

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**

Y/I-DB/3

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

先生 Mr. G H Koo

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.

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

參考編號

Reference Number:

161125-094552-95351

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 09:45:52

有關的規劃申請編號

The application no. to which the comment 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 :

Fully support this application as it can better utilize the land in Discovery Bay and let more people to live in this beautiful place.

4481

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

參考編號

Reference Number:

161125-123842-06751

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 12:38:42

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. SIT

意見詳情

Details of the Comment :

支持有關計劃。可善用土地資源，提供更加多土地作發展及供應不同類型的房屋選擇。

4482

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

參考編號

161125-122607-36941

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

25/11/2016 12:26:07

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. 薛

Name of person making this comment:

意見詳情

Details of the Comment :

支持計劃，新發展可創造更多就業機會，為香港帶來更多的經濟效益。

4483

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

參考編號

Reference Number:

161125-130559-48827

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 13:05:59

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. Sophia Woo

意見詳情

Details of the Comment :

Fully support the development for a better DB.

4484

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

參考編號

Reference Number:

161125-175615-37182

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 17:56:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cedric LO

意見詳情

Details of the Comment :

Increase job opportunity

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

參考編號

Reference Number:

161125-220008-35053

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 22:00:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Shi Lung

意見詳情

Details of the Comment :

新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。另可善用土地資源，增加土地供應及房屋，提供不同類型的房屋選擇，在規劃方面可提供多些空間予市民使用及多方面的配套、設施。

4486

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

參考編號

Reference Number:

161127-102049-70898

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

27/11/2016 10:20:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Morten Lisse

意見詳情

Details of the Comment :

I strongly oppose any more development in Discovery Bay and yet another proposal from HKR is very much against the resident's wish.

Discovery Bay was designed as a low density "green" living environment and now the town has grown out of proportions, with incredible traffic - double decker busses, heavy goods vehicle, construction vehicles and an increased number of private cars - all causing pollution and jeopardises the safety for the many children of Discovery Bay - with no traffic control measurements in place.

It is furthermore evident that most pro-development comments for the further expansion of Discovery Bay, in order for HKR to make more profit on the expense of the citizens of Discovery Bay, are made by corporate owners, friends and employees of HKR, who all have a vested interest in the future development.

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

收件者:
寄件日期:
收件者:
主旨:

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

4487

Dear Sir,

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

I would like to note two points:

- (a) the objections I sent to your Board in July are all still valid. See the attached email below.
- (b) I note from the press that in the first round of consultation, there were many objections. As a result, HKR withdrew the applications. After several months, they have quietly resubmitted the application.

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

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

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

Yours faithfully

S Shen

La [REDACTED] ta

Discovery Bay

----- Forwarded message -----

From: Sean Shen [REDACTED]

Date: Sun, Jul 10, 2016 at 9:33 PM

Subject: Objection to the Application No. Y/I-DB/3

To: tpbpd@pland.gov.hk

Dear Sirs,

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

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

- (a) Transportation

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

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

b) Leisure space

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

c) Support infrastructure

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

d) Destruction of the environment

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

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

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

Yours faithfully

S. Shen

Discovery Bay

寄件者:
 寄件日期:
 收件者:
 主旨:

SEB HK
 28日11月2006年星期四 17:35
 tpbrs1@pland.gov.hk
 Objection to Planning Application Ref: Y4-DB/3 Discovery Bay

4488

Dear Sirs,

In reference to Planning Application Y4-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 unpleasing. When this proposal for a raised platform is viewed from the sea and/or the surrounding coastline the public will view an unattractive utility services zone/void containing drainage and sewage pipes. Moreover, vermin and the uncontrolled accumulation of flotsam and jetsam will occur. An open stilted structure is also a major safety concern as persons/children; objects can be concealed from view if they enter this large extensive area.
- ① 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.
- ②
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.

- 11/20
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

Best Regards,

10/22

[Redacted signature line]



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

4489

Dear Sir,

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

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

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

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

Yours faithfully,

Name: Mr. Chan K.S.

Contact (email/ address/ 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

4490

Dear Sir,

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

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

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

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

Yours faithfully,

Name: Mr Chan

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

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

參考編號

Reference Number:

161129-160615-97186

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 16:06:15

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:

女士 Ms. Felice

意見詳情

Details of the Comment :

Support



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

參考編號

Reference Number:

161129-160743-61721

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 16:07:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. F Lam

意見詳情

Details of the Comment :

Support

對規劃申請作修改建議 Making Comment on Planning Application

參考編號

Reference Number:

16/029-2,403-027-1

提交限期

Deadline for submission:

29/12/16

提交日期及時間

Date and time of submission:

29/11/2016 14:33

有關的規劃申請編號

The application no. to which the comment relates:

Y4-DB-3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. C Y Kwong

意見詳情

Details of the Comment:

I support the application due to the followings:

- a. it optimises the land use at Area 10b in Discovery Bay.
- b. the new plan will create more job opportunities, which will bring in many social and economic benefits to the society and citizens.

4494


 就規劃申請提供意見 Making Comment on Planning Application / Review

查詢編號

Reference Number:

161129-214720-02891

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 21:47:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DW3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy Lo

意見詳情

Details of the Comment:

I support the proposal as

1. it helps Discovery Bay to maintain its uniqueness as a multi-cultural resort-style leisure and dynamic community, and provide a special hangout place for Hong Kong people.
2. The new attractions such as promenade and piazza in DB can provide a new leisure choice for Hong Kong people.
3. The extra landscape and greening in DB help purify the air and reduce carbon emissions, helping to build a sustainable green city.

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

參考編號

Reference Number:

161129-220511-45180

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 22:05:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/L-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss N Y Lee

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

- 計劃可舒緩香港緊張的房室供應，並可提供不同類型的房屋選擇，提升市民生活質素。
- 大家可享用更多的公眾休閒空間。



4496

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

參考編號

Reference Number:

161209-131933-38023

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

09/12/2016 13:19:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. KENNY TAM

意見詳情

Details of the Comment :

本人支持愉景灣第10b區丈量約份第352約地段第385號餘段及增批部分的申請。理由是愉景灣的基礎設施, 生活服務設施和對外公共交通都發展完備。而愉景灣的居住人口密度偏低, 可持續發展空間很大。在目前香港缺乏土地發展住宅的大環境下, 本人支持愉景灣的新發展規劃。

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

參考編號

161209-140917-13551

Reference Number:

提交限期

30/12/2016

Deadline for submission:

提交日期及時間

09/12/2016 14:09:17

Date and time of submission:

有關的規劃申請編號

Y/1-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Cheung Hon Man,

Name of person making this comment:

Donald

意見詳情

Details of the Comment :

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

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

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

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

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

6. Some HKR's house building has destructed the countryside, which is irreversible, e.g. in HKR's project to reconstruct the bus terminal station. They have cut many old trees along the DB main road without considering replanting them in other place. May I request to know how many trees had HKR been cut in their past housing project? Should they promise to relocate those old trees in some other place?

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

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

參考編號

Reference Number:

161209-141016-91236

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

09/12/2016 14:10:16

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. Law Siu Kuen

意見詳情

Details of the Comment :

1. I object to let more people living there, which is already overcrowd, not enough facilities, a lot of buses /shuttle/truck moving around in DB.
2. more air pollution issue.
3. It is against the view of DB resident.
4. My kids have to travel outside for their secondary school, should more facilities including secondary school, basketball court, been ready before letting more people to move in.

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

參考編號

Reference Number:

161209-141106-86116

提交限期

Deadline for submission:

30/12/2016

提交日期及時間

Date and time of submission:

09/12/2016 14:11:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung Shing YA
U

意見詳情

Details of the Comment :

1. I have high reservation on this project as it only a profit making project which only favour for HKR for their money earning. Nothing to address the housing problem in HK. However, it creates many issues to DB resident including recreation facilities, education, traffic, etc. Why HK Government allows HKR to earn more money, which against the views of local resident.
2. No resident consultation had been made before. As I believe that most DB residents do not want more house and people in DB in future, which are already overcrowd with people and vehicle.
3. Limited recreation facilities, e.g. no basketball court, tennis court, swimming pool, as those facilities are only available for club members.
4. There is no local secondary school. Student need to travel outside. They need to plan at least a local secondary before considering to allowing more people living there.
5. I witness the development in last 10 years, more and more vehicles in this place where originally designed for golf cart as the main vehicle. Now, more buses, school shuttle, truck, etc., are moving around in the DB road, any figure showing the pollution condition. We are hoping for a clean living place. Could I know how HKR manage and control the no. of vehicles using the DB main road?
6. Some HKR's house building has destructed the countryside, which is irreversible, e.g. in HKR's project to reconstruct the bus terminal station. They have cut many old trees along the DB main road without considering replanting them in other place. May I request to know how many trees had HKR been cut in their past housing project? Should they promise to relocate those old trees in some other place?
7. In peak time around 6:45 - 9:00am, most buses and ferry are full even HKD has changed to use double deck and large ferry. How HKR to resolve the problem for more people, don't mentioning to add more buses.

Dear Town Planning Board Chairman

11/11/24

Objection to Y/I-3/DB

4500

urgent

We object to the proposed development at Nim Shue Wan, Phase 4, of Discovery Bay, under the captioned, for the following 2 important reasons:

- ① The marine ecology at Nim Shue Wan will be forever adversely affected by such a lousy residential development.
- ② A street canyon effect will be created along the Jorral - Haven - Verdant Courts & the proposed housing development, thereby heavily restricting airflow & increasing the air pollution levels, frustrating any natural air currents.

urgent

Yours truly,
Objectors to DB Dev.

cc - Ambudsmen, TVB,
Apple, CNN

2016.11.27

4501

Town Planning Board Chair

反對 Town Planning Application No. Y/I-3/T/18

因此计划会

- ① 制造不必要水上污染 於 Nin Shue Wan, 影響海上生态;
- ② 造成空气阻塞情况 於愉景湾第4期之 Marina Drive.

故我们反对

張偉仁 啟
 上

6
 BCC

副本抄送:
 ICAC, Ambassadors
 Apple, TVB.

Town Planning Board Chairman

私人及
CONFIDENTIAL

4502

Dear Sirs:

Objection to No.Y/I-3/DB

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

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

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

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

We thus object.

Yours faithfully,


Against corruption and liars

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

私人及
CONFIDENTIAL

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

4503

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



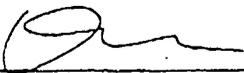
residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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

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

Signature :  Date: 2 Dec. 2016

Name of Discovery Bay Owner/Resident: Chelcia Wong

Address: 

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 9-14m 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

Q

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&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.

- 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: [Handwritten Signature] Date: December 1, 2016

Name of Discovery Bay Owner / Resident: ISVALBUNG

Address: [Redacted Address]

Secretariat
Urban Planning Board
2, North Point Government Offices
Java Road, North Point
E-mail: tpbpd@pland.gov.hk or fax: 2877 0245 / 2522 8426)

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

Reference to the Submission by the Applicant on 27.10.2016

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

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

1. It is claimed that they are the sole land owner of Area 10b is in doubt, as the lot is now held under the Principal Deed of the Land 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 of Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over the land and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City's rights as defined in the PDMC. The applicant has failed to consult or seek proper consent from the co-owners of the lot in making this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, must be considered, secured and respected.

2. The submission does not address the environmental, pollution and nuisance caused by the construction to the immediate residents and property owners nearby, and the submission has not been addressed.

3. The submission proposes a 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 interests 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 surrounding rural natural surroundings. 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 land. 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 accommodate a substantial increase in population by the submission, and all DB property owners would have to suffer and bear the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or service to the proposed development, e.g. all required road network and related utilities improvement works arising out of

...with all property owners being affected and understand the...
...disruption to other property owners in the vicinity...
...the proposed development.

The proposed taking of 27% of the area 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 of the tree...
...consequently proposed are unsatisfactory.

I disagree the applicant's statement in item 1.4 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.

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

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

I disagree the applicant's response in item (b) of UD&L, Plan D'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.

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.

Name of Discovery Bay Owner / Resident: _____suen sw_____

Address: 

bay _____孫小姐





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

參考編號

161130-221308-89656

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

30/11/2016 22:13:08

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 Elaine Kwong

Name of person making this comment:

意見詳情

Details of the Comment :

I support the application since the residential use is responsive to the housing market, and can provide more housing choices and enhance the quality of life.

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

參考編號

161130-220926-86053

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

30/11/2016 22:09:26

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. Mathrew Lo

Name of person making this comment:

意見詳情

Details of the Comment :

I agreed with the proposal as the new attractions such as promenade and piazza in DB can provide a new leisure choice for Hong Kong people.

就規劃申請/撥款提出意見 Making Comments on Planning Applications

參考編號

Reference Number:

PL/2016/0001/01

提交限期

Deadline for submission

2016年10月16日

提交日期及時間

Date and time of submission

2016年10月16日 上午8時

有關的規劃申請編號

The application no. to which the comment relates

Y1/D/13

「提意見人」姓名/名稱

Name of person making this comment.

先生 Mr. Kan

意見詳情

Details of the Comment:

I supported the application as the extra landscape and greening help reduce carbon emissions and improve air quality, thus providing a better work and living environment.



4509

有關的規劃申請編號 / Planning Application / Review

申請編號

161201-121831-02887

Reference Number

提交限期

09/12/2016

Deadline for submission

提交日期及時間

01/12/2016 12:18:31

Date and time of submission

有關的規劃申請編號

Y1-D18/3

The application no. to which the comment relates

「提意見人」姓名名稱

先生 Mr Ho

Name of person making this comment

意見詳情

Details of the Comment :

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



4510

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

參考編號

Reference Number:

161201-123434-22695

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 12:34:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Richard Carrey

意見詳情

Details of the Comment :

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

Our members are major users of the boat repair yard and dry boat storage area of the Marina Club 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 our members' boat in usable and safe condition. There is no similar facility nearby in Hong Kong, and those further away are heavily over used.

Additionally, we also use the fuel supply station for fueling our vessels. HKR have given no 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.

HKR's assertion that the extension of the seawall will not interfere with the private moorings 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. We strongly oppose any development that would reduce that number.

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

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

參考編號

Reference Number:

161201-121653-42195

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 12:16:53

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:

女士 Ms. Lam

意見詳情

Details of the Comment :

I support the application, as the plan brings in suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

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

參考編號

161201-165250-27610

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 16:52:50

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 Leong Yin Ling

Name of person making this comment:

意見詳情

Details of the Comment :

Support and good

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

參考編號

Reference Number:

161201-165546-67336

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 16:55:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/L-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Marquee Leong

意見詳情

Details of the Comment :

支持計劃

D

就規劃申請/署該提出意見 Making Comments on Planning Applications

參考編號

Reference Number:

161201-205947-07485

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:59:47

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. Lai

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

統規劃申請及投訴的意見(Planning Applications / Comments)

參考編號

Reference Number:

161201-203829-82779

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:38:29

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. Samuel Ip

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

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

參考編號

Reference Number:

161201-210104-41248

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:01:04

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:

女士 Ms. Lam

意見詳情

Details of the Comment:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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



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

參考編號

Reference Number:

161201-205356-05275

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:53:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/H-D13/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Luk

意見詳情

Details of the Comment:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

就按新申請覆核提出意見 (M-King, C. (Mrs.)) Planning Application No. 161201-203254-42326

參考編號

Reference Number:

161201-203254-42326

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:32:54

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:

夫人 Mrs. C H Kong

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

161201-204C14-67910

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:40:14

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. Mr. IP

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

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

參考編號 Reference Number: 161201-210200-11513

提交限期 Deadline for submission: 09/12/2016

提交日期及時間 Date and time of submission: 01/12/2016 21:02:00

有關的規劃申請編號 The application no. to which the comment relates: Y/A-11/B/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:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

就申請覆核地帶意見書

參考編號

Reference Number: 16/201-210200-91539

提交限期

Deadline for submission: 09/12/2016

提交日期及時間

Date and time of submission: 01/12/2016 21:02:00

有關的規劃申請編號

The application no. to which the comment relates: Y/1-DB/3

「提意見人」姓名/名稱

Name of person making this comment: 先生 Mr. Yam

意見詳情

Details of the Comment :

I support the application as it will enhance the property value of nearby residential units and will provide a new focal point in HK.



有關的規劃申請編號 (Application No.) / 有關的申請編號 (Application No.)

參考編號
Reference Number: 151201-205527-71214

提交限期
Deadline for submission: 09/12/2016

提交日期及時間
Date and time of submission: 01/12/2016 20:55:27

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 Jackie Ip

意見詳情
Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

就規劃申請/覆核提出意見的表格 (Application/Review Comment Form)

參考編號

161201-20145-26246

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:41:45

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. Ip

Name of person making this comment:

意見詳情

Details of the Comment:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

新發展區發展及撥地委員會 New Development Areas Land Allocation Committee

參考編號

Reference Number:

161201-210321-75512

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:03:21

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. Wong

意見詳情

Details of the Comment:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊，提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。



就規劃申請/撥款提出意見：(Comment on Planning Application/Proposal)

參考編號

161201-205628-73577

Reference Number:

提交限期

09/12/2016

Deadline for submission.

提交日期及時間

01/12/2016 20:56:28

Date and time of submission:

有關的規劃申請編號

Y/1-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Irene Kwok

Name of person making this comment:

意見詳情

Details of the Comment :

I support the submitted proposal as it will create new focal points in DB and provide more leisure areas in DB.

就規劃申請發表意見 Planning Comment on Planning Application

參考編號

161201-205658-58335

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:56:58

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. GARY LEE

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

親規劃申請/覆核申請意見 (Planning/Development Application Comment)

參考編號

Reference Number:

161201-204302-11549

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:43:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/H-D13/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Zhang

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

公眾參與可持續發展委員會 Sustainable Planning Appeals / Review

參考編號

161201-205730-29362

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:57:30

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. GARY LEE

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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



就規劃申請/覆核提出意見的申請編號 (Application/Review Reference Number):

參考編號

Reference Number:

161201-210446-92739

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:04:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss GRACE MAK

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
- 創造全新的社區集結點，大眾可享用更多公眾休閒空間。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。



規劃申請及意見處理表 Planning Application / 查詢表

參考編號

Reference Number:

161201-204402-98695

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:44:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ricky Luk

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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

參考編號

161201-205826-99133

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:58:26

Date and time of submission:

有關的規劃申請編號

Y1-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss SOPHIA LAU

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

查詢電話：(852) 2106 5544

參考編號

Y/2012/10656/004

Reference Number:

提交限期

09/2016

Deadline for submission:

提交日期及時間

01/12/2012 16:30

Date and time of submission:

有關的規劃申請編號

Y/DR-3

The application no. to which the comment relates

「提意見人」姓名/名稱

小姐 Miss Chey

Name of person making this comment:

意見詳情

Details of the Comment:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。





就規劃申請發表意見 Planning Comments on Planning Application Review

參考編號

161201-204402-98695

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:44:02

Date and time of submission:

有關的規劃申請編號

Y/I-D13/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Ricky Luk

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

就規劃申請/意見書/意見書 (Planning Comment on the Application for Planning Permission)

參考編號

161201-205826-90133

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:58:26

Date and time of submission:

有關的規劃申請編號

YA-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss SOPHIA LAU

Name of person making this comment:

意見詳情

Details of the Comment:

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

規劃委員會 提交意見書 Planning Commission on Planning Applications / Review

參考編號

161201-210656-43874

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 21:06:56

Date and time of submission:

有關的規劃申請編號

Y/1-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Choy

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

就規劃申請/覆核提出意見 Planning Commission / Planning Commission / Planning Commission

參考編號

Reference Number:

161201-210757-46349

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:07:57

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:

小姐 Miss TRACEY LEUNG

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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



向規劃委員會提出意見 Making Comment on Planning Application

參考編號

Reference Number:

161201-210555-08493

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:05:55

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. Lo

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

• 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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

參考編號

Reference Number:

161201-212321-25142

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:23:21

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:

小姐 Miss Cherry

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

就規劃申請/覆核提出意見 Making Comment on Planning Applications / Plans

參考編號

161201-212708-C3597

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 21:27:08

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 Ip

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第10b區的發展計劃，原因如下：

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

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

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

• 創造全新的社區集結點，大眾可享用更多公眾休閒空間。

• 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。

• 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

• 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。





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

4538

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

因可增加綠化空間

此致！

Name (姓名): CHENG Kwok WAA Signature (簽名): [Handwritten Signature]

聯絡 (電郵/傳真/ 地址): [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

4539

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

可以增加經濟效益

此致！

Name (姓名):

How Wing San

Signature (簽名):

[Handwritten Signature]

聯絡 (電郵/傳真/地址):



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

4540

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我在該區工作，新發展能帶給我休息時有一個綠化的休憩地方。
- b) 平台上有建築及綠化空間，創造屏障，阻隔太陽強光。

此致！

Name (姓名): 李建光 Signature (簽名): [Handwritten Signature]

聯絡 (電郵/傳真/地址): [Redacted]



城市規劃委員會秘書
香港北角五華道333號北角政府合署15樓
傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4541

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): 林國光

Signature (簽名): 林國光

聯絡 (電郵/傳真/地址): [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

4542

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我在該區工作，新發展能帶給我休息時有一個綠化的休憩地方。
- b) 平台上有建築及綠化空間，創造屏障，阻隔太陽強光。

此致！

Name (姓名):

Signature (簽名):

聯絡 (電郵/傳真/地址):





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

4543

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D6/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名):

甄家傑

Signature (簽名):

聯絡 (電郵/傳真/地址):

[Redacted contact information]



香港規劃委員會辦事處
香港北角渣甸道333號北角政府合署15樓
電話：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4544

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加數目

此致！

Name (姓名): Yung Kwan Hwa

Signature (簽名): [Signature]

聯絡 (電郵/傳真/地址): [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

4545

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

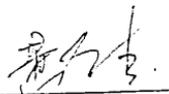
- a) 我在該區工作，新發展方案會提供一個新穎及美好的工作環境給我。
- b) 我在該區工作，新發展能帶給我休息時有一個綠化的休憩地方。

此致！

Name (姓名):



Signature (簽名):



聯絡 (電郵/傳真/地址):



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

4546

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名):

葉潤堂

Signature (簽名):



聯絡 (電郵/傳真/地址)

[REDACTED]

RECEIVED

- 2 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

4547

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名):

吳桂輝

Signature (簽名):

輝

聯絡 (電郵/傳真/地址):



城市規劃委員會秘書
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：tpbpd@pland.gov.hk

4548

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我在該區工作，新發展方案會提供一個新穎及美好的工作環境給我。
- b) 平台上有建築及綠化空間，創造屏障，阻隔太陽強光。

此致！

Name (姓名):

謝少英

Signature (簽名):

謝少英

聯絡 (電郵/傳真/地址):

[Redacted contact information]



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

4549

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/3
公眾意見 - 支持偷景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我在該區工作，新發展能帶給我休息時有一個綠化的休憩地方。
- b) 平台上有建築及綠化空間，創造屏障，阻隔太陽強光。

此致！

Name (姓名):

黃碧泉

Signature (簽名):

[Handwritten Signature]

聯絡 (電郵/傳真/地址):

[Redacted Contact Information]



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

4550

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

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

4561

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

可以增加經濟效益

此致！

Name (姓名):

Signature (簽名):

聯絡 (電郵/傳真/地址):



城市規劃委員會秘書
香港中區皇后大道中333號北角政府合署15樓
傳真：2877 0245 或 2522 8426
電郵：tpbprf@pland.gov.hk

4552

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

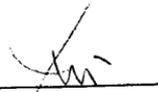
增加就業和改善居民環境

此致！

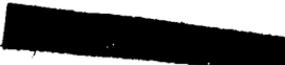
Name (姓名):

柯榮斗

Signature (簽名):



聯絡 (電郵/傳真/地址):



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署151樓
傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4553

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加就業機會

此致！

Name (姓名): 陳 Signature (簽名): [Handwritten Signature]

聯絡 (電郵/傳真/地址): [Redacted]



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



4554

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我在該區工作，新發展方案會提供一個新穎及美好的工作環境給我。
- b) 平台上有建築及綠化空間，創造屏障，阻隔太陽強光。

此致！

Name (姓名): 陳庆华 Signature (簽名): 華

聯絡 (電郵/傳真/地址): [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

4595

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名):

蔡國威

Signature (簽名):

蔡國威

聯絡 (電郵/傳真/ 地址):

[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

4556

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/3

公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加就業機會及增加房屋供應

此致！

Name (姓名): Anna Pao Hing

Signature (簽名): Mick

聯絡 (電郵/傳真/地址): [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

4557

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名):

陳生文

Signature (簽名):

陳生文

聯絡 (電郵/傳真/地址):

[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



4558

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名):

花若瑟

Signature (簽名):

6-

聯絡 (電郵/傳真/地址):

[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

4559

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): WONG YI-LOI CHUN-NG Signature (簽名): [Handwritten Signature]

聯絡 (電郵/傳真/ 地址): [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：tpbd@pland.gov.hk

4560

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我在該區工作，新發展能帶給我休息時有一個綠化的休憩地方。
- b) 平台上有建築及綠化空間，創造屏障，阻隔太陽強光。

此致！

Name (姓名):

鄭建成

Signature (簽名):

聯絡 (電郵/傳真/地址):



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

4561

敬啟者：

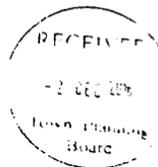
第 12A 條 - 規劃申請編號 Y/1-DB/3
公眾意見 - 支持偷景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): 尹中仁 Signature (簽名): WAW
聯絡 (電郵/傳真/地址): [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

4562

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): 周永祥 Signature (簽名): 周永祥

聯絡 (電郵/傳真/地址): [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

4503

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): 陳志文 Signature (簽名): Po
聯絡 (電郵/傳真/地址): [REDACTED]



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

4564

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): 胡志雄 Signature (簽名): lu

聯絡 (電郵/傳真/地址): [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

4595

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

Name (姓名): 蔡 卷 超 Signature (簽名): 蔡 卷 超
聯絡 (電郵/傳真/地址) [REDACTED]





4566

城市規劃委員會秘書
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：tpbpd@pland.gov.hk

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加綠化空間

此致！

Name (姓名): S. Sui Hou

Signature (簽名):

聯絡 (電郵/傳真/地址):



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

4568

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名：

聯絡 (電郵/傳真/地址)：



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

4509

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名：

HINDI KWONG

聯絡(電郵/傳真/地址)：



41

城市規劃委員會秘書
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：tpbpd@pland.gov.hk

4570

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名: JEANIE CHAN
聯絡 (電郵/傳真/ 地址): _____





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

4571

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D6/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
- 創造全新的社區集結點，大眾可享用更多公眾休閒空間。
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- 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

CANDY CHAN

聯絡(電郵/傳真/地址)：

[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

4572

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

何穎朝

聯絡(電郵/傳真/地址)：

[REDACTED]

RECEIVED

- 2 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

4573

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/3
公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

RYAN Ho

聯絡 (電郵/傳真/地址)：_____



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署15樓
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電郵：tpbpd@pland.gov.hk

4574

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

WILLIAM HO

聯絡(電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4575

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

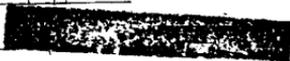
- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

MABLE CHAN

聯絡 (電郵/傳真/地址)：



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

4576

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/3
公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

PETER LAU

聯絡(電郵/傳真/地址)：



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

45/77

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D6/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名：

Doris Chan

聯絡 (電郵/傳真/地址)：

[REDACTED]



城市規劃委員會秘書
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傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4579

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
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- 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名： MAK

聯絡 (電郵/傳真/ 地址): [REDACTED]



城市規劃委員會秘書
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傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4530

收啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
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- 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名: RICA CHAN

聯絡 (電郵/傳真/地址): [REDACTED]



城市規劃委員會秘書
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傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4501

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
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- 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

George Chan

聯絡 (電郵/傳真/地址)：_____



城市規劃委員會秘書
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傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4532

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名: WAGGIE CHAN

聯絡 (電郵/傳真/地址): [REDACTED]





城市規劃委員會秘書
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傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4503

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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- 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名:

隆

聯絡 (電郵/傳真/地址):

[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
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電郵：tpbpd@pland.gov.hk

4584

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

董志強

聯絡(電郵/傳真/地址)：

[REDACTED]



城市規劃委員會秘書
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傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4503

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
- 新建的海濱長廊、提升的交通配套、優化的街渡及碼頭設施，令出入更方便。
- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

吳夢潔

聯絡 (電郵/傳真/地址)：_____



城市規劃委員會秘書
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：tpbpd@pland.gov.hk

4506

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名： _____

聯絡 (電郵/傳真/地址)： _____

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- 2 DEC 2016

Town Planning
Board

新加坡地政總署
新加坡 禧街 315 號 11 樓 行政會議室
傳真 2877 9249 或 2112 8426
電郵 tp@pland.gov.sg

15/11

敬啟者

第 12A 條 - 規劃申請編號 Y/1-06/3
公眾意見: 支持物業署第 106 區發展計劃 (暫定) 拍賣土地食肆

就上述規劃申請現正徵求公眾意見, 本人等同意, 支持 申請如下:

- 可善用土地資源, 減輕交通, 增加綠化空間, 提供不同類型, 住宅選擇, 提升生活質素。
- 計劃可改善該區現時雜亂景觀及與物業署整體設計感唔入人的情況, 整體環境得到改善。
- 新建的海濱廊道, 提升的交通配套, 優化的食肆及設施, 令出入更方便。
- 計劃可考慮基礎設施, 視察, 交通及社區方面需要及承擔能力, 設計可與周邊環境及景觀更為融合。
- 創造全新的社區聚結點, 大眾可享用更多公共休閒空間。
- 更多的綠化空間有助減低碳排放, 提升空氣質素, 提供更佳工作及生活環境。
- 群發展會創造更多就業機會, 為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土商店的營運, 為居民提供更多的零售選擇。

此致!

姓名:

William Yuen

聯絡 (電郵/傳真/地址):



敬啟者

第 12A 條 - 規劃申請編號 Y/1-08/3
公眾意見 - 支持發展編號 100 區發展計劃以善用裕豐土地資源

以下說明申請項目的重要性，並提供有關公眾支持，以作參考。

- 可善用土地資源，為裕豐土地開發的問題，提供比目前規劃的簡單選擇，提升生活質素。
- 計劃可改善區區現時雜亂景觀及與發展區整體設計格格不入的情況，整體環境導到改善。
- 新建的綠草自然、提升的交通配套，邊化的街道及碼頭設施，令出入更便利。
- 計劃已考慮基礎設施、視覺、交通及於區內的人氣及承擔能力，設計亦將考慮環境及景觀更為融合。
- 創造全新的社區集結點，公眾可享有更多公共休閒空間。
- 更多的綠化空間有助減低碳排放，提升空氣質素，提供更佳工作及生活環境。
- 新發展會創造更多就業機會，為市民及社會帶來好處及社會效益。
- 引入適量人口可支持巴士服務的營運，為居民提供更多的交通選擇。

此致！

姓名: NANG DAN.

聯絡 (電郵/傳真/地址): 



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電郵：tpbpd@pland.gov.hk

4590

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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- 計劃已考慮基礎設施、視覺、交通及社區方面因素及承擔能力，設計亦與周邊環境及景觀更為融合。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名: TIFFANY FUNG

聯絡 (電郵/傳真/地址): 



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

4591

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

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

此致！

姓名：

JIMMY TIN
~~TIFFANY TING~~

聯絡 (電郵/傳真/地址)：

[REDACTED]



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署15樓
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電郵：tpbpd@pland.gov.hk

4592

敬啟者：

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

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此致！

姓名：

JACKY LI

聯絡 (電郵/傳真/地址)：

[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
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電郵：tpbpd@pland.gov.hk

4533

敬啟者：

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

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此致！

姓名：

Anthony NG

聯絡 (電郵/傳真/地址)：

[REDACTED]



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署15樓
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電郵：tpbpd@pland.gov.hk

4504

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/3
公眾意見- 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

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此致！

姓名: YANICE CHAN

聯絡 (電郵/傳真/地址): [REDACTED]



城市規劃委員會秘書
香港北角海華道333號北角政府合署15樓
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4505

敬啟者：

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

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此致！

姓名：

AMY NORA

聯絡 (電郵/傳真/ 地址):



城市規劃委員會秘書
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：tppod@pland.gov.hk

4596

敬啟者：

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

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此致！

姓名：

KATIE HO

聯絡(電郵/傳真/地址)：



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

4537

敬啟者：

第 12A 條 - 規劃申請編號 Y/1-DB/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

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此致！

姓名：

MAXITA HO

聯絡 (電郵/傳真/地址)：



D

城市規劃委員會秘書
香港北角渣甸道333號北角政府合署15樓
傳真：2877 0245或2522 8426
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4596

敬啟者：

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

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此致！

姓名：

WATTEN Ho

聯絡 (電郵/傳真/地址)：





城市規劃委員會秘書
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4599

敬啟者：

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

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此致！

姓名：

Ho Chuk Hung

聯絡 (電郵/傳真/地址)：

[REDACTED]



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署15樓
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4600

敬啟者：

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

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此致！

姓名：

Polly Ho

聯絡 (電郵/傳真/地址)：



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
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4661

敬啟者：

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

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此致！

姓名：

JENNIFER LEE

聯絡 (電郵/傳真/地址)：



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
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4602

敬啟者：

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

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

此致！

姓名：

LIORIE LEE

聯絡 (電郵/傳真/地址)：

[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

4663

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
- 計劃可改善該區現時雜亂景觀及與愉景灣整體設計格格不入的情況，整體環境得到改善。
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此致！

姓名：

Yik Yi (石)

聯絡 (電郵/傳真/地址)：



城市規劃委員會秘書

香港七角咀華道333號北角政府合署15樓

傳真：2877 0245或2522 8426

電郵：tpbpo@pland.gov.hk

4604

敬啟者：

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

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此致！

姓名: Maisy Lo

聯絡 (電郵/傳真/地址): [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

4606

敬啟者：

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

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此致！

姓名： Siu Kit Yin

聯絡(電郵/傳真/地址): _____





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

4606

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名：

Terry Ng

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 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

4007

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D6/3
公眾意見 - 支持愉景灣第 10b 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

此致！

姓名： Natalie Siu

聯絡 (電郵/傳真/地址)： [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

4608

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇，提升生活質素。
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- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

此致！

姓名: Kelin Siu

聯絡 (電郵/傳真/地址):



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)



4609

Dear Sir,

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. 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 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.
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

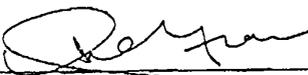
impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 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: 1.12.2016

Name of Discovery Bay Owner / Resident: 

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)

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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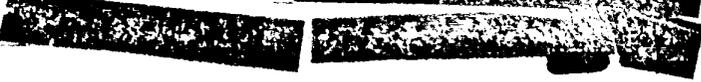
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2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
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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: Pollyanna T- Date: 03 Dec 2017

Name of Discovery Bay Owner / Resident: 
Address: 



MOB

寄件者:
寄件日期:
收件者:
主题:
附件:

Any Yu [REDACTED]
02/21/2016 10:47:00 AM
tyond@pland.gov
Objection to Submission by the Applicant on 20 Oct 2016 - Section 11A Application No. 15-081
02122016112339.pdf, 02122016112477.pdf

4811

1/1-0813

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)

4611

Dear Sir,

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

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

4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption to other property owners in the vicinity should be properly mitigated and addressed in the submission.
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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: Am

Date: 21/2/2016

Name of Discovery Bay Owner / Resident: _____

Address: _____

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Sungming I: [REDACTED]
02/12/2016 年 星期五 23:28
tpbpd@pland.gov.hk
Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

4612

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.

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2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into 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.
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support to the proposed development, e.g. all required road network and related utilities improvement works arising out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption to other property owners in the vicinity should be properly mitigated and addressed in the submission.

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

Name of Discovery Bay Owner: Li Sung Ming

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)

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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Name of Discovery Bay Owner: Li CHAN Sim Ling

Address: 

1990

案件番号
案件日期
案件名称
主理
附註

01. [REDACTED]
02. [REDACTED]
03. [REDACTED]
Complete for Auto. [REDACTED]
Complete for Auto. [REDACTED]

4814

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

4614

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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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.

Orson Li
Resident

tpbd

寄件者: Stella Cheung [REDACTED]
寄件日期: 03日12月2016年星期六 22:49
收件者: tpbd@pland.gov.hk
主旨: Template for Area 10b Objection
附件: Template for Area 10b Objection.pdf

4615

The Secretariat
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
(Via email: tphpd@pland.gov.hk)

4615

Dear Sir,

Section 12A Application No. Y1-DB/3
Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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Stella Cheung
Resident



tabpd

寄件者
收件日期
收件者
主题
附件

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4816

Dear Sirs, pls see attached our objection letter

Regards,

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

4616

Dear Sir,

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

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

Signature: _____

Date: _____

DEC 1 2016

Name of Discovery Bay Owner / Resident: _____

Address: _____

tpbpd

寄件者: Greg Gough
寄件日期: 04日12月2016年星期日 23:24
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y1-DB/3
附件: Jovial 7E_Application No. Y1-DB3.pdf

4617

Dear Sirs,

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

I am the owner of [REDACTED]

Regards,

Greg



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

4617

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

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

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10. We disagree with the applicant's response in item (b) of UD&I. 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.
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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: _____

tpbpd

寄件者: Greg Gougl [REDACTED]
寄件日期: 04月12日2016年星期日 23:25
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y1-DB/3
附件: Jovial 7E_Application No. Y1-DB3.pdf

4618

Dear Sirs,

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

I am the owner of [REDACTED]

Regards,

Greg

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

4618

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 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 R1C that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within

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

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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...."

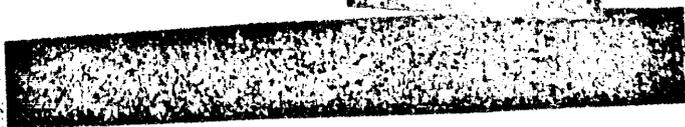
and by Planning Department that :

"...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 :  Date: DEC 4, 2016

Name of Discovery Bay Owner / Resident: 

Address: 

tpbd

郵件寄:
寄件日期:
收件者:
主題:

BIG4957 [REDACTED]
05/12/2016 (週四) 17:29
tpbys@pland.gov.hk
Objection

4619

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

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 of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

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

The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.

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

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

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

The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners 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 residents in the vicinity should be properly mitigated and addressed in the submission.

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

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

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

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

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

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

E-mail: [REDACTED]

Date: 5 December 2016

Address: [REDACTED]

rbpd

寄件者: R NG, [REDACTED]
寄件日期: 05日12月2016年星期一 10:04
收件者: tpbpd@pland.gov.hk
主旨: Objection to the Submission by Hong Kong Resort on Oct 27 2016
附件: SCN_0080.pdf

4620

To whom it may concern,

Please see attached signed objection letter.

Regards,
Discovery Bay residents.



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)

4620

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. The applicant is requested to provide a detailed response to the comments within the following time frame. This response should be submitted to the Planning Department in triplicate by the following date:

9. The proposed residential development is considered to be an undesirable use of the site. The applicant is requested to provide a detailed response to the comments of the Planning Department within the following time frame. This response should be submitted to the Planning Department in triplicate by the following date:
10. I disagree the applicant's response to the comments of the Planning Department and the RfO that the proposed development would be an undesirable use of the site. The existing situation of Area 100b is not a suitable site for a residential development. The adequate landscaping/shelters is unsatisfactory in the current setting.
11. The revision of development as indicated in the Revised Concept Plan for Area 100b A is still unsatisfactory and I agree that the comments made by the Planning Services Department that "...The podium of the building has a length of 250m which is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks, the proposed 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 100b should be withdrawn.

Signature: _____

Name of Discovery Bay Cyster Resident: _____

Address: _____

寄件者: Anna Leung
寄件日期: 05/11/2016 星期三 10:26
收件者: tpejd@pland.gov.hk
主题: Objection to the submission by HK Resort on Oct 27 2016 re Discovery Bay
附件: SCN_0077.pdf

4621

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

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

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

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

Thanks for your attention.

Regards,

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

4621

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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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: _____

香港
政府
工務局
建築署
辦事處



香港政府工務局建築署辦事處
香港政府工務局建築署辦事處
香港政府工務局建築署辦事處

4622

Dear Sir, please see attached letter of objection in the above subject in details. We thoroughly disagree what HK resort claims on the impact and benefits of the project which will result a big nuisance to the living life of residents like myself and the family. Most of the HK resort projects in recent years are only for their selfish commercial interests with little to negative benefits to residents. It is completely unreasonable to approve this project, otherwise Hong Kong will have no peaceful and safe residential area in the future.

Yours faithfully,

David Chan M.P. (Tel: 2722000) 10



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

4622

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 arising out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption to other property owners in the vicinity should be properly mitigated and addressed in the submission.
6. The proposed felling of 168 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

tpbpd

寄件者: [REDACTED]
寄件日期: 05/11/2016 星期一 10:47
收件者: tpbpd@pland.gov.hk
主旨: Objection to the submission by HK Resort on Oct 27 re Area 10b
附件: SCN_0082.pdf

4623

Dear Sirs,

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

Regards,

Sent from Mail for Windows 10

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

4623

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 re-pass 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: _____

embed

收件者: [REDACTED]
寄件日期: 05/12/2016 年 星期四 12:22
收件者: tp@dpland.gov.hk
主题: OBJECTION - Hong Kong Resorts' application to TPB for development of Discovery Bay Area 10b
附件: DBArea 10b Objection.docx
重要性: 高

4624

Dear Sir/Madam,

Please find attached my objection to the application from HKR for redevelopment of Area 10b at Discovery Bay.

Yours Sincerely,

Huw Watkin

Huw Watkin, CAMS
Head of Business Intelligence – Risk Managed Services
Thomson Reuters

[REDACTED]
See Governance, Risk and Compliance Solutions at accelus.thomsonreuters.com

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

4624

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

and by Planning Department that :

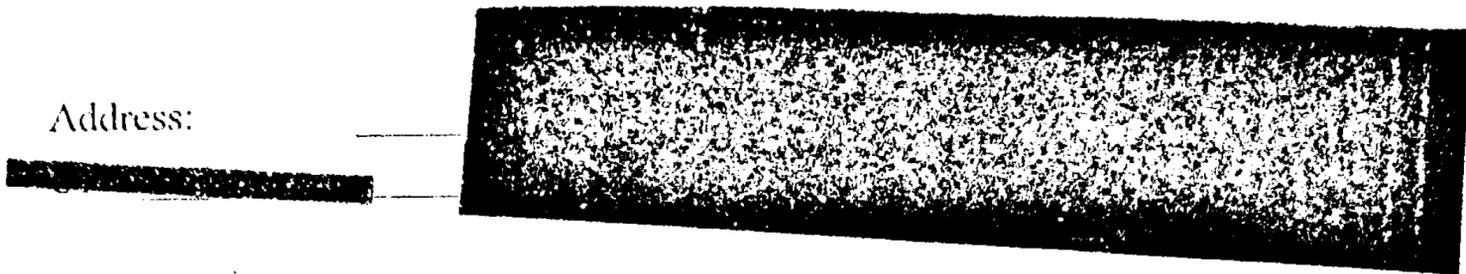
"...towers closer to the coast should be reduced in height to minimize the overbearing impact on the coast" and that "...Public viewers from the southwest would experience a long continuous building mass abutting the coast. Efforts should be made to break down the building mass with wider building gaps...."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

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

Signature _____ : _____ Huw _____ Watkin
Date: _____ December 5, 2016 _____

Name of Discovery Bay Owner / Resident: _____ Huw
Watkin _____

Address:



D

D

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

4625

Dear Sirs,

Section 12A Application No. YJ-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 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:

(f) 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 the submission has not addressed this point.
5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation

"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 (SI-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

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

4626

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 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 the submission has not addressed this point.
5. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation

"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

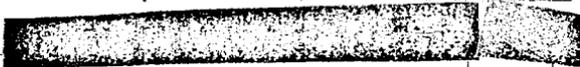
safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.

- 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 R1C that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.
- 12. The Application has not shown that the relocation of the dangerous good store to another part of the lot is viable. Any proposal to remove the existing dangerous goods store to another part of the lot should be accompanied by a full study and plan showing that the relocation is viable.

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

Signature:  Date: 5.12.2016

Name of Discovery Bay Owner / Resident: 

Address: 

tpbpd

寄件者: Michael McGuire [REDACTED]
寄件日期: 05日12月2016年星期一 15:31
收件者: tpbpd@pland.gov.hk
主旨: Objection to development
附件: KMBT_195_00958.pdf

4627

Please find attached

Michael McGuire

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

Dear Sirs,

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

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: _____

Date: 6/12/2016

Name of Discovery Bay Owner / Resident: _____

Address: _____



rebed

寄件者:
寄件日期:
收件者:

Nicoletta NUNZIATI
05月12日2016年星期一 16:01
tpbjd

4628

The Secretariat

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point

Dear Sirs,

Section 112A Application No. Y/I-DB/3

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section 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). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.

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

The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout 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.

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

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

Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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

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

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

The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of

Discovery Bay. This proposal should not be accepted without a proper re-provisioning proposal by the applicant to satisfaction of all property owners of Discovery Bay.

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

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

and 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 : Nicoletta Nunziati

E-mail: [REDACTED]

4623

Date: 5 December 2016

Address: [REDACTED]

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

Dear Sirs,

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

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

Objection to the Submission by the Applicant on 27.10.2016

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.

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8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proposal 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 RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory. 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.



4629

Colin Waterfield
Permanent ID Card Holder

Address:

[REDACTED]

[REDACTED]

B

H

寄件者:
寄件日期:
收件者:
主旨:

Glenda Waterfield
05112/2016年11月13日 10:13
tpbpd@pland.gov.hk
Object: Section 12A Application No. Y/I-DB/3

4630

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

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 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 Plan 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.

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

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10. We disagree with the applicant's response in item (b) of UD&L, Plan D'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.

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.



4630

Glenda Waterfield
Permanent ID Card Holder

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)

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 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 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.

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

Dear Sirs,

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

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

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

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2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby 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 occupants 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 medifited 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.

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11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "....The podium of the building blocks nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual 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: _____ James hood _____	Date: _____ 4 Dec 2016 _____

Name of Discovery Bay Owner : _____ James hood _____

Address. [REDACTED]

4632



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

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11. The revision of the development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory and we agree that the comments made by Architectural Services Department that "...The podium of the building blocks

nos. L7 to L14 is about 250m in length that is too long and monotonous. Together with the continuous layouts of the medium-rise residential blocks behind, the development may have a wall-effect and pose considerable visual impact to its vicinity...."

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

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

Signature: _____ caroline hood _____	Date: _____ 4 Dec 2016 _____

Name of Discovery Bay Owner : _____ james hood _____

Address: _____

4633

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

[REDACTED]
[REDACTED]
tpbpd@pland.gov.hk
Objection to the Submission by Hong Kong Resort on Oct 27 2016
SCN_0079.pdf

4634

To whom it may concern,

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

regards,
Resident of Discovery Bay

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

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2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into

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

Signature:  Date: 30/11/2016

Name of Discovery Bay Owner / Resident: 

Address: 

tbpd

寄件者:
寄件日期:
收件者:
主题:
附件:

Therese LESAFFRE
05/11/2016年星(一) 10:13
tbpd@pland.gov.hk
Discovery Bay- Area 10b. Objection to the Submission by the applicant on 27/10/2016
Dis. Bay Objection Page 1.jpg; Dis. Bay Objection Page 2.jpg; Dis. Bay Objection Benoit Lesaffre.jpg; Disc. Bay Objection T. Lesaffre.jpg

Y/I-DB13

Dear Sears,

4835

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

Please find two Objections; Thank you for your consideration.

Sincerely,

T. Lesaffre



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

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Signature: B. [Signature] Date: 3 Dec 2016

Name of Discovery Bay Owner Resident [Redacted]

Address [Redacted]

0000

TO: [REDACTED]
FROM: [REDACTED]
SUBJECT: [REDACTED]

Susan H
08/12/2011
11:52 AM
Objection to the Submission by the Applicant on 7/27/11 for
Dwight Peninsula VCA Letter for Area 100 (Section 54) (Page 3 of 3) (Section 54) (Page 3 of 3)

11-03-11

4000

I am an Owner in Discovery Bay and enclose two objection letters for the two proposed development applications in Discovery Bay
regards

Susan Ho

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

5 December 2016

Dear Sir,

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

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

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

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

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

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

which no detail was provided at that time.

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

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

1. HKR claim that they are the sole land owner of Area 10b is in doubt, as the lot is now held under the Principal Deed of Mutual Covenant ("PDMC") dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and re-pass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected. I own 10 A Jovial Court and have not been consulted on the development submission submitted by HKR.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all

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

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

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

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

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

Susan Ho

寄件者: Ieronimo, Lee [REDACTED]
寄件日期: 05/11/2016 年 星期一 18:32
收件者: tpbpd@pland.gov.hk
副本: Fiona Ieronimo
主旨: HKR's Applications to The Town Planning Board - Sample Submission for 10b and 6F
附件: S6506-16120518320.pdf, S6506-16120518321.pdf

4637

Y/1-DB/3

Dear Sirs,

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

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

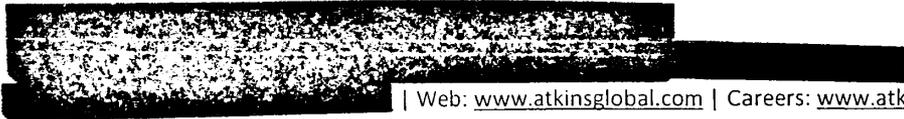
Kind Regards

Lee

Lee Ieronimo
Technical Director

ATKINS

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



| Web: www.atkinsglobal.com | Careers: www.atkinsglobal.com/careers | LinkedIn:

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Consider the environment. Please don't print this e-mail unless you really need to.

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

Dear Sirs,

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

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 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: L. D. [Signature] Date: 5/12/16

Name of Discovery Bay Owner / Resident: 

Address:  

tpbd

发件者: Susan H. [REDACTED]
发件日期: 05/12/16 09:16:16
收件者: tpbd@pland.gov tk
主题: Objection Letters Sent on behalf of Daniel Kennedy
附件: Objection DK 5.12.16.docx; 6f ObjectionDK 5.12.16.docx

4630

Please see attached 2 letters of objection

Y/ 1-DB3

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

5 December 2016

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

Retained Areas" in the PDMC. Pursuant to Clause 7 under Section 1 of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). The applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application, including my daughter. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be considered, secured and respected.

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is substantial, and the submission has not been addressed.
3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Layout Plans or the approved Outline Zoning Plan in the application, i.e. from service area into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district, including my daughter.
4. The proposed reclamation and construction of a decking with a width of 9-34m pose environmental hazard to the immediate rural natural surrounding. There are possible sea pollution by the proposed reclamation, violation of the lease conditions, contravention of the Foreshore and Sea-bed (Reclamation) Ordinance, and encroachment on Government Lands etc. The submission has not satisfactorily addressed these issues and without any proper consultation with the co-owners.
5. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arising out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption to other property owners in the vicinity should be properly mitigated and addressed in the submission.
6. The proposed felling of 168 mature trees in Area 10b poses a substantial

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

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

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

Daniel Kennedy

tpbd

寄件者:
寄件日期:
收件者:
主旨:
附件:

E Cheung [REDACTED]
05日12月2016年星期一 19:22
tpbd@pland.gov.hk
Objection to the Submission by the Application on 17.10.2016 &
DB objection.pdf

4639

Dear Sir,

Please find two attached documents for objection of Application No.Y/I-DB/2 & Application No. Y/I-DB/3.

Regards.

Elsa

The Secretariat
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
(Via email: tpbpd@plaud.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

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

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

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

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

the City. These City 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.

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

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.

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

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

6. The Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S/I-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.
7. The proposed felling of 168 mature trees in Area 10b is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposals are totally unsatisfactory.
8. We disagree with the applicant's statement in item E.6 of RtC that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.
9. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.
10. The proposed removal of helipad for emergency use from Area 10b is undesirable in view of its possible urgent use for rescue and transportation of the patients to the acute hospitals due to the rural and remote setting of Discovery Bay. This proposal should not be accepted without a proper re-provisioning

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

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

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

Signature: E. Cherry Date: 5-12-2016

Name of Discovery Bay Owner / Resident: [Redacted]

Address: [Redacted]

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Theresa LESAFFRE
05月12月2016年 星期三 10:18
tpbpd@pland.gov.hk

Y/1-DB13

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

Dear Sears,

4640

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

Please find two Objections; Thank you for your consideration.

Sincerely,

T. Lesaffre



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

1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section 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). 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.
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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature: *Theres* LEJAFFRE Date: 2 Dec, 2016

Name of Discovery Bay Owner Resident LEJAFFRE BANK

Address [REDACTED]

tobpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

[REDACTED]
Date: 2010-09-14 11:59
tobpd@pland.gov.hk
Section 12A Application No. Y0-EBC, Area 106, LX 101-89 & B1, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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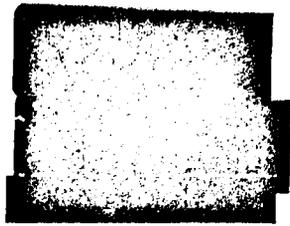
Please find attached a copy of my letter in OBJECTION to the above plan

Cheers
Connie Fung

[REDACTED]

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

6 December 2016

Dear Sirs,

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

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

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4. The proposed land reclamation and construction of over sea decking with a width of 9-34m poses an environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.
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Signature : _____ Date: 6 December 2016

Name of Discovery Bay Owner: FUNG Man Yu

Address:



tpbpd

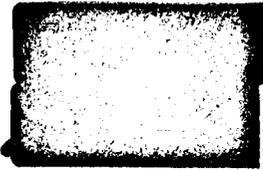
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06/11/2016 14:39:00
tpbpd@pland.gov.hk
Section 12A Application No. Y/L DB/3, Area 10b, Lot 3&5 RP & Ext (Part) in D.D. 352, Discovery Bay
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4542

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

Best wishes,
Stewart Aldcroft
Hong Kong [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 / 2522 8426)

6 December 2016

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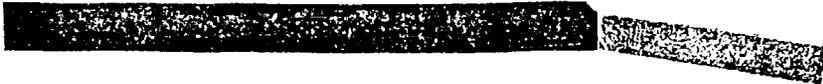
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Signature : _____ Date: 6 December 2016

Name of Discovery Bay Resident: Stewart ALDCROFT

Address: 



中華人民共和國香港特別行政區
Hong Kong, Special Administrative Region of the People's Republic of China



離島區議會 Tung Chung District Council
黃洲地區議會 Wong Hsiao Kuen Ken of DC member

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

4643

敬啟者：

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

①

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

此致！

①

姓名： 黃漢權 - 離島區議會當然議員 簽名：



聯絡 (電郵/傳真/地址): [REDACTED]

4644

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

ROBIN GAWLER (OWNER)
Re: [unclear]
PAGE 1

(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 reap 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

ROBIN GAWLER (OWNER)
R. Gawler
WDC 3

4644

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: R. Gawler Date: 6th Dec 2016

Name of Discovery Bay Owner/ Resident: [REDACTED]

Address: [REDACTED]

WAI CHING GOWER
Wa Ching Gower
PAGE 1

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)

4645

Dear Sir,

Section 12A Application No. Y1-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

WAI CHING GUNWEE
Wai Ching Gunwee
PAGE 2

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 Wai King GMAIL Date: 6th DEC 2016

Name of Discovery Bay Owner Resident: _____

Address:  

致城市規劃委員會秘書：

4646

專人送遞或郵遞：香港北角海旁道 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 DB3

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是愉景灣居民堅決反對香港興業向城規
會提交愉景灣 106 及 66 區發展申請。該發
展計劃會嚴重破壞愉景灣居民居住環
境。

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

簽署 Signature

霍兆恩

日期 Date

霍兆恩

6-12-2016

就規劃申請提出意見

1646

Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No. 收到日期 Date Received	
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重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出；
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.info.gov.hk/tpb/)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃部的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

就規劃申請作核提意見 Marking Comments on Planning Application / Review

參考編號

161202-172828-89996

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

02/12/2016 17:28:28

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. Lau

Name of person making this comment:

意見詳情

Details of the Comment :

My reasons for supporting the application of 10b are:

- The improvement to the foreshore promenade, transportation and marine access, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay.
- The optimisation of the land use is well supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marine access.
- More community focal points and public leisure space will be created for the residents and the public to enjoy.

稅規劃申請/覆核提出意見 / Comment on Tax Application / Review

參考編號
Reference Number: 161203-113242-87538

提交限期
Deadline for submission: 09/12/2016

提交日期及時間
Date and time of submission: 03/12/2016 11:32:42

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

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

意見詳情
Details of the Comment :

I agreed with the suggestion as it will create more job opportunities.



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

參考編號

161203-112744-94883

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

03/12/2016 11:27:44

Date and time of submission:

有關的規劃申請編號

Y1-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. W M Lo

Name of person making this comment:

意見詳情

Details of the Comment :

I fully supported the application due to the following reasons:

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

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

參考編號

161203-173307-16582

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

03/12/2016 17:33:07

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. W L Kong

Name of person making this comment:

意見詳情

Details of the Comment :

I supported the application since it will create more job opportunity.

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

參考編號

161203-172504-43892

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

03/12/2016 17:25:04

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 Melinda Lo

Name of person making this comment:

意見詳情

Details of the Comment :

I support teh idea because it will offer provide more housing units.

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

參考編號

Reference Number:

161204-083934-89936

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

04/12/2016 08:39:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kays

意見詳情

Details of the Comment :

I supported the application because the new plan will create more job opportunities and provide more housing units to alleviate the housing problem in HK.

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

參考編號

161204-082749-34366

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

04/12/2016 08:27:49

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. Kenny Kwong

Name of person making this comment:

意見詳情

Details of the Comment :

I supported the proposal as it will provide more leisure areas and create a new focal point. Besides, it will create more job opportunity.

就規劃申請/覆核提出意見 Planning Comment on the application

參考編號

Reference Number:

161205-111035-00063

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 11:10:55

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. Yau

意見詳情

Details of the Comment :

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

對規劃申請發表提意見的查詢及查詢的處理

查詢編號

Reference Number:

161205-124224-34697

提交限期

Deadline for submission.

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 12:42:24

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:

小姐 Miss Wong

意見詳情

Details of the Comment :

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

就規劃申請/覆核提出意見

參考編號

161205-155546-88337

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

05/12/2016 15:55:46

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. Richard van den Berg

Name of person making this comment:

意見詳情

Details of the Comment :

I approve and support the plans as presented by HKR

就規劃申請提供意見 Marking Comments on Planning Applications / Review

參考編號

Reference Number:

161205-180325-42458

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 18:03:25

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. James Fernic

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

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

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 Plan 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 from an environmental perspective and against the interests of all residents and owners in the district.

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

Thank you for considering these important objections.



統規劃申請/覆核提出意見 Planning Comment on Planning Application

參考編號

Reference Number:

16/205-173651-52652

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 17:36:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. James Fennie

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

Water and sewerage resources are already limited for a max population of 25,000 under the current Outline Zoning Plan (OZP). These Applications seek to increase that number to 29,000 which will be unsustainable without huge additional infrastructure and operational costs.

Much of these costs will have to be borne by existing residents and over 3,300 assignees who co-own the Lot together with Hong Kong Resorts. The Application states that HRCR is the sole owner of the Lot, which is incorrect.

The population cap of 25,000 (as per the Land Grant) should be preserved.

有關的規劃申請及提出意見 Making Comment on Planning Application / Review
 有關的規劃

Reference Number: 161205-175458-75328

提交限期

Deadline for submission: 09/12/2016

提交日期及時間

Date and time of submission: 05/12/2016 17:54:58

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. James Fernie

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

HKR claims that they are the sole land owner of this area is disputed. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20 Sep 82. 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.

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



就規劃申請/被該提出意見的申請編號: Y/I-DB/3

參考編號
Reference Number 161205-174116-9865

提交限期
Deadline for submission: 09/12/2016

提交日期及時間
Date and time of submission: 05/12/2016 17:41:16

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

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

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

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

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

Thank you for considering this important objection.

就規劃申請提供意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

161205-180102-54539

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 18:01:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jun

意見詳情

Details of the Comment :

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

就規劃申請/覆核提出意見 (Giving Comment on Planning Application / Case)

參考編號

Reference Number:

161205-182529-54392

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 18:25:29

有關的規劃申請編號

The application no. to which the comment relates:

Y7-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. James Fernie

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

The Revised Concept Plan is still unsatisfactory and we agree that the comments made by Architectural Services Department that the podium of the building blocks "...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.". This comment is still valid after this revision.

The substantial increase in population in the area will be significant, particularly where the large tower blocks are concerned.

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

For all these reasons, this application is too greedy. The applicant is trying to squeeze too many new flats and too many people into such a small area, which will have a huge negative impact on the existing residents and owners.

This application should be revised to reduce its impact on residents, owners, existing infrastructure and the environment.

Thank you for considering these important objections.

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

參考編號

Reference Number:

161205-215436-82551

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 21:54:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sze Yeung

意見詳情

Details of the Comment :

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



就規劃申請/覆核提出意見 Mailing C: 2016-09-12 10:00:00 / 161205

參考編號

Reference Number:

161205-220008-20204

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 22:00:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Esther Kwong

意見詳情

Details of the Comment :

I supported the application because it will lead to more job opportunity.

有關的規劃申請編號 / Making Comment on Planning Application / Review

參考編號

Reference Number:

161205-225008-99240

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 22:50:08

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. Ho Woon

意見詳情

Details of the Comment :

I support the development of Discovery Bay.



就規劃申請/覆核提出意見 (Application ID: 2015-12-01-0001/0002)

參考編號

Reference Number:

161205-224624-02046

提交限期

Deadline for submission:

09/12/2015

提交日期及時間

Date and time of submission:

05/12/2016 22:46:24

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. Patrick Ho

意見詳情

Details of the Comment :

Support the development to bring a good environment.

有關申請 獲接提出意見 Meeting ID: 161205-224747-79062 on Planning Application / Review

參考編號

Reference Number:

161205-224747-79062

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 22:47:47

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:

小姐 Miss Bonnie Chan

意見詳情

Details of the Comment :

Support the development of Discovery Bay.



參考編號 Reference Number:	161205-224909-86350
提交限期 Deadline for submission:	09/12/2016
提交日期及時間 Date and time of submission:	05/12/2016 22:49:09
有關的規劃申請編號 The application no. to which the comment relates:	Y/1-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Pacus Ho
意見詳情 Details of the Comment :	[support the development of Discovery Bay.

對規劃申請 覆核提出意見 (Planning Commission on Planning Application Review)

參考編號

Reference Number:

161206-102425-76469

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

06/12/2016 10:24:25

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. William Yau

意見詳情

Details of the Comment :

Environment has been well considered and deck over instead of reclamation will be adopted. It creates less impact to adjacent seashore and will provide better promenade view. The development is supported by me.

對規劃申請 覆核後提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

161206-110057-81039

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

06/12/2016 11:00:57

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:

先生 Mr. Thomas Gebauer

意見詳情

Details of the Comment :

The matter of the Petrol Filling Station.

Taking into account the opinion of the KL Consulting Engineers Ltd.

the location of the PFS might conform to current Government requirements however I have objections on following grounds:

The present location of the PFS is at the very end of the area 10b with no nearby residential development; now the new location should be quasi in the midst of a residential development . This is a step back when we talk about environmental improvements in modern town-planning.

The location at the junction of Marina Drive, entrance to the planned housing development and of Discovery Bay Road (the main road which has one lane only in uphill and in downhill direction) should be considered as very questionable from a safety point of view. In case of an accident at this junction, may it be because of problems at the PFS or

because of a traffic accident, EVA could be blocked to the new development as well as to the large existing development of Peninsula Village, Coastline Villa , Peninsula Drive, Crestmont Villa with a high number of flats, houses; the sole vehicular access to these developments with thousands of

residents is via the Discovery Bay Road. Another important matter to consider is the supply of petrol and diesel to the PFS which is believed to be via

Road-Vehicle -Tankers, this poses another danger as Discovery Bay Road downhill -traffic has already inherent problems and tankers have to turn in and out of Discovery Bay Road at this very busy junction.

The Fire-Department should consider the above issues and should give their unreserved opinion that they do not see a problem in the location of the PFS.

Last not least, in the 21st century "Optimisation of Land Use" should not come without giving regard to highest prevailing standards, not to forget that today's developments will have to be tolerated for many decades to come, citizens might be



burdened with todays decisions for generations.

Because of the above mentioned issues I object to the development as planned, I object to the application.

Thomas Gebauer (owner and resident)

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: 161205-190530-21405

提交限期
Deadline for submission: 09/12/2016

提交日期及時間
Date and time of submission: 05/12/2016 19:05:30

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

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Thomas Gebauer

意見詳情

Details of the Comment :

Application Y/1-DB/3

Re. Environmental Protection ;

The applicant states under

"Other aspects":

"Opportunities for transplantation of trees have been explored where practical to minimise the impacts to terrestrial ecology associated with tree felling. In addition to transplantation of trees which identified with good transplantation survival rate, a number of trees have also been proposed to be retained."

The applicant, as on quite a number of other matters, is vague and makes no real commitment. How many trees to be felled? The idea about "transplanting identified trees with good survival rate" is just an experimental thought.

The TPB therefore must take into consideration the worst scenario which is the loss of 168 trees.

The applicant says further in their latest response :

"...most are single stand alone trees or part of a small group which due to their highly fragmented nature , are of minimal ecological value"

This is just an opinion of the applicant without giving any regard to the "real ecological value of trees " especially in HongKong's environment. What value is to be placed on mature trees in the Hongkong of the 21st century should be carefully considered by the TPB.

The development, as planned by the applicant is not a necessity for HongKong , nor for Discovery Bay. The applicant

already derives large profits from operating the current Discovery Bay -development and should therefore plan in such way that not 168 trees might be lost.

There is still land available in area 10b for the applicant to "Optimise Land Use" without having to fell trees, without damaging the environment.

The applicant also confuses residents in DB when ,through their Management Company, starting a "THINK GREEN "

campaign, which belie somewhat commercial plans. The environment in DB has already deteriorated

rated over the past years, the living environment has already suffered, therefore every single tree in DB and HongKong deserves careful consideration.

I therefore object to the development as planned.

Thomas Gebauer (owner and resident)

Discovery Bay



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", Master plan 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 Town Planning Board should note that the development approved under the existing Outline Zoning Plan (S1-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and HKR has not responded adequately to their concerns.
6. We disagree with the applicant's statement in item E.6 of R1C 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.
7. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile 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.
8. 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.
9. We disagree with the applicant's response in item (b) of UD&L, PlanD's comment in R1C 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.
10. 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.

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

參考編號

Reference Number:

161206-000744-56225

提交限期

Deadline for submission:

09/12/2016

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hui Sau Ying

聯絡人

Contact Person

通訊地址

Postal Address :

電話號碼

Tel No. :

傳真號碼

Fax No. :

電郵地址

E-mail address :

pam@gzplanet.com

就規劃申請, 廣泛提出意見 Making Comment on Planning Application / Review

參考編號

161205-234652-75520

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

05/12/2016 23:46:52

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. Wong Hiu Hei

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

Masterplan is wrong to assume that ownership of undivided shares ipso facto gives the applicant the absolute right to develop Area 10b. The right of the applicant to develop or redevelop any 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", Master plan 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.

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.

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

參考編號

161205-234652-75520

Reference Number:

提交限期

09/12/2016

Deadline for 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. Wong Hiu Fei

Name of person making this comment:

聯絡人

Contact Person

通訊地址

Postal Address :

電話號碼

Tel No. :

傳真號碼

Fax No. :

電郵地址

andy@gzplanet.com

E-mail address :

寄件者: Stefanie Gebauer Kleinschmidt [REDACTED]
寄件日期: 06/11/2016 年 星期一 17:15
收件者: tpbrd@pland.gov.hk
主旨: Further Objections to: Discovery Bay applications Y/I-DB/2 and Y/I-DB/3

4674

Dear Sirs,

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

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

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

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

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

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

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

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

Thank you,
Stefanie Gebauer

[REDACTED]

tobpd

寄件者: Che Wah Edward Lam
寄件日期: 06/12月2016年星期二 14:04
收件者: tpbjst@pland.gov.hk
副本: Edward Lam
主旨: Against the Development of Area 6f,10b in DB
附件: Against DB.area6f.pdf; Against DB.Area10b.pdf

4675

Y/1-DB13

To whom it may concern,

FYI

Regards

Edward Lam



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

Dear Sirs,

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

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.

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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: 6/12/2016

Name of Discovery Bay Owner / Resident: _____

Address: _____

tpbd

发件者: [REDACTED]
发件日期: 2015年11月20日 下午 1:00:00
收件者: tpbd@pland.gov.hk
主题: HKP Objection Area 100
附件: HKP Objection Area 100.pdf (4770014).doc

4873

Please see attachment below containing my objections to the development of Discovery Bay Area 100 by Hong Kong Resort.



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

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Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
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1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master

Layout 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 R1C that the existing buses parks in Area 10b open space are "eyesores". We respect that Area 10b has been the backyard of Peninsula Village for years and are satisfied with the existing use and operation modes of Area 10b, and would prefer there will be no change to the existing land use or operational modes of Area 10b.

8. The proposed extensive fully enclosed podium structure to house the bus depot, the repair workshops, the dangerous goods stores including petrol filling station and RCP are unsatisfactory and would cause operational health and safety hazard to the workers within a fully enclosed structure, especially in view of those polluted air and volatile gases emitted and the potential noise generated within the compounds. The proponent should carry out a satisfactory environmental impact assessment to the operational health and safety hazard of the workers within the fully enclosed structure and propose suitable mitigation measures to minimize their effects to the workers and the residents nearby.
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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 : Bessie Woon Pik Date: 5th December 2016

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

Address:

[REDACTED]

4676

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tpbpd

寄件者: tsang kennis [REDACTED]
寄件日期: 06日12月2016年星期二
收件者: tpbpd@pland.gov.hk
主旨: Section 12A Application No Y4-DB3
附件: DB 10b area.pdf

4677

Please see attached
Ms Tsang

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

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

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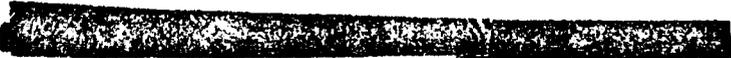
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Signature : *TSANG FUNG NUI* Date: 06 DEC 2016

Name of Discovery Bay Owner / Resident: TSANG FUNG NUI

Address: 

文件番:
發件日期:
收件者:
地址:

audenia kwok
06112月2016年日期: 16 02

tpbysl@pland.gov.hk

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

4678

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

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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.

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"...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.

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寄件者: Stefanie Gebauer Kleinschmidt
寄件日期: 06月12日2016年星期二 17:09
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
附件: DB - Objection.pdf

4679

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

Dear Sirs,

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

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

Objection to the Submission by the Applicant on 27.10.2016

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.

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

Signature _____ Date _____

Name of Discovery Bay Center Resident _____ Service Address _____

Address _____

The Secretariat
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Signature : _____

Date: _____

6-12-2016

Name of Discovery Bay Owner / Resident: Stefanie GebauerAddress: 

发件者: Linda Barnes
发件日期: 06/11/2016 17:08:30
收件者: tbbpd@pland.gov.hk
主题: Section 12A Application No. Y/I-DB/3 Area 10b, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

4630

The Secretariat
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reclamation. This is a violation of the lease conditions, in contravention of the Foreshore and Sea-bed (Reclamation) Ordinance together with encroachment on Government Land, along with other transgressions. The submission has not satisfactorily addressed these issues and has been completed without any proper consultation with the co-owners.

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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

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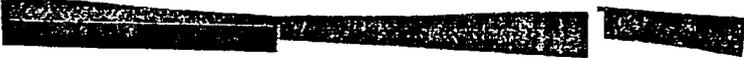
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Date: 06/12/2016

Name of Discovery Bay Owner / Resident: Linda Barnes, Tony Webster

Address: 

Sent from Outlook

4680

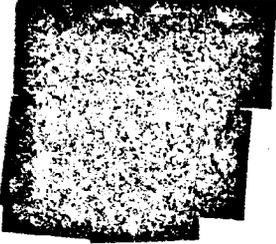


tpbpd

寄件者: Capt JD Tidmarsh [REDACTED]
寄件日期: 07/12月2016年星期四 7:02
收件者: tpbxl@pland.gov.hk
主题: DB objection
附件: Doc 07 Dec 2016, 06_57.pdf; signature.asc

4681

Capt. J D Tidmarsh



Fa [REDACTED]



The Secretariat
Town Planning Board
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Signature: [Handwritten Signature] Date: 7/17/16

Name of Discovery Bay Owner / Resident: [Redacted]

Address: [Redacted]

tpbpd

寄件者: Kwoon [REDACTED]
寄件日期: 07/11/2016 年 星期四 8:22
收件者: tpbpd@pland.gov.hk
主题: Objection to application Y1-DB/3

4662

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1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout 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 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 RtC that the proposed 4m wide waterfront promenade is an improvement to the existing situation of Area 10b. The proposed narrow promenade lacking of adequate landscaping or shelters is unsatisfactory in view of its rural and natural setting.

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

and by Planning Department that :

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

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

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Signature _____ Date _____

Name of Discovery Bay Owner / Resident: Ben Williams

Address : [REDACTED]

4062

Dated : 4/12/2016

Sent from my iPad

tpbpd

寄件者: Trevor Jarrett [REDACTED]
寄件日期: 06/12/2016 年 星期四 11:50 4683
收件者: tpbpd@pland.gov.hk
主题: Objection by the Discovery Bay Peninsular Village Owners Committee meeting 5 December 2016 to Hong Kong Resorts Masterplan Limited application 10b
附件: Discovery Bay Peninsular Village Owners Committee Objection to 10B.pdf

We are the elected Committee representing occupants and owners of the area known as Discovery Bay Peninsular Village.

We wish the Town Planning Board to acknowledge receipt of this letter, an original copy of which has also been sent by registered post.

Our Committee met in session at relatively short notice owing to your closure date of midnight Friday 9th December 2016. Therefore there are only 11 signatures normally there would be some 25.. In a vote the Committee recorded unanimously to send this document to you, with one abstention.



The Committee looks forward to hearing your reply. We would be perfectly willing to meet you with or without HKR Masterplan Ltd and indeed request same.

Please reply to my email address or [REDACTED]
N.T.

many thanks

Trevor Jarrett

[REDACTED]

[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 / 2522 8426)

Dear Sirs,

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

Please note that we are the elected by popular vote, Peninsular Village Owners Committee, (VOC) representing the largest community area of Discovery Bay. We are and also represent concerned Discovery Bay residents interests as well as owners.

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

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

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

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

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

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

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

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

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

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

5. The proposed land reclamation and construction of over sea decking, with a width of 9-34m poses environmental hazard to the immediate rural natural surroundings. There are possible sea pollution issues posed by the proposed reclamation. The DLO's comment #5 advised that the proposed reclamation "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/T-DB/4) would already see the population of DB rise to 25,000 or more. The current application would increase the population to over 30,000. The original stipulated DB population limit of 25,000 should be fully respected as the underlying infrastructure cannot support the substantial increase in population implied by the submission. Water Supplies Department and the Environmental Protection Department have raised substantive questions on the viability of the proposals on fresh water supply and sewage disposal contained in the Application, and IKR 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.

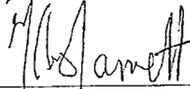
Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

~~Madam Baby Hett~~ T.A. JARRETT

Andrew Nam 

~~Chairman of~~ ON BEHALF OF
Peninsula Village Owners Committee


Vance Bonwick

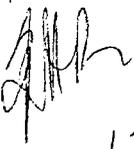
Signature: 

Date: 



Signatures of VOC Members present at the Peninsula Village Owners Committee Meeting on 5th December 2016 at the Sienna Residents Club, Discovery Bay


F.A. D. RORA








JEFFREY VELA



THE ISMOOR SOCIETY



DOUGLAS WATSON 5 of 3



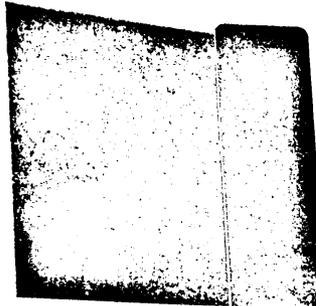


ED RICHARDSON



We the undersigned VOC members do further to the letter of 5 December 2016 from Madam H. H. Ho hereby add our support and signatures.

Name
Trevor Jarrett



Signature
Trevor Jarrett

Name
Andrew Nam

Signature
Andrew Nam

Name
DOUGLAS NAIRN



Signature
Douglas Nairn

Name
PETILUKH, VIKRATA
VINSI KRISHNA

Signature
Petilukh, Vikrata Vinsi Krishna

Name
ANGELA BURN



Signature
Angela Burn

Name
JEFFREY VELLA

Signature
Jeffrey Vella

Name
SUREN SAFAYA



Signature
Suren Safaya

Name
BEE YUNG



Signature
Bee Yung

Name
FRANCISCO A. DE ROZAS

Signature
Francisco A. de Rozas

Name
ED RAINBOW

Signature
Ed Rainbow

Name

Address

Signature

Name

Address

Signature