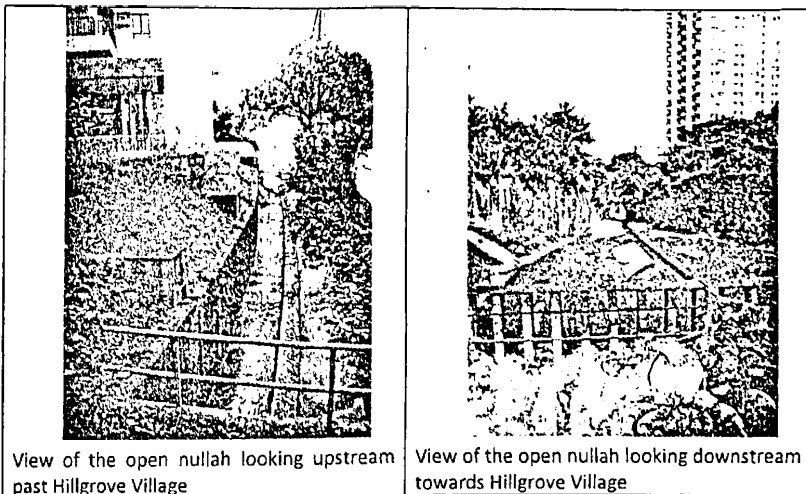
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m3 per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



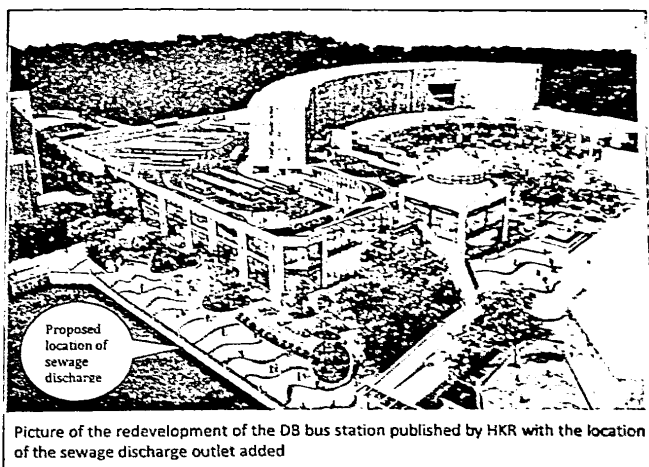
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of *E. coli*.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the **"occurrence of red tides will be unlikely"**? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that **"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"** are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that "The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface." This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 5.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewerage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*



6f so this decentralized scheme is considered not an efficient sewage planning strategy”.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. **Only in its third and fourth submissions was the subject of emergency arrangements addressed.** These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
4. Also the **only access to Pumping Station No. 1** (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that **this issue of access be addressed by HKR and the Lands Department.**
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at 08:33

Reply-to: [redacted]
To: Edwin Rainbow [redacted]

Thomas Gebauer

----- Forwarded Message -----

From: [redacted]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1. I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.
2. Discovery Bay (DB) is a UNIQUE development in HongKong, quasi an enclave, isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC. Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR). The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR.
3. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE, besides looking at each application separately the TPB must also look at

both applications the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new-residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area ; bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y11-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6 .

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:
Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED,

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Consideratlons

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING ,- SEPARATING ,- SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

tpbpd

寄件者: Michael John Bishop [REDACTED]
寄件日期: 30日12月2016年星期五 14:20
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y1-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: B. PVOC Fourth Comments on the Section 12A Application further information_final - Copy.pdf; ATT00045.txt; APPLICATION Y_1-DB_3 Area 10b.pdf; ATT00048.txt

5818

To whom it may concern:

I am a Peninsula Village owner, who is extremely concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, which, as a Peninsula Village Owner, I fully endorse, since they express my concerns better than I could myself :

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.
2. The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).
3. The modelling scenarios of effluent dispersion.

The additional 440 m³ per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and OSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1:1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy. Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

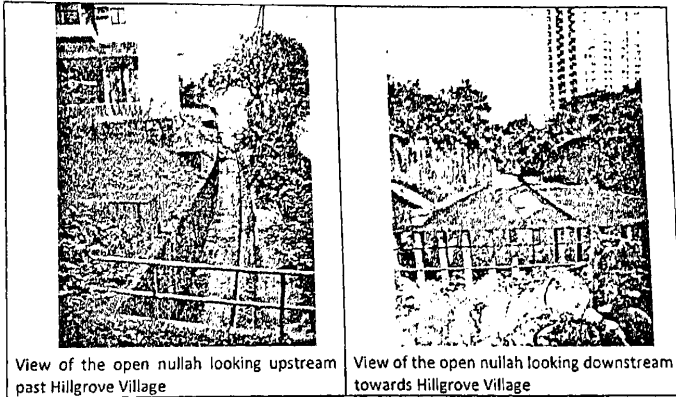
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that "*Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW.*" This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



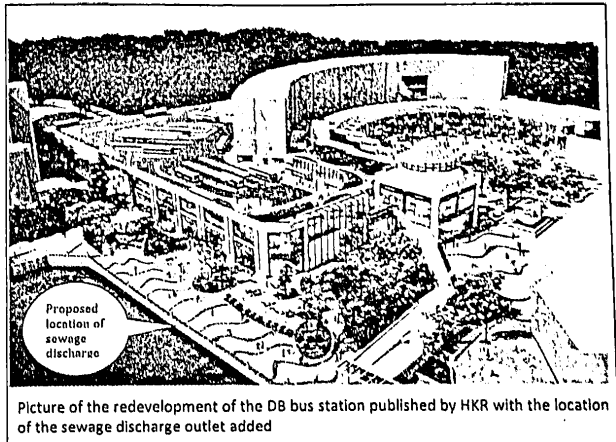
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's Intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UJA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the ***"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"***.
5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.

G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT

1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy'.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33

Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1. I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.
2. Discovery Bay (DB) is a UNIQUE development in HongKong. quasi an enclave, isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC. Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR). The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR.
3. Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE, besides looking at each application separately the TPB must also look at

both application owners and residents: the HKR together to make a good judgement what they ask DB to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities)

It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB".

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close -by shores, to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

tpbpd

寄件者: [REDACTED]
寄件日期: 30日12月2016年星期五 14:23 5819
收件者: tpbpd
主旨: Application No. Y/1-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION_Y_1-DB_3 Area 10b.pdf; B. PVOC Fourth Comments on the Section 12A Application further information_final.pdf

I am a Peninsula Village owner concerned by the serious implications of this Application to which I have objected on numerous occasions for the previous consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this measure, with the inevitable environmental deterioration for all DB residents.

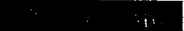
I attach the following submissions concerning the above, which as a Peninsula Village Owner I fully endorse, since they express many of own my concerns:

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns with respect to sewerage
- Serène Village Owner dated 28th December.

On these grounds, and on those previously lodged by me during the three previous rounds of consultation, I **STRONGLY OBJECT TO THE ABOVE APPLICATION**

Susan Fernie

Owner & Resident


Discovery Bay

For info Fw: APPLICATION Y/1-DB/3 Area 10b

[REDACTED]
29 December 2016 at
08:33

Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

. Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpa <tpbpa@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applicants of the HKR together to make a good judgement what they ask DB owners and applicants to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should effluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HKI

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution " ; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:
Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "in summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number S297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m2 GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

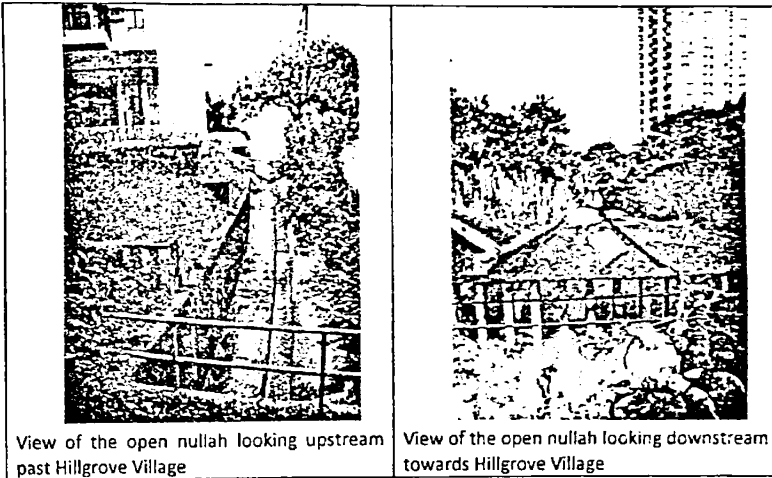
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



View of the open nullah looking upstream past Hillgrove Village

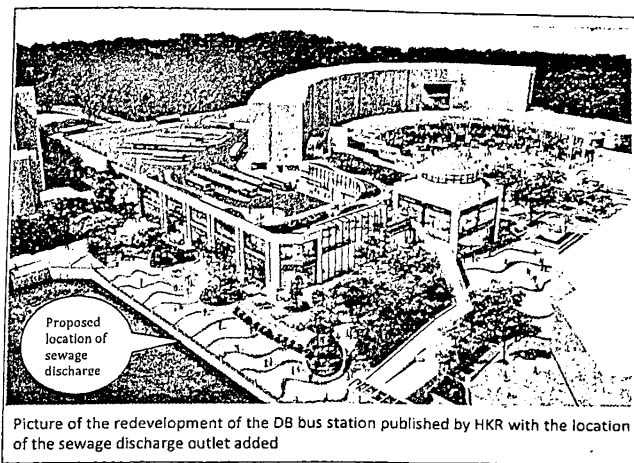
View of the open nullah looking downstream towards Hillgrove Village

2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

- volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.
3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
 4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
 5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *“The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely.”*
 - b. 6.3.1.5 – *“The computed N: P ratio concluded that the possibility of having red tide is still low.”*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *“The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely.”*
 6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *“occurrence of red tides will be unlikely”*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
 7. The conclusions in the Technical Note that *“the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UJA”* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D "CORMIX model output" to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*



6f so this decentralized scheme is considered not an efficient sewage planning strategy".

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah-discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5819

ation
she

tpbpd

寄件者: Jui Lee
寄件日期: 30日12月2016年星期五 16:17
收件者: tpbpd@pland.gov.hk
主旨: RE: Objection of DB Rezone Plan Y/I DB3
附件: Objection Letter of DB Rezone Plan.pdf

5820

Town Planning Board

Dear Sir/Madam

In referring to your notice posted on Dec 9, regarding the application of Discovery Bay Rezone application, pls find attached a letter of objection for your consideration and handling.

We as major part of resident of the above area, looking forward for further respond from your board.

Yours sincerely

MC Lee
Resident of Peninsula Village
Discovery Bay

30 December 2016

Town Planning Board

15/F, North Point Government Offices

333 Java Road, Hong Kong

Email: tpbd@pland.gov.hk

RE: Application of Discovery Bay Outline Zoning Plan No. S/I-DB/4 or Application No. Y/I-DB3

Dear Sir / madam

I am writing to make my comment and objection on the above application plan in Discovery Bay, Lantau Island. As one of the residents in the outline zone area, I strongly object the proposal to "rezone the application site" from its current authorized status to "other specified uses", listed on the Planning Application Form posted to the public on 9 December 2016.

The area should not be rezone without consent of the majority of the resident in the outlined area. As a long-time resident in the above area, we object this application as the applicant did not provide any information to the resident in such rezoning plan- in specification of pollution, public area development public transportation limitation and damage of the outshore line due to the changes / rezone to other "specific uses". None of these "specific uses" for "Rezone the area on the Plan" have ever been provided to the resident of the above area by post or by invitation of the Management Company. On this regards, as the resident of the concerned area, object the above application plan and seek for further information and advises from your Town Planning Board.

Yours sincerely

MC Lee

Resident of Discovery Bay,

Peninsula Village

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

John Brennan [REDACTED]
30日12月2016年星期五 16:22
tpbpd@pland.gov.hk
Application No. Y11-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

5821

Dear Sirs,

As a resident of a block in Peninsula Village, Discovery Bay, I am writing to express my objection to the numerous unsatisfactory and environmentally-damaging aspects of this application.

Most significantly, this latest round of consultation again proposes the reintroduction of sewage treatment within Discovery Bay. If implemented this move would not only have a severely detrimental affect on the environment for Discovery Bay residents, but also for marine life in the waters the treated waste would be discharged into.

Yours faithfully,

John Brennan

Name: John Brennan

Owner: [REDACTED]

Tel: [REDACTED]

tpbpd

寄件者: BriGuy [REDACTED]
寄件日期: 30日12月2016年星期五 16:49
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION_Y_I-DB_3 Area 10b.pdf

5822

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a long term resident of Discovery Bay, currently renting in Parkvale Village. I am very concerned by the many bad ideas in this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, which, I fully endorse, since they express my concerns better than I could myself



- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Brian Lowe

[REDACTED]
Discovery Bay
Hong Kong
[REDACTED]



**For info Fw: APPLICATION Y/1-DB/3 Area 10b**29 December 2016 at
08:33Reply to [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpa <tpbpa@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10bThe Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong. quasi an enclave, isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC. Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd. (HKR). The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR.

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE, besides looking at each application separately the TPB must also look at

both applications, the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities). It should be demanded that this application / development as well as Y1-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should effluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant*. This effluent is in addition to the already polluted waters in the South of Hongkong. It would be quite self-defeating: Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB". There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close-by shores, to the sea should not take place!! but also:

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like. All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply: effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN *NIM SHUE WAN VILLAGE* MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S *REFUSE RECEIVING STATION* PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident



Discovery Bay

e-mail:



Thomas Gebauer

tpbd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Katrina Lowe
30日12月2016年星期五 16:56
tpbd@pland.gov.hk
Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
APPLICATION Y_1-DB_3 Area 10b.pdf; ATTO0037.htm

5823

Subject: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a long term resident of Discovery Bay, currently renting in Parkvale Village. I am very concerned by the many bad ideas in this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, which, I fully endorse, since they express my concerns better than I could myself

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects

- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Katrina Lowe

**Discovery Bay
Hong Kong**



For info Fw: APPLICATION Y/I-DB/3 Area 10b

29 December 2016 at 08:33

Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpa <tpbpa@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/I-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/I-DB/3 Area 10b

The Town Planning Board:
Application Y/I-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/I-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both application owners and residents of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HKI

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong. It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB".

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close-by shores, to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY, ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK ".I BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection. PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail:

[REDACTED]

Thomas Gebauer

tpbpd

寄件者: Dr. Nicholas David THOMAS [REDACTED]
寄件日期: 30日12月2016年星期五 17:23
收件者: tpbpd@pland.gov.hk
主旨: Objection to Planning proposal by HKR
附件: Area 10b Objection round 4 Template.docx

5824

Please find my attached submission regarding proposed developments in Hong Kong.

Yours sincerely,
Nicholas Thomas

Disclaimer: This email (including any attachments) is for the use of the intended recipient only and may contain confidential information and/or copyright material. If you are not the intended recipient, please notify the sender immediately and delete this email and all copies from your system. Any unauthorized use, disclosure, reproduction, copying, distribution, or other form of unauthorized dissemination of the contents is expressly prohibited.

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 28.11.2016

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 28.11.2016.

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 in the 3rd submission made in response to Paragraph #10 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

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.

3. In response to DLO's comment #9 in the 3rd submission, 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 in the 3rd submission 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. The proposed sewage treatment in the 4th submission is unacceptable in view of its design, visual and environmental impact to the immediate surrounding.
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. I disagree with the applicant's statement in item E.6 of RtC in the 3rd submission 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. 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.
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 : Nicholas Thomas _____ Date: 30 December 2016 _____

Name of Discovery Bay Owner / Resident: Nicholas Thomas _____

Address: _____

tpbpd

寄件者: TANYA KEMPSTON [REDACTED]
寄件日期: 30日12月2016年星期五 17:39
收件者: tpbpd@pland.gov.hk
主旨: Area 10b Discovery Bay Objection from DB resident
附件: Area 10b Objection round 4 Template TK.docx

5825

Dear Sir/Madam,

Please find attached my letter of objection to the proposed development of Area 10b, Discovery Bay, Lantau Island. I strongly object to the proposed plan for development.

Tanya Kempston

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 28.11.2016

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 28.11.2016.

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 in the 3rd submission made in response to Paragraph #10 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

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.

3. In response to DLO's comment #9 in the 3rd submission, 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 in the 3rd submission 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. The proposed sewage treatment in the 4th submission is unacceptable in view of its design, visual and environmental impact to the immediate surrounding.
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. I disagree with the applicant's statement in item E.6 of RtC in the 3rd submission 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. 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.
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 : Ms Tanya Kempston Date: 30 December 2016 _____

Name of Discovery Bay Owner / Resident: Ms Tanya Kempston _____

Address: _____

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Xenia Rensinghoff
30日12月2016年星期五 18:43
tpbpd@pland.gov.hk
No.YA-DB/3 Area 10b - amendments dated 29th November 2016 - Objection

5826

To whom it may concern

Dear Madam/Sirs,

I'm a Peninsula owner and deeply concerned by the huge developments planned in the Area 10b. The 4th round consultation confirms the reintroduction of local sewage treatment within DB and I object to this retrograde step and the environmental impact for DB residents and the marine life.

I object to the above application !!!

Xenia Rensinghoff

VOC member

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Rowland [REDACTED]
30日12月2016年星期五 20:31
tpbpd@pland.gov.hk
Application No. Y1-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

5827

To whom it may concern,

I am a resident of Discovery Bay and I am very concerned about the above named development. Not only is the treatment of sewage a major concern but the impact of the increased population in such a small area. More information is needed.

I object to the above Application

Joanne Rowland

[REDACTED]
Discovery Bay, Lantau Island
[REDACTED]

tbpbd

Edwin Rainbow

5828

寄件者: [REDACTED]
寄件日期: 30日12月2016年星期五 20:47
收件者: Town Planning Board
副本: DB.Enviro; DB.Enviro.; DB.Enviro.; DB.Enviro.; riley; DB.Enviro.Dana Winograd; DB.Enviro.Kate; mc388@netvigator.com; Mrs. Baby Hefti (Chairperson); tread@gmail.com; to: DB.Enviro.; Adrienne Loeffler; Thomas Gebauer; ANGIE BUCH
主旨: Application No. Y/I-DB/3. Area 10b - OBJECTION

To: Secretary, Town Planning Board

Date: 30 December, 2016

Application No. Y/I-DB/3. Area 10b -Amendments dated 29th November 2016 -OBJECTION

Dear Sirs

I feel bound to make a submission in lieu of the DB City Owners Committee - Environmental Protection Sub Committee (copied with others) of which I am the member representing Hillgrove Village. Nothing has, to my knowledge, emerged from this committee for any of the consultations, which is something I personally regard as difficult to accept.

The latest Application with the consultation period 9 - 30th December made it difficult, if not impossible, for a committee meeting to be organised to discuss the inevitable negative environmental impact, although some members, including myself, expressed an interest to have such a meeting.

I note that, in the round 3 consultations, the WWF stated its objections with regard to the sewage treatment plant, which of course must logically be a matter of great concern to the EPSC due to its effect on marine life and even humans.

There is another environmental issue, which on past experience is of the greatest concern to the EPSC (I have been a member for many years) :

The separation of waste material for recycling is taken seriously by the Discovery Bay Community and the waste management company is required in contract to do its very best to recycle the materials it collects in Discovery Bay. By many standards the waste management company can be said to be performing very well with regard to separating materials and minimising the waste going to the landfill. To do this HKR has made use of the space in 10b area on all sides of the covered waste collection point / refuse Recovery Station.

NB. Such is the importance that there is an annual Recycling Day organised in the Plaza to encourage the community to treat waste as a potential asset.

Sufficient space is required to sort and store recyclables before pick up, and there appears to be no provision for recycling in the redevelopment plan.

It seems impossible that the current laudable activities

can be continued under the proposed podium
at 10b, and would therefore be
a serious contradiction to the aims of
our EPSD, to the government's
EPD
and to the stated pro-environment image of HKR.

I am borrow from and endorse Mr. Thomas Gebauer's submission to TPB on 28th December regarding waste management:

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS. IT IS DEFINITELY NOT IN THE CATEGORY OF " SUITABLY SITED ENVIRONMENTAL FACILITIES "

DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT. THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORE SO MUST BE FOR THE FUTURE. (WRITTEN ALREADY ABOUT IT). ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

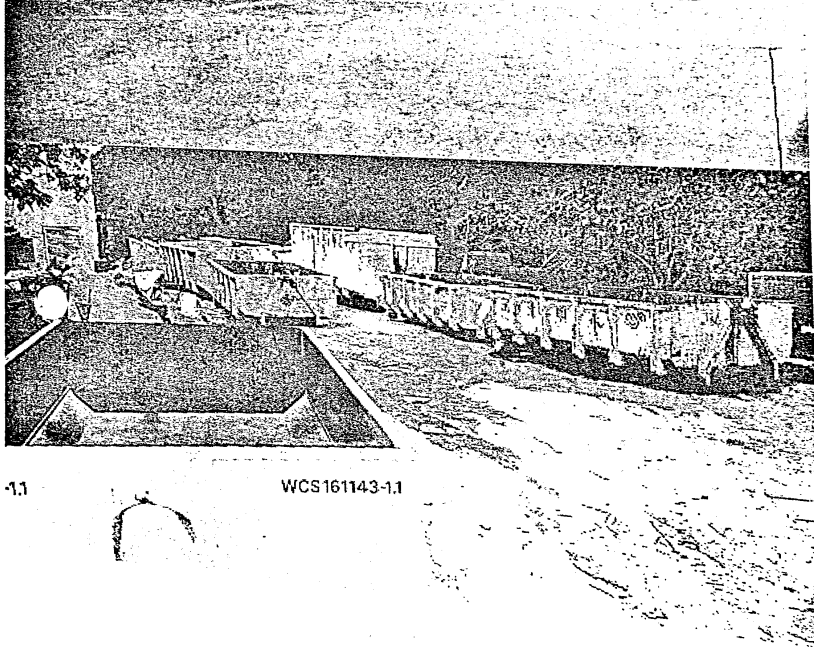
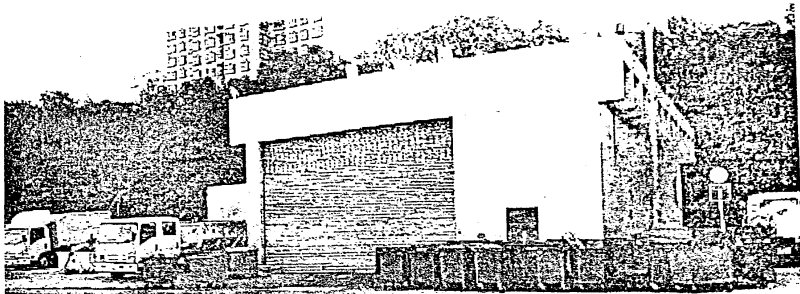
I thank you for your attention

Ed Rainbow


EPSC member

Chairman Hillgrove Village
VOC member Peninsula Village
COC member

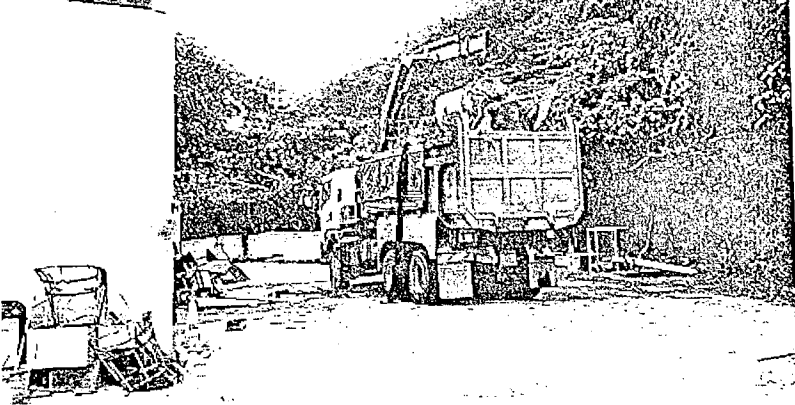
The
images below
are
hopefully
self explanatory :



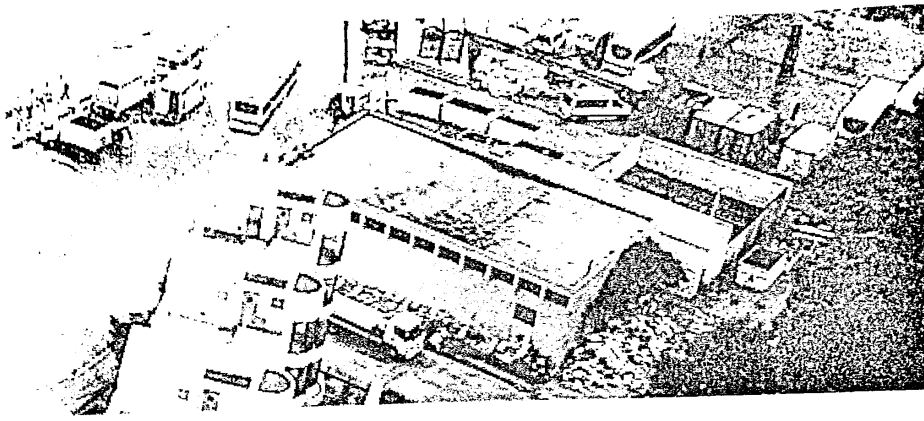
-11

WCS161143-1.1

can be continued under the proposed ...
at 101



5828



1010

1010

tpbpd

寄件者: Amy Yung [REDACTED]
寄件日期: 30日12月2016年星期五 21:21
收件者: tpbpd@pland.gov.hk
主旨: RE: Section 12A Application No. Y/I-DB/3 - Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

5829

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

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

I refer to the additional information submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited recently.

Since no attempts have been made to address Discovery Bay residents' concerns, particularly the water and sewage problems, I maintain my position and strongly object to the application.

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.

Yours sincerely,

Amy Yung

Islands District Council Member - Discovery Bay

21st Floor, Fortune House

61 Connaught Road Central

Hong Kong

Direct Line: 2541 5190

Telephone: 2541 5166

Fax: 2541 5660

E-mail: [REDACTED]

tpbpd

寄件者: BIGA957 | [REDACTED]
寄件日期: 30日12月2016年星期五 21:29
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION Y_I-DB_3 Area 10b.pdf; B. PVOC Fourth Comments on the Section 12A Application further informati....pdf

5830

Dear Sirs,

I live in Discovery Bay in Peninsula Village and I am the owner of two apartments.

I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, **which, I fully endorse, since they express EXACTLY my concerns:**

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects
- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Name: GIANFRANCO BIGAZZI

Apartment [REDACTED]



This email has been checked for viruses by Avast antivirus software.

www.avast.com

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33

Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.
Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .
The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB: as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applications = the HKR together to make a good judgement what they ask DB owners and resi to "bear".

4

In area 10b - same as it is proposed in area 6f - to built a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong. It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" . There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place ! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back " .

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm -surge , back-flow and the like. All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....



NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " | BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident



Discovery Bay

e-mail:



Thomas Gebauer

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "In summary, the Further Information relates to the following issues:

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments; thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal *"is considered not an efficient sewage planning strategy"*.
- H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are not available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
- I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
- J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
- K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
- L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
- M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.

We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.

In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.**

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

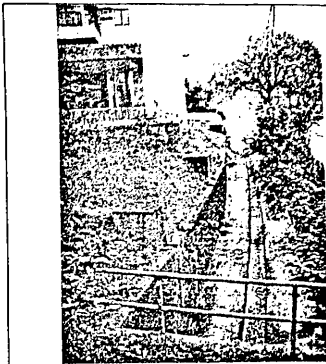
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

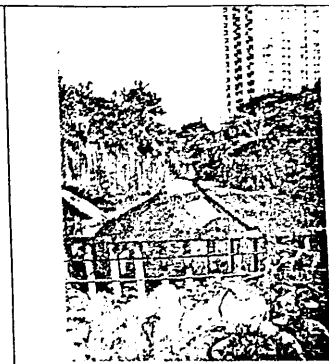
D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.



View of the open nullah looking upstream past Hillgrove Village



View of the open nullah looking downstream towards Hillgrove Village

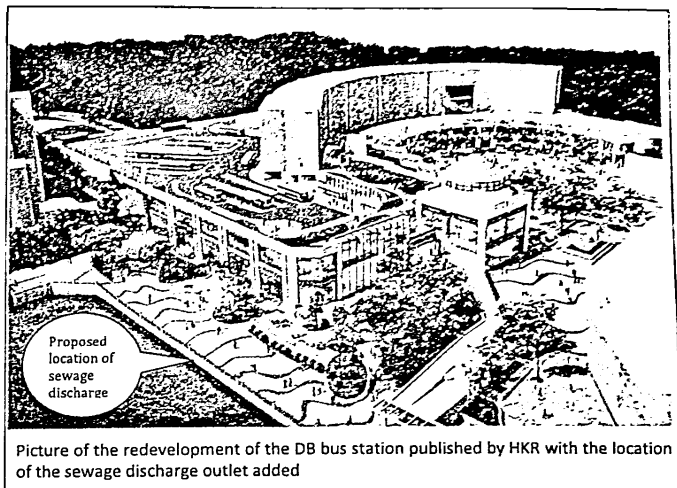
2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.

3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under

"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies for scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewerage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy”.

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
 2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
 3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
 4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
 5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
 6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.
- I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION**
1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs 5.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.
2. Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5830

寄件者: Gianfranco [REDACTED] 5831
寄件日期: 30日12月2016年星期五 21:35
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION Y_1-DB_3 Area 10b.pdf; B. PVOC Fourth Comments on the Section 12A Application further informati....pdf

Dear Sirs,

I live in Discovery Bay in Peninsula Village and I am the owner of one apartment.

I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach the following excellent submissions concerning the above, from neighbouring villages, **which, I fully endorse, since they express EXACTLY my concerns:**

- Parkvale Village Owners' Committee submission dated 29th December, which matches my own concerns in almost all respects
- Serene Village Owner dated 28th December.

I OBJECT TO THE ABOVE APPLICATION

Name: Mrs. NICOLETTA NUNZIATI

Owner of Apartment : [REDACTED]



This email has been checked for viruses by Avast antivirus software.
www.avast.com

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) . The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applications of the HKR together to make a good judgement what they ask DB owners and resi to "bear" .

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly " sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour . To me it is outrageous to even consider in " Asia's World City " to put nowadays a sewage treatment plant into a new residential development . (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area , bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should effluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HKI

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered " quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from DB.

The reference of the applicant regarding Fish Culture Zones , in MaWan and Cheung Sha , VERY FAR away from Nim Shue Wan can only "pull wool over the TPB" .

There are quasi daily fishermen-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended . Effluent-discharge to the close -by shores , to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation " must be clearly addressed. There are more pollutants than TIN . In HK one must get away from the view " it is only little pollution "; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning , it is important to consider " the straw which breaks the camel's back ".

7.

As for the "sensitive receivers " the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting" . Not even to mention the matter of storm - surge , back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water -pollution " .

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:
Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25.000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED

BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN

ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN *NIM SHUE WAN VILLAGE* MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S *REFUSE RECEIVING STATION* PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

[REDACTED]

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

Parkvale Village Owners' Committee

Comments on the Second Further Information Submitted in Support of Section 12A Application Number Y/I-DB/2 to amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay.

INTRODUCTION

In April, July and December 2016 we, the Parkvale Village Owner's Committee (PVOC), a body of owners in Parkvale Village in Discovery Bay (DB) elected to represent the interests of the owners of the 606 flats in the village, submitted our comments on Hong Kong Resort Company Limited's (HKR) Section 12A Application "To Amend Discovery Bay Outline Zoning Plan for rezoning the permissible use from staff quarters to flats at Area 6f, Discovery Bay". Our comments were assigned numbers 1512 (April), 2787 (July) and 5297 (December) by the Town Planning Board (TPB).

This document includes our comments on the Further Information (made available by the TPB on 9 December 2016) submitted by HKR on 28 November 2016.

FURTHER INFORMATION

The Further Information submitted by HKR comprises:

1. Masterplan Limited's covering letter.
2. Revised Environmental Study (Executive Summary, Chapters 6, 7 and 8).
3. Revised Technical Note on Water Quality.

No substantive change has been made to the Further Information submitted in June and October.

In its covering letter, Masterplan Limited, on behalf of HKR, states that "*In summary, the Further Information relates to the following issues:*

1. *The receiving water quality of the effluent discharge of the proposed on-site Sewage Treatment Works (STW) to ensure increase in Total Inorganic Nitrogen (TIN) is minimised.*
2. *The contingency measure for the proposed on-site STW, by providing an emergency overflow pipe from the proposed STW at Area 6f to existing sewage pumping station no. 1 (SPS1) located at the junction of Discovery Bay Road and Discovery Valley Road).*
3. *The modelling scenarios of effluent dispersion.*

The additional 440 m3 per day sewage generated by the proposed residential development is now proposed to be catered by on-site sewage treatment facilities."

The reality, however, which the TPB and relevant departments, such as the EPD and DSD, will see when they review this latest submission, is that this Further Information provides no new and substantial Further Information. As Masterplan Limited states, "*This information clarifies and supplements the application, and does not constitute a material change identified in the TPB Guideline No. 32*".

Furthermore, as we have pointed out, HKR has no alternative but to build a standalone STW in Area 6f as the Siu Ho Wan sewage treatment facilities are not available. So a STW cannot be simply a proposal, it has to be a commitment, one which would be sub optimal, defective in many ways and not acceptable to both government and the DB community.

It is clear that HKR, through the penultimate paragraph of Masterplan Limited's covering letter, is making yet another attempt in its repeated appeal to government not to forget DB when, at some time in the future, government reviews sewage and water infrastructure for Lantau.

It is imperative that the TPB and all government bureaux and departments are not misled by the HKR statement in Masterplan Limited's letter that *"In addition, the proposal for Area 6f is moderate in scale, the demand on the overall Government Infrastructure would be insignificant"*. This is irrelevant as government facilities are not available, and will not be available in the potential timeline of both the Area 6f and Area 10b projects. Public comments have to be submitted in accordance with TPB Guideline No. 30B "Guidelines – for submission of comments on various applications under the Town Planning Ordinance". The PVOC considers that this fourth submission from the PVOC has again properly complied with TPB Guideline No. 30B, whereas the Submission of Further Information from HKR does not.

PRINCIPAL CONCERNS WITH THE APPLICATION

In our previous submission, which was assigned number 5297 (December) by the TPB, we noted the following principal concerns which we have with HKR's proposed development of two 18 storey buildings, including 476 flats, of 21,600 m² GFA on a platform created to accommodate a 170m² GFA three storey Building:

- A. Inadequate and unreliable information has been provided by HKR. E.g. HKR has submitted studies and papers and not impact assessments, thereby avoiding having to study the impact on the community and people most affected by its proposal.
- B. Public Consultation is inadequate and non-transparent.
- C. Consultation with all relevant government departments and bureaux has been inadequate and incomplete.
- D. A Risk Assessment has not been undertaken.
- E. HKR's responses to government department comments have been inadequate and evasive. It cannot be acceptable in a public consultation exercise for the applicant alone to decide what is commercially sensitive (re ownership of Passageway and allocation of undivided shares) and to keep that information from being publicly commented upon. All information provided by the applicant must be placed in the public domain so the public can comment on it. The table setting out these responses cannot be considered to be comprehensive.
- F. Despite Annex C of the October Further Information stating in paragraph 2.1.1.4 that a key element of the development is the "access road", there is no information provided as to its construction through Parkvale village. There are many issues arising from unsuitable access to the site such as: the part of Parkvale Drive which is designed as a pedestrian pavement under BD regulations and the effect of additional construction and operational traffic on it; width constraints of Parkvale Drive which limit the ability of larger vehicles, including buses and construction vehicles, to pass one another; potential

lack of emergency access to Parkvale Drive in the event of an accident; safety, as the proposed access to the site is a pedestrian area used by residents and the public; and HKR's lack of consideration of alternative access to the site. As pointed out above, HKR continues to not submit, in its Further Information, a Traffic Impact Assessment on Pedestrians which is listed under the Reports to be submitted.

- G. A sewage treatment works (STW) is to be included in Area 6f with discharge directly into the sea next to the ferry pier using either a gravity pipe or the open nullah which is adjacent to Hillgrove Village. However, it is clear from HKR's comments that the latter is the intended approach. Also, HKT tries to minimise the pollution impact of discharge of sewage into the sea whereas it will increase the TIN and TPs, thereby increasing the probability of, e.g., red tide in Discovery Bay waters. Not surprisingly HKR's consultants say that the sewage proposal "*is considered not an efficient sewage planning strategy*".
 - H. HKR is misleading the TPB by saying there are two options re water supply but, as previously pointed out (since government has confirmed that its facilities at the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station are **not** available for the foreseeable future), there is only one, which is a potable water supply to be provided by re-opening, after 16 years, the DB water treatment plant and using water from the DB reservoir.
 - I. No information is provided regarding the provision of other utilities to Area 6f and how it will affect Parkvale Village, despite the October Further Information Annex C paragraph 2.1.1.4 stating that a key element of the development is the provision of utilities. Furthermore, there is no reference to the DB LPG gas system which has recently suffered an explosion which is the subject of investigations by EMSD and FSD.
 - J. Slope safety of the area, where the two proposed 18 story buildings will be built, is ignored, despite Annex C paragraph 2.1.1.4 stating that a key element of the development is site formation. HKR continues to ignore CEDD's request for HKR to assess the geotechnical feasibility of the proposed development and to submit a Geotechnical Planning Review Report (GPRR).
 - K. Ownership issues - HKR's right to use Parkvale Drive as access to Area 6f is still disputed.
 - L. Planning controls of Discovery Bay are ignored in respect of the Master Plan (MP) and Outline Zone Plan (OZP) relationship, the 25,000 population ceiling and the allocation of undivided shares and management units under the Deed of Mutual Covenant (DMC). Furthermore, HKR has a conflict of interest regarding population data, in that current figures are provided by its wholly owned subsidiary, DB Services Management Limited.
 - M. Diagrams and photomontages are often misleading, inaccurate and of poor quality.
- We provided further details of these concerns in our previous submission. Readers of this submission should also read our previous submissions if they have not already done so.
- In this submission we address concerns arising from HKR's latest submission and from HKR's intention to build a standalone sewage treatment works in Area 6f.

SEWAGE TREATMENT

All the concerns and comments submitted to the TPB in respect of sewage treatment processing and discharge continue to be ignored.

We have, again, set out and expanded our concerns and comments in the following sections:

- A. Sewage Master Plans.
- B. Standalone Sewage Treatment Works.
- C. Application for Discharge Licence.
- D. Discharge of Sewage by Open Nullah.
- E. Effluent to be Discharged into the Sea.
- F. Theoretical Modelling Scenarios of Sewage Processing and Effluent Discharge.
- G. Inefficient Sewage Planning Strategy Confirmed by HKR's Consultants and no Environmental Impact Assessment.
- H. Emergency Arrangements for when the STW Breaks Down Including Access to Pumping Station No 1.
- I. Sewage from the Workforce during Construction.
- J. Management of the STW.
- K. Capital and Operating Costs.
- L. Consultation.

A. SEWAGE MASTER PLANS

1. In 1989, a sewage disposal strategy was formulated by the Government. Since then EPD has produced 16 Sewage Master Plans (SMPs) and DSD has had the role of works agent to implement the recommended projects to cater for the needs of the SMPs. The 16 SMPs have been re-grouped into 8 areas for conducting the SMP Review Studies. 8 SMP Reviews have been completed and these include the "Review of Outlying Islands SMP", which includes DB.
2. **All the HKR submissions consistently make no mention of the Outlying Islands SMP, which would appear to be because their sewage strategy for DB, as illustrated by the proposals for both Areas 6f and 10b, is inconsistent with that plan. Therefore EPD and DSD have no alternative but to reject the HKR proposal and advise the TPB accordingly.**

B. STANDALONE SEWAGE TREATMENT WORKS

1. Since government facilities are not available in the foreseeable future, HKR has no alternative but to build a separate sewage treatment works (STW) in Area 6f, if the proposed change in use is approved and if the proposed development is in fact built. This means that people living in Parkvale Village would have a STW adjacent to them. HKR is not providing details of the design, its exact location and how it will be managed and maintained. As HKR will want to minimize costs, we are concerned how adequate such a facility will be and the risk of its breaking down. If the TPB approves the change of use of Area 6f, the residents of Parkvale Village, who at no stage have been consulted by HKR, will be forced by HKR to live next door to a STW with all its negative aspects, including strong foul odours. And of course the future 1190 residents of Area 6f will also suffer from the same negative aspects of a STW integrated into their development.
2. It is indicative of the inadequacies of this submission, and all the previous HKR submissions, that there is no reference whatsoever to the DSD "Guidelines for the Design of Small Sewage Treatment Plants" for private developments up to 2,000 population equivalent. In preparing these guidelines DSD placed special emphasis on

the problems usually found with small plants and included appropriate design safety considerations. These guidelines cover: general design considerations; design parameters; practical design and installation; operation and maintenance; and environmental considerations. **Following these guidelines would have enabled HKR to provide a design submission in this latest Further Information** which could, according to paragraph 2.9 of the guidelines, have included for example: key plan showing location of development and effluent discharge location; plan and section showing the location of STW within the development in relation to residential units and surrounding facilities; process and instrumentation diagrams; hydraulic profile together with supporting calculations; detailed process design calculations; detailed drawings with plan and elevation showing plant room layout including pipe work and equipment; route of access to the plant room and access within the STW; ventilation and lighting details; equipment schedule showing number of duty and standby units, make, model number, capacity etc. (the schedule should be shown on the drawing); equipment catalogues and operation/maintenance manual.

3. Although the DSD has built and operates a number of small sewage treatment facilities on Lantau Island and Outlying Islands, HKR has not stated the type or explained the design of STW it proposes to build in Area 6f, nor has it demonstrated that any of the three sewage treatment processes commonly adopted by the DSD on Lantau Island is suitable for a site located on a steep slope and far from the sea, with a discharge point so close to a residential area.
4. Due to its proximity to our village, we consider that it is inappropriate to locate a STW in Area 6f, due to the potential smell and health hazard, especially as the effluent seems highly likely to be discharged into an open nullah and flow under the balconies of a residential building and, subsequently, into the sea adjacent to an occupied area. In view of the serious inadequacies and shortfall of the STW proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

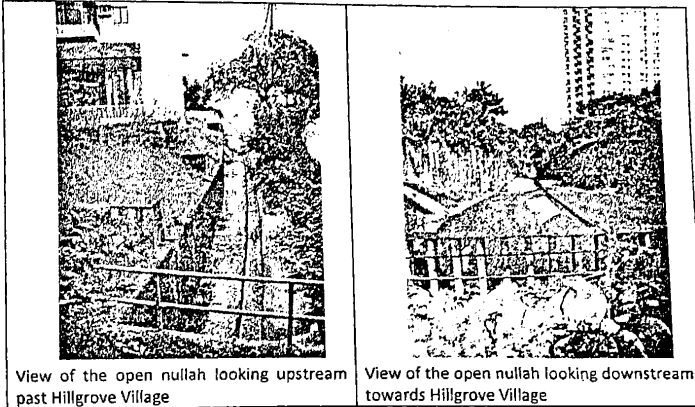
C. APPLICATION FOR DISCHARGE LICENCE

1. Paragraph 6.3.1.6 of the Revised Environmental Study glibly states that *"Moreover, the operation of the STW shall also apply for a discharge licence from the relevant authority before the operation of the STW."* This is a too vague a statement. Are the consultants referring to the submission of Application Form A (EPD 117); who will be responsible for submitting the application; who will pay the licence fee; and what are the consequences if the application is rejected?
2. This aspect of the STW requires comprehensively explaining to the TPB and, of course, the public since this Further Information is supposed to be subject to public consultation.

D. DISCHARGE OF SEWAGE BY OPEN NULLAH

1. HKR is still saying, as it did in its previous submissions, that discharging the treated sewage directly into an open nullah is still an option to be considered at the design stage. This open nullah is parallel to Discovery Valley Road and proceeds directly in front of Hillgrove Village. Therefore, every day 440 m³ per day of sewage will be flowing

alongside approximately 200 metres of footpath/road and directly under the balconies of around 200 apartments in this village. This is illustrated in the following photographs.

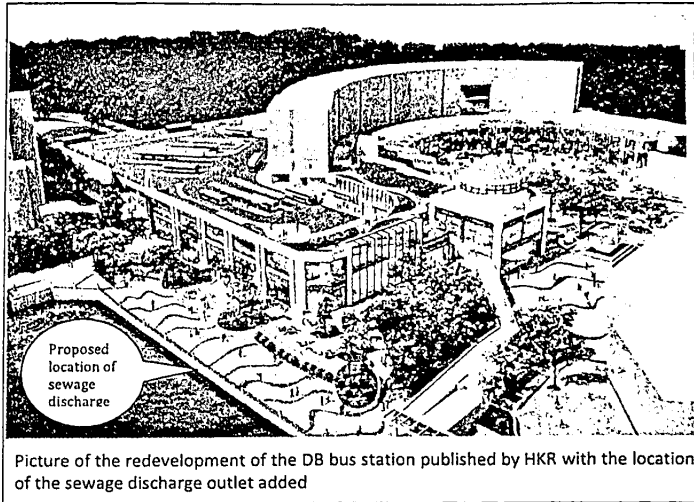


2. The nullah serves the dual purpose of a storm water channel and as an overflow relief for the reservoir at the top of Discovery Valley Road. Normally it is virtually empty, but during periods of rainstorm and/or reservoir discharge this nullah is full to the top. The addition of the sewage effluent to the storm water flow may cause the nullah to overflow or the effluent to back-up into the STW, both with serious health implications. This option would appear to be cheaper than building a gravity sewage pipe and it is considered that HKR will adopt this option whilst giving the impression to the TPB, EPD, etc. that it will build a gravity pipe, which would presumably put the sewage flow underground.

E. EFFLUENT TO BE DISCHARGED INTO THE SEA

1. HKR is proposing to discharge treated sewage from Area 6f into the marine waters adjacent to the ferry pier without the need of a marine outfall. The outlet is adjacent to a pedestrian walkway, residential buildings and a shopping centre, which HKR is about to build, and is located only 280 metres from a public bathing beach. This is an artificially made beach fronting the very shallow and silted Tai Pak Wan. The proposal for the discharge of effluent into a shallow seabed, adjacent to a pedestrian walkway, residential buildings and a shopping centre and 280m from a bathing beach, boardwalk restaurants and ferry pier is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
2. We are extremely concerned about the effluent being discharged into the sea in DB. Although the effluent will have been treated, it will have a high concentration of nutrients which has been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas (see page 170 of "Harmful Algae",

- volume 9, issue 10, 2010 of 'Elsevier') and, as the prevailing winds come from the east, blowing onto DB, such harmful algae would not dissipate easily.
3. The water quality assessment notes that for the whole of Hong Kong waters adjacent to the Pearl River Delta and including the waters around DB that the Total Inorganic Nitrogen (TIN) already exceeds the WQO. We would not dispute this, but this does not justify HKR's intention to increase the suspended solids and E-Coli content of the sewage plume in the very publicly exposed waters and beaches of Tai Pak Wan.
 4. In previous submissions, HKR tried to downplay the occurrence of red tides despite the discharge of more TINs and TPs which will increase the probability of more red tides. The latest Further Information has omitted references in the previous version to TP (referred to as Total Particulates in the Executive Summary of the Environmental Study and as Total Phosphorous in the Technical Note) and to red tides.
 5. The Further Information submitted by HKR in October included the following:
 - a. Executive Summary – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and Total Particulates (TP) are minimized. With the discharge standard, the Nitrogen (N) to Phosphorus (P) ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 - b. 6.3.1.5 – *"The computed N: P ratio concluded that the possibility of having red tide is still low."*
 - c. 6.4.1.1; 7.3.1.4; 8.1.2.1 – *"The discharge concentration has therefore been reduced as much as practicable to ensure that the increase in TIN and TP are minimized. With the discharge standard, the N to P ratio is maintained greater than 18.1. Hence the occurrence of red tides will be unlikely."*
 6. The text in bold does not appear in the latest version of the Environmental Study submitted by HKR on 28 November 2016. Why would HKR delete this text if the *"occurrence of red tides will be unlikely"*? Thus the previous version tried to downplay the likely occurrence of red tides, whilst the omission of the references to red tides in the latest version implies that what was stated in the previous version was incorrect, and that we, and government, should be concerned about the discharge of the sewage into the sea increasing the likelihood of red tides occurring.
 7. The conclusions in the Technical Note that *"the water quality in the vicinity of marine-based WSRs would be in compliance with WQOs in SS, E. coli and UIA"* are based on modelled measurements at WSR 07 (Tai Pak Peninsula CPA), 270 metres from the sewage discharge point. This ignores the fact that the area of the sea into which the sewage would be discharged should also be considered to be a WSR. This area is adjacent to a pedestrian walkway, residential buildings and a shopping centre which HKR is about to build, as the following picture demonstrates:



Would HKR's conclusions have been the same if it had modelled measurements at the sewage discharge outlet instead of 270 metres from it?

F. THEORETICAL MODELLING SCENARIOS OF SEWAGE PROCESSING AND EFFLUENT DISCHARGE

1. The consultants have not undertaken a sensitivity analysis regarding their various calculations, nor a risk assessment as to environmental aspects, daily operations and emergency arrangements of a STW. In addition, there is no mention of the assumptions and limitations as to their approach to modelling. In a public consultation exercise there should be a layman's guide to the scientific and mathematical acceptability of their approach (and its quality), since, without this, the vast majority of the public are unlikely to understand and to be able to comment on the approach.
2. The modelling scenario is described in section 4.3 of the Revised Technical Note on Water Quality submitted in the latest Further Information. The effluent dispersion scenarios are stimulated by a near-field model, CORMIX. The key inputs to CORMIX include outfall configuration, ambient current speed, vertical density profile and effluent flow rate. As this latest Further Information merely repeats the same scenarios, with the same key inputs and assumptions, as in the October Further Information, the results are naturally the same! (Appendix D CORMIX model is same as in October). However, HKR has deleted references to the likelihood of red tide which was mentioned in the October Further Information, with no explanation as to why. This is unprofessional and misleading. Furthermore, there is no mention by the consultants as to why this type of model was used and its reliability.
3. Paragraph 4.3.1.2 of the Technical Note on Water Quality states "*The exit of the gravity sewage pipe into sea is near surface.*" However, in each of the CORMIX scenarios, under



"Buoyancy assessment", it is stated that *"The effluent density is less than the surrounding ambient water density at the discharge level. Therefore, the effluent is POSITIVELY BUOYANT and will tend to rise towards the surface."* This means that the sewage effluent will be very visible near and on the sea surface, as illustrated in the above photograph. It is essential that EPD investigates this finding and concludes that it is not acceptable.

4. The results of the modelling scenario are set out in Appendix D *"CORMIX model output"* to the Revised Technical Note on Water Quality and, as mentioned in paragraph F2 above, are exactly the same as in the October Further Information. To the layman, the results are probably difficult to understand. However, what is not difficult to understand is the standard statement at the end of each of the CORMIX reports, which is the *"REMINDER: The user must take note that HYDRODYNAMIC MODELLING by any known technique is NOT AN EXACT SCIENCE"*.
 5. The full name of the model is *"CORMIX MIXING ZONE EXPERT SYSTEM Version 5.0GT HYDRO1: Version-5.0.1.0 December, 2007"*. It is difficult to understand why a 9 year old version of this model was used and this aspect should be investigated by EPD. With modelling science, it is normal for there to be at least some updates, over a period of 9 years, as a result of its usage, empirical testing and improvements of software. In this context it is noted that CORMIX versions 9 and 10 were released in September 2014 and July 2016 respectively. EPD must investigate why the Consultants have not used up to date modelling software which should be a standard requirement for any study.
- G. INEFFICIENT SEWAGE PLANNING STRATEGY CONFIRMED BY HKR'S CONSULTANTS AND NO ENVIRONMENTAL IMPACT ASSESSMENT**
1. In its Application and Further Information of June and October, HKR's consultants have said:
 - a. In paragraph 6.2.iii of its original application, that *"alternative on-site sewage treatment plant could be provided, either at Area 6f or Area 10b. This is not preferred, having numerous STW in the area is considered to be ineffective in achieving economies of scale for the infrastructure and land area"*. Furthermore, paragraph 5.6.2.2 of HKR's Study on Drainage, Sewerage and Water Supply Systems for Area 6f notes that *"This STW will treat sewage only from 2 single residential towers for 476 units at Area 6f so it is considered not an efficient sewage planning strategy"*. Paragraph 5.6.4.1 also notes that a local STW may cause *"an offensive smell and is health hazard"*.
 - b. *"This additional effluent would have impacts on both water quality and marine ecology. All these would require a quantitative water quality model to be established for assessment as part of the subsequent EIA"*. (June Revised Environmental Study, 6.3.1.3). Furthermore, in the October Further Information there is no reference to a subsequent Environmental Impact Assessment (EIA), which likely means that the subject of an EIA has been dropped. Logically there should be a full scale EIA as part of this Section 12A application.
 - c. Building a STW in Area 6f is still sub-optimum in its October submission. Since the consultant has again in the October Further Information Annex G *"Revised Study on Drainage, Sewage and Water Supply"*, paragraph 5.6.1.4, stated that *"As this new DBSTW will only treat sewage from 2 single residential towers for 476 units at Area*

6f so this decentralized scheme is considered not an efficient sewage planning strategy".

H. EMERGENCY ARRANGEMENTS FOR WHEN THE STW BREAKS DOWN INCLUDING ACCESS TO PUMPING STATION NO. 1

1. No mention was made in HKR's first and second submissions of what would happen to the sewage in the event that the STW broke down. Only in its third and fourth submissions was the subject of emergency arrangements addressed. These include: dual feed power supply for the STW; "suitable backup" of the STW treatment process (but no information as to what is suitable); and connecting the gravity sewage pipe to the existing sewage system at Pumping Station No 1 (to be only used during emergencies), which would feed the sewage to the existing system (i.e. to Siu Ho Wan STW), and, as backup, the movement of sewage by 36 sewage tanker vehicles per day to the Siu Ho Wan STW.
2. Connection to the existing sewage system is clearly most likely to be used once and then left on permanently, since there is no description of how this action would be managed (hence making unapproved use of the government Siu Ho Wan facilities) as the existing DB Services Management Limited (as illustrated by its day to day performance) is both management and engineering severely challenged.
3. Government cannot allow such a connection since it would be an open invitation to abuse and illegally use the SHWSTW.
4. Also the only access to Pumping Station No. 1 (and especially relevant during emergencies) is currently blocked by the area around the pumping station being illegally used for vehicular parking. The Lands Department has recently requested HKR to stop the parking as this area should only be used for the purposes related to the operation of the pump house. HKR should have advised its consultants about this situation when issuing its instructions. Therefore it is necessary that this issue of access be addressed by HKR and the Lands Department.
5. Movement of sewage by truck is clearly unacceptable in a modern city environment, especially as it would require 36 sewage tanker vehicles a day to remove the sewage to the Siu Ho Wan STW, and is inconsistent with government's efforts to modernise sewage treatment and disposal in Hong Kong. The 36 truck calculation is considered to be more representative than the calculation in paragraph 6.3.2.1 of the latest Further Information which implies that sewage will only be moved on the basis of a quarter of a day's sewage being moved in 6 hours. Furthermore, HKR has been told that it cannot feed the sewage to the Siu Ho Wan STW.
6. In addition, HKR has not mentioned anything about emergency arrangements in the event of the open nullah discharge approach being taken. This would probably involve the 36 trucks per day travelling through Parkvale village and Discovery Bay going to the Siu Ho Wan STW, which HKR does not have approval to use for this sewage.

I. SEWAGE FROM WORKFORCE DURING CONSTRUCTION

1. All of Parkvale Village will be affected by the proposed method of sewage generated from the workforce during the development of Area 6f. Paragraph 6.2.1.3 of the latest Further Information states that portable chemical toilets will be used by the

construction workforce. This is dismissed as a minor issue, but is expected to persist for some two to two and a half years. Those who have experience with construction sites will know that, firstly, never enough portable toilets are provided and that construction workers urinate all over the site and, secondly, and more importantly, that, when pumping the sewage from the toilets into tanker trucks, a substantial release of pollutant fumes and very unpleasant and pervasive odours are released into the local atmosphere. These will create both a health hazard and a serious despoliation of the quality of life of the residents in the adjacent Parkvale Village.

J. MANAGEMENT OF THE STW

1. There is no explanation as to how the STW will be managed in respect of both day to day operations and emergency situations. In the DSD guidelines (referred to in section B above) it is stated in paragraphs S.1/2 that *"In selecting the type of treatment process, the designers should take due consideration of the availability of competent operators. Only competent technicians should be assigned to operate the STP. The operator should be fully conversant with the recommended operating procedures as stipulated in the operation and maintenance manual"*.
2. Would Discovery Bay Services Management Limited, the wholly owned subsidiary of HKR which manages DB, employ additional staff capable of managing a STW or would it use existing staff which have no relevant experience? **HKR should be required to state how it will ensure that the STW in Area 6f, and that in Area 10b, would be operated safely and efficiently.**

K. CAPITAL AND OPERATING COSTS

1. HKR makes no reference in its Further Information that all the capital and operating costs arising from the proposed STW in Area 6f together with the gravity sewage pipe to the sea at the Plaza will be met by either HKR and/or the undivided shareholders of the Area 6f proposed development. **HKR should be required to confirm that all capital and operating costs arising from the proposed STW in Area 6f and the gravity sewage pipe or use of the nullah will be borne by HKR and/or the undivided shareholders of Area 6f proposed development.**
2. **Also the residents of Parkvale Village and other villages in Discovery Bay should not have to suffer the disturbance of laying the gravity sewage pipe or the connection to the open nullah.**

L. CONSULTATION

1. The above approach to sewage treatment and discharge has not been explained by HKR to the wider community of DB. In view of this deficient and sub-optimum approach (and the same approach is to be adopted for Area 10b with sewage to be directly discharged into the sea at Nim Shue Wan), HKR is guilty of abusing the so called public consultation process and displaying a complete disregard for modern sewage treatment and discharge practices and DSD guidelines as developed so diligently over the last 30 years by government, namely EPD, WSD and DSD and their respective policy bureaux.

CONCLUSION

We (the Parkvale Village Owners Committee representing the Owners of Parkvale Village, which is adjacent to Area 6f and through which all traffic to Area 6f would pass) continue to

be surprised and disappointed that no Government Department, nor HKR, appears to have considered the adverse impact of the proposed development on the owners and residents of Parkvale Village, especially the totally unacceptable and sub optimal commitment to build a standalone STW with discharge by open nullah directly past apartments and into the sea. In view of the serious inadequacies and shortfall of the STW and discharge proposal we believe that the DSD and EPD have no alternative but to reject the HKR proposal and advise the TPB to not approve the application.

As clearly demonstrated in not only this submission but in all our submissions, HKR's application continues to be deficient in many ways. So again, we consider that the Town Planning Board is in no other position than to reject HKR's application to rezone Area 6f.

We again encourage the Town Planning Board to visit the site and meet residents. In doing so, many of the issues highlighted in this report would be evident.

Signed on behalf of the PVOC:

Date:

29 December 2016

Mr. Kenneth J. Bradley J.P.

Parkvale Village Owners Committee Chairman

5831

tpbpd

寄件者: Vamsi Potukuchi [REDACTED]
寄件日期: 30日12月2016年星期五 21:55
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION
附件: APPLICATION Y_I-DB_3 Area 10b.pdf

5832

Application No. Y/I-DB/3 Area 10b- amendments dated 29th November 2016 - OBJECTION

I, POTUKUCHI VENKATA VAMSI KRISHNA, am a resident owner of [REDACTED]

in
[REDACTED]
[REDACTED]

I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations. I am particularly concerned by thereintroduction of local sewage treatment within Discovery Bay.

In this respect, my concerns are shared by other residents of Discovery Bay. I attach a submission concerning the above, from neighbouring villages, which, as a Peninsula Village Owner, I fully endorse. This attached submission expresses excellently my concerns better than I could myself

I OBJECT TO THE ABOVE APPLICATION

POTUKUCHI VENKATA VAMSI KRISHNA

PENINSULA VOC member

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33Reply-to: [REDACTED]
To: Edwin Rainbow [REDACTED]

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.
I strongly object to the planned development as presented by the HongKong Resort Company , who with thousands of owners are bound together by a Deed of Mutual Covenant.
2.
Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry. Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd. (HKR) . The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .
3.
Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both applications of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y/I-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should effluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN ! It would be really a great step back for the environment of DB and HKI

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong. It would be quite self-defeating : Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB".

There are quasi daily fishermen/-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close -by shores, to the sea should not take place !! but also :

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply : effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning...

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB .

THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure, such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " | BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , -SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: [REDACTED]

Thomas Gebauer

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

che chung francis lam
30日12月2016年星期五 21:57
tpbpd@pland.gov.hk
Application No. Y1-DB/3 Area 10b - Amendments dated 29/11/2016

5833

Dear Sir,

I refer to the captioned application, and write to raise my objection to such proposed new development, as the amendments submitted on 29/11/2016 do not address and provide any concrete solution to the sewerage treatment problem created by the proposed new development.

Therefore I consider that the submitted applicaion should be rejected. Thank you for your attention.

Lam Che Chung, Francis
Owner



tpbpd

寄件者: Vamsi Potukuchi [REDACTED]
寄件日期: 30日12月2016年星期五 22:00
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3 Area 6f - amendments dated 29th November 2016 OBJECTION
附件: APPLICATION Y_1-DB_3 Area 10b.pdf

5834

Application No. Y/I-DB/3 Area 6f- amendments dated 29th November 2016 OBJECTION

I, POTUKUCHI VENKATA VAMSI KRISHNA, am a resident owner of [REDACTED]

in


Peninsula V

illage.

I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations. I am particularly concerned by thereintroduction of local sewage treatment within Discovery Bay.

In this respect, my concerns are shared by the [REDACTED] 6Di [REDACTED] B. I attach submission concerning the above from

POTUKUCHI VENKATA VAMSI KRISHNA


PENINSULA VOC member

For info Fw: APPLICATION Y/1-DB/3 Area 10b

29 December 2016 at
08:33Reply-to
To: Edwin Rainbow

Thomas Gebauer

----- Forwarded Message -----

From: [REDACTED]
To: Tpbpa <tpbpa@pland.gov.hk>
Sent: Wednesday, 28 December 2016, 16:32
Subject: Fw: APPLICATION Y/1-DB/3 Area 10b

Further comments:

Subject: APPLICATION Y/1-DB/3 Area 10b

The Town Planning Board:
Application Y/1-DB/3 Area 10b

1.

I strongly object to the planned development as presented by the HongKong Resort Company, who with thousands of owners are bound together by a Deed of Mutual Covenant.

2.

Discovery Bay (DB) is a UNIQUE development in HongKong . quasi an enclave , isolated from HongKong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC . Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hongkong Resort Co. Ltd, (HKR) .

The TPB must also seriously consider that the small owners in DB (roughly 8.000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR .

3.

Due to this unique situation, any changes must be judged by the TPB / PLAND with a holistic view in mind ; this proposed development as well as the application Y/1-DB/2 Area 6f cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE , besides looking at each application separately the TPB must also look at

both application of the HKR together to make a good judgement what they ask DB owners and residents to "bear".

4

In area 10b - same as it is proposed in area 6f - to build a sewage treatment plant quasi "on site" in the midst of a residential development and the effluent is planned to be discharged into the WATER BASIN OF NIM SHUE WAN Bay must be considered as highly "sensitive" in the least.

We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous to even consider in "Asia's World City" to put nowadays a sewage treatment plant into a new residential development. (There was an old sewage-treatment plant at this proposed location, however built decades ago when this area was a large service area, bus station, repair shops, waste handling and the likequasi commercial activities) It should be demanded that this application / development as well as Y1-DB/2 area 6f to be deferred already on the grounds of the sewage-treatment and disposal. For this matter the applicant should wait till the Government Sewage Treatment Facilities of Lantau Island can receive all the sewage from DB.

By no means should affluent be directed into the sea in and around Discovery Bay. The HK Waters cannot take more of this pollution and this does not concern only TIN! It would be really a great step back for the environment of DB and HK!

5.

The effluent is planned to be discharged through a pipe into the shoreline, the bay of Nim Shue Wan, which should be considered "quasi topographically confined basin with limited dispersive capacity" the planned outfall point will not be far from the housing development, in the vicinity there is also recreational activity from the DB Marina and Club. It is not far from Peng Chau which apparently has received or will receive a *high technology sewage treatment plant* This effluent is in addition to the already polluted waters in the South of Hongkong.

It would be quite self-defeating: Peng Chau with a most modern water treatment plant and then the effluents from

DB.

The reference of the applicant regarding Fish Culture Zones, in MaWan and Cheung Sha, VERY FAR away from Nim Shue Wan can only "pull wool over the TPB".

There are quasi daily fishermen-boats seen in around DB, mostly from Peng Chau, an examination of the catch in regard to toxics should be highly recommended. Effluent-discharge to the close-by shores, to the sea should not take place!! but also:

6.

To blame pollution of Southern Waters on the Pearl River Delta is not a point to make as facts of the "as is situation" must be clearly addressed. There are more pollutants than TIN. In HK one must get away from the view "it is only little pollution"; beside the pollution of HK-waters and around, we are facing already many types of pollution; in regard to forward-looking planning, it is important to consider "the straw which breaks the camel's back".

7.

As for the "sensitive receivers" the waters of Nim Shue Wan and those close to Peng Chau effluent must be considered as "potentially polluting". Not even to mention the matter of storm-surge, back-flow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt: as simply: effluent to the sea = generally considered is "water-pollution".

8

From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1

To achieve a better environment through planning....

NO BETTER ENVIRONMENT, DEFINITELY ON ALL COUNTS THE ENVIRONMENT WILL BE WORSE.

(a)

"to avoid creating new environmental problems....

THERE ARE ADDITIONAL PROBLEMS (AIR, NOISE, LESS TREES, REDUCED WASTE HANDLING CAPACITY. ALL WRITTEN ALREADY IN PREVIOUS COMMENTS)

(b)

"to seize opportunities for environmental improvement

NO OPPORTUNITY FOR IMPROVEMENT SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(b) proposed land uses in the same development area are compatible with each other.....THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. IT HAS NO CONNECTION WITH HOUSING SHORTAGE IN HONG KONG , AND AS FOR "OPTIMISING LAND USE " THE APPLICANT , IN CASE HAS LARGE TRACTS OF LAND AVAILABLE IN DB WITHOUT CREATING ADDITIONAL ENVIRONMENTAL PROBLEMS.

IN CASE, THE PLANNED DEVELOPMENT Y/I-DB/3 AREA 10b MUST BE SCALED BACK IN SIZE TO BE SOMEWHAT COMPATIBLE WITH THE CURRENT ENVIRONMENT IN DB . THE DEVELOPMENT IT IS ALSO NOT "COMPATIBLE" AS WITH THE OBVIOUS POLLUTING ACTIVITIES IN THE PODIUM , RIGHT UNDER THE RESIDENTIAL DEVELOPMENT, AND ALSO THE CONNECTED VEHICLE TRAFFIC, PLUS THE SEWAGE TREATMENT PLANT AND THE PETROL-FILLING STATION .

(c)

adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS (THIS ONE AND ALSO Y/I-DB/2 AREA 6F.)

THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB , TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILL-PLACED UNDER A PODIUM STRUCTURE. AS MENTIONED ABOVE AND THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

IT IS DEFINITELY NOT IN THE CATEGORY OF " *SUITABLY SITED ENVIRONMENTAL FACILITIES* "

2.2.2

(c)

the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE , DB HAS LIMITED CAPACITY TO ACCEPT

ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT.

THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

Air Quality Considerations

2.3.2

Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ON-SITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing north-easterly winds;

DB IS LOCATED IN A SEMICIRCLE OF MOUNTAINS IN THE " BACK " ! BECAUSE OF THIS IMPEDIMENT TO AIR-CIRCULATION WE ALREADY FACE EXTRA AIR-POLLUTION (

MARINE/FERRY -DIESELS, AIRCRAFT, DISNEY DAILY FIREWORKS , LOCAL VEHICLE TRAFFIC)

Water Quality Considerations

2.3.4

It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND .

2.3.5

Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water-based developments should be located such that bulk water exchange is maximised.

CONTRARY TO WHAT THE APPLICANT CLAIMS : NIM SHUE WATERS ARE CALM , LITTLE TIDAL-STREAM - ACTIVITIES CAN BE SEEN AND THERE IS DEFINITELY LIMITED DISPERSIVE CAPACITY.

POLLUTION FROM THE RESIDENTS IN NIM SHUE WAN VILLAGE MUST ALSO BE KEPT IN MIND AND ADDED TO THE SITUATION.

Waste Management Considerations

2.3.6

In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities.... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING , THE APPLICANT'S REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB, IS TOTALLY INADEQUATE FOR THE PRESENT AND MORESO MUST BE FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED LIMITED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF 21ST CENTURY WASTE -HANDLING , - SEPARATING , - SORTING FOR RECYCLING AND RE-USE.

9

IN CONCLUSION I STRONGLY OBJECT TO THIS APPLICATION .

THOMAS GEBAUER

owner/resident

Discovery Bay

e-mail: 

Thomas Gebauer

寄件者: [REDACTED] Edwin Rainbow [REDACTED]
 寄件日期: 30日12月2016年星期五 22:16
 收件者: Town Planning Board
 主题: Application No. Y/I-DB/3. Area 10b - Amendments dated 29th November 2016 - OBJECTION

5835

To: Secretary, Town Planning Board

Date: 30 December, 2016

Application No. Y/I-DB/3. Area 10b -Amendments dated 29th November 2016 -OBJECTION

Dear Sirs

I am writing as a home owner and long time (18 years) resident of Discovery Bay.

The main purpose of the above amendment is to better explain the STW. This would not be necessary if we all stick to the planned population of 25,000, as I sincerely hope the TPB will agree is the right way to treat this case.

There is a complete absence of a site plans for the 10b STW and there is no attempt to describe its visual impact on what is now a very green and attractive wooded slope.

Is the removal of mature trees included in the 168 trees noted earlier?

I could go on more about the environmental impact, for which the is STW must be considered a "no no", but I can see that many important points have already been made by others.

However, I do wish to take this opportunity to say that 10b is zoned as an area designated as the service area for Discovery Bay, which I have looked down at with some affection since arriving in Discovery Bay. It is interesting to watch the movement.

It should and must remain as is and what it was always intended for. There should be no question of zoning to include residential development.

But just in case the TPB finds that HKR's land optimisation scheme has some appeal in order free land for residential building, (which we agree is necessary for HK. - but this I assume is not aimed at low cost housing ?), I take this opportunity to explain my fears for the scheme. I have been looking down on this site for many years!

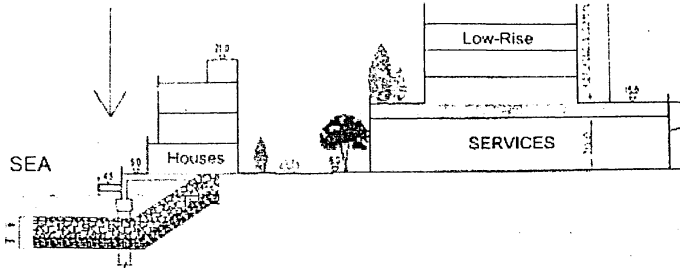
I am not impressed at all by the HKR artists impressions of the future of this site, which appear to be traffic free, but there will be traffic, lots of it.

10b has always had a needlessly derelict appearance, which was always difficult to understand. For example inexpensive improvements to appearance were asked for at the entrance to Marina Drive. We now understand why HKR was already creating a negative illusion against which their eventual "improvements" could later be projected.

This was their right.

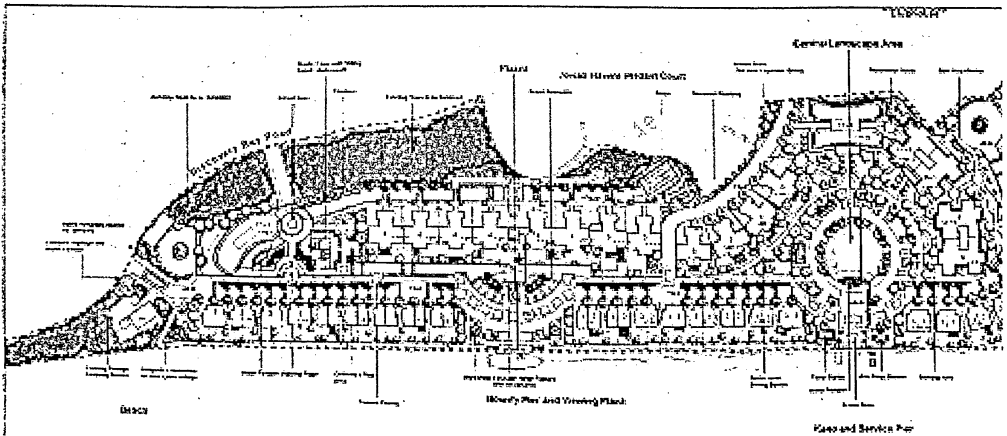
What is of great concern now is how the developer believes it can continue to provide adequate services to serve a DB population now moving towards 30,000 plus ?

The podium cannot possibly contain everything that is needed and the narrow Marina Drive cannot possibly handle all its projected traffic safely and in keeping with a residential area. Pedestrians will certainly not be at ease on the single footpath as indicated in one of the artists impressions - they will indeed be take the promenade for their own safety.



Everything is
a seriously degraded
- services - logistics - resident lifestyle
: for what ?

10b - Imagine if this area was zoned for residential purposes only and looked like this



... and

then
a developer came to the TPB with the idea of LAND OPTIMISATION
that
require
s
zoning permission to
add
the following utilities and a tourist hub with toilets and shops:

e = exists x = impossible due to insufficient space s = squeezed onto
restricted
open spaces p = demolish and rebuild
the
low rise dwellings over
over a new
podium

(east to west - utilities catering for a population of growing towards
30
,000 people and beyond)

x sports for
leisure activities
x heliport, which
in the past also served as a
sports ground

x boatyard for repair and storage of 40 small to medium boats together with container storage and a boat lift.
x container yard for 16 containers and outdoor storage of materials, brand new golf carts, spare bus tyres, pallets and large amounts of bottled water in crates
x dangerous goods storage
s refueling station for golf carts, a fleet of buses (DB ferry and marine refueling will not not possible)
s ferry and vehicle interchange for the Kaito Ferry
s busy dockside disembarking and embarking if not daily, very regularly LPG trucks, LPG gas cylinders, other gas cylinders, bottled water, tyres, building materials.
s mooring for the Bounty with an interchange for tour buses
e principal telecommunications exchange for discovery bay
p principal waste separation centre for recycling waste consisting of open air parking for up to 6 trucks, up to 20 skips, numerous scrap collection bins, and indoor area.
p bus depot with bus cleaning and bus repair facilities
p various offices and storage rooms
p day and overnight parking for HKR delivery vehicles.
p golf cart repair area with parking for up to 20 golf carts
e sewage pumping station transformed into a sewage treatment system to handle excess capacity

x - the residents of the marina
have to lose the benefit and HKR needs to relocate the contents of t
he container yard

s - with the exception of the refuelling station none of these can work as intended due to restricted space.
However t
he very visible refueling station at the gateway to the new development and Peninsula Village
is a needless

intrusion for residents

who are limited to golf carts as personal transport by the DMC - it should remain correctly placed as now in the utility area.

p - the introduction of the podium

to try to camouflage all the services currently being partly provided in the open air so that the residents will not think they exist is not credible

- the people living above and opposite will be affected by every kind of pollution - noise: traffic pollution, air conditioning compressors and other noises, air pollution from HVAC systems, vehicles, various engineering activities and the

refuse reception

- the narrow street passing south of the podium will carry an unbearable amount of traffic.

Marina Drive will be

a narrow street and the sound will be reflected

off

the podium wall. It will not be the pleasant experience

fantasised

in the

HKR

brochures. It will be dangerous

due to :

- frequent buses, deliveries and golf carts to the Marina Club
- frequent buses, deliveries and golf carts to the residential development
- frequent buses, deliveries and golf carts to the Kaito ferry
- frequent buses, deliveries to the new tourist hub with shops
- deliveries and pickup from the dockside, including dangerous materials
- all the traffic entering and exiting the podium.

Government departments need to consider normal conditions on the site and

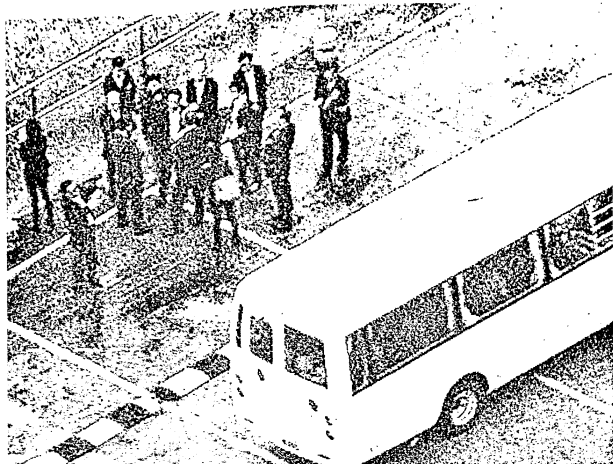
may

have witnessed a level of activity on 10b , which was

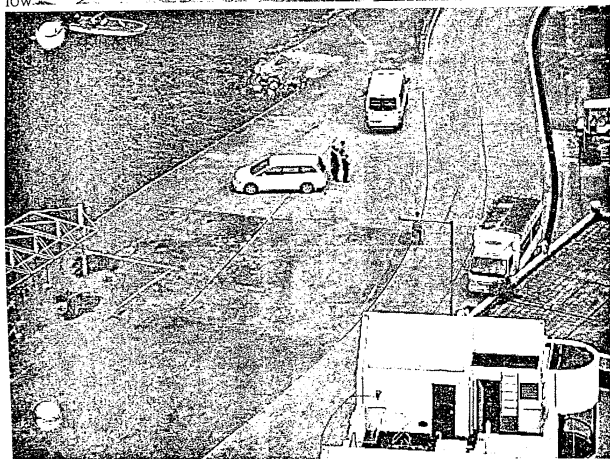
"

abnormally

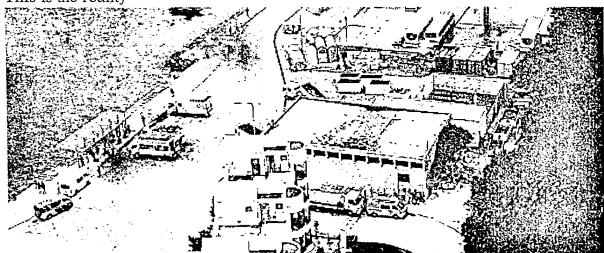
"

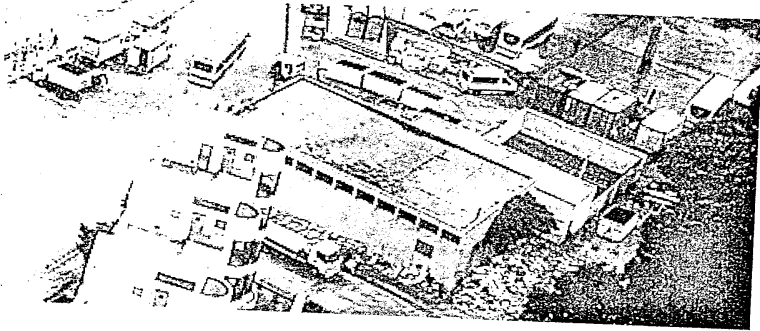
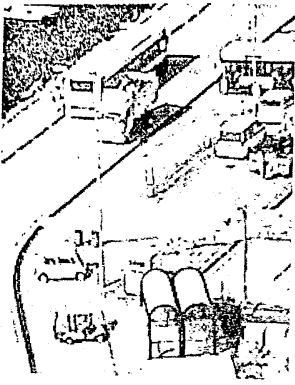


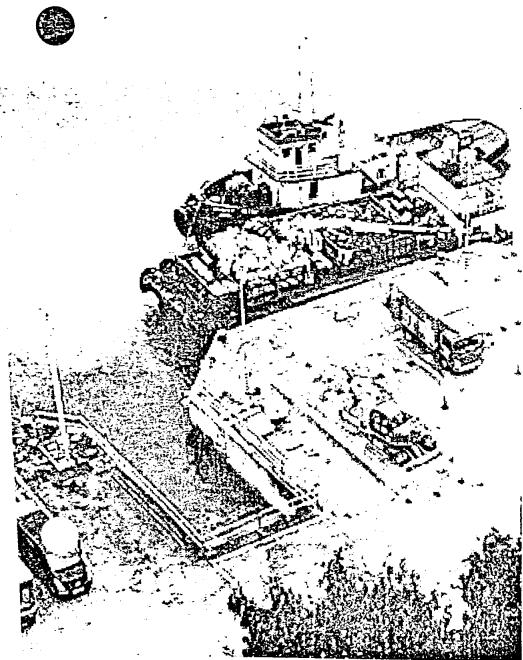
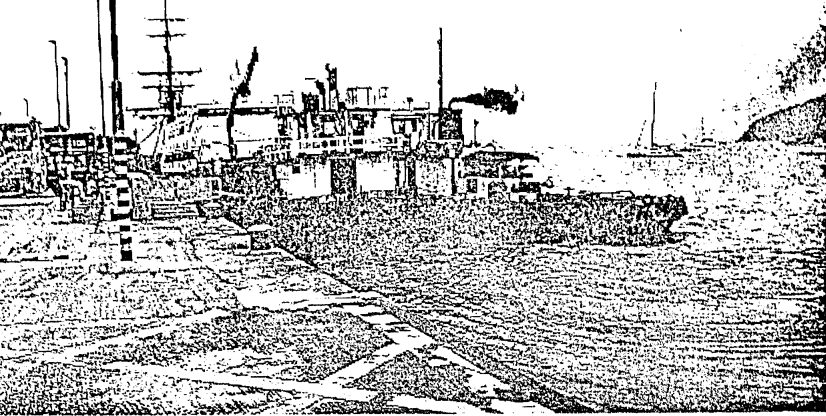
low

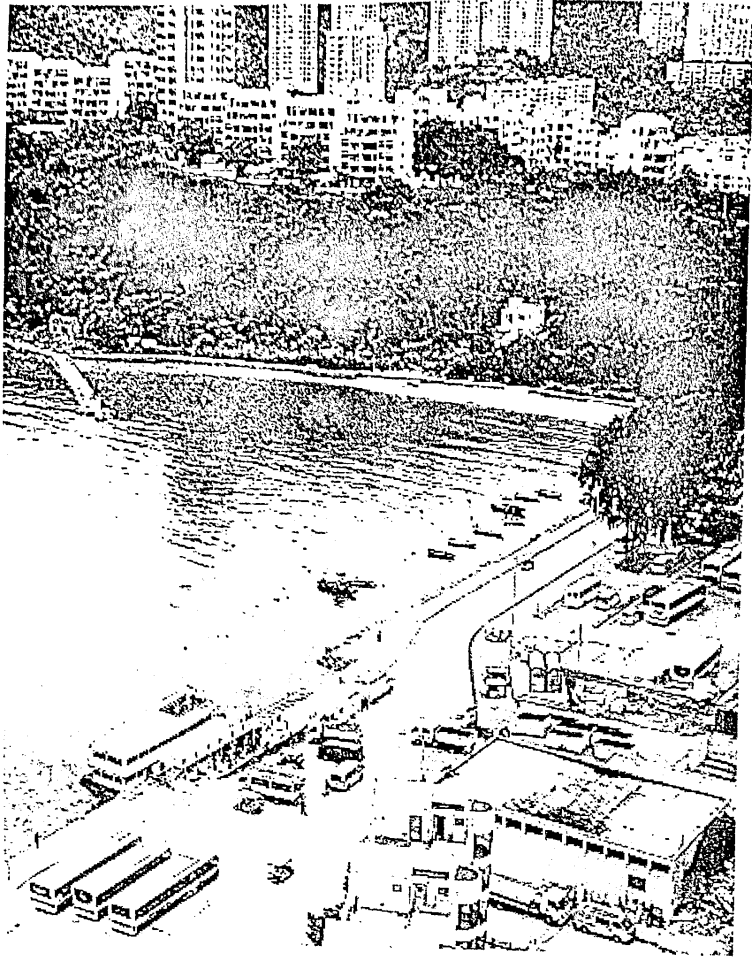


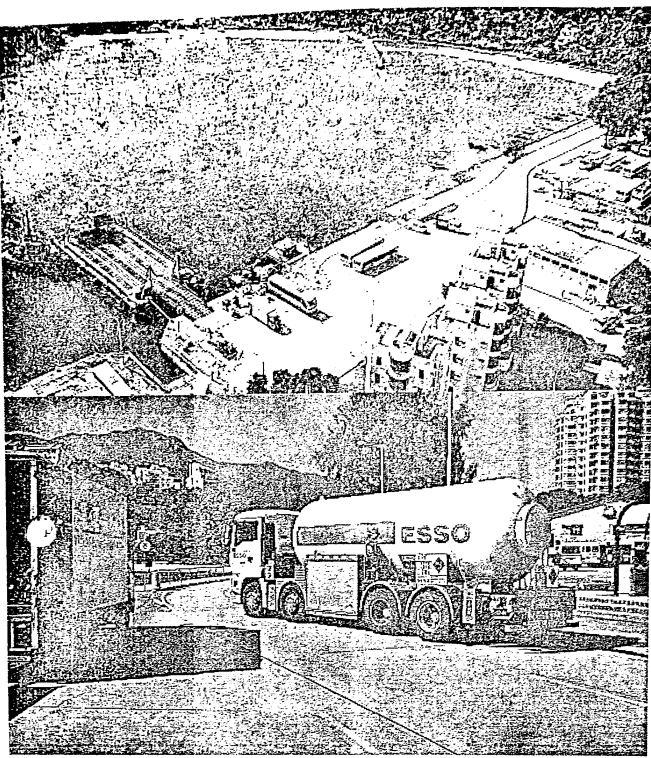
This is the reality











Such a project would be considered madness - rezoning would not be allowed

Ed Rainbow



C

tpbpd

寄件者: Andrew Burns [REDACTED]
寄件日期: 30日12月2016年星期五 22:09
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/3. Area 10b, Discovery Bay
附件: TPB YI-DB3 Area 10b R4 Potable Water and Sewage.pdf

5836

To: Secretary, Town Planning Board

Date: 30 December, 2016

Dear Sirs,

Re: Application No. Y/I-DB/3. Area 10b, Discovery Bay -- Potable Water and Sewage Further Information

I take pleasure in forwarding the attached submission to the Town Planning Board in respect of the subject Application.

Yours sincerely,
Andrew Burns

()

To: Secretary, Town Planning Board
cc: District Lands Office, Islands; LACO
Date: 30 December, 2016

Dear Sirs,

**Re: Application No. Y/I-DB/3, Area 10b, Discovery Bay
Further Information dated 30 November, 2016**

I note that the comments that I submitted previously in respect of Application No. Y/I-DB/3 have not been addressed by the Applicant, Hong Kong Resort Company Limited (HKR). Many of the points that I raised deal with the fact that the Lot, including the Application Site, is held under a Deed of Mutual Covenant (DMC). The Applicant's rights over the land are strictly limited by the DMC. Meanwhile, all the assigns of the Applicant are co-owners of the Lot and have property rights that must be respected.

As part of the public consultation process, the Applicant should address the issues raised by the co-owners of the Lot. The Town Planning Board should then allow the co-owners of the Lot a reasonable time to respond before it considers the Application further. Should the Applicant refuse to engage with the co-owners of the Lot on the substantive issues raised during the course of the public consultation, the Town Planning Board should reject the Application.

Here, I wish to comment on the letter submitted on 30 November, 2016 by Masterplan Limited on behalf of the Applicant. According to the letter:

The Applicant believes that, should WSD and EPD plans for infrastructure expansion, all proposed future developments in the vicinity areas, including those in the Discovery Bay, should be considered on equal and fair basis.

This statement ignores the fact that, under the New Grant for Discovery Bay dated 10 September, 1976 (IS 6122 in the Land Registry), it is specifically stated that the Grantee is responsible for providing all potable water and sewage services to the Lot.

Regarding potable water supply, at Special Condition 36(a) the New Grant states:

Government does not undertake to supply water to the lot.

Regarding sewage treatment, at Special Condition 31 the New Grant states:

The drainage of any building erected on the lot shall be effected as may be required by the said Director and the Grantee shall not discharge or cause or permit or suffer to be discharged into any sewer, storm-water drain, channel, storm-course or sea, any sewage, foul or contaminated water, or noxious or harmful liquids without the prior written consent of the said Director who shall as a condition of granting his consent require the Grantee to provide, operate and maintain throughout the term hereby granted at his own expense and to the satisfaction of the said Director

suitable works at the positions shown on the approved Master Layout Plan for the treatment and disposal of sewage or foul or contaminated water.

On the current Master Plan (the Master Plan is defined at Condition 10 and Special Condition 6 of the New Grant), the Minimum Associated Facilities (as defined in the New Grant) are listed. These still include a Sewage Treatment Plant and a Dam/Reservoir.

Therefore, provision of potable water and sewage services is not a simple matter of considering a request on an "equal and fair basis." Provision of potable water and sewage services will require formal modification of the New Grant and Master Plan, to remove the requirement that the Grantee is responsible for such services.

The Town Planning Board and relevant Government departments should take note that the present arrangements for the supply of potable water and sewage services to the Lot are unsatisfactory. The plans were drawn up and executed in secret and in haste, in a manner that is incompatible with the DMC and the New Grant.

The agreement was negotiated between 1995 and 1997, some 15 years after the DMC was executed. In contravention of the DMC, the Applicant negotiated direct with the Government. According to the DMC, only the Manager, not the Applicant, shall "*represent the Owners in all matters and dealings with Government or any utility or other competent authority or any other person whomsoever in any way touching or concerning the due management of the City.*" This must include supply of all services. The term "Owners" is defined in the DMC to include the Applicant.

Under the deal reached in secret between the Applicant and the Government, and unlike other lots in Hong Kong, services are not provided to the Lot boundary. The Applicant entered into short-term tenancies (STTs) with the Government to connect to the pre-existing facilities of the Water Supplies Department and Drainage Services Department, located several kilometres from the Lot. The STTs were only revealed to the City Owners' Committee six years after the fact. Although the Government sends the invoice for the STTs to the Applicant, the Applicant does not pay – the invoice is passed to the Manager for payment from the Management Funds.

If the Government is to provide potable water and sewage services to the Lot, the injustice perpetrated in 1997 must be addressed. Potable water and sewage services should be provided to the Lot boundary on the same terms and conditions as potable water and sewage services are supplied to all other residential and commercial areas in Hong Kong. Furthermore, the agreement must be negotiated transparently with the Manager, not in secret with the Applicant.

Yours sincerely,

Andrew Burns
Owner and resident, Discovery Bay

tblpbd

寄件者: Iza M.Rainbow
寄件日期: 30日12月2016年星期五 23:57
收件者: Town Planning Board
主旨: Fwd: Application No. Y/I-DB/3. Area 10b - Amendments dated 29th November 2016 - OBJECTION

5837

To: Secretary, Town Planning Board

Date: 30 December, 2016

Application No. Y/I-DB/3. Area 10b -OBJECTION



Dear Sirs

I am aware of the proposal introduce a Sewage Treatment Plant in order to cater for the extra population to be added in order to cater for the extra population hoped for by HKR on the 10b site. The whole project should be scrapped for good read, and this will avoid the need to have the sewage treatment plant, hence resolving all the problems

However, here is another good reason, which may not have been addressed:

The golf carts.

Where are they all going to be parked?
?

There are many golf carts parked on 10b and there appears to be a shortage of spaces in general in DB, but there seems to be no provision for golf cart parking in Application above.

Discovery Bay is a low density development designed to be without private cars which consequently brings the relaxed lifestyle of having very low traffic density and the environmental benefits of collective transport - which hopefully will progressively become electric rather than fossil fuel. DB as it is, may already be the model for the future and to change it would be a backward step.

Many people could not accept life without a private car but the residents of DB chose this lifestyle and cherish it.

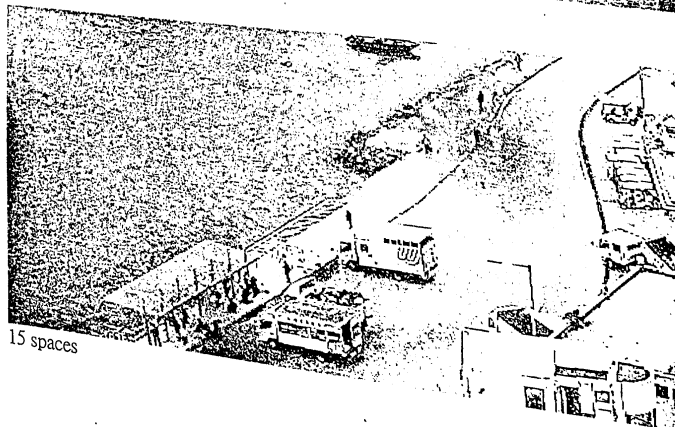
The fact that personal transport is restricted to bicycles, golf carts, and buses automatically imposes restrictions on the way DB can develop. Clearly HKR has other ideas in its vision for the future

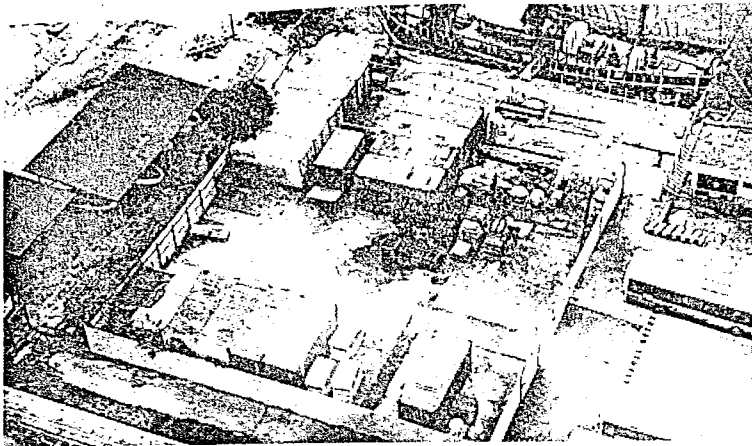
but our DMC is not going to allow private cars into Discovery Bay, so for personal motorised transport the golf cart is the future

for DB
The cart will be modernised and likely
be
battery powered.

The 10b proposal is clearly not addressing the problem of the parking for the inevitable golf carts. Around 48 parking spaces needed in various locations on the site and this needs to be provided.

- around 20 spaces required at the golf cart service centre
- up to 15 spaces required at the Kaito Pier
- there are currently 3 new carts parked in the container yard
- the Marina Club and boatyard has around 10 golf carts and it not clear if they can stay in their present location, which would be at the base of one of the proposed tower blocks

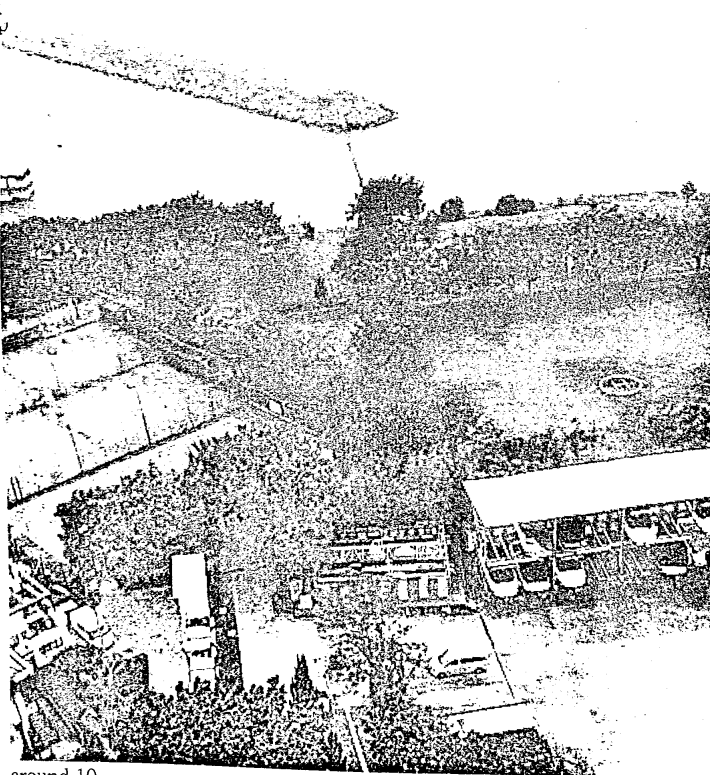




3

new

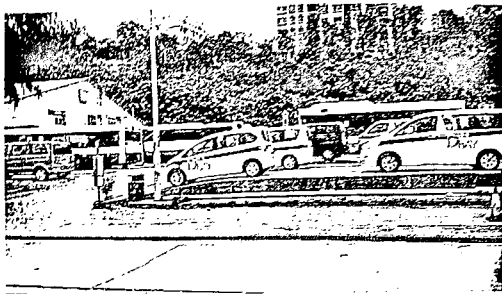
golf carts due for delivery



around 10

most not on 10b

but could interfere with the movements around the proposed tower blocks



In addition to golf cart parking spaces there is a shortage of spaces for the

(apparent excessive numbers of)

HKR registered delivery vehicles in Discovery Bay (often around 17 delivery vehicles

parked in the 10b area

- nearly all the hire cars need to park overnight

)

There are also around 40 containers in use for storage and the waste management company has up to 18 skips and other containers around the

separation for recycling area, which will be

become only

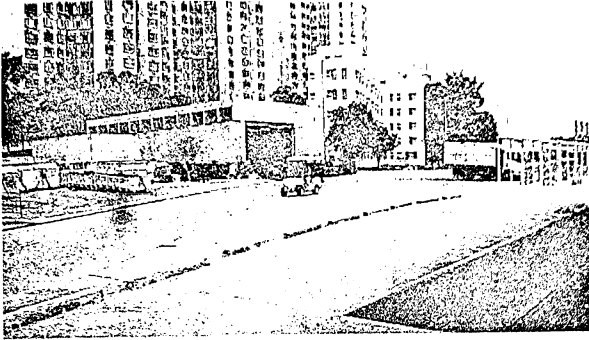
a refuse

receiving

s

tation

. There can be as many as 6 trucks (medium and large) around this area at one time



The buses appear to have enough space allowed for the overnight parking under the foreseen podium, but the Application does not provide adequate

parking for the current numbers of golf carts, delivery vehicles

, service trucks

and storage containers.

The podium solution for creating space to build houses appears to be unworkable

The

traffic passing along Marina Drive will be intolerable for the residents

living opposite the podium

Thank you for your kind attention

Iza Rainbow

Owner

Peninsula VOC member

寄件者: Vera Giovannitti
寄件日期: 29日12月2016年星期四 13:15
收件者: tpbpd@pland.gov.hk
主旨: Application No.Y71-08/3 - Area 10b in Discovery Bay

5838

Dear Sir/Madam,

Please accept this email as my objection to the proposed development of Area 10b in Discovery Bay near Nim Shue Wan because our community cannot sustain another development with the current infrastructure problems that exist... in particular sewage, and therefore, my objection to this proposal is directly linked to my objections to the proposed development of a Sewage Treatment Facility in Discovery Bay on the basis that it is an unhealthy proposal and not suitable for being in our environment.

Even without all the research, it is just completely wrong to have treated sewage being dumped into the bay near operating restaurants and an active beach area. The bacteria and toxins released from sewage discharge will breed an unhealthy environment that exposes us, the community, e-coli as well as other illnesses I'm sure. Not to mention the disgusting smell from the discharge being so close to restaurants and our every day living environment. How is one to enjoy a meal out or a walk along the boardwalk with the stench of discharged sewage. Just go stand at the ferry pier in Central... it smells horrible. It's completely unacceptable and unhealthy and the proposal should be rejected, and TPB should not approve the application.

Contrary to other submissions supporting the project as a positive development for our community, HKR cannot and/or does not maintain and support its current responsibilities. Our grass and gardens are not well kept - often times the reason cited is because of budget restraints. Our internal transportation system is extremely taxed - between the buses being overflowing at times, and the lack of hire car availability, there are times where our transportation needs cannot be met. Earlier this year, there are two occasions where another village had burst pipes and residents were without flushing water for several days. HKR should look after its existing infrastructure problems first before being given permission to build more to add to the current problems we have.

To say that new development will bring in more money to share the costs of maintenance expenses of communal facilities and will benefit all owners is rubbish since the new development will cost an abundance of money, and it will take time before HKR will be in a position to say they now have the funds.

To do land reclamation and negatively affect our marine ecosystems, and to remove existing mountainside, greenery, bushes, etc. to build not only the towers, but the Sewage Treatment Facility does not benefit the community in any way. To say that the new development will beautify and bring in new leisure facilities is also rubbish since nothing is better than the natural setting that currently exists. There will be NO new park for the barking deer, the birds and butterflies, and for our dogs and children to run freely, or for us to enjoy the natural beauty and nature of NOT HAVING monstrous towers in our backyard.

Please reject the proposal and not approve the applications being requested.

Many thanks and kind regards,
Vera Giovannitti

寄件者: Vera Lea [REDACTED]
寄件日期: 29日12月2016年星期四 15:16
收件者: tpbpd@pland.gov.hk
主旨: Application No.Y/1-08/3 - Area 10b in Discovery Bay

5838

Dear Sir/Madam,

Please accept this email as my objection to the proposed development of Area 10b in Discovery Bay near Nim Shue Wan because our community cannot sustain another development with the current infrastructure problems that exist... in particular sewage, and therefore, my objection to this proposal is directly linked to my objections to the proposed development of a Sewage Treatment Facility in Discovery Bay on the basis that it is an unhealthy proposal and not suitable for being in our environment.

Even without all the research, it is just completely wrong to have treated sewage being dumped into the bay near operating restaurants and an active beach area. The bacteria and toxins released from sewage discharge will breed an unhealthy environment that exposes us, the community, e-coli as well as other illnesses I'm sure. Not to mention the disgusting smell from the discharge being so close to restaurants and our every day living environment. How is one to enjoy a meal out or a walk along the boardwalk with the stench of discharged sewage? Just go stand at the ferry pier in Central... it smells horrible. It's completely unacceptable and unhealthy and the proposal should be rejected, and TPB should not approve the application.

Contrary to other submissions supporting the project as a positive development for our community, HKR cannot and/or does not maintain and support its current responsibilities. Our grass and gardens are not well kept - often times the reason cited is because of budget restraints. Our internal transportation system is extremely taxed - between the buses being overflowing at times, and the lack of hire car availability, there are times where our transportation needs cannot be met. Earlier this year, there are two occasions where another village had burst pipes and residents were without flushing water for several days. HKR should look after its existing infrastructure problems first before being given permission to build more to add to the current problems we have.

To say that new development will bring in more money to share the costs of maintenance expenses of communal facilities and will benefit all owners is rubbish since the new development will cost an abundance of money, and it will take time before HKR will be in a position to say they now have the funds.

To do land reclamation and negatively affect our marine ecosystems, and to remove existing mountainside, greenery, bushes, etc. to build not only the towers, but the Sewage Treatment Facility does not benefit the community in any way. To say that the new development will beautify and bring in new leisure facilities is also rubbish since nothing is better than the natural setting that currently exists. There will be NO new park for the barking deer, the birds and butterflies, and for our dogs and children to run freely, or for us to enjoy the natural beauty and nature of NOT HAVING monstrous towers in our backyard.

Please reject the proposal and not approve the applications being requested.

Many thanks and kind regards,
Vera Giovannitti

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Doris Chan [REDACTED]
30日12月2016年星期五 20:38
tpbpd@pland.gov.hk
Objection to Y/I-DB/2 Area 6f and Y/I-DB/3 Area 10b

5839

Application No. Y/I-DB/2 Area 6f - amendments dated 29th November 2016 - OBJECTION

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a Hillgrove Village owner of Glamour Court. I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

HKR didn't finish and report all the assessments of sewerage impact, drainage impact, traffic impact on vehicles and pedestrians. Trees protection didn't mention in details as well. Those development will affect Discovery Bay residents directly. DB residents have to suffer all air, sound and water pollution.

Once again, I object to the above application.

Your sincerely,
Chan Yin Yat

[REDACTED]

寄件者:
寄件日期:
收件者:
主旨:

tom chan
30日12月2016年星期五 20:29
tpbpd@pland.gov.hk
Objection to Y/I-DB/2 Area 6f and Y/I-DB/3 Area 10b

5840

Application No. Y/I-DB/2 Area 6f - amendments dated 29th November 2016 - OBJECTION

Application No. Y/I-DB/3 Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a Hillgrove Village owner of Glamour Court. I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

HKR didn't finish and report all the assessments of sewerage impact, drainage impact, traffic impact on vehicles and pedestrians. Trees protection didn't mention in details as well. Those development will affect Discovery Bay residents directly. DB residents have to suffer all air, sound and water pollution.

Once again, I object to the above application.

Your sincerely,
Chan Siu Kong

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Doris Chan [REDACTED]
30日12月2016年星期五 20:24
tpbpd@pland.gov.hk
Objection to Y/I-DB/2, Area 6f and Y/I-DB/3, Area 10b

5841

Application No. Y/I-DB/2 Area 6f - amendments dated 29th November 2016 - OBJECTION

Application No. (Y/I-DB/3) Area 10b - amendments dated 29th November 2016 - OBJECTION

I am a Hillgrove Village owner of Glamour Court. I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

HKR didn't finish and report all the assessments of sewerage impact, drainage impact, traffic impact on vehicles and pedestrians. Trees protection didn't mention in details as well. Those development will affect Discovery Bay residents directly. DB residents have to supper all air, sound and water pollution.

Once again, I object to the above application.

Your sincerely,
Chan Suk Ching Doris

[REDACTED]

tpbpd

寄件者: Bhavna Shivpuri [REDACTED]
寄件日期: 30日12月2016年星期五 15:36
收件者: tpbpd@pland.gov.hk
副本: Bhavna Shivpuri - personal
主旨: Applications nos Y/I-DB/2 related to Area 6f and Y/I-DB/3 related to Area 10b - feedback on amendments dated 29th November 2016
附件: Area 10b letter 30 Dec.pdf; Area 6f letter 30 Dec.pdf

5842

Dear Sir

Please note my objection to the submission by the Applicant of amendments on 29th November 2016 in relation to the captioned. Attached are two separate letters for Areas 6b and 10f.

Unless and until the applicant is able to provide detailed responses to my comments per the attached for further review and comment, both these applications should be withdrawn.

Sincerely
Bhavna Shivpuri

[REDACTED]
Hong Kong

Bhavna S. Shivpuri

30th December, 2016

5842

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

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 Amendments dated 29th November 2016

I refer to the above and would like to put forward my concerns as follows regarding the proposed Standalone Sewage Treatment Works (STW) to be built for the proposed expansion by HKR of Area 10b above. My objections and concerns are as follows –

1. The capital and operational costs both current and future for the proposed STW have not been clearly identified which places an unfair burden on owners and residents of DB.
2. The effluents discharged from the STW are not being fully treated as per accepted current global norms. In the current scenario where there is an increased emphasis on pollution control such cavalier disregard isn't acceptable.
3. The effluents are also being transported by open nullah and put directly into the sea waters around DB. This is hazardous to health and also has a very adverse effect on the living environment for residents not just around the STW, but also the nullah and the sea / bay where its eventually being discharged.
4. The proposed expansion also requires that a backup be provided to the STW in case of breakdown or accidents and this has not been included in the plan.

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 : Bhavna Shivpuri Date: 30/12/16

Name of Discovery Bay Owner / Resident: Bhavna Shivpuri

Address: [REDACTED]

The Town Planning Board:

OBJECTIONS TO

- (1) Application Y/I-DB/2 Area 6f - amendments dated 29th November 2016
- (2) Application Y/I-DB/3 Area 10b - amendments dated 29th November 2016

1. I strongly object to the planned development as presented by the Hong Kong Resort Company, who is with thousands of owners are bound together by a Deed of Mutual Covenant.
2. Discovery Bay (DB) is a UNIQUE development in Hong Kong, quasi-enclave, isolated from Hong Kong proper and only accessible through one tunnel and by ferry.

Special rules apply in/for the area, as laid down in a DMC. Owners in Discovery Bay and to a certain extent also residents in DB must therefore get a recognised voice and special attention from the Town Planning Board (TPB) when major changes which will affect the environment and the way of life are proposed for this special enclave/environment as done by the "registered owner" the Hong Kong Resort Co. Ltd, (HKR).

3. The TPB must also seriously consider that the small owners in DB (roughly 8,000 houses/flats are concerned) are not permitted to form an Owners Corporation which could give a clear voice to the TPB as what are the wishes of the many DB owners, leaving aside the various large, mainly commercial entities and spaces owned by the developer, the HKR.

3. Due to this unique situation, any changes must be judged by the TPB/PLAND with a holistic view in mind; the proposed development as well as the applications Y/I-DB/2 Area 6f and Y/DB/3 Area 10b cannot be judged solely on their own but how it also will affect the whole environment in Discovery Bay and whether all the DB service facilities are sufficient to support such developments. So it is IMPERATIVE to look also at both current applications of the HKR together.

4. In 6f it is proposed to build a sewage treatment plant "on site" and the effluent is planned to be delivered through a gravity sewerage pipe, or even considered to be delivered through a nullah, to the

sea, next to the Discovery Ferry Pier and next to the existing housing development of LA COSTA VILLAGE.

5. We are living in the 21st century and Town Planning must be a forward looking endeavour. To me it is outrageous even consider in "Asia's World City" to put nowadays a sewage treatment plant into a housing development.

6. The effluent is planned to be discharged into the shoreline next to a housing development and to a communal beach which is used by DB residents and others for recreational purposes, this effluent is in addition to the already polluted waters in the South of Hong Kong.

7. To blame pollution on the Pearl River Delta is not a point to make as facts as it is situation must be clearly addressed. In HK one must get away from the view "it is only little

pollution " beside the pollution of HK waters and around, we are facing already many types of pollution, it is important to consider "the straw which breaks the camel's back".

8 The "sensitive receivers" the sea at the Discovery Bay would be "typographically confined basin with limited dispersive capacity" thus effluent must be considered as "potentially polluting" . Not even to mention the matter of storm surge, backflow and the like.

All of the tables and calculations of the applicant should be taken with a large pinch of salt as simply: effluent to the sea = generally considered is "water pollution ".

9. From PLAND AND MY COMMENTS IN REGARD TO THIS APPLICATION:

Aims of Environmental Planning

2.1.1 To achieve a better environment through planning...

NO BETTER ENVIRONMENT

(a) "to avoid creating new environmental problems..."

THERE ARE ADDITIONAL PROBLEMS

(b) "to seize opportunities for environmental improvement ...

NO OPPORTUNITY SEIZED IN THIS DEVELOPMENT

Proper land use planning,

(a) proposed land uses in particular development areas are environmentally suitable;

(b) proposed land uses in the same development area are compatible with each other...THERE IS NO NECESSITY FOR THIS DEVELOPMENT AS PLANNED. THE HKR COMPANY HAS OTHER ALTERNATIVES IN DB THAN TO CONVERT GREEN AREAS INTO CONCRETE. IT IS ALSO NOT COMPATIBLE, ALONE FOR THE SEWAGE TREATMENT PLANT.

(c) adequate and suitably sited environmental facilities are provided to ensure proper handling and disposal of all wastes and waste water arising from proposed developments.

THIS IS NOT THE CASE WITH BOTH THE PLANNED DB DEVELOPMENTS AS ALSO THE PLANNED NEW WASTE HANDLING FOR THE WHOLE OF DB, TRANSFER AND DISPOSAL FACILITIES ARE COMPLETELY INADEQUATE AND ILLPLACED UNDER A PODIUM STRUCTURE. THIS WAS ALREADY WRITTEN IN PREVIOUS COMMENTS.

2.2.2

(c) the capacity of the environment to receive additional developments, for example, the capacity of an airshed or water basin to receive and assimilate residuals or the capacity of the environment infrastructure such as sewerage and waste reception facilities to accommodate further residuals;

AS WRITTEN ABOVE, DB HAS LIMITED CAPACITY TO ACCEPT ALREADY THE LIMITS REGARDING 25,000 RESIDENTS INDICATE THAT. THE TPB MUST NOT FORGET THAT SERVICE FACILITIES ARE ALSO STRESSED BECAUSE OF THE OFTEN LARGE INFLUX OF VISITORS AND TOURISTS CREATING ENVIRONMENTAL DEGRADATION TO THIS CONFINED AREA, THE NUMBERS ARE IN ADDITION TO THE RESIDENTS IN THIS PLACE.

0302

Handwritten notes on the left margin, including "not done" and "over".

2.3.2 Air quality is affected by such factors as the emission rate of air pollutants, the separation distance between emission sources and receptors, topography, height and width of buildings as well as meteorology.

AS FOR AN ONSITE SEWAGE TREATMENT ODOURS OF DIFFERENT KIND MUST BE CONSIDERED ALSO WHEN SLUDGE WILL BE REMOVED.

wherever practicable, major air pollution emitters are sited to the west or southwest of urban areas and new towns to take advantage of the prevailing northeasterly winds;

DB IS ENCLOSED BY MOUNTAINS !

Water Quality Considerations

2.3.4 It should be noted that there is a general shift of estuarine to oceanic conditions in a west to east direction in the coastal waters of Hong Kong. Any major developments which are likely to cause significant disruption to water circulation should be either avoided as far as possible or subjected to water quality modelling tests prior to the finalisation of site selection.

PLEASE TO KEEP IN MIND.

2.3.5 Any development which causes either conflict with the constraints or damage of the resources and amenity areas should be avoided, unless the conflict can be resolved or the imposition of appropriate development controls is practicable. The water based developments should be located such that bulk water exchange is maximised. AS SAID, DB IS A TOPOGRAPHICALLY CONFINED BASIN WITH LIMITED DISPERSIVE CAPACITY.

Waste Management Considerations

2.3.6 In the preparation of land use plans, effort should be made to reserve sufficient sites in suitable locations for municipal waste reception and transfer facilities... As some uses have potential to cause nuisances and to give rise to special requirements for waste disposal and effluent discharge, due consideration should be given to their location and design to minimise the potential impacts.

THE PROPOSED NEW SPACE UNDER A PODIUM STRUCTURE FOR WASTE HANDLING (THE APPLICANT NOW CALLS IT REFUSE RECEIVING STATION PLANNED FOR THE WHOLE OF DB , IS TOTALLY INADEQUATE FOR THE PRESENT AND MUST BE MORESO FOR THE FUTURE. IT WAS WRITTEN ALREADY ABOUT IT.

ALSO THE PLANNED SPACE FOR WASTE HANDLING FACILITIES CANNOT BE COMPATIBLE WITH THE PHILOSOPHY OF WASTE HANDLING ,SEPARATING, SORTING FOR RECYCLING AND REUSE.

IN CONCLUSION I STRONGLY OBJECT TO THE TWO APPLICATIONS.

5843

CHAO, HUI HUA

owner/resident

Discovery Bay

email:

tpbpd

寄件者: Lingyi Zou Berthou
寄件日期: 29日12月2016年星期四 18:30
收件者: tpbpd@pland.gov.hk
主旨: Section 12A Application No. Y/I-DB/3
附件: 6f LZ.pdf; 10b LZ.pdf

5844

>
> Hi,
>
> Kindly find our comments attached. We have same concerns as we previously mentioned. Please let us know if anything is unclear.
>
> Regards,
>
> Lingyi Zou Berthou
>
> Owner & resident of [REDACTED] Discovery Bay
>



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/L-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..."

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.

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 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.

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 RiC 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: _____

Name of Discovery Bay Owner / Resident: _____

Address: _____

tpbpd

寄件者:
寄件日期:
收件者:
主题:

Ruby Woo
29日12月2016年星期四 17:07
tpbpd@pland.gov.hk
objection

Y/1-DB/3

5845

Dear Sir

I am a Hillgrove Village owner ms Mei Chun Woo, [REDACTED] [REDACTED] I am deeply concerned by the numerous bad aspects of the this Application which have been covered by earlier consultations.

This 4th round consultation confirms the reintroduction of local sewage treatment within Discovery Bay and I particularly object to this retrograde step and an inevitable environmental deterioration for DB residents and the marine life.

I attach [B.PVOC for both and pick either 6f or 10b as appropriate] the following excellent submissions concerning the above, from neighbouring villages, which, as a Hillgrove Owner, I fully endorse, since they express my concerns better than I could myself.

I OBJECT TO THE ABOVE APPLICATION

Regards
Mei Chun Woo
[REDACTED]

tpbpd

寄件者: Janice Fung
 寄件日期: 30日12月2016年星期五 18:33
 收件者: tpbpd@pland.gov.hk
 主旨: Applications No. Y/I-DB/2 Area 6f and No. Y/I-DB/3 Area 10b

5846

Dear Sir,

I am writing to raise our concern that numerous City Management (CM) staff who work for the Hong Kong Resort International Company, not owning or residing in Discovery Bay, giving their written supports to the subject applications of land development. They have serious conflicts of interest. Could you please look into this matter and advise what measures should be applied to tackle the problem.

Look forward to hearing from you.

Best regards,
 Fung Ka Po
 Owner
 [Redacted]
 Discovery Bay

Note: Someone with the same name as our CM Manager, supported the HKR application in round 3.

(In my view City Management staff not owning, or residing, in DB should remain neutral to avoid any question of conflict of interest).

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	161120-225619-23380
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 22:56:19
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/2
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. G H Koo
意見詳情 Details of the Comment :	
New developments in Discovery Bay surely create employment opportunity in property industry. Fully support.	

Koo

4479

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

參考編號

161120-225830-70563

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

20/11/2016 22:58:30

Date and time of submission:

有關的規劃申請編號

YI-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. GHKoo

Name of person making this comment:

意見詳情

Details of the Comment:

New developments in Discovery Bay surely create employment opportunity in property industry. Fully support.

5846

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

參考編號
Reference Number: 161230-141319-61035

提交限期
Deadline for submission: 30/12/2016

提交日期及時間
Date and time of submission: 30/12/2016 14:13:19

有關的規劃申請編號
The application no. to which the comment relates: Y/T-DB/3

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

意見詳情
Details of the Comment :

Proper making use of lands should be adapted to Hong Kong for building a better future.
Hong Kong needs more residential & recreational area, stop wasting lands and resources

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

參考編號

161230-141505-60911

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

30/12/2016 14:15:05

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

小姐 Miss Leung

Name of person making this comment:

意見詳情

Details of the Comment :

增加土地,改善房屋供應

評閱申請書 提供意見 Making Comment on Planning Application / Review

參考號碼

Reference Number:

161230-173428-65778

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

30/12/2016 17:34:28

有關的申請書編號

The application no. to which the comment relates:

Y/I-DB/3

「意見人」姓名全稱

Name of person making this comment:

小姐 Miss Tammy Mui

意見詳情

Details of the Comment:

Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of its proposal, I opine that the government should, based on equal and fair principle, expend the capacity of Sin Ho Wan water and sewerage treatment plants taking care of the needs of Dis...

5850

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

參考編號

Reference Number:

161230-171547-52546

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

30/12/2016 17:15:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau Wing

意見詳情

Details of the Comment :

As realized from the additional information provided, the impact of the new development to the existing utilities and surrounding area is minimal, if not none. The development can bring more residential units to Hong Kong people and it is desirable. I support the development definitely.

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

參考編號 Reference Number: 161230-173145-87383

提交限期 Deadline for submission: 30/12/2016

提交日期及時間 Date and time of submission: 30/12/2016 17:31:45

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. Andrew Lam

意見詳情 Details of the Comment :

I support the plan as it will improve the community leisure spaces, facilities and services through suitable developments on private plots of land with well thought out planning, consultation and impact assessments. Regarding the water supply and sewage treatment option, though HKR demonstrated the feasibility of his proposal, I opine that the government should, base on equal and fair principle, expand the capacity of Siu Ho Wan water and sewerage treatment plants taking care of the needs of Discovery Bay.

To: Town Planning Board Chairman

2016.12.23

5852

Objection

Anyone with commonsense will object to TPB Appl. No. Y/I-3/DB in view of the lack of rigorous,

* Comprehensive impact assessment of air, H₂O, waste & noise pollution, thru mathematical modelling & otherwise, induced by the said development in Discovery Bay, Lantau.

* not to mention the corruption that may be involved with Planning D. as reported by Ming Ho.

Your sincerely,
objection.

urgent

cc: Ambassador, TVB, Apple, Ming Ho