

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

參考編號

160707-224020-11973

Reference Number:

2549

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 22:40:20

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. D Pang

Name of person making this comment:

意見詳情

Details of the Comment :

支持這發展項目。應該盡快推出。

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

## 參考編號

Reference Number:

160707-224248-80885

## 提交限期

Deadline for submission:

15/07/2016

2550

## 提交日期及時間

Date and time of submission:

07/07/2016 22:42:48

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

## 「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Glenda Waterfield

## 意見詳情

Details of the Comment :

Area 10b. I object to this Planning Application for the following reasons:

(1) 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 which will have to be borne by existing residents. The population cap of 25,000 should be preserved, so as not to breach the Land Grant.

(2) The Application states that HKR is the sole owner of the Lot, which is untrue. There are presently over 8,300 assignees who co-own the Lot together with Hong Kong Resorts. HKR should withdraw the Application and make revisions to recognize the co-owners.

(3) The Master Plan forms part of the Land Grant at Discovery Bay, yet the current Master Plan (6.0E1) and the current OZP are not aligned. The Master Plan and OZP should be updated to ensure they are properly aligned, before considering any amendments to the OZP.

(4) 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 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:

160707-224057-88841

## 提交限期

Deadline for submission:

15/07/2016

2551

## 提交日期及時間

Date and time of submission:

07/07/2016 22:40:57

## 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. Colin Waterfield

## 意見詳情

Details of the Comment :

Area 10b. I object to this Planning Application for the following reasons:

(1) 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 which will have to be borne by existing residents. The population cap of 25,000 should be preserved, so as not to breach the Land Grant.

(2) The Application states that HKR is the sole owner of the Lot, which is untrue. There are presently over 8,300 assignees who co-own the Lot together with Hong Kong Resorts. HKR should withdraw the Application and make revisions to recognize the co-owners.

(3) The Master Plan forms part of the Land Grant at Discovery Bay, yet the current Master Plan (6.0E1) and the current OZP are not aligned. The Master Plan and OZP should be updated to ensure they are properly aligned, before considering any amendments to the OZP.

(4) 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 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:

160708-090954-05168

提交限期

Deadline for submission:

15/07/2016

2552

提交日期及時間

Date and time of submission:

08/07/2016 09:09:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Frank

意見詳情

Details of the Comment :

支持方案。它可增加住宅供應和穩定樓價。

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

參考編號

Reference Number:

160708-093709-67785

提交限期

Deadline for submission:

15/07/2016

2553

提交日期及時間

Date and time of submission:

08/07/2016 09:37:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andrew Lam

意見詳情

Details of the Comment :

Support to redevelop this area and beatify it by hiding those utilities and service facilities.

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

參考編號

Reference Number:

160708-112233-74427

2554

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 11:22:33

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. Wayne Wong

意見詳情

Details of the Comment :

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。

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

參考編號

160708-111403-13848

Reference Number:

2555

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 11:14:03

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. Hon

Name of person making this comment:

意見詳情

Details of the Comment :

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。

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

參考編號

160708-112409-46276

Reference Number:

2556

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 11:24:09

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wayne Wong

Name of person making this comment:

意見詳情

Details of the Comment :

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。

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

參考編號

160708-111924-67312

Reference Number:

2557

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 11:19:24

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 Ho

Name of person making this comment:

意見詳情

Details of the Comment :

創造全新的社區集結點，大眾可享用更多公眾休閒空間。

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

參考編號

Reference Number:

160708-111036-65443

提交限期

Deadline for submission:

15/07/2016

2553

提交日期及時間

Date and time of submission:

08/07/2016 11:10:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HC Wong

意見詳情

Details of the Comment :

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。

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

參考編號

Reference Number:

160708-121412-35855

2559

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 12:14:12

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 Wong Siu Lai

意見詳情

Details of the Comment :

10B District, improve urban design certainly has its social and environmental benefits, such as the construction of additional podium to accommodate the majority of the sulfur has more space and facilities to improve the quality of life, it will reduce the floor area can develop.

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

參考編號

160708-113108-12437

Reference Number:

2560

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 11:31:08

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

先生 Mr. KELVIN T

Name of person making this comment:

意見詳情

Details of the Comment :

I think rezoning of the area is a good thing, as the existing area would be upgraded with a promenade and open spaces that would benefit residents living in the surrounding area. I fully support the proposal by HKR.

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

參考編號

160708-121454-46140

Reference Number:

2561

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 12:14:54

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 Yuimko Lamb

Name of person making this comment:

意見詳情

Details of the Comment :

I am glad that 10B developments while still free up more space for gardens and public recreational land. I can enjoy more green space; it is a very rare thing.

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

160708-120745-60718

**2562****提交限期****Deadline for submission:**

15/07/2016

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

08/07/2016 12:07:45

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

Y/I-DB/3

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

小姐 Miss Lo

**意見詳情****Details of the Comment :**

本人支持以上計劃, 因可做就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。而且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。更可引入本土小商店的營運, 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 Application / Review**

參考編號

160708-121538-16026

Reference Number:

2563

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 12:15:38

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. Martin Ho

Name of person making this comment:

意見詳情

Details of the Comment :

提供休憩用地和保育自然綠化區，以及都市設計和建築風格保持一致，讓人感到生活環境較寬敞和舒適。我支持這計劃。

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

參考編號

160708-130809-97863

Reference Number:

2564

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 13:08:09

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Pauline

Name of person making this comment:

意見詳情

Details of the Comment :

Some people and domestic helpers are living on boats in Marina Club and it is illegal . How poor they are. If new development has been made, they can consider to move in and make life better. The Club is still reachable conveniently. They should join me to support the new development.

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

參考編號

160708-125847-28112

Reference Number:

**2565**

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 12:58:47

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. Paul

Name of person making this comment:

意見詳情

Details of the Comment :

I don't know why our district councillor, DB Confidential, DB Forum, etc. to motivate people to object the new development and provide a lot of samples of objection letters for them to send out. Instead, I believe they should have encouraged people to support the new development with conditions of providing more facilities to the community in bundle with the new development.

I choose to support the new development and the developer shall be required to provide more common facilities.

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

參考編號

160708-133334-79952

Reference Number:

2566

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 13:33:34

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. David GESTER

Name of person making this comment:

意見詳情

Details of the Comment :

This plan removes the boat hardstanding and petrol station along with the boat maintenance facilities, yet there seems to be no corresponding plan to replace these essential facilities that the Discovery Bay and Nim Shue Wan boating communities have come to rely on over the past decades. It would appear possible with that these facilities could be incorporated, even if in a smaller fashion, within this masterplan.

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

參考編號

160708-134443-83761

Reference Number:

**2567**

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 13:44:43

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. Frankie

Name of person making this comment:

意見詳情

Details of the Comment :

I am a DB resident for over three decades.

I fully support the proposal as it helps utilize the land resources and increase the property value of DB in the longer term.

We should not give up when facing difficulties, and I see all the infrastructure issues can be resolved viewing the good track record of the developer.

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

參考編號

Reference Number:

160708-140155-48014

**2568**

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 14:01:55

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. CALEB

意見詳情

Details of the Comment :

I support the plan. DB can be an even better place with new developments and facilities.

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

參考編號

160708-135925-64506

Reference Number:

提交限期

15/07/2016

2569

Deadline for submission:

提交日期及時間

08/07/2016 13:59:25

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Yuna Chou

Name of person making this comment:

意見詳情

Details of the Comment :

- 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。

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

參考編號

Reference Number:

160708-135450-34212

提交限期

Deadline for submission:

15/07/2016

2570

提交日期及時間

Date and time of submission:

08/07/2016 13:54:50

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SY

意見詳情

Details of the Comment :

本人支持，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，整體環境得到改善。

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

參考編號

160708-135017-02088

Reference Number:

**2571**

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 13:50:17

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 B WANG

Name of person making this comment:

意見詳情

Details of the Comment :

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。

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

參考編號

160708-151222-24637

Reference Number:

2572

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 15:12:22

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. Mr Alistair Ross

Name of person making this comment:

意見詳情

Details of the Comment :

Dear Sir

I am writing to object to the present development proposal for area 10b in Discovery Bay.

Please reconsider your plan for this area . The present proposal will fundamentally alter the area and destroy the valuable environmental nature of the Marina Club and what is commonly know as the Marina Headland ( MP 6.0E7h(a) area 10b TH and 10b TMC). It also takes away an integral part of the support structure for the Discovery Bay Marina by removing the Boat servicing area (10b BSF). The Marina Headland should be preserved for recreational use for the Discovery Bay residents and the Boat servicing area should be retained as it is necessary for the efficient operation of the Marina.

Kind Regards

Alistair Ross

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

參考編號

160708-145724-38770

Reference Number:

2573

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 14:57:24

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 Lum

Name of person making this comment:

意見詳情

Details of the Comment :

Somebody worries about water supply and sewage treatment of the new development. I don't worry because the government has committed to make every effort to get more housing in Hong Kong. Water supply and sewage treatment are public utilities and the government in on doubt can handle and should handle.

The new development has got my support.

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

參考編號

Reference Number:

160708-144846-32092

提交限期

Deadline for submission:

15/07/2016

2574

提交日期及時間

Date and time of submission:

08/07/2016 14:48:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/A-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Polly

意見詳情

Details of the Comment :

I support the new development simply because it can raise the value of existing properties in Discovery Bay. All owners surely will like it.

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

參考編號

Reference Number: 160706-152756-66454

提交限期

2575

Deadline for submission: 15/07/2016

提交日期及時間

Date and time of submission: 06/07/2016 15:27:56

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. Jan Neuhaeusser

意見詳情

Details of the Comment :

I strongly object the new development plans as much of the recreational water sports facilities will be eliminated. Discovery Bay has always been a stronghold for water sports enthusiasts, providing all facilities needed to sustain a growing boating community. By removing sheltered mooring ground with land fills a big portion of available boat mooring places will be gone and with it there will be less boats available to the community in Discovery Bay. I moved to Discovery Bay 11 years ago in 2005 for the sole reason of being so supportive to water sports enthusiasts. The new development plans provide no alternatives to that community and therefore suffocating all recreational sailing/yachting - that one thing that made Discovery Bay stand out over other areas with it's proximity to the water.

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

參考編號

Reference Number:

160706-162534-81482

提交限期

Deadline for submission:

15/07/2016

2576

提交日期及時間

Date and time of submission:

06/07/2016 16:25:34

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:

夫人 Mrs. Thornton

意見詳情

Details of the Comment :

Area 10b. I object to this Planning Application for the following reasons:

(1) 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 which will have to be borne by existing residents. The population cap of 25,000 should be preserved, so as not to breach the Land Grant.

(2) The Application states that HKR is the sole owner of the Lot, which is untrue. There are presently over 8,300 assignees who co-own the Lot together with Hong Kong Resorts. HKR should withdraw the Application and make revisions to recognize the co-owners.

(3) The Master Plan forms part of the Land Grant at Discovery Bay, yet the current Master Plan (6.0E1) and the current OZP are not aligned. The Master Plan and OZP should be updated to ensure they are properly aligned, before considering any amendments to the OZP.

(4) 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 these important objections.

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

參考編號

160706-170052-22962

Reference Number:

2577

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 17:00:52

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

女士 Ms. Kathy Cheung

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160706-170145-45830

2573

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:01:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Martin Hung

意見詳情

Details of the Comment :

It optimises the land use at Area 10b in Discovery Bay.

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

參考編號

Reference Number:

160706-162619-33751

提交限期

Deadline for submission:

15/07/2016

2579

提交日期及時間

Date and time of submission:

06/07/2016 16:26:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. James Fernie

意見詳情

Details of the Comment :

I object to this application due to the large number of additional flats/residents involved, especially with the inclusion of several 18-floor tower blocks and very high intensity low- and mid-rise apartment blocks.

The large towers in particular will drastically change the appearance of the area, dominating the outlook and negatively impacting the vicinity.

Serious consideration should be given to limiting the development to less compressed low- and mid-rise buildings only.

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

參考編號

Reference Number:

160706-170408-93309

2580

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:04:08

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 Gigi Chow

意見詳情

Details of the Comment :

The improvement to the foreshore promenade, transportation and marine access will serve the residents and visitors to 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:

160706-170245-89612

2531

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:02:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ip Man

意見詳情

Details of the Comment :

The optimisation of the land use is supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marine access.

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

參考編號

Reference Number:

160706-165659-29280

2532

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 16:56:59

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:

先生 Mr. Leslie Siu

意見詳情

Details of the Comment :

The residential use is responsive to the housing market, and the future development at Lantau Island.

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

參考編號

160706-171220-72691

**Reference Number:**

2583

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

06/07/2016 17:12:20

**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 Cherry Lau

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I support.

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

參考編號

160706-170501-49390

Reference Number:

2534

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 17:05:01

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. Eric Shum

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160706-165833-25547

2585

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 16:58:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/A-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Billy Ng

意見詳情

Details of the Comment :

More leisure space will be created for residents to enjoy.

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

參考編號

Reference Number:

160706-171321-64517

2586

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:13:21

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 Wan

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

160706-170602-36642

Reference Number:

2587

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 17:06:02

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. Jeff Ho

Name of person making this comment:

意見詳情

Details of the Comment :

The residential use is responsive to the housing market, and the future development at Lantau Island.

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

參考編號

Reference Number:

160706-170659-42960

提交限期

Deadline for submission:

15/07/2016

2588

提交日期及時間

Date and time of submission:

06/07/2016 17:06:59

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:

先生 Mr. Ian Leung

意見詳情

Details of the Comment :

It optimises the land use at Area 10b in Discovery Bay.

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

參考編號

160706-165945-37445

Reference Number:

2589

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 16:59:45

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. Kit Chan

Name of person making this comment:

意見詳情

Details of the Comment :

The improvement to the foreshore promenade, transportation and marine access will serve the residents and visitors to 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:

160706-172919-55639

提交限期

Deadline for submission:

15/07/2016

2590

提交日期及時間

Date and time of submission:

06/07/2016 17:29:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. matt chan

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160706-173221-80778

提交限期

Deadline for submission:

15/07/2016

2591

提交日期及時間

Date and time of submission:

06/07/2016 17:32:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/A-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Law

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160706-172607-64555

2532

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:26:07

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. jos john

意見詳情

Details of the Comment :

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

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

參考編號

160706-172431-50935

**Reference Number:**

2593

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

06/07/2016 17:24:31

**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 Sue

**Name of person making this comment:**

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。我很支持是次申請。

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

參考編號

Reference Number:

160706-172310-50440

2594

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:23:10

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. jos chow

意見詳情

Details of the Comment :

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。

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

參考編號

160706-173446-57171

Reference Number:

2535

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 17:34:46

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

小姐 Miss Viva

Name of person making this comment:

意見詳情

Details of the Comment :

創造全新的社區集結點，大眾可享用更多公眾休閒空間

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

參考編號

160706-172856-50155

Reference Number:

2596

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 17:28:56

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. Fernie, JE

Name of person making this comment:

意見詳情

Details of the Comment :

As a keen boat user in Discovery Bay, I have the following objections arising from Mar Dep's comments and the applicant's responses, as follows...

Mar Dep commented: "d) The project proponent should assess the impacts to the effected marine facilities and marine activities at both the construction and operational stages of the proposal." and "Consultation of the owners/operators/users of the affected marine activities should be conducted and their support on the proposal should be sought."

The applicant responded: "...consultations have been conducted with the owners/operators/users of the affected marine facilities..." and "They have no adverse comment on the proposal."

Not true. As far as we are aware, there has been no consultation with private boat users in Discovery Bay, such as the Discovery Bay Yacht Club whose members own the boats moored in Nim Shue Wan.

They also dismiss any effect on the Nim Shue Wan moorings, ignoring the considerable manoeuvring space required for the arriving/departing kaitos and other larger traffic such as ferries and fuel barges.

Lastly, the applicant mentions "ferry refuelling pontoons" but gives no details. Surely they will further reduce any mooring space available after the development?

A lot more consultation and disclosure is necessary here.

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

參考編號

160706-173904-59735

Reference Number:

2597

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 17:39:04

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

先生 Mr. James Fernie

Name of person making this comment:

意見詳情

Details of the Comment :

I have major reservations about fire risks in this development, after the Kowloon warehouse fire.

Is it safe to have intense residential accommodation above a service area that includes fuel (bus servicing area) and combustibles (central refuse handling area). Also proposed are major fuel pipes under the adjacent avenue to the adjacent petrol station, and a refuelling area for ferries and ships.

Is all this safe if re-zoned to a residential area?

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

參考編號

160706-180424-91517

Reference Number:

2538

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 18:04:24

Date and time of submission:

有關的規劃申請編號

Y/A-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Tim

Name of person making this comment:

意見詳情

Details of the Comment :

The improvement to the foreshore promenade, transportation and marine assess, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay

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

參考編號

Reference Number:

160706-175042-58256

2599

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:50:42

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 Viva

意見詳情

Details of the Comment :

創造全新的社區集結點，大眾可享用更多公眾休閒空間

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

參考編號

Reference Number:

160706-182948-61079

2600

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 18:29:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cedric LO

意見詳情

Details of the Comment :

Increase and create job opportunities.

Near by properties' value increased due to this new development.

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

參考編號

Reference Number:

160706-181519-64709

提交限期

Deadline for submission:

15/07/2016

2601

提交日期及時間

Date and time of submission:

06/07/2016 18:15:19

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 joey so

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160706-181316-03291

2602

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 18:13:16

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. john ivan

意見詳情

Details of the Comment :

The extra landscape and greening help reduce carbon emissions and improve air quality, thus providing a better work and living environment.

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

參考編號

160706-180557-88367

**Reference Number:**

提交限期

15/07/2016

2603

**Deadline for submission:**

提交日期及時間

06/07/2016 18:05:57

**Date and time of submission:**

有關的規劃申請編號

Y/I-DB/3

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

先生 Mr. Arup

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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.

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

參考編號

160706-175813-95409

**Reference Number:**

提交限期

15/07/2016

**Deadline for submission:**

2604

提交日期及時間

06/07/2016 17:58:13

**Date and time of submission:**

有關的規劃申請編號

Y/I-DB/3

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

先生 Mr. Gary

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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 Application / Review

參考編號

160706-181802-19203

**Reference Number:**

2605

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

06/07/2016 18:18:02

**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. Matthew

**Name of person making this comment:**

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。

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

參考編號

160706-181022-30213

Reference Number:

提交限期

15/07/2016

Deadline for submission:

2606

提交日期及時間

06/07/2016 18:10:22

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. Yip

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160706-175506-58738

2607

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 17:55:06

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:

小姐 Miss Sharon

意見詳情

Details of the Comment :

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

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

參考編號

160706-184938-44327

Reference Number:

2608

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

06/07/2016 18:49:38

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. Nik v.der Luhe

Name of person making this comment:

意見詳情

Details of the Comment :

Taking away the Hardstand at the marina with the connected facilities would be very unwise.  
HK is already very unfriendly towards anything related to watersports  
and by taking away this facility it makes it even worse .  
I completely disagree .  
Nik

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

參考編號

Reference Number:

160706-182620-79494

2609

提交日期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

06/07/2016 18:26:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. nikolaus von der Luehe

意見詳情

Details of the Comment :

In view of the shortage of Marina berths and facilities ,

I am shocked to see that HKResort is planning to take a way the Marina Hardstand with the connected facilities .

There are a quite a number of pleasure vessels in the marina , which get serviced on the Hardstand , eliminating this facility would be an absolute folly and a slap in the face of any of the current users of this facility .

From the time the Hardstand would be eliminated current users would have to have their yachts and Vessels serviced in Aberdeen generating unnecessary pollution.

A Marina club has to have possibility for lift out of Vessels for regular maintenance and urgent maintenance.

I am very much opposed to the current plan of the Nym Shue Wan development and especially with the plans for eliminating the Hardstand facilities

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

參考編號 Reference Number: 160706-230406-05433

2610

提交限期 Deadline for submission: 15/07/2016

提交日期及時間 Date and time of submission: 06/07/2016 23:04:06

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: 夫人 Mrs. Shelagh Byron

意見詳情 Details of the Comment :

I am very concerned about the proposal to build a large number of exclusive residential buildings on what is now an area of open spaces and beautiful views, used for leisure and sporting activities - specifically the pontoon, seawall and old clubhouse at the marina sea-entrance; the football field and green field area; the boatyard storage, maintenance and service area crucial to a large and busy marina. These facilities are all currently adjacent to or being used both for land sports (dog walking, tennis, football) and for water activities (sailing, boating, canoeing, fishing, small boat mooring etc). For this reason, the area in question is currently a valuable recreational asset and I think could be better used to benefit the DB and HK communities by maintaining or extending the present focus on sport and leisure facilities.

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

參考編號

160707-001305-81059

Reference Number:

2611

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 00:13:05

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Trevor Allan Jarrett

Name of person making this comment:

意見詳情

Details of the Comment :

The addition of 4000 persons in residences to the Peninsular area of discovery bay is just impossible to imagine. The buses now in the eve and morning run to capacity. The area is the most densely populated area of DB and I cant imagine doubling it !

You have to radically scale this back , maybe remove the highrise is the answer .. low rise or re development of the 'service ' area could be ok

I am a 'Village Councilor' member of the VOC and not against HKR in any way but this is just ridiculous !

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

參考編號

Reference Number:

160707-092059-08645

提交限期

Deadline for submission:

15/07/2016

2612

提交日期及時間

Date and time of submission:

07/07/2016 09:20:59

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:

先生 Mr. Matt Ken

意見詳情

Details of the Comment :

It optimises the land use to alleviate the land shortage issue in HK, and provides more housing choices.

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

參考編號

160707-092251-84694

Reference Number:

2613

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 09:22:51

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 Dick Yeung

Name of person making this comment:

意見詳情

Details of the Comment :

I support.

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

參考編號

160707-091901-36442

Reference Number:

提交限期

15/07/2016

Deadline for submission:

2614

提交日期及時間

07/07/2016 09:19:01

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Wendy

Name of person making this comment:

意見詳情

Details of the Comment :

It optimises the land use to alleviate the land shortage issue in HK, and provides more housing choices.

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

**參考編號 Reference Number:** 160707-094721-81387

**提交限期 Deadline for submission:** 15/07/2016

**2615**

**提交日期及時間 Date and time of submission:** 07/07/2016 09:47:21

**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. Bali

**意見詳情 Details of the Comment :**

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.

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

參考編號

160707-111722-70672

Reference Number:

2616

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 11:17:22

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. 方忠偉

Name of person making this comment:

意見詳情

Details of the Comment :

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 Application / Review

參考編號 Reference Number: 160707-110113-53479

2617

提交限期 Deadline for submission: 15/07/2016

提交日期及時間 Date and time of submission: 07/07/2016 11:01:13

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. Carmen Li

意見詳情 Details of the Comment :

DB is a beautiful place. The current plan to optimise its land use has given careful consideration to various aspects, including infrastructure, visual, traffic and capacity of the community. The design is also sensitive to the adjacent development and natural. I believe the extra landscape and greening help improve air quality, thus providing a better work and living environment.

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

參考編號

Reference Number:

160707-114825-23626

2618

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

07/07/2016 11:48:25

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. Baldwin

意見詳情

Details of the Comment :

There seems to be an incompatibility of land use. I fail to see how HKRI can provide the existing services at the waterfront and construct the development.

There will be inadequate air ventilation (there is a wall of development that would not permit adequate through ventilation. The continuous building length i.e. buildings with no break in between them would not allow through ventilation and would create a wall of development that is not consistent with best practice as advocated by the prevailing sustainable building guidelines.

The extent and width of footpaths would be totally inadequate to meet likely and required levels of service and would not be of adequate width to sustain the sort of levels of tree planting along roads advocated by Development Bureau.

The planning statement is PR hogwash and should be ignored or HKRI should be held to account. HKRI are not contributing to alleviating housing shortage. There is no affordable housing in the scheme. They are simply a developer exploiting a piece of land to the maximum. At least make sure they are honest in their intentions.

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

參考編號

Reference Number:

160707-114701-61285

提交限期

Deadline for submission:

15/07/2016

2619

提交日期及時間

Date and time of submission:

07/07/2016 11:47:01

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. Baldwin

意見詳情

Details of the Comment :

There seems to be an incompatibility of land use. I fail to see how HKRI can provide the existing services at the waterfront and construct the development.

There will be inadequate air ventilation (there is a wall of development that would not permit adequate through ventilation. The continuous building length i.e. buildings with no break in between them would not allow through ventilation and would create a wall of development that is not consistent with best practice as advocated by the prevailing sustainable building guidelines.

The extent and width of footpaths would be totally inadequate to meet likely and required levels of service and would not be of adequate width to sustain the sort of levels of tree planting along roads advocated by Development Bureau.

The planning statement is PR hogwash and should be ignored or HKRI should be held to account. HKRI are not contributing to alleviating housing shortage. There is no affordable housing in the scheme. They are simply a developer exploiting a piece of land to the maximum. At least make sure they are honest in their intentions.

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

參考編號

160707-120016-01047

Reference Number:

2620

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 12:00:16

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Shaton Roscoe

Name of person making this comment:

意見詳情

Details of the Comment :

I object to the removal of the hardstand for boat maintenance. Also the area for public promenade is too small.

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

參考編號

160707-115917-42548

Reference Number:

2621

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 11:59:17

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Kali Chan

Name of person making this comment:

意見詳情

Details of the Comment :

I support that plan, with one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

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

參考編號

160707-122932-95346

Reference Number:

2622

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 12:29:32

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. Wai Lam Chan

Name of person making this comment:

意見詳情

Details of the Comment :

I support, surrounding area of the proposed development will be beautified and bring in new leisure facilities.

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

參考編號

Reference Number:

160707-120952-11832

提交限期

Deadline for submission:

15/07/2016

2623

提交日期及時間

Date and time of submission:

07/07/2016 12:09:52

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. Kai Kan

意見詳情

Details of the Comment :

I agree. The mountain view of most Crystal and Coral units will not be blocked due to the sufficient distance between the buildings

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

參考編號

Reference Number:

160707-120115-65682

2624

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

07/07/2016 12:01:15

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. Cecilia Li

意見詳情

Details of the Comment :

It can creates more job opportunities, which will bring in many social and economic benefits to the society,so I support!!

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

參考編號

Reference Number:

160707-115717-92142

2625

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

07/07/2016 11:57:17

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. Brendan Roscoe

意見詳情

Details of the Comment :

I object to this development in terms of the loss of the important Hard Stand area for boat maintenance, high walls at the end of housing development and a very small public promenade. Also, the loss of the fuel facility. Also the potential loss of several moorings. The Marina Club and associated moored boats associated with DB yacht Club are a facility for leisure and enhance the aspect of the outlook.

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

參考編號

Reference Number:

160707-123416-86159

2626

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

07/07/2016 12:34:16

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. Li Hin Chung Hamilton

意見詳情

Details of the Comment :

Dear all,

I here by proclaim my dis-interest in such development.

I have been living here since the age of 2, therefore much emotional attachment have been alluded from this amazing secluded island. Hence such development will defeat the whole point of being separated from the city since it will draw much more potential residences and visitors from outside.

Moreover, the city planning department should never allow such plan to go through.

My interest lies on all the residence who lives on this island and those who have membership at the MC. It is extremely unfair to them since they obviously have legal and equitable interest in the club and such development will potentially damage the value of the club. Thus, the current environment is way better than what is being proposed.

For the above reasons, i urge the planning division to take back such planning or at least let the high court make the final decision. In that way, it would show much more justice and equality in the decision making and not purely based on the economical aspect of the developer.

Many thanks,

Hamilton Li

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

參考編號 160707-134909-15586  
**Reference Number:**

提交限期 15/07/2016  
**Deadline for submission:**

**2627**

提交日期及時間 07/07/2016 13:49:09  
**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. Yam  
**Name of person making this comment:**

意見詳情  
**Details of the Comment :**

I agree with the proposal due to the fact that more public leisure space will be created for residents and the public to enjoy.

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

參考編號

160707-141220-66761

**Reference Number:**

2628

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

07/07/2016 14:12:20

**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. Eric Gohier

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

This proposal will greatly negatively impact Discovery Bay residents in a number a ways, I therefore OPPOSE this application

- 1- Another great population increase on already stressed infrastructure.
- 2- Loss of green space and active game park with no alternative sport area on offer.

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

參考編號

160707-143947-86415

Reference Number:

2629

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

07/07/2016 14:39:47

Date and time of submission:

有關的規劃申請編號

YA-DM/1

The application no. to which the comment relates.

「提意見人」姓 P/ P. 稱

小姐 Mrs Carol LAW

Name of person making this comment

意見詳情

Details of the comment:

1) DM is a low density residential area. With more and more buildings had been constructed recently, it had been overcrowded and would be inconvenient to limit DM's development.

2) All residents have the owner and right for the development of DM, please let us choose for our development and no more favour to the developer

3) We need fresh air and no more construction for coming century. Please let us choose for future development and no more favour to the developer

Thank you for considering these important objections.

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

參考編號

Reference Number:

160707-143716-46966

2630

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

07/07/2016 14:37:16

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. Donald CHEUNG

意見詳情

Details of the Comment :

(1) Transport, facilities, 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 which will have to be borne by existing residents. The population cap of 25,000 should be preserved, so as not to breach the Land Grant.

(2) The Application states that HKR is the sole owner of the Lot, which is untrue. There are presently over 8,300 assignees who co-own the Lot together with Hong Kong Resorts. HKR should withdraw the Application and make revisions to recognize the co-owners.

(3) DB is a low density residential area. With more and more buildings had been constructed recently, it had been overcrowded and would the Government to limit HKR's development.

(4) All resident have the owner and right for the development of DB, please let us choose for future development and no more favour to the developer.

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**

160707-135414-15481

**Reference Number:****2631****提交限期**

15/07/2016

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

07/07/2016 13:54:14

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

Y/A-DB/3

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

小姐 Miss W Y Lee

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

I support the captioned proposal as the optimisation of the land use is supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marine access.

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

參考編號  
Reference Number: 160707-142617-41408  
2632

提交限期  
Deadline for submission: 15/07/2016

提交日期及時間  
Date and time of submission: 07/07/2016 14:26:17

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.

tpbd

寄件者:  
寄件日期:  
收件者:  
主題:

Chris  
10月07日2016年 星期日 15:58  
tpbd@pland.gov.hk: Chris  
Application No. Y/I-DB/3

2633

Dear Sir,

Application No. Y/I-DB/3

Re: Plan n. S/I-DB/4

I write to object the above proposal.

The "Dangerous Goods Store/Liquefied Petroleum Gas Store" and "Petrol Filling Station" would still exist probably under "other Specified Uses" together with increased and large scale residential areas. This will pose additional risks to existing and future residents.

The bus service and maintenance area and parking area will pose additional risk to residents in case of fire and/or possibility of explosion of gases stored in case of fire that happened lately in Hong Kong. The existing traffic structure will restrict emergency vehicles to access. There is no alternative evacuation route for the large numbers of residents. There is only one road which form bottle neck in case of emergency.

The inherent risks associated with the service area and LPG tanks and Petrol Filling Station must be considered when the residents are largely increased.

The developer should also have community meetings to inform the existing and future residents on the risks that they could face and how the developer wishes to protect the property and well being of the residents.

Regards

Lo Wing Cheong

tpbpd

寄件者: Sarah Lo [REDACTED]  
寄件日期: 10日07月2016年星期日 12:15  
收件者: tpbpd@pland.gov.hk  
主旨: 有關申請編號 Y/I-DB/3

2634

敬啟者

本人極為反對香港興業有限公司申請在愉景灣現在的用途改為住宅用途，申請編號 Y/I-DB/3，Plan S/I-DB/4。香港興業有限公司現在申請增建住宅，把該地段成為高密度住宅區破壞了該地段現有的寧靜環境！本人懇請城市規劃委員會審慎考慮不要批准這項申請。

謝謝！

Sarah Lo

Sent from Yahoo Mail for iPhone

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 feel of traditional Hong Kong seaside villages. The proposed development would certainly destroy that environment. make things worse, the pollution in Nim Shue Wan would become worse, which itself was a planning error on the part 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

2635

Discovery Bay

tpbpd

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寄件者: Sandra Comer [REDACTED]  
寄件日期: 11日07月2016年星期一 16:08  
收件者: tpbpd@pland.gov.hk  
主旨: Discovery Bay proposed developments

Y/1-DB13

2636

Dear Sir/Madam

I oppose the scale and many of the details of the proposed changes to usage and scale of the proposed development. I urge the lands Department and other relevant bodies to hold on approval until consultation has been performed in great details.

With Thanks  
Sandra COMER

tpbpd

寄件者: The Book Att[REDACTED]  
寄件日期: 11月07月2016年 星期一 16:21  
收件者: tpbpd@pland.gov.hk  
主题: Application No.: TPB/Y/I-DB/3

2637

To: Secretary, Town Planning Board  
Re: Application No.: TPB/Y/I-DB/3

Dear Sir,

I am a property owner and resident in Discovery Bay. I decided to invest and live here because of its quietness and limited number of residents and developments.

I object Application No.: TPB/Y/1-DB/3 submitted to your board. I wish you will consider my and other owners and residents who have the same concern, and I ask you not to approve this application from HKR, Discovery Bay developer.

Best regards,

Jennifer S. Li

[REDACTED]

寄件者: Jim Hoed  
 寄件日期: 11日07月2016年 星期一 15:48  
 收件者: tpbpd@pland.gov.hk  
 主题: Application No.: TPB/Y/I-DB/3

2633

To: Secretary, Town Planning Board  
 (Via email: tpbpd@pland.gov.hk)  
 Application No.: TPB/Y/I-DB/3

Dear Sirs,

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

HKR's consultant, Masterplan Limited, submitted HKR's reply to the public comments to the Secretariat of the Town Planning Board on 6th June, 2016. In the covering letter, it said:

*We have also reviewed the public comments received during notification of the application. It is considered that many of the concerns raised are also addressed in the response to the departmental comments, and does not require separation response. However, we would like to specifically address few issues in Annex G in the enclosure.*

The claim that many of the concerns raised in the public consultation are addressed in the departmental comments and does not require separation response (sic) is disrespectful of those who submitted their comments during the public consultation and disrespectful of the town planning process.

The owners and residents of DB made many highly detailed and well-documented comments on the original HKR submission. Most of these important comments have been ignored.

All substantive public comments should have received the same attention that was given to the comments from government departments. If Masterplan did not have sufficient time to answer the comments, it only indicates that the original submission was ill-prepared and unready for review under the Town Planning Ordinance.

Unless and until HKR and its consultant are able to provide detailed responses to the public comments for further review and comment, the applications for Area 6f and 10b should be withdrawn.

<u>Area 10b</u> =2064	Comprehensive review of the Area 10b submission by a senior engineer
<u>Area 10b</u> =2106	Need for proper accounting of the undivided shares prior to approval of the proposals
<u>Area 10b</u> =2123	Need for strict control of zones in the Notes to the OZP, in accordance with the existing OZP. Restriction on HKR's right to redevelop the Common Area under the DMC.
<u>Area 10b</u> =245	Ecological and archaeological concerns regarding reclamation. Status of moorings
Multiple	Failure to consult with the co-owners of the lot
Multiple	Complete absence of information on the sewage treatment plant between Area 10b and La Costa



tpbpd

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寄件者: Paul Dwyer [REDACTED]  
寄件日期: 11日07月2016年星期一 18:14  
收件者: tpbpd@pland.gov.hk  
主旨: Application No.: TPB/Y/I-DB/3

2639

Dear Sir,

I am the owner of 14B Greenbelt Court in Discovery Bay. I am also a past Chairman of the Greenvale Village VOC (Village Owners Committee) and a past Member of Discovery Bay's COC (City Owners Committee). The COC and VOC is set up under the various DMCs and Sub-DMCs and I believe I was voted with the largest majority ever for Greenvale Village. I resigned a few years ago because of pressures of work.

I write to you to express my objection to this development by the land title holder. DB is too crowded and the infrastructure cannot cope with any greater population. It is also about time that HKR was stopped from treating DB as their own fiefdom and start listening to other stakeholders in DB.

Yours Faithfully,

Paul Dwyer



2640

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

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。
- 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: 朱蔚燕

聯絡 (電郵/傳真/地址): [REDACTED]

2641

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 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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- 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: 李偉興

聯絡 (電郵/傳真/地址): [REDACTED]

寄件者: Amy Yung [REDACTED]  
 寄件日期: 11/10/2016 星期四 13:13  
 收件者: tpbpd@pland.gov.hk  
 主题: Re: Application No. Y/I-DB/3

2642

To: Secretary, Town Planning Board  
 (Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
 Application No.: TPB/Y/I-DB/3

Dear Sirs,

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

HKR's consultant, Masterplan Limited, submitted HKR's reply to the public comments to the Secretariat of the Town Planning Board on 6th June, 2016. In the covering letter, it said:

*We have also reviewed the public comments received during notification of the application. It is considered that many of the concerns raised are also addressed in the response to the departmental comments, and does not require separation response. However, we would like to specifically address few issues in Annex G in the enclosure.*

The claim that many of the concerns raised in the public consultation are addressed in the departmental comments and does not require separation response (sic) is disrespectful of those who submitted their comments during the public consultation and disrespectful of the town planning process.

The owners and residents of DB made many highly detailed and well-documented comments on the original HKR submission. Most of these important comments have been ignored.

All substantive public comments should have received the same attention that was given to the comments from government departments. If Masterplan did not have sufficient time to answer the comments, it only indicates that the original submission was ill-prepared and unready for review under the Town Planning Ordinance.

Unless and until HKR and its consultant are able to provide detailed responses to the public comments for further review and comment, the applications for Area 6f and 10b should be withdrawn.

Area 10b  
#2064

Comprehensive review of the Area 10b submission by a senior engineer

Area 10b  
#2106

Need for proper accounting of the undivided shares prior to approval of the proposals

Area 10b  
#2123

Need for strict control of zones in the Notes to the OZP, in accordance with the existing OZP. Restriction on HKR's right to redevelop the Common Area under the DMC.

Area 10b  
#1245

Ecological and archaeological concerns regarding reclamation. Status of moorings

Multiple

Failure to consult with the co-owners of the lot

- Multiple Complete absence of information on the sewage treatment plant between Area 10b and La Costa
- Multiple The Outline Zoning Plan and the Master Plan are not aligned 2642
- Multiple HKR is not the sole land owner, as the lot is held under a DMC.
- Multiple The population cap of 25,000 should be preserved.
- Multiple HKR should release the existing water, sewage and LPG agreements
- Multiple DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot
- Multiple The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts
- Multiple Vehicle parking has not been addressed
- Multiple The bus depot should be zoned G/IC.

Thank you for your attention.

Yours sincerely,

Amy Yung

Islands District Council Member (Discovery Bay)

Tel:

Fax:

Address:

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

參考編號

160708-153918-51135

**Reference Number:****2643**

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

08/07/2016 15:39:18

**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 樓

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

發展計劃令更多人口及家庭於愉景灣居住，令社福機構可有空間增加資源以進一步接觸及服務到更多居。新增的休憩空間及設施令居民有更多活動聯誼空間，亦為社區中心提供更多場地舉辦不同類型的公益活動。

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

參考編號

Reference Number:

160708-150838-28306

提交限期

Deadline for submission:

15/07/2016

2644

提交日期及時間

Date and time of submission:

08/07/2016 15:08:38

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 Marita So

意見詳情

Details of the Comment :

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.

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

參考編號

160708-153741-72971

**Reference Number:**

2645

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

08/07/2016 15:37:41

**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. Simon Sham

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I support the plan , it provides more apartments for Hong Kong residents . It solves the housing issues in Hong Kong

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

160708-153027-89064

**Reference Number:**

2646

**提交限期**

15/07/2016

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

08/07/2016 15:30:27

**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. Bob Priest

**Name of person making this comment:****意見詳情****Details of the Comment :****Excellent idea to relocate the existing refuse collection point for environmental and hygiene awareness.**

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

參考編號

160708-151615-46697

Reference Number:

2647

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 15:16:15

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 Mona Brant

Name of person making this comment:

意見詳情

Details of the Comment :

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/覆核提出意見 Making Comment on Planning Application / Review

參考編號

**Reference Number:**

160708-150240-83087

2648

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

08/07/2016 15:02:40

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. Tai

意見詳情

**Details of the Comment :**

I am delighted to see and support this application for more public leisure space will be created for residents and the public to enjoy.

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

參考編號

Reference Number:

160708-154346-96774

2649

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 15:43:46

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:

先生 Mr. HUI WING CHI

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

160708-154031-62394

Reference Number:

2650

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

08/07/2016 15:40:31

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. CHAN TING MAN

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160708-155948-08031

2651

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 15:59:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林

意見詳情

Details of the Comment :

支持善用土地，建設房屋以供應香港住屋需求。再者，該區的珍貴沿海地段不應只浪費作車房、垃圾站等設施。樂見重建後能有更多的休憩設施。

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

參考編號

**Reference Number:**

160708-161757-12626

2652

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

08/07/2016 16:17:57

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. Adrian To

意見詳情

**Details of the Comment :**

Building more residential units in DBay is not a bad thing as the area of the estate is so huge, I don't think rezoning of the area would make DBay overload.

I am in support of HKR's plan because I think it would bring benefits to the community as the proposal would bring more leisure area and upgrading of the existing area. Also, having a larger population means we could afford a better transport network for the whole community with more frequencies, routes etc.

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

參考編號

Reference Number:

160708-161956-20949

2653

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 16:19:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. G H Koo

意見詳情

Details of the Comment :

Agree as the development beautifies the waterfront.

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

參考編號

Reference Number:

160708-160451-57713

提交限期

Deadline for submission:

15/07/2016

2654

提交日期及時間

Date and time of submission:

08/07/2016 16:04:51

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. Rene Daniel Herrmann

意見詳情

Details of the Comment :

To whom it may concern,

As a permanent resident in Hong Kong I'm deeply concerned about the future of Hong Kong if HRI is allowed to proceed with the proposed development plan as present residents, boat owners and member of the public have not been offered an alternative to their present availability and usage of their boats under the pleasure vessel ordinance.

Although I generally see the proposed plan as an improvement in terms of appearance, there has been no suggested alternative to the present location of hardstands for boats and the Marina Services for the necessary maintenance. As all the pleasure vessel owners spend significant money to HRI in terms of debentures, money fees, etc it will create certain liabilities should there be no alternative convenient location provided. I can't imagine the willingness of the Hong Kong government to allow this potential public discontent, surely creating significant media coverage and legal issues.

I therefore request to incorporate an alternate and convenient option for the highly valued Marina and Discovery Bay.

Thank you very much for your consideration.

Kind regards

Rene Herrmann

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

參考編號

Reference Number:

160708-173403-73287

2655

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

08/07/2016 17:34:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Lai Ning

意見詳情

Details of the Comment :

That area is lack of planning right now but only some necessary utilities. The development can give a better arrangement over there. Moreover, the developer emphasizes on minimize the blockage of the view for the building nearby. I think it is a good idea.

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

參考編號

**Reference Number:**

160708-170719-11563

提交限期

**Deadline for submission:**

15/07/2016

2656

提交日期及時間

**Date and time of submission:**

08/07/2016 17:07:19

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. M K Koo

意見詳情

**Details of the Comment :**

Support. It's good to see my son working in a developer with growing portfolio.

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

參考編號

**Reference Number:**

160708-174648-86513

2657

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

08/07/2016 17:46:48

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 羅先生

意見詳情

**Details of the Comment :**

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。

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

參考編號

Reference Number:

160709-094529-90002

2658

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

09/07/2016 09:45:29

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:

小姐 Miss Chan Chui Yan

意見詳情

Details of the Comment :

My reasons for supporting the application of 10b are:

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.

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

參考編號

160709-102321-92963

Reference Number:

2659

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

09/07/2016 10:23:21

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. Lai

Name of person making this comment:

意見詳情

Details of the Comment :

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。

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

參考編號

160709-101741-19215

**Reference Number:**

2660

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 10:17:41

**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 Kung Wing Chi

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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。

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

參考編號

Reference Number:

160709-101704-05943

2661

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

09/07/2016 10:17:04

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 Gigi Kung

意見詳情

Details of the Comment :

創造全新的社區集結點，大眾可享用更多公眾休閒空間。

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

參考編號

**Reference Number:**

160709-101627-97476

2662

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

09/07/2016 10:16:27

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:**

女士 Ms. Kung

意見詳情

**Details of the Comment :**

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 Application / Review

參考編號

**Reference Number:**

160709-113244-50514

2663

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

09/07/2016 11:32:44

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Anthea To

意見詳情

**Details of the Comment :**

改劃住宅有助緩和本港住屋需求，因此支持方案。

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

160709-121010-91325

2654

**提交限期****Deadline for submission:**

15/07/2016

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

09/07/2016 12:10:10

**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. Yip Ming Shen

**意見詳情****Details of the Comment :** 我同意 I Agree

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

參考編號

160709-114219-71231

**Reference Number:**

2655

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 11:42:19

**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 Wendy Liu

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

Support, we need more land to be used for residential development, it not only upgrades our environment, but also balance our over heat real estate market.

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

參考編號

160709-121333-06537

**Reference Number:**

2656

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 12:13:33

**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. Cheung

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

Support and agree. Those AY's group could not represent our interests

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

參考編號

160709-120546-08217

Reference Number:

2667

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

09/07/2016 12:05:46

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

小姐 Miss Fendy Cheung

Name of person making this comment:

意見詳情

Details of the Comment :

Support and agree with the application. Come on, please keep say NO, always object.....

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

參考編號

160709-115700-75104

**Reference Number:**

2683

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 11:57:00

**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 Chi Chung

**Name of person making this comment:**

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。**

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

160709-115033-39470

**Reference Number:**

2663

**提交限期**

15/07/2016

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

09/07/2016 11:50:33

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

Y/L-DB/3

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

先生 Mr. Jeffery Samson

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

Support, we need new development to upgrade our soccity. It has achieved the balance for those pros and against.

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

參考編號

160709-114626-37236

**Reference Number:**

2670

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 11:46:26

**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. Robert Jackson

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

Agree. The suppliments are fine, and the project has achieved the balance.

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

參考編號

160709 11:37:53 10943

Reference Number:

提交限期

15/07/2016

2671

Deadline for submission:

提交日期及時間

09/07/2016 11:37:53

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. David Ma

Name of person making this comment:

意見詳情

Details of the Comment :

Support the application. The amendment has been balanced the interests, Looking forward to the enhancement of DB community

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

參考編號

160709-121708-23432

Reference Number:

2672

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

09/07/2016 12:17:08

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 Jeny Chan

Name of person making this comment:

意見詳情

Details of the Comment :

Agree and support

Get away those selfish people who only looking after their interests. It is about the overall HONG KONG land for people in HONG KONG

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

參考編號

160709-120225-75862

**Reference Number:**

2673

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 12:02:25

**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 Connie

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

Agree, please don't keep challenging , that's enough, we need new development.

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

參考編號

**Reference Number:**

160709-122442-88283

提交限期

**Deadline for submission:**

15/07/2016

2674

提交日期及時間

**Date and time of submission:**

09/07/2016 12:24:42

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Alan Chan

意見詳情

**Details of the Comment :**

Support the development.

The AY's group criticizes how many people living in DB doing the survey, bear in mind that the minority people represent our DB development, but not comment given based on the overall benefit of the people in Hong Kong. Ridiculous!!!

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

參考編號

**Reference Number:**

160709-122803-44976

提交限期

**Deadline for submission:**

15/07/2016

2675

提交日期及時間

**Date and time of submission:**

09/07/2016 12:28:03

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. David HO

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:**

160709-135239-18402

**提交限期****Deadline for submission:**

15/07/2016

2676

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

09/07/2016 13:52:39

**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. Brian Lowe

**意見詳情****Details of the Comment :**

This proposal should be denied until a full and real environmental impact study is done. Also, the infrastructure is not in place for this, such a proper roads, pre-school and schools (with availability), and better transportation.

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

參考編號 Reference Number:	160709-150428-44840 2677
提交限期 Deadline for submission:	15/07/2016
提交日期及時間 Date and time of submission:	09/07/2016 15:04:28
有關的規劃申請編號 The application no. to which the comment relates:	Y/I-DB/3
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Tony Fung

## 意見詳情

## Details of the Comment :

1. 2015年7月，有媒體報導（蘋果日報<http://hk.apple.nextmedia.com/news/art/20150721/19226850> South China Morning Post <http://www.scmp.com/news/hong-kong/politics/article/1842553/cy-leung-sidesteps-questions-over-alleged-interference>）指申請者在向城規會作出正式申請前，規劃署因特區政府行政長官「介入」及作出的指示而向申請人提供意見，如屬實，可能對所有其他向城規會提出申請的申請者構成「有分別的對待」甚至不公平對待。城規會應要求規劃署詳細交待事件，及澄清此做法是否「普遍情況」。如事件屬實，城規會對是項規劃申請作出之准許可能招致質疑。
2. 申請項目的環境影響及可行對應措施仍未確定。例如在污水排放／處理上，環保署已表明小蠔灣污水處理設施不會處理是項申請項目營運時帶來的污水，而申請者亦未有詳述具體的處理措施，例如污水處理設施位置，及此設施及其排出的污水以至突發事故對周邊水域及社區，如稔樹灣、坪洲等造成的具體水質及其他潛在影響。盡管單獨按《城市規劃條例》而言，申請者不必然在現階段提交按照《環境影響評估條例》要求的環評報告及獲環境保護署長發出的環境許可證，然而，考慮到城規會在早前有關《赤鱸角分區計劃大綱圖》修改一事（即興建機場第三跑道）及其廣受公眾注目的效果而言，公眾接收的信息是在保護環境的前題下，規劃項目理應「環評先過關」，然後才是其他法定程序包括城規程序等是一個合理期望，這亦已被普羅大眾理解為當局在城市規劃的整體工作上一個良好及具代表性的行事方式。因此，城規會不宜在沒有充份的環境影響資料的情況下作出決定以支持是項申請。

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

參考編號

160709-190558-61828

Reference Number:

2678

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

09/07/2016 19:05:58

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

小姐 Miss Marquee Leung

Name of person making this comment:

意見詳情

Details of the Comment :

Like

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

參考編號

160709-190351-04525

**Reference Number:**

2679

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

09/07/2016 19:03:51

**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 Leong

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

Good

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

參考編號

Reference Number:

160709-190049-74141

提交限期

Deadline for submission:

15/07/2016

2680

提交日期及時間

Date and time of submission:

09/07/2016 19:00:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sze Yeung

意見詳情

Details of the Comment :

I fully support the application as 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

Reference Number:

160709-185237-59775

提交限期

Deadline for submission:

15/07/2016

2681

提交日期及時間

Date and time of submission:

09/07/2016 18:52:37

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. Eric Lo

意見詳情

Details of the Comment :

I support the application 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/覆核提出意見 Making Comment on Planning Application / Review

參考編號

**Reference Number:**

160709-190508-64541

2682

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

09/07/2016 19:05:08

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Elaine Kwong

意見詳情

**Details of the Comment :**

I support the application since more public leisure space will be created for residents and the public to enjoy.

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

參考編號

Reference Number:

160709-185706-79566

提交限期

Deadline for submission:

15/07/2016

2683

提交日期及時間

Date and time of submission:

09/07/2016 18:57:06

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. W L Kong

意見詳情

Details of the Comment :

I agree with the proposal since the optimisation of the land use is supported by suitable infrastructure, and has given due consideration for the waterfront setting with improvement to the foreshore promenade and marine access.

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

160710-083751-13140

**Reference Number:****提交限期**

15/07/2016

**Deadline for submission:**

2684

**提交日期及時間**

10/07/2016 08:37:51

**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. Cheuk Him

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

I agreed with the application as more public leisure space will be created for residents and the public to enjoy.

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

參考編號

160710-082124-06058

Reference Number:

2685

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

10/07/2016 08:21:24

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 Kays

Name of person making this comment:

意見詳情

Details of the Comment :

I support the application as the plan redevelops and upgrades the current mix of unsightly uses in the area. The overall environment of the area will be improved.

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

參考編號

160710-081543-78856

Reference Number:

2686

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

10/07/2016 08:15:43

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 Esther Kwong

Name of person making this comment:

意見詳情

Details of the Comment :

I support the application due to the fact that it optimises the land use at Area 10b in Discovery Bay.

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

參考編號

160710-084647-71310

Reference Number:

2687

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

10/07/2016 08:46:47

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. W H Lo

Name of person making this comment:

意見詳情

Details of the Comment :

I support the proposal due to the fact that the the new plan will create more job opportunities and more greener areas will be provided.

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

參考編號

160710-084144-72726

**Reference Number:**

2688

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

10/07/2016 08:41:44

**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 C Y Kwok

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I support the proposal since it helps Discovery Bay to reinforce its European style architectural design in the town planning which is really unique in Hong Kong, and help boost the international and diversified image of Hong Kong with this town planning design.

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

參考編號

160710-082610-18253

Reference Number:

2689

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

10/07/2016 08:26:10

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. C Y Kwong

Name of person making this comment:

意見詳情

Details of the Comment :

I fully support the application since the improvement to the foreshore promenade, transportation, kaito facilities and marine access will enhance the connectivity and convenience to and from Discovery Bay.

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

參考編號

160710-143732-56783

Reference Number:

提交限期

15/07/2016

Deadline for submission:

2600

提交日期及時間

10/07/2016 14:37:32

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. Kawaski

Name of person making this comment:

意見詳情

Details of the Comment :

It optimises the land use to alleviate the land shortage issue in HK, and provides more housing choices. The plan redevelops and upgrades the current mix of unsightly uses in the area. The overall environment of the area will be improved. The improvement to the foreshore promenade, transportation and marine assess, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay.

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

參考編號

160710-144110-54550

Reference Number:

2691

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

10/07/2016 14:41:10

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. Yung

Name of person making this comment:

意見詳情

Details of the Comment :

新計劃可支持開辦獨立的巴士路線，令交通更方便快捷，另會創造更多就業機會，為市民及社會帶來好處及經濟效益。

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

參考編號

160710-205358-21516

Reference Number:

提交限期

15/07/2016

2692

Deadline for submission:

提交日期及時間

10/07/2016 20:53:58

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

女士 Ms. Ida Ip

Name of person making this comment:

意見詳情

Details of the Comment :

I support the application. The improvement to the foreshore promenade, transportation and marine assess, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay.

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

參考編號

**Reference Number:**

160710-203432-61657

2683

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

10/07/2016 20:34:32

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 Emily Yuen

意見詳情

**Details of the Comment :**

I support the application. It optimises the land use to alleviate the land shortage in HK, and provides more housing choices. This plan redevelops and upgrades the current mix of unsightly uses in the area. I believe the overall environment of the area will be improved.

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

參考編號

160710-210517-80767

Reference Number:

提交限期

15/07/2016

2694

Deadline for submission:

提交日期及時間

10/07/2016 21:05:17

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. Fong

Name of person making this comment:

意見詳情

Details of the Comment :

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

160710-213842-39031

**Reference Number:**

提交限期

15/07/2016

2695

**Deadline for submission:**

提交日期及時間

10/07/2016 21:38:42

**Date and time of submission:**

有關的規劃申請編號

Y/I-DB/3

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

女士 Ms. 葉潔惠

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

我對此規劃申請表示支持。新發展可創造更多就業機會，為市民及社會帶來好處及經濟效益。

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

參考編號

160711-091550-74630

**Reference Number:**

2696

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

11/07/2016 09:15:50

**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

先生 Mr. Wan

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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

Reference Number:

160711-095247-49407

2697

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 09:52:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Martyn Keen

意見詳情

Details of the Comment :

Now that the government has confirmed that it will not supply potable water to the new developments, it is essential that HKR provide detailed studies and plans to show that its proposals are viable – before the TPB approves the rezoning application.

Water Supplies Department (WSD) is far from convinced of the viability of HKR's proposals. In its comment on the HKR proposal, it stated "...we have reservation on the rationality of this arrangement...".

Unfortunately, it appears as though HKR is unwilling to cooperate. In its reply to WSD, it contended that there was "never any concern raised" regarding potable water quality from the reservoir.

This is untrue. Before 2000, DB owners and residents raised numerous concerns about the quality of water from the reservoir, including runoff of chemicals from the golf course, and silting and dis-colouration. City Management carried out extensive flushing of the water mains in the late 1990s in an attempt to address these concerns.

HKR also has failed to address the issues raised during the public consultation.

A number of submissions noted that the study period for drought conditions was far too short. Future water demand from the reservoir will include not only potable water for the new developments, but also all water for flushing and irrigation for a residential population of 29,000 as well as all commercial users.

Proper supply/demand projections incorporating multi-year drought conditions must be provided.

The concerns raised about responsibility for maintenance of the new supply system have also not been addressed. WSD will not allow any mixing of government and DB water. Hence, an entirely new and separate water supply system is required.

Will maintenance of the new water supply and treatment infrastructure be paid for by the owners

of Areas 6f and 10b? Will Area 6f and 10b owners pay a larger share of the maintenance responsibility for the reservoir? Will they continue to pay their proper share of City water supply expenses?

These are not mere details but fundamental issues of principle that must be addressed transparently and in accordance with the DMC prior to TPB approval of the proposed new developments.

The TPB must not take vague assurances as fact when reviewing the current application. Safe and reliable supply of potable water is far too important.

2697

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

參考編號

160711-095201-53784

Reference Number:

2698

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 09:52:01

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. Martyn Keen

Name of person making this comment:

意見詳情

Details of the Comment :

It is unclear whether the existing LPG system can sustain an increase in population to 29,000 and beyond. HKR has provided no analysis of the capability of the existing LPG supply network, and any upgrades that may be required to sustain an increase in population to 29,000 and beyond.

Security of LPG supply is a fundamental infrastructure need. The current Outline Zoning Plan allows a maximum population of 25,000. Before approving the application, the TPB must require that HKR provide a full study of the operation and capacity of the LPG system to ensure that it can meet all current and future development requirements.

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

參考編號

Reference Number:

160711-095443-63862

提交限期

Deadline for submission:

15/07/2016

2699

提交日期及時間

Date and time of submission:

11/07/2016 09:54:43

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:

先生 Mr. Martyn Keen

意見詳情

Details of the Comment :

Why does 25,000 matter? A population of 25,000 is not only the cap under the OZP; it is also the cap under the water supply agreement with the Water Supplies Department (WSD). At the planning ratio of 2.5 persons per unit, this means that the maximum number of flats that can receive government water is 10,000.

Note the following:

HKR has admitted that the population figure given in its original submission to the TPB was understated by about 30%.

HKR's attempt to introduce different persons-per-unit ratios (2.35 and 2.2) is a red herring.

No details or methodology are given to support HKR's claim that the current population is 19,585. We are supposed to take this on faith. Much better to focus on the number of flats, which is verifiable.

There are presently 8,326 flats in DB. However, the latest Master Plan, MP 6.0E7h(a), has approved an increase to 8,735 (not 8,731 as HKR claims).

HKR points to MP 6.0E7h(a) to have us believe that adding an extra 1,601 flats is reasonable. However, this conveniently ignores the fact that the existing OZP already allows significantly more development than shown on the current Master Plan.

At Area R(C)2 on the OZP, HKR has permission to build an additional 157,100 sq.m. gross floor area (GFA) of residential units. MP6.0E7h(a) approved three new blocks at Amalfi, bringing the total for the six Amalfi blocks to 33,100 sq.m. GFA. That leaves 124,000 sq.m. GFA still to be built at Area R(C)2 in DB North.

Lands Department is currently reviewing an application from HKR to develop this additional GFA under the next Master Plan, MP7.0E. The Discovery Bay City Owners' Committee was already consulted in 2014. The development will consist of four 25-storey blocks, four 15-storey blocks and approximately 12 five-storey blocks.

Again, the new development at DB North will total 124,000 sq.m. GFA. The applications for 6f and 10b combined total only 89,100 sq.m. GFA. 6f and 10b will produce 1,601 flats.

Scaling up proportionally, the new DB North development will produce about 2,240 flats. Addin

g this to the approved 8,735 flats, and the DB North development will bring DB's total well above 10,000 flats. The 1,601 flats from 6f and 10b must then be added on top.

Only 10,000 flats can receive government water, at the official persons-per-unit ratio of 2.5. We can easily see why it is in HKR's interest to understate the population in DB, as it did in its initial submission and as it continues to do by floating persons-per-unit ratios of 2.35 and 2.2.

Kenneth Chan of City Management claimed in his submission to the TPB (No. 1,338, Area 6f) that more development would allow the costs of maintaining DB's infrastructure to be spread across more units. Obviously, that is not true for the water and sewage infrastructure. More development will only make management and maintenance more complicated and more costly.

There is a clear need to have a comprehensive view of future development in DB, in order to set out the full infrastructure needs accordingly. What is HKR's target for population and number of flats? Any increase beyond the current approved population limit of 25,000 must be fully justified and supported with proper engineering and impact studies. At the end of the day, the costs of the piecemeal approach now being adopted will be borne by the owners and residents of DB.

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

參考編號

160711-095404-91080

Reference Number:

2700

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 09:54:04

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

先生 Mr. Martyn Keen

Name of person making this comment:

意見詳情

Details of the Comment :

Why does 25,000 matter? A population of 25,000 is not only the cap under the OZP; it is also the cap under the water supply agreement with the Water Supplies Department (WSD). At the planning ratio of 2.5 persons per unit, this means that the maximum number of flats that can receive government water is 10,000.

Note the following:

HKR has admitted that the population figure given in its original submission to the TPB was understated by about 30%.

HKR's attempt to introduce different persons-per-unit ratios (2.35 and 2.2) is a red herring.

No details or methodology are given to support HKR's claim that the current population is 19,585. We are supposed to take this on faith. Much better to focus on the number of flats, which is verifiable.

There are presently 8,326 flats in DB. However, the latest Master Plan, MP 6.0E7h(a), has approved an increase to 8,735 (not 8,731 as HKR claims).

HKR points to MP 6.0E7h(a) to have us believe that adding an extra 1,601 flats is reasonable. However, this conveniently ignores the fact that the existing OZP already allows significantly more development than shown on the current Master Plan.

At Area R(C)2 on the OZP, HKR has permission to build an additional 157,100 sq.m. gross floor area (GFA) of residential units. MP6.0E7h(a) approved three new blocks at Amalfi, bringing the total for the six Amalfi blocks to 33,100 sq.m. GFA. That leaves 124,000 sq.m. GFA still to be built at Area R(C)2 in DB North.

Lands Department is currently reviewing an application from HKR to develop this additional GFA under the next Master Plan, MP7.0E. The Discovery Bay City Owners' Committee was already consulted in 2014. The development will consist of four 25-storey blocks, four 15-storey blocks and approximately 12 five-storey blocks.

Again, the new development at DB North will total 124,000 sq.m. GFA. The applications for 6f and 10b combined total only 89,100 sq.m. GFA. 6f and 10b will produce 1,601 flats.

Scaling up proportionally, the new DB North development will produce about 2,240 flats. Addin

g this to the approved 8,735 flats, and the DB North development will bring DB's total well above 10,000 flats. The 1,601 flats from 6f and 10b must then be added on top.

Only 10,000 flats can receive government water, at the official persons-per-unit ratio of 2.5. We can easily see why it is in HKR's interest to understate the population in DB, as it did in its initial submission and as it continues to do by floating persons-per-unit ratios of 2.35 and 2.2.

Kenneth Chan of City Management claimed in his submission to the TPB (No. 1,338, Area 6f) that more development would allow the costs of maintaining DB's infrastructure to be spread across more units. Obviously, that is not true for the water and sewage infrastructure. More development will only make management and maintenance more complicated and more costly.

There is a clear need to have a comprehensive view of future development in DB, in order to set out the full infrastructure needs accordingly. What is HKR's target for population and number of flats? Any increase beyond the current approved population limit of 25,000 must be fully justified and supported with proper engineering and impact studies. At the end of the day, the costs of the piecemeal approach now being adopted will be borne by the owners and residents of DB.

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

參考編號

Reference Number:

160711-095324-40515

提交限期

Deadline for submission:

15/07/2016

2701

提交日期及時間

Date and time of submission:

11/07/2016 09:53:24

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Martyn Keen

意見詳情

Details of the Comment :

In its letter circulated to all DB residents on 23 April, 2016, titled "Further Elaborations on DB Latest Development Plans", HKR was still making the misleading claim that sewage could be treated at the SHWSTW. The idea that it could not was a "misconception".

Worse, in its latest submission to the TPB HKR has merely acknowledged that that untreated sewage cannot be routed to the SHWSTW. It has not provided a proper update for its alternative proposals, which had assumed that the EPD would allow treated sewage to be sent to the SHWSTW for disposal. Note above that EPD has clearly stated that HKR is responsible for treating sewage to WPCO standards for discharge into the receiving waters.

In its original submission to the TPB, HKR provided two alternative solutions if the option to use SHWSTW was ruled out:

6f sewage treated on-site; 10b sewage treated in a new sewage treatment works facing La Costa before pumping to SHWSTW.

6f sewage connected to the existing DB sewage system at the pumping station between Beach Village and the tennis courts; sewage volume equivalent to 6f and 10b treated in a new sewage treatment works facing La Costa. Treated effluent sent to SHWSTW.

Now that discharge to the SHWSTW is not an option, HKR states:

The applicant will undertake the design, construction and implementation of an on-site sewage treatment plant (STP) adequate for proper treatment of the sewage arising to meeting the permissible effluent standards for discharging into the receiving waters. ... Other detailed design parameter such as the treatment level, treatment technology, discharge location, effluent standards will be properly addressed at detail design stage subsequent to the approval of this rezoning application.

In other words, there is no detail on how the sewage will be treated, or where it will be discharged into the waters around DB. The locations of the sewage treatment plants and marine outfall shown in the updated Environmental Impact Assessment are "indicative only".

EPD's comments make it clear that the sewerage systems for 6f and 10b must be kept separate from

om the existing sewage infrastructure in DB, so that there is no possibility of discharge of sewage from the new developments to SHWSTW.

Further, while HKR states that the sewage treatment plant(s) will be maintained at the cost of the owners of the 6f and 10b developments (see DSD's comments, SIA (d)), it ignores maintenance responsibility for the connecting pipeline systems and the marine outfall.

Provision of sewerage infrastructure is a basic requirement. How can HKR be allowed to proceed without providing basic information on sewage treatment and disposal?

We also have to wonder what happens next. Will each new development in DB have its own sewage treatment works? How can this piecemeal approach make any sense?

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

參考編號

160711-103742-26186

Reference Number:

2702

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 10:37:42

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Yuen LL

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160711-113607-17998

Reference Number:

2703

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 11:36:07

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. WONG HIU HEI

Name of person making this comment:

意見詳情

Details of the Comment :

The existing zoning for Area 10b includes an LPG store/dangerous goods store. The HKR proposal will remove this zoning.

Serious concerns were raised about the deletion of the LPG store/dangerous goods store in the previous round of public comments on the new development proposals. However, HKR did not respond to the comments and has given no information on the location of replacement facilities.

This omission is particularly glaring given that the new developments will greatly expand the need to transport, handle and store dangerous goods. This is due to the fact that the government has refused permission for HKR to connect Areas 6f and 10b to government water and sewage services.

As a result, a new potable water treatment facility and one or more sewage treatment plants will be required on the lot. These facilities will need to use dangerous chemicals as part of their normal operations.

As any area used for storage of LPG/dangerous goods must have the appropriate zoning, the TPB must ensure that HKR designates and obtains zoning approval for a new LPG store/dangerous goods store before approving the deletion of the existing facility.

Marine re-fueling

The existing marine refueling facilities will also be removed from Area 10b under the HKR development proposal. Again, no information whatsoever is provided on re-fueling options for marine vessels in DB, including ferries and Marina Club vessels, once the existing facilities are removed.

Furthermore, there is no analysis of the impact of the removal of the marine refueling facilities on the commercial viability of the re-provisioned petrol filling station at Area 10b.

At present, the fuel supply operator serves both road and marine traffic. With the removal of the marine refueling facilities, it is unclear whether there is sufficient demand to justify the provision

2703

n of a petrol filling station within DB.

The TPB should require that HKR provide a comprehensive analysis to demonstrate that removal of the marine refueling facilities will not unduly affect current users, nor affect the commercial viability of the re-provisioned petrol filling station.

### LPG

It is unclear whether the existing LPG system can sustain an increase in population to 29,000 and beyond. HKR has provided no analysis of the capability of the existing LPG supply network, and any upgrades that may be required to sustain an increase in population to 29,000 and beyond.

Security of LPG supply is a fundamental infrastructure need. The current Outline Zoning Plan allows a maximum population of 25,000. Before approving the application, the TPB must require that HKR provide a full study of the operation and capacity of the LPG system to ensure that it can meet all current and future development requirements.

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

參考編號

Reference Number:

160711-122053-37674

2704

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 12:20:53

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:

小姐 Miss LEUNG

意見詳情

Details of the Comment :

此項目有利愉景灣長遠發展，不但提供更多休憩及服務設施，亦提供不少住宅單位供應，對整個香港的土地供應及居住環境都有著正面的提昇。再者，發展亦有利提供更多建造業的就業機會，替勞工階層解決收入及開工不足之情況。

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

參考編號

Reference Number:

160711-121836-62477

**2705**

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 12:18:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss LEUNG

意見詳情

Details of the Comment :

此項目有利愉景灣長遠發展，不但提供更多休憩及服務設施，亦提供不少住宅單位供應，對整個香港的土地供應及居住環境都有著正面的提昇。再者，發展亦有利提供更多建造業的就業機會，替勞工階層解決收入及開工不足之情況。

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

參考編號

**Reference Number:**

160711-131203-24839

**2706**

提交限期

**Deadline for submission:**

15/07/2016

提交日期及時間

**Date and time of submission:**

11/07/2016 13:12:03

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/I-DB/3

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Trevor Allan Jarrett

意見詳情

**Details of the Comment :**

the loss of the seabed at Nim Che Wan will loose the amenity of the neighbourhood including ferry , boat workshop , moorings ect these are already in short supply why make it worse ?

my calculations mean the water and sewerage too will be exceeded by these plans , and the residents of DB do not know they will all be paying sor the extra infrastructure ... this is downright criminal !

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

參考編號

160711-130508-90993

**Reference Number:**

提交限期

15/07/2016

**Deadline for submission:**

**2707**

提交日期及時間

11/07/2016 13:05:08

**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

先生 Mr. cheung

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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

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

參考編號

Reference Number:

160711-152403-08670

提交限期

Deadline for submission:

15/07/2016

2708

提交日期及時間

Date and time of submission:

11/07/2016 15:24:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHAN PUI SHAN

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

160711-152216-94402

Reference Number:

提交限期

15/07/2016

Deadline for submission:

2709

提交日期及時間

11/07/2016 15:22:16

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. WONG WAI FONG

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

160711-152007-56187

Reference Number:

2710

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 15:20:07

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

小姐 Miss CHAN MEI YEE

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

tpbpd

寄件者: [REDACTED]  
寄件日期: 11日07月2016年星期一 16:38  
收件者: tpbpd@pland.gov.hk  
主旨: HKR's Applications to The Town Planning Board  
附件: 16 07 11 To Town Planning Board on 10b Application.docx

Y/I-DB 13

2711

Dear Secretary of Town Planning Board,

I enclose my objection on HKR's Application to TPB to develop Area 10b for your consideration.

Your sincerely,  
Dr. Tsang Chi yui Derek

To: Secretary, Town Planning Board  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Application No.: TPB/Y/I-DB/3

2711

Dear Sirs,

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

HKR's consultant, Masterplan Limited, submitted HKR's reply to the public comments to the Secretariat of the Town Planning Board on 6th June, 2016. In the covering letter, it said:

*We have also reviewed the public comments received during notification of the application. It is considered that many of the concerns raised are also addressed in the response to the departmental comments, and does not require separation response. However, we would like to specifically address few issues in Annex G in the enclosure.*

The claim that many of the concerns raised in the public consultation are addressed in the departmental comments and does not require separation response (sic) is disrespectful of those who submitted their comments during the public consultation and disrespectful of the town planning process.

The owners and residents of DB made many highly detailed and well-documented comments on the original HKR submission. Most of these important comments have been ignored.

All substantive public comments should have received the same attention that was given to the comments from government departments. If Masterplan did not have sufficient time to answer the comments, it only indicates that the original submission was ill-prepared and unready for review under the Town Planning Ordinance.

Unless and until HKR and its consultant are able to provide detailed responses to the public comments for further review and comment, the applications for Area 6f and 10b should be withdrawn.

Area 10b  
#2064 Comprehensive review of the Area 10b submission by a senior engineer

Area 10b  
#2106 Need for proper accounting of the undivided shares prior to approval of the proposals

Area 10b  
#2123 Need for strict control of zones in the Notes to the OZP, in accordance with the existing OZP. Restriction on HKR's right to redevelop the Common Area under the DMC.

Area 10b  
#1245 Ecological and archaeological concerns regarding reclamation. Status of moorings

Multiple Failure to consult with the co-owners of the lot

Multiple Complete absence of information on the sewage treatment plant between Area 10b and La Costa

Multiple The Outline Zoning Plan and the Master Plan are not aligned

Multiple HKR is not the sole land owner, as the lot is held under a DMC.

Multiple The population cap of 25,000 should be preserved.

Multiple HKR should release the existing water, sewage and LPG agreements

Multiple DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot

2711

Multiple      The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts

Multiple      Vehicle parking has not been addressed

Multiple      The bus depot should be zoned G/IC.

**Name of Discovery Bay Owner/Resident: Dr. Tsang Chi Yui Derek**

**Address:**



wpbpd

寄件者

寄件日期

收件者

主題

附件

wendy stark

11日07月2016年 星期一 12:11

wpbpd@pland.gov.hk

Town planning 10b

Town Planning Board on 10b Application (1).docx

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Y/ 1-DB/3

2712

To: Secretary, Town Planning Board  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Application No.: TPB/Y/I-DB/3

27:2

Dear Sirs,

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

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2712

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Multiple      Vehicle parking has not been addressed

Multiple      The bus depot should be zoned G/IC.

**Name of Discovery Bay Owner/Resident: \_\_\_\_\_ Wendy Clarke**

\_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Court** \_\_\_\_\_

Y/1-0313

2713



To: Secretary, Town Planning Board  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Application No.: TPB/Y/I-DB/3

2713

Dear Sirs,

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

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2713


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Multiple      Vehicle parking has not been addressed

Multiple      The bus depot should be zoned G/IC.

**Name of Discovery Bay Owner/Resident: \_\_\_\_\_ Tracey Vasil**

\_\_\_\_\_

**Address: \_\_\_\_\_**  \_\_\_\_\_

\_\_\_\_\_

tpbpd

---

寄件者: John Vasil [REDACTED]  
寄件日期: 11日07月2016年星期一 16:04  
收件者: tpbpd@pland.gov.hk  
主旨: Discovery Bay Plan  
附件: 16 07 11 To Town Planning Board on 10b Application.docx

---

Y/1-DB13

2714

To: Secretary, Town Planning Board  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Application No.: TPB/Y/I-DB/3

Dear Sirs,

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

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Area 10b

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Area 10b

#1245

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Multiple

Failure to consult with the co-owners of the lot

Multiple

Complete absence of information on the sewage treatment plant between Area 10b and La Costa

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Multiple

HKR is not the sole land owner, as the lot is held under a DMC.

Multiple

The population cap of 25,000 should be preserved.

Multiple

HKR should release the existing water, sewage and LPG agreements

Multiple

DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot

2714

Multiple      The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts

Multiple      Vehicle parking has not been addressed

Multiple      The bus depot should be zoned G/IC.

**Name of Discovery Bay Owner/Resident: \_\_\_\_\_ Tracey Vasil**

**Address: \_\_\_\_\_**  
\_\_\_\_\_

tpbpd

---

寄件者: [REDACTED]  
寄件日期: 11日07月2016年星期一 16:36  
收件者: tpbpd@pland.gov.hk  
主旨: HKR's Applications to The Town Planning Board  
附件: 16 07 11 To Town Planning Board on 10b Application.docx

2715

Dear Secretary of Town Planning Board,

I enclose my objection on HKR's Application to TPB to develop Area 10b

Your sincerely,  
Dr. Tsang Chi yui Derek



To: Secretary, Town Planning Board  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Application No.: TPB/Y/I-DB/3

2715

Dear Sirs,

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

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2715

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Multiple      The bus depot should be zoned G/IC.

**Name of Discovery Bay Owner/Resident: Dr. Tsang Chi Yui Derek**

**Address:** 

To: Secretary, Town Planning Board  
(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Application No.: TPB/Y/I-DB/3

2716

Dear Sirs,

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

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<u>Area 10b</u> <u>#2064</u>	Comprehensive review of the Area 10b submission by a senior engineer
<u>Area 10b</u> <u>#2106</u>	Need for proper accounting of the undivided shares prior to approval of the proposals
<u>Area 10b</u> <u>#2123</u>	Need for strict control of zones in the Notes to the OZP, in accordance with the existing OZP. Restriction on HKR's right to redevelop the Common Area under the DMC.
<u>Area 10b</u> <u>#1245</u>	Ecological and archaeological concerns regarding reclamation. Status of moorings
Multiple	Failure to consult with the co-owners of the lot
Multiple	Complete absence of information on the sewage treatment plant between Area 10b and La Costa
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Multiple	HKR is not the sole land owner, as the lot is held under a DMC.
Multiple	The population cap of 25,000 should be preserved.
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Multiple	DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot

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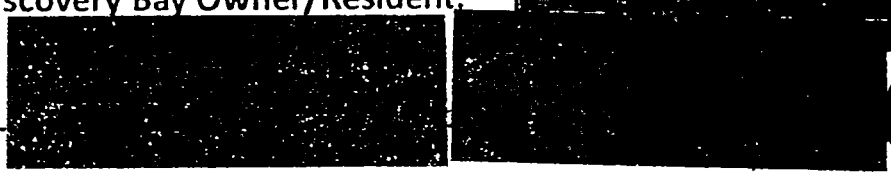
Multiple The handling of the existing dangerous goods stores

Multiple Whether the proposed reclamation and deck structures could satisfy with the lease conditions and in compliance with the Foreshore and Sea-bed (Reclamations) Regulation.

Name of Discovery Bay Owner/Resident:



Address:



tpbpd

寄件者:

寄件日期:

收件者:

主旨:

pattyml@ [REDACTED]

10日07月2016年星期日 12:14

tpbpd@pland.gov.hk

Application No. Y/I-DB/3

Re: Plan no. S/I-DB/4

I object to the above proposal.

LO Yee Man

Sent from my Samsung Galaxy smartphone.

Dear Sirs,

I am writing to officially object to the proposal made under Application No. Y/I-DB/2.

The proposal concerns redevelopment of land for various purpose, which includes residential use. The existing area is a developed low-density residential area bought and/or occupied by the residents peacefully for years and should not now be changed only because the developer wants to squeeze more land to gain more profits.

Regards

Lo Yee Man

2717

bpd

---

件者: pattyrnlo [REDACTED]  
件日期: 10:10/11/2016年 星期日 13:19  
件者: tpbx1@pland.gov.hk  
ti: Application No. Y/I-DB/2 and Y/I-DB/3

2717

subject: Application No. Y/I-DB/2 and Y/I-DB/3

e: Plan no. S/I-DB/4

object to the above proposal, because the environment will be affected changing from a low density residential area to a high density residential area. No more greens and seashore as were publicized by this same developer when the properties were sold to the residents in the past. An empty promise from the developer, as always !

.O Yee Man

sent from my Samsung Galaxy smartphone.

----- Original message -----

sent from my Samsung Galaxy smartphone.

Dear Town Planning Board Chair -

Objection

反對 Planning Application

No. Y/I-DB/3, 因其破壞

Discovery Bay 第 4 期之

環境與風光 Besides, we

hear that may involve illegal transfer of interests to

YET Japan Ltd. Yours truly,  
Objectors

cc = SCMP

ICAC

Ombudsman

Apple.

Dear Dir. of Planning

2720

Re: Application No. Y/I3/DB = Objection Re

We object to the attached re-zoning application  
wrt Nim Shue Wan, in Discovery Bay, as it  
will destroy the ecology in & around Nim Shue  
Wan in Lantau.

Such is a very short-sighted re-zoning plan,  
corrupt measures involved?

Yours truly,  
objection to Planning  
Re-zoning

cc = TVB

Ombudsman,

Apple

ICAC

Barrister Tony

urgent!

RECEIVED

2016 JUL 11 P 1:59

July 8, 2016

TOWN PLANNING BOARD

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

By HAND

Dear Sir/Madam,

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

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

**Application no. Y/I-DB/3**

To rezone Area 10b, Lot 385 RP & Ext. (Part) in D.D.362,  
Discovery Bay from Service Area-dangerous goods to Residential  
(Group C) 13.

I would like to put up my strong objection to the developer, the Hong Kong Resort International Limited, making the above referenced applications :-

1. I am the registered owner of Unit 8D, Woodbury Court, Parkvale Village, Discovery Bay ("the flat"). Like all other house/flat owners of Discovery Bay, the main and in fact the only reason why I purchased the flat and the whole family moved to live in Discovery Bay is because under the existing OZP no. S/I-DB/4 Master Development Plan governing Discovery Bay, it is a low rise development with low population density isolated from the crowded city having a good beautiful and quiet environment to live. This is particularly important to Westerners and this is why there are so many Westerners purchasing flats and living in Discovery Bay making it a very unique part of the territory well known to the world. In Particular, area 6f which is close to Parkvale Village is designated for quarter use only meaning that there is no high rise residential development enhancing good spacious/uncongested and good sunshine and air flow environment to

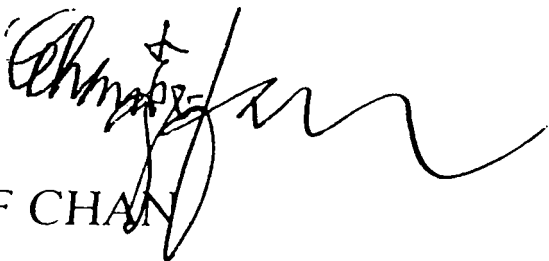
residents of Parkvale Village. Furthermore, the designated dangerous goods area again ensures that it is only for low rise DG goods buildings/facilities with no high rise residential development so that the beautiful sea view could be preserved and the fresh air from the sea would not be blocked as well as the sunlight not be shielded. All these greatly preserve the good quiet environment of Discovery Bay. The proposed development will greatly affect the environment and is contrary to the planning intention and purpose of the plans.

2. The application by the Developer, Hong Kong Resort points out that it is a response to the Chief Executive's Policy Address 2015 advocating for additional housing supply. The policy only relates to vacant/undeveloped Government land/sites, not to private or leased land/sites which have already been developed like Discovery Bay. It is certainly not the Chief Executive's intention to turn all existing low rise or low density developments into high rise or density ones. However, the Chief Executive also stresses that Hong Kong is a lawful society. The approved town planning is one of the main reason why residents are moving into Discovery Bay. The master plan of Discovery Bay aims to cater a population of 25,000. **The quarter area and the dangerous goods area are planned to enhance the efficiency of the day to day operation of the Residents and Staff.** In this respect, the developer should have constructed the dangerous goods and staff quarters long time ago. Hong Kong Resort as the developer did not do it, because it is not profit making and worst of all, at an expense.
3. The approved conceptual plan of Discovery Bay is a plan which we are seeking for and that is the main reason that we put our saving in its development which would cater for a population of 25,000, not the one of 29,000 which Hong Kong Resort is now trying to raise. In addition, Hong Kong Resort tries to alter the original beautiful and harmonious master layout design for areas which are not supposed to be residential into a purely residential camp which is a serious offence to the right of all the existing and future property owners. **The application by the developer to rezone the areas into residential is purely for its sake of profit making, without any regard to the benefit of the community of Discovery Bay.**

4. Supporters supporting the applications have the view that it is a waste not to develop these vacant sites for 30 years. However, it is more reasonable for the home buyers to have the intention that these vacant areas are not to be developed. **If the developer considers that it is a waste not to develop these two areas, consideration may be put to rezone them into recreational and community uses such as playground, Tai Chi/Art Display/Cultural Square, sport center, skating rink and the like to enhance the existing facilities of Discovery Bay, but not residential buildings**

To conclude, the application by the developer is for the sole purpose of profit making only, without due regard to the community of Discovery Bay whatsoever. Therefore, **the Board should reject its application**, failing which the residents shall raise campaigns as well as to apply judicial review concerning these two applications.

Yours faithfully,



T F CHAN

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

參考編號

Reference Number:

160711-154630-18368

提交限期

Deadline for submission:

15/07/2016

~~2723~~  
2723

提交日期及時間

Date and time of submission:

11/07/2016 15:46:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law yik man

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160711-153922-17251

提交限期

Deadline for submission:

15/07/2016

~~15/07/2016~~  
2724

提交日期及時間

Date and time of submission:

11/07/2016 15:39:22

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 Amy chan

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會；提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160711-154801-90483

提交限期

Deadline for submission:

15/07/2016

~~2725~~  
2725

提交日期及時間

Date and time of submission:

11/07/2016 15:48:01

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 NWY

意見詳情

Details of the Comment :

善用地球資源

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

參考編號

160711-154056-09945

Reference Number:

提交限期

15/07/2016

Deadline for submission:

~~2726~~  
2726

提交日期及時間

11/07/2016 15:40:56

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 Winke chan

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160711-153254-56986

提交限期

Deadline for submission:

15/07/2016

~~2727~~ 2727

提交日期及時間

Date and time of submission:

11/07/2016 15:32:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. EDWARD HUI

意見詳情

Details of the Comment:

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

Area 10b #2064

Comprehensive review of the Area 10b submission by a senior engineer

Area 10b #2106

Need for proper accounting of the undivided shares prior to approval of the proposals

Area 10b #2123

Need for strict control of zones in the Notes to the OZP, in accordance with the existing OZP. Restriction on HKR's right to redevelop the Common Area under the DMC.

Area 10b #1245

Ecological and archaeological concerns regarding reclamation. Status of moorings

Multiple Failure to consult with the co-owners of the lot

Multiple Complete absence of information on the sewage treatment plant between Area 10b and La Costa

Multiple The Outline Zoning Plan and the Master Plan are not aligned

Multiple HKR is not the sole land owner, as the lot is held under a DMC.

Multiple The population cap of 25,000 should be preserved.

Multiple HKR should release the existing water, sewage and LPG agreements

Multiple DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot

Multiple The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts

Multiple Vehicle parking has not been addressed

Multiple The bus depot should be zoned G/IC.

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

參考編號

160711-160256-02619

**Reference Number:**

提交限期

15/07/2016

**Deadline for submission:**~~2729~~  
2729

提交日期及時間

11/07/2016 16:02:56

**Date and time of submission:**

有關的規劃申請編號

Y/I-DB/3

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

女士 Ms. Lai Ming Yee

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

Area 10B is an area which I think is the ugliest part in DB.

Having a development plan there to beautify the surrounding would be a good idea and beneficial to the property value in Peninsula.

Also, more housing units means more need to develop better communal facilities. I believe having development there would be good for DB as a whole.

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

參考編號

Reference Number:

160711-152642-62384

2730

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 15:26:42

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. CHAN PUI MAN

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

160711-162446-54946

Reference Number:

2731

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 16:24:46

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. Mak Wai Keung

Name of person making this comment:

意見詳情

Details of the Comment :

I occasionally would go to Peng Chau and will be waiting for ferry in Area 10B. If the development can beautify the area, it would be more enjoyable and cozy for people to wait for the Kai To Ferry.

Also, more housing units in Area 10B means more people living in the neighbourhood. It might increase the ferry frequencies, which in turn becomes more convenient for DB residents.

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

參考編號

160711-162410-09891

Reference Number:

提交限期

15/07/2016

2732

Deadline for submission:

提交日期及時間

11/07/2016 16:24:10

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. WL hui

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160711-162535-76701

2734

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 16:25:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TL hui

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

160711-164115-22184

**Reference Number:**

2735

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

11/07/2016 16:41:15

**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. Lai Chi Wai

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I always go to Peng Chau. If the development can beautify the area in Area 10B, it would be beneficial to me and also the other DB residents.

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

參考編號

Reference Number:

160711-163549-87859

2736

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 16:35:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cynthia Ma

意見詳情

Details of the Comment :

The development will beautify the neighbourhood and also force DB management or HKR to strengthen the public facilities due to increased number of housing units and residents. Therefore, I will support the development.

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

參考編號

160711-162736-14283

Reference Number:

2737

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 16:27:36

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. Paul Lau

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160711-163013-13050

2738

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 16:30:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond hui

意見詳情

Details of the Comment :

本人支持大嶼山發展計劃，原因如下：

計劃可透過更佳的空间規劃、土地利用、保育措施、交通運輸基建及配套、新增社區設施，惠及香港整體經濟及社會發展，促進市民就業機會、提供更多康樂旅遊選擇及提升生活質素。

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

參考編號

Reference Number:

160711-170125-72108

2740

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 17:01:25

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:

小姐 Miss Ivy Wong

意見詳情

Details of the Comment :

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，提升生活質素及  
創造全新的社區集結點，大眾可享用更多公眾休閒空間。

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

參考編號

160711-173453-98809

**Reference Number:**

2741

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

11/07/2016 17:34:53

**Date and time of submission:**

有關的規劃申請編號

Y/I-DB/3

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

夫人 Mrs. Wong yee chee

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

- 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。
- 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。

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

參考編號

Reference Number:

160711-170854-89090

提交限期

Deadline for submission:

15/07/2016

2742

提交日期及時間

Date and time of submission:

11/07/2016 17:08:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong UT

意見詳情

Details of the Comment :

善用土地資源 為市民提供住所

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

參考編號

160711-175409-35433

**Reference Number:**

2743

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

11/07/2016 17:54:09

**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 Icy

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I support the application. 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

Reference Number:

160711-180348-01970

提交限期

Deadline for submission:

15/07/2016

2744

提交日期及時間

Date and time of submission:

11/07/2016 18:03:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. shek siu ki

意見詳情

Details of the Comment :

敬啟者

我個人來函表示支持該處改變用途

我認為該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。

此致 城市規劃委員會 執事先生/小姐

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

參考編號

Reference Number:

160711-195400-73768

提交限期

Deadline for submission:

15/07/2016

2746

提交日期及時間

Date and time of submission:

11/07/2016 19:54:00

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. Louise Crowther

意見詳情

Details of the Comment :

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

The above plans eliminate the existing Marina Club hard-standing and storage area used to keep and maintain boats and equipment. For example, boats are lifted annually for bottom scrub and anti-foul, which is a vital part of boat maintenance. Marina Club members expect and are entitled to facilities for boat maintenance. The development plan needs to retain or make provision for alternative facilities for boat owners' use. The nearest alternatives are on Hong Kong Island which presents a danger for any boat in need of critical repair and that may not be able to make the journey.

The Nim Shue Wan water area currently provides moorings for boats, which may be affected by planned reclamation work. Consideration should be given to maintaining these facilities or providing alternatives in nearby bays, such as Yi Pak Wan. The development of a thriving boating scene is in the interests of the HKR developers and the local community as it adds to the appeal of Discovery Bay as a high quality place to live in Hong Kong.

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

參考編號

160711-202901-40925

**Reference Number:**

提交限期

15/07/2016

**Deadline for submission:**

2747

提交日期及時間

11/07/2016 20:29:01

**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 Siu

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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

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

參考編號

Reference Number:

160711-202604-27056

2748

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 20:26:04

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. Paul Neale

意見詳情

Details of the Comment :

These developments are wholly inappropriate.

- the traffic situation in Discovery Bay is already poor and this will add to it. The buses are always full at peak times with people queuing.
- this involves rezoning which is inappropriate
- there seems to have been pressure on political figures to bypass planning dept who are now seen as tools of HKRI
- there has been no real consultation.
- HKRI has encouraged their own staff who do not live in Discovery Bay to comment on this which is undue influence and leads to misleading results.
- HKRI has failed to fulfil its previous responsibilities - eg the transport interchange in North Plaza - where they are using land for many years as a transport interchange. Planning should insist they sort this out and fulfil their previous commitments before approving any new developments - if not you will be as part of HKRI and not representing the residents of Hong Kong and Discovery Bay.

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

參考編號

160711-203352-07308

**Reference Number:**

提交限期

15/07/2016

**2749**

**Deadline for submission:**

提交日期及時間

11/07/2016 20:33:52

**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. Yu

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

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。

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

參考編號

160711-230651-22283

Reference Number:

2750

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 23:06:51

Date and time of submission:

有關的規劃申請編號

Y/I-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. NICOLETTA NUN  
ZIATI

Name of person making this comment:

意見詳情

Details of the Comment :

Dear Sirs,

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

HKR's consultant, Masterplan Limited, submitted HKR's reply to the public comments to the Secretariat of the Town Planning Board on 6th June, 2016. In the covering letter, it said:

We have also reviewed the public comments received during notification of the application. It is considered that many of the concerns raised are also addressed in the response to the departmental comments, and does not require separation response. However, we would like to specifically address few issues in Annex G in the enclosure.

The claim that many of the concerns raised in the public consultation are addressed in the departmental comments and does not require separation response (sic) is disrespectful of those who submitted their comments during the public consultation and disrespectful of the town planning process.

The owners and residents of DB made many highly detailed and well-documented comments on the original HKR submission. Most of these important comments have been ignored.

All substantive public comments should have received the same attention that was given to the comments from government departments. If Masterplan did not have sufficient time to answer the comments, it only indicates that the original submission was ill-prepared and unready for review under the Town Planning Ordinance.

Unless and until HKR and its consultant are able to provide detailed responses to the public comments for further review and comment, the applications for Area 6f and 10b should be withdrawn.

Area 10b #2064

Comprehensive review of the Area 10b submission by a senior engineer

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

參考編號

Reference Number:

160711-230346-14290

- 2751

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

11/07/2016 23:03:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. GIANFRANO BIG  
AZZI

意見詳情

Details of the Comment :

Dear Sirs,

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

HKR's consultant, Masterplan Limited, submitted HKR's reply to the public comments to the Secretariat of the Town Planning Board on 6th June, 2016. In the covering letter, it said:

We have also reviewed the public comments received during notification of the application. It is considered that many of the concerns raised are also addressed in the response to the departmental comments, and does not require separation response. However, we would like to specifically address few issues in Annex G in the enclosure.

The claim that many of the concerns raised in the public consultation are addressed in the departmental comments and does not require separation response (sic) is disrespectful of those who submitted their comments during the public consultation and disrespectful of the town planning process.

The owners and residents of DB made many highly detailed and well-documented comments on the original HKR submission. Most of these important comments have been ignored.

All substantive public comments should have received the same attention that was given to the comments from government departments. If Masterplan did not have sufficient time to answer these comments, it only indicates that the original submission was ill-prepared and unready for review under the Town Planning Ordinance.

Unless and until HKR and its consultant are able to provide detailed responses to the public comments for further review and comment, the applications for Area 6f and 10b should be withdrawn.

Area 10b #2064

Comprehensive review of the Area 10b submission by a senior engineer

**2751**

Area 10b #2106

Need for proper accounting of the undivided shares prior to approval of the proposals

Area 10b #2123

Need for strict control of zones in the Notes to the OZP, in accordance with the existing OZP. Restriction on HKR's right to redevelop the Common Area under the DMC.

Area 10b #1245

Ecological and archaeological concerns regarding reclamation. Status of moorings

Multiple Failure to consult with the co-owners of the lot

Multiple Complete absence of information on the sewage treatment plant between Area 10b and La Costa

Multiple The Outline Zoning Plan and the Master Plan are not aligned

Multiple HKR is not the sole land owner, as the lot is held under a DMC.

Multiple The population cap of 25,000 should be preserved.

Multiple HKR should release the existing water, sewage and LPG agreements

Multiple DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot

Multiple The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts

Multiple Vehicle parking has not been addressed

Multiple The bus depot should be zoned G/IC.

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

參考編號

160711-233048-50789

Reference Number:

2752

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

11/07/2016 23:30:48

Date and time of submission:

有關的規劃申請編號

Y/L-DB/3

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Paul Cheung Yau Cheng

Name of person making this comment:

意見詳情

Details of the Comment :

高層（18层）在该地段不适合，平房式4,5層为佳。。該高层单一建筑物应限制位十層以下。。我为该地段居民。。

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

參考編號

Reference Number:

160712-084816-46647

**2753**

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

12/07/2016 08:48:16

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. Roger Wilkinson



意見詳情

Details of the Comment :

Deeply concerned that this planning application does not address concerns of current DB residents. The removal of the fuelling area & boat hardstanding, directly and adversely impacts all boat users, both from within the marina & also those on swinging moorings in Nim She Wan. There is no provision for dinghy tie up areas for both local fishermen or recreational sailors.

The refuse collection station adjacent to the 'high rise' is inappropriate sighting from both health & safety & from the purely practical situation of the smell, particularly in Summer.

The Bounty has already got a practical & well used berth in the North Plaza area adjacent to the hotel- to suggest it as a 'feature' here is totally wasted.

Waste area needs relocating.

Hard standing & lift area for boats needs to be incorporated to maintain the feeling of DB being a 'resort area' where leisure pursuits (boating particularly) are seen to be encouraged- there is currently NOTHING to suggest DB Resorts have any such interest.

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

參考編號

Reference Number:

160712-092404-46216

提交限期

Deadline for submission:

15/07/2016

**2754**

提交日期及時間

Date and time of submission:

12/07/2016 09:24:04

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. 郭詠詩

意見詳情

Details of the Comment :

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。

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

參考編號

Reference Number:

160712-113157-02752

2756

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

12/07/2016 11:31:57

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 Lucy

意見詳情

Details of the Comment :

A great idea. CANT WAIT TO SEE THE environment after development

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

參考編號

Reference Number:

160712-113723-57536

2757

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

12/07/2016 11:37:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. wan

意見詳情

Details of the Comment :

支持發展項目

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

參考編號

Reference Number:

160712-113328-81678

提交限期

Deadline for submission:

15/07/2016

2758

提交日期及時間

Date and time of submission:

12/07/2016 11:33:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Li Li

意見詳情

Details of the Comment :

減少失業問題，贊成票

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

參考編號

Reference Number:

160712-112946-34575

**2759**

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

12/07/2016 11:29:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/3

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Polley

意見詳情

Details of the Comment :

支持~可增加就業機會!

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

參考編號

160712-112736-95964

Reference Number:

提交限期

15/07/2016

Deadline for submission:

2760

提交日期及時間

12/07/2016 11:27:36

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. Feyman

Name of person making this comment:

意見詳情

Details of the Comment :

I totally vote for this evolution in DB

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

參考編號

160712-123257-95317

**Reference Number:**

**2762**

提交限期

15/07/2016

**Deadline for submission:**

提交日期及時間

12/07/2016 12:32:57

**Date and time of submission:**

有關的規劃申請編號

Y/I-DB/3

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

小姐 Miss Ricky Kong

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

社會必需發展才能邁步向前，大力支持

2763

21 March, 2016

By Hand

Mr. Michael Wong, J.P.  
Permanent Secretary for Development (Planning and Lands)  
Chairman, Town Planning Board  
18/F, West Wing, Central Government Offices  
2 Tim Mei Avenue, Tamar  
Hong Kong

Dear Mr. Wong,

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

I refer to the above two planning applications, which were published for public consultation under Section 12A of the Town Planning Ordinance (CAP 131) on Friday, 18 March, 2016.

I have received complaints from my constituents advising that, as assigns of Hong Kong Resort Company Limited (HKR) and holders of undivided shares in the Lot known as Discovery Bay City (The Remaining Portion of Lot No. 385 in D.D. 352 and the Extensions Thereto) under a Deed of Mutual Covenant dated 30 September, 1982 and registered in the Land Registry under memorial IS112018, they had not been notified of, nor had they given their consent to, the said applications prior to the applications being made.

They advise that the said applications request that the Town Planning Board consider changes to land use and increase in developable gross floor area at Area 6f and Area 10b at Discovery Bay. The proposed changes also require concomitant additions to the infrastructure on the Common Area of the Lot, as defined in the DMC.

They note that HKR has claimed to be the sole current land owner on Form No. S12A, filed with the application. They raise strenuous objections that, as owners of undivided shares in the Lot, they are also current land owners. They advise that a review of the Land Registry will show that there are presently over 8,300 assigns of HKR holding undivided shares in the Lot.

Under the Town Planning Ordinance, Section 12A, Clause 3(a), the applicant is required to seek the consent of or notify in writing all current land owners before an application is made. The relevant clauses are given in full below.

(3) An application made under subsection (1) shall—

(a) set out—

(i) whether the applicant considers he has within a reasonable period before the application is made

(A) obtained the consent in writing of each person (other than himself) who is a current land owner in respect of the application, or notified such person in writing of the application; or

(B) taken such reasonable steps as the Board requires in order to obtain the consent of such person in respect of the application, or to give notification to such person in respect of the application; and

(ii) particulars of such consent or notification or such steps, as the case may be;

(b) subject to paragraph (a), be in such form and include such particulars as the Board requires; and

(c) be accompanied by the prescribed fee (if any).

and

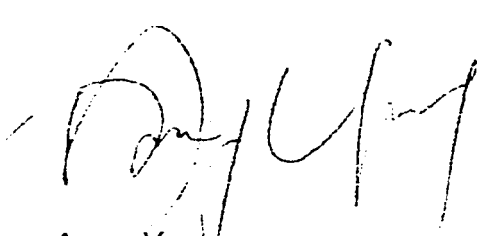
(25) In this section—

“current land owner” (現行土地擁有人), in relation to an application made under subsection (1), means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at the commencement of such period before the application is made as is specified by the Board by notice published in the Gazette;

The complainants respectfully request that the applications be withdrawn until such time as HKR has sought the consent of or notified in writing all co-owners of undivided shares in the Lot.

Given the nature of this matter, I would be grateful for your prompt reply.

Yours sincerely,



Amy Yung

Islands District Council Member (Discovery Bay)

Encl.

3. Application Site (Continued) 申請地點 (續)	
(d) Site area 申請地點面積	7,623 sq. m. 平方米
(e) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq. m. 平方米
(f) Current use(s) 現時用途	Nil

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total floor area 如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」
The applicant 申請人:
<input checked="" type="checkbox"/> is the sole "current land owner" (please proceed to Part 7 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」(請繼續填寫第7部分，並夾附業權證明文件)。
<input type="checkbox"/> is one of the "current land owners" (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」(請夾附業權證明文件)。
<input type="checkbox"/> is not a "current land owner". 並不是「現行土地擁有人」。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述
(a) According to the record(s) of the Land Registry as at ....., this application involves a total of ..... "current land owner(s)". 根據土地註冊處截至.....年.....月.....日的記錄，這宗申請共牽涉.....名「現行土地擁有人」。
(b) The applicant has 申請人 - <input type="checkbox"/> obtained consent(s) of ..... "current land owner(s)". 已取得.....名「現行土地擁有人」的同意。 <input type="checkbox"/> notified ..... "current land owner(s)". 已通知.....名「現行土地擁有人」。

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made. 「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
✓ in the appropriate box 請在適當的方格內加上「✓」號

接獲日期  
(日/月/年)  
Received On  
(DD/MM/YY)  
10/11/1982

Stamp Duty ----- \$ .....  
Access Stamp Duty \$ .....  
Registration Fee -- \$ 30 .....  
10 NOV 1982

No. 112

A MEMORIAL required to be registered in the New Territories Administration, at Hong Kong ...  
the provisions of the Land Registration Ordinance (Cap. 128) and the New Territories Ordinance (Cap. ...)

Nature and object of Instrument.	Deed of Mutual Covenant (in duplicate) A copy whereof is hereto annexed
Date of Instrument.	Dated the 30th day of September 1982.
Name and additions of Parties.	HONG KONG RESORT CO. LIMITED whose registered office is situate at 26th Floor, Realty Building, Des Voeux Road Central, Hong Kong of the first part. "the Registered Owner", [redacted] Gentleman and [redacted] Married Woman both of [redacted] of the second part "the First Purchaser", THE HONGKONG AND SHANGHAI BANKING CORPORATION whose head office is situate at No.1 Queen's Road Central, Hong Kong of the third part "the Mortgagee" and DISCOVERY BAY SERVICES P.F.O.
Description of Land or premises affected and where situate.	The Remaining Portion of Lot No.385 in Demarcation District No.352 and the Extensions Thereto
Consideration to whom and how paid.	Nil
Particulars of incumbrances to which the premises are subject, and other special Covenants or particulars mentioned in the Instrument.	
Name and additions of Witnesses.	For and on behalf of DISCOVERY BAY SERVICES MANAGEMENT ANNEXED. [redacted] For and on behalf of HONG KONG RESORT CO. LIMITED [redacted]
Signed by Peter Lancelotti Gunning as Attorney and Agents for and on behalf of the Hongkong and Shanghai Banking Corporation pursuant to a Power of Attorney given by The Hongkong and Shanghai Banking Corporation under its Common Seal dated 9 Feb. 1982.	Authorized Signatory [redacted] For and on behalf of HONG KONG RESORT CO. LIMITED [redacted]

I, IVY S. C. CHAN of Messrs. Woo, Kwan, Lee & Lo duly admitted and enrolled as a solicitor in the Colony of Hong Kong, hereby certify that according to Section 7 of the Land Registration Ordinance (Cap. 128) the foregoing Memorial contains a just and true account of the several particulars therein set forth.

Dated the 8th day of November 1982.  
Solicitor,  
Hong Kong.

Received at the New Territories, Administration at Hong Kong, and Registered by Memorial No. 112018 on the 10th day of November 1982 at 3:05 o'clock in the afternoon.

[Signature]  
Assistant Land Officer, New Territories.

Vol. 447 Fol. 89  
"A" Book Vol. Page

THIS INDENTURE made the 30th day of September

One thousand nine hundred and eighty-two  
BETWEEN HONG KONG RESORT CO. LIMITED whose registered office is situate at  
26th Floor, Realty Building, Des Veoux Road Central, Hong Kong (hereinafter  
called "the Registered Owner") of the first part, [REDACTED]

Gentleman and [REDACTED] Married Woman both of

[REDACTED] hereinafter called "the First  
Purchaser" which expression shall where the context so admits include his  
executors administrators and assigns) of the second part THE HONGKONG AND  
SHANGHAI BANKING CORPORATION whose head office is situate at No.1 Queen's Road  
Central, Hong Kong (hereinafter called "the Mortgagee" which expression shall  
where the context so admit include its successors and assigns) of the third  
part and DISCOVERY BAY SERVICES MANAGEMENT LIMITED whose registered office  
is situate at 26th Floor, Realty Building, Des Veoux Road Central aforesaid  
(hereinafter called "the Manager" which expression shall have the meaning  
assigned to it in Recital (1) (a) hereof) of the fourth part.

WHEREAS :-

(1) (a) In this Deed the following expressions shall have the following  
meanings ascribed to them whenever the context permits :-

- "The Lot" All That piece or parcel of land registered in the  
District Land Office Island as The Remaining Portion  
of Lot No.385 in D.D.352 and the Extensions thereto  
and any further extensions thereto (if any).
- "Conditions" New Grant No.6122, New Grant No.6620, New Grant  
No.6788 and New Grant No.6947 collectively and any  
subsequent modifications of the Conditions.
- "City" The whole of the development on the Lot to be known  
as "DISCOVERY BAY CITY" ( [REDACTED] ) including  
all the buildings therein.
- "Phase" The phases in which the Lot is Intended to be  
developed in conformity with the Master Plans.
- "Village" Any part or parts of the City constructed or to be  
constructed on part or parts of the Lot separately  
designated and described by any Sub-Deed of Mutual  
Covenant.
- "Buildings" All buildings and other structures in or upon the Lot  
and in the singular means any building on the Lot.
- "Clubs" The Country Club, the Membership Golf Club, the Marina  
Club, the Discovery Bay Residents Club and any other  
Club or Clubs recognised and approved by the  
Registered Owner or the Manager whether the same is  
operated for profit or otherwise.

"Service Area"	The pieces of land indicated in the Master Plans as Service Area on which the gas plants, repair shops, Godowns, dormitories for staff and all other buildings and structures which will be constructed thereon for the purpose of supplying services to the City.
"The School"	The School or Schools to be erected on part or parts of the Lot in accordance with the Master Plans.
"The Hotels"	The Hotel or Hotels to be erected on part or parts of the Lot in accordance with the Master Plans.
"Commercial Development"	All the Buildings erected or to be erected on the Lot for commercial use in accordance with the Master Plans.
"Commercial Unit"	A Unit in the Commercial Development.
"Other Unit"	The Clubs, the Hotel, the School, the Service Area, the Car Parking Spaces and all other areas for non-residential uses except City and Village Common Areas and Facilities.
"Residential Development"	All the buildings erected or to be erected on the Lot intended for residential use in accordance with the Master Plans.
"Residential Unit"	A Unit in the Residential Development.
"City Common Areas"	The tunnel, the major roads and passageways, footpaths, steps and staircases not within any buildings or villages, driveways and pavements, pumping stations, conservation areas, dam and reservoir and refuse disposal areas, salt and fresh water storage and treatment areas, sewage treatment areas, and 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.
"City Retained Areas"	The Piers, the breakwaters and other marine structures, public gardens, lawns, transport terminal, children's playground, public beaches, estate management offices, aviary/botanical garden, non-membership golf course (if any), cable-car system (if any), the heliport and the other part or parts of the Service Area and all open areas and spaces in the City other than the City Common Areas.
"City Common Facilities"	(a) Such of the sewers, wells (if any) power transmission lines, wires and cables and other service

facilities whether listed or otherwise which are or at any time may be in, under or over or passing through the lot or the City, through which fresh or salt water, sewage, gas, electricity and other services are supplied to the City or any part or parts thereof.

(h) Power sub stations, fresh and salt water storage and treatment plants, pumping stations, salt water intake and mains, sewage treatment plants and pumping station and mains, transformer stations, main distribution frame rooms (for telephones), pump houses, refuse disposal plant, switch rooms, mechanical rooms, mechanical ventilation rooms and storerooms for use and benefit of the City and not for use or benefit of a particular Village or building therein.

(i) Lamp posts and other lights along the major roads, Parkwayways, driveways and footpaths and other City Common Areas including navigational lights.

(j) Transportation and other mechanical devices employed by the Registered Owner or the Manager for the use and benefit of the City.

(k) Dams and Reservoirs.

(l) Any other facilities and devices installed or provided in the City for the use and benefit of the City and not for the use and benefit of a particular Village or Building.

All or any of such City Common Facilities may be assigned by the Registered Owner to the Manager for use and benefit of the City upon completion of the development of the lot or any part thereof in accordance with the provisions of this Deed or the Conditions or any Sub Deed of Mutual Covenant.

**"Village Common Areas"**

All those part or parts of the Village as are now or hereafter from time to time designated by the Registered Owner as Village Common Areas in accordance with the provisions of this Deed or any Sub-Deed of Mutual Covenant governing the Village.

**"Village Common Facilities"**

The water pipes, drains, wires, television aerials, cables and lighting and any other facilities within the boundary of a Village more particularly described in the Sub Deed of Mutual Covenant governing the Village.

"Village Retained Areas"

All open areas and spaces in a Village other than the Village Common Areas and other spaces designated as such by the Sub-Deed of Mutual Covenant governing the Village.

"the Owners"

The Registered Owner, the First Purchaser any person who may hereafter become the registered owner or mortgagee of any undivided shares in the Lot and the City including joint tenants or tenants in common and its or his or their executors, successors and assigns and references to the Owner or Owners or Owners for the time being where undivided shares in the Lot and the City entitle him or them to the exclusive right to use occupy and enjoy that part of the City.

"Owned"

That part of the City to the use and enjoyment of which he is exclusively entitled.

"GBA"

The area contained within the external walls (or in the absence of such walls the external perimeters) of the building measured at each floor level (including any floor below the level of the ground), together with the area of each balcony in the building, which shall be calculated from the overall dimensions of the balcony (including the thickness of the sides thereof) and the thickness of the external walls of the building.

"Management Unit"

Every 10 square metre of GBA of a unit, whether commercial or residential, forms a Management Unit and shall be allocated as hereinafter described.

"Undivided Shares"

All those equal undivided parts or shares of and in the Lot and the City allocated as hereinafter referred to.

"Reserved Undivided Shares"

All those equal undivided parts or shares of and in the Lot and the City reserved by the Registered Owner for allocation as specified in SECTION III.

"The Manager"

Discovery Bay Services Management Limited or any other manager for the time being appointed as manager of the City pursuant to the Conditions and/or this Deed.

"Management"

All duties and obligations to be performed and observed by the manager pursuant to the Conditions and/or this Deed and/or any Sub-Deed of Mutual Covenant entered into pursuant to the provisions herein contained.

"Maintain"	Repair, uphold, support, rebuild, overhaul, pave, purge, scour, cleanse, employ, amend, keep, replace, decorate and paint or such of the foregoing as may be applicable in the circumstances and in the interest of good estate management and "maintenance" shall be construed accordingly.
"Manager's Remuneration"	The remuneration of the Manager as provided herein or by any Sub-Deed of Mutual Covenant entered into pursuant to the provisions herein contained.
"Management Expenses"	The costs, charges and expenses for the management and maintenance as provided in this Deed and/or any Sub-Deed of Mutual Covenant entered into pursuant to the provisions herein contained.
"Management Funds"	All monies received recovered or held by the Manager including the Reserved Fund mentioned in Clause 2 (o) of Sub-Section D of SECTION IV for the use and benefit of the City pursuant to this Deed and/or any Sub-Deed of Mutual Covenant entered into pursuant to the provisions herein contained except only the Manager's Remuneration.
"Car Parking Spaces" or "Car Park"	A car parking space on the Lot to which one separate Undivided Shares has been allocated not being a car parking space in a private garage enjoyed with a Garden House or a parking space enjoyed with a residential unit.
"Vehicles"	Any mechanically propelled vehicles.
"Major Roads"	All those roads shown for identification on City Site Plan attached hereto and thereon coloured blue.
"Passageways"	All those parts of the Lot as are now or hereafter designated by the Registered Owner as passageways including covered walkways, if any.
"Area"	a part of the Lot.
"The said Secretary"	The Secretary for the New Territories.
"The said Director"	The Director of Public Works.
"The said District Land Office"	The District Land Office, Islands.
"Government"	The Hong Kong Government and includes all governmental departments or other acting or purporting to act with the Government's Authority.
"Month"	Calendar month by European reckoning.
"City Rules"	The City Rules made as provided by this Deed and from time to time in force.

(4) The Registered Owner is in the course of developing the Lot in accordance with the Master Plans and has constructed or is in the course of constructing on the Lot the City Common Areas and Facilities which have been completed or in the course of being completed.

(5) The Registered Owner is also in the course of developing the Lot in accordance with the Master Plans and has constructed or is in the course of constructing PARKRIDGE VILLAGE of which Seaview, Sunrise and Mountain View have been completed and an Occupation Permits in respect of the same have been obtained and a Consent to Assign has been issued covering the aforesaid buildings.

(6) For the purpose of sale the Lot and the city have been notionally divided into 250,000 equal undivided shares which have been allocated as follows :-

Residential Development	56,500
Commercial Development	4,850
Clubs and public recreation activities	2,150
Hotel	3,500
Schools	300
Car Parks	5,000
(1 undivided share for each car park x 5,000)	
Reserve Undivided Shares	55,000
City and Village Retained Areas	100,000
City and Village Common Areas And Facilities	22,700
	<hr/>
	250,000
	<hr/>

(7) The said 250,000 equal undivided shares shall be allocated to the City and the Villages as provided by this Deed and any Sub-Deeds of Mutual Covenants.

(8) By a Reassignment dated the 8th day of September 1982 and made between the Mortgagee of the one part and the Registered Owner of the other part All That the estate right title benefit and interest of and in All Those 30,800 equal undivided 250,000 parts or shares of and in the Lot and the City together with the full exclusive right and privilege to hold use occupy and enjoy All Those Parkridge Village, Beach Village and Headland Village as more

particularly described therein were reassigned and released unto the Registered Owner by the Mortgagee absolutely subject to the Conditions, terms, freed and discharged of and from the said Mortgages and the said Further Charges.

(9) By an Assignment bearing even date herewith and made between the Registered Owner of the one part and the First Purchaser of the other part the Registered Owner assigned unto the First Purchaser All That the estate right title benefit and interest of the Registered Owner of and in All Those 5 equal undivided 250,000 parts or shares of and in the Lot and All Those 5 equal undivided 7,400th parts or shares of and in the buildings and other structures and ancillary works now erected or hereafter to be erected or constructed on the said Parkridge Village (comprising four main buildings known as Starview, Seaview, Sunrise and Mountain View) which form part of the City Together with the sole and exclusive right and privilege to hold use occupy and enjoy All That Flat "E" on the Eighth Floor, Mountain View, No.4 Parkridge Crescent, Parkridge Village.

(10) In accordance with the provisions of Section 2A of the Multi-Storey Buildings (Owners Incorporation) Ordinance Cap.344 the Registered Owner has given an Undertaking to the Government to manage the City which Undertaking was registered in the said District Land Office by Memorial No.102012.

(11) The parties hereto have agreed to enter into this Deed for the purpose of making provisions for the management, maintenance, insuring and servicing of the Lot, the City, and the Village, and its equipment, services and apparatus and for the purpose of defining and regulating the rights, interests and obligations of the Owners in respect of the Lot and the building and to provide for a due proportion of the common expenses of the Lot and the City to be borne by the Owners.

(12) Consent to enter into this Deed of Mutual Covenant has been obtained from the Registrar General (Land Officer) for and on behalf of the said Secretary.

NOW THIS DEED WITNESSETH as follows :-

SECTION I

1. The Registered Owner shall at all times hereafter subject to and with the benefit of the Conditions insofar as they relate hereto have the full and exclusive right and privilege to hold use occupy and enjoy to the exclusion of the First Purchaser All the City (save and except only the said Flat E on the Eighth Floor, Mountain View, No. 4 Parkridge Crescent, Parkridge Village) together with the appurtenances thereto and the entire rent and profits thereof but subject insofar as those parts of the City outside Parkridge Village (as shown coloured green on the plan hereto annexed), Beach Village (as shown coloured pink on the plan hereto annexed) and Headland Village (as shown coloured light blue on the plan hereto annexed) as more particularly described in the said Reassignment to the rights of the Mortgagee under the said Mortgages and the said Further Charges until the same shall have been discharged,
2. The First Purchaser shall at all times hereafter subject to and with the benefit of the Conditions insofar as they relate hereto have the full and exclusive right and privilege to hold use occupy and enjoy to the exclusion of the Registered Owner and the Mortgagee All That the said Flat "E" on the Eighth Floor, Mountain View, No. 4 Parkridge Crescent, Parkridge Village Together with the appurtenances thereto and the entire rents and profits thereof.
3. Each undivided share and the full and exclusive right and privilege to hold use occupy and enjoy any part of the City held therewith shall be held by the person or persons from time to time entitled thereto subject to and with the benefit of the easements, rights, privileges and obligations herein contained or in the Sub-Deed of Mutual Covenant governing the Village in question.
4. The Owner shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions herein contained and in the Sub-Deed of Mutual Covenant and the benefit and burden thereof shall be annexed to every part of the Lot and the Buildings. The Law of Property (Enforcement of Covenants) Ordinance and any statutory amendments, modifications or re-enactments thereof for the time being in force shall apply to these presents.
5. Every Owner shall have the full right and liberty without reference to other Owners or other persons who may be interested in any other undivided share or shares in any way whatsoever and without the necessity of making such other Owners or other person a party to the transaction to sell, assign, mortgage, lease, licence or otherwise dispose of or deal with his share or interest in the Lot and the City together with the exclusive right and privilege to hold, use, occupy and enjoy such part or parts of the City

which may be held therewith but any such sale, assignment, mortgage, licence shall be expressly subject to and with the benefit of this Deed the Sub-Deed of Mutual Covenant relating to the Village in question.

6. The right to the exclusive use occupation and enjoyment of any part of the Lot or the City shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the undivided share with which the same is held Provided Always that the provisions of this Clause shall not extend to lease or tenancy the terms of which shall not exceed 8 years not to leases granted to government or public utilities companies.

7. Every Owner shall have the full right and liberty to go pass and repass over and along and use the City Common Areas and City Common Facilities constructed or installed in the Lot and the City for all purposes connected with the proper use and enjoyment of the same Subject to the City Rules relating to such City Common Areas and City Common Facilities.

8. There is reserved unto the Registered Owner its successors and assigns the following rights and privileges :-

- (a) The Registered Owner shall have full power at all times hereafter to enter into and upon all parts of the Lot and the City with all necessary equipment plant and materials for the purposes of constructing the other phases of the City in accordance with the Master Plans or any part thereof and may for such purpose carry out all such works in under on or over the Lot and the City as it may from time to time see fit. The right of the Registered Owner to enter the Lot and the City to carry out such works shall extend equally to all necessary contractors agents workers and other persons authorised by the Registered Owner. The Registered Owner in pursuance of such work may from time to time issue in writing to the Owners instructions as to the areas or parts of the Lot and the City that the Owners their servants agents or licensees may not use while such works are being carried out. The Registered Owner shall not incur any liability to the First Purchaser or other Owners consequent upon any inconvenience, disturbance, damage or loss that may be caused by or arise from such construction works Provided that such construction works are carried out with due diligence.
- (b) The Registered Owner shall have the right without the necessity of making any Owner entitled to the exclusive use occupation and enjoyment of any Commercial Domestic or Other Unit outside the Village in question a party thereto (in this sub-clause called "other owners") to enter into a Sub-Deed of Mutual Covenant in respect of any Village or any Car Parking Spaces therein or in the City PROVIDED THAT such Sub-Deed of Mutual Covenant shall not

conflict with the provisions of this Deed or affect the rights, interests or obligations of the other owners bound by any other previous Sub-Deed of Mutual Covenant or impose on the other owners financial obligations in respect of the Village in question and PROVIDED FURTHER THAT such Sub-Deed of Mutual Covenant shall first be approved by the Registrar General (Land Officer) for and on behalf of the said Secretary.

- (c) The Registered Owner reserves the right to change the name of the City at any time and shall not be liable to any Owner or other person having an interest in the City for any damages, claims, costs or expenses resulting therefrom or in connection therewith.
- (d) The Registered Owner reserves the right to change, amend, vary, add to or alter the Master Plans existing at the date hereof without the concurrence or approval of any Owner or any of the parties hereto but nothing herein shall absolve the Registered Owner from the requirements of obtaining the prior written consent of the said Secretary pursuant to the Conditions. No such change or addition shall give to the Owners any right of action against the Registered Owner.
- (e) The Registered Owner reserves the right to build and operate in such part or parts of the City Common Areas and/or Village Common Areas for any purposes as the Registered Owner or the Manager sees fit provided that such buildings and operations shall not contravene the terms and conditions of the Conditions.
- (f) The Registered Owner shall have the right at any time by Deed Poll or in any Sub-Deed of Mutual Covenant to designate any part or parts of the lot to be part of the City Common Areas and City Common Facilities, City Retained Areas, Village Common Areas and Village Common Facilities and Village Retained Areas which are not covered by the definition of "City Common Areas", "City Retained Areas", "City Common Facilities", "Village Common Areas", "Village Common Facilities" and "Village Retained Areas" contained in Recital (1) of this Deed on such terms and conditions as the Registered Owner shall in its absolute discretion think fit Provided that in making such designation the Registered Owner shall not in any way interfere with the Owner's right to hold use occupy and enjoy the Domestic Unit or Commercial Unit which he owns.
- (g) The Registered Owner reserves the right to assign any or all of the City Common Areas and City Common Facilities, City Retained Areas, Village Common Areas and Village Common Facilities and Village Retained Areas together with the number of Undivided

to lease likewise or sell the same or to designate the same as City Common Areas or City Common Facilities or Village Common Areas or Village Common Facilities.

- (c) In the event that the Government agrees to take over the Major Roads or the Passageways or any part thereof or any of the City Common Areas and City Common Facilities the City Retained Areas or Village Common Areas and Village Common Facilities or the Village Retained Areas the Registered Owner or the Manager shall have the right to surrender the same or any part thereof to the Crown.
- (d) The Registered Owner reserves the right to operate or to grant to any person the right to operate a helicopter service on the lot and the right to fly over any part or parts of the Lot.
- (e) The Registered Owner shall at all times hereafter but subject to and with the benefit of the Conditions and this Deed and any Sub-Deed of Mutual Covenant insofar as they relate thereto have the full and unrestricted right without interference by the Owners to assign, mortgage, charge, lease, licence, franchise, part with possession of or otherwise deal with the Undivided Shares retained by the Registered Owner and to allocate and from time to time to reallocate to particular units within the City so retained such Undivided Shares and to assign, mortgage, charge, lease, licence or franchise the full and exclusive right and privilege to hold use occupy and enjoy any such units within the City.
- (f) The Registered Owner reserves the right to designate any part or parts of the City as exclusive to any particular Village or Building in any Sub-Deed of Mutual Covenant and in the event the Registered Owner shall so designate, that part or parts of the City shall be used or enjoyed only by the Owner of that Village or Building to the exclusion of all others except the Registered Owner and the Manager.

## SECTION II

### OBIGATIONS OF THE REGISTERED OWNER RELATIVE TO THE DEVELOPMENT OF THE CITY

The Registered Owner covenants with the First Purchaser and the Owners and each of them that :-

- (a) It shall with all due despatch and in accordance with the Conditions and the time limits therein set forth (or such extension or extensions of time as shall be granted by the said Secretary) proceed with and complete the development of the Lot in accordance with the Conditions;
- (b) It shall cause and ensure that the Manager shall manage the City in accordance with the Conditions;
- (c) It shall pay to the Crown the full premium reserved by the Conditions as and when it or such part or parts thereof shall become due;
- (d) It shall provide the minimum associated facilities referred to in the Conditions;
- (e) It shall pay to the Crown its due proportion of the Crown Rent in respect of such areas as shall then be undeveloped or unsold;
- (f) It shall provide or cause to be provided a ferry service between the City and Hong Kong;

and shall keep the First Owner and the Owners fully and effectively indemnified against any breach of the Conditions or any of them in regard to any of the matters aforesaid.

SECTION III

UNDIVIDED SHARES

1. The said 56,500 Undivided Shares allocated to the Residential Development shall be sub-allocated to the Residential Units of each Village (as it is completed in conformity with the Master Plans) by the Registered Owner in the Sub-Deed of Mutual Covenant governing that Village and in the event :-

- (a) there shall be insufficient number of Undivided Shares to be allocated to the Village which shall be last completed in conformity with the Master Plans, then the Registered Owner shall allocate from the Reserve Undivided Shares such number of them as shall make up the deficiency to that last Village, and
- (b) there shall be more than the actual number of Undivided Shares required for all the Residential Units in the City, then the surplus number of Undivided Shares shall be deemed to be part of the Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and the terms and conditions herein set out governing the same shall apply.

2. The said 4,850 Undivided Shares allocated to the Commercial Development shall be sub-allocated to the Commercial Units (as they are completed in conformity with the Master Plans) by the Registered Owner in the Sub-Deeds of Mutual Covenant governing the Commercial Development and in the event :-

- (a) there shall be insufficient number of Undivided Shares to be allocated to the Commercial Development, then the Registered Owner shall allocate from the Reserve Undivided Shares such number of them as shall make up the deficiency; and
- (b) there shall be more than the actual number of Undivided Shares required for the Commercial Development, then the surplus number of Undivided Shares shall be deemed to be part of the Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and the terms and conditions herein set out governing the same shall apply.

J. The said 2,150 Undivided Shares allocated to the Clubs and Recreation shall be sub-allocated to the Clubs and other Recreation Facilities by the Registered Owner in accordance with the Master Plans and in the event :-

- (a) there shall be insufficient number of Undivided Shares to be allocated to the Clubs and other Recreation Facilities, then the Registered Owner shall allocate from the Reserved Undivided Shares such number of them as shall make up the deficiency; and
- (b) there shall be more than the actual number of Undivided Shares required for the Clubs and other Recreation Facilities, then the surplus number of Undivided Shares shall be deemed to be part of the Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and the terms and conditions herein set out governing the same shall apply.

4. The said 5,000 Undivided Shares allocated to the Car Parking Spaces ( at the rate of 1 Undivided Share per Car Parking Space) shall be sub-allocated to the Villages and Other Units by the Registered Owner in accordance with the Master Plans and in the event :-

- (a) there shall be insufficient number of Undivided Shares to be allocated to the Car Parking Spaces, then the Registered Owner shall allocate from the Reserve Undivided Shares such number of them as shall make up the deficiency; and
- (b) there shall be more than the actual number of Undivided Shares required for the Car Parking Spaces, then the surplus number of Undivided Shares shall be deemed to be part of the Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and the terms and conditions herein set out governing the same shall apply.

5. The said 100,000 Undivided Shares allocated to the City Retained Areas and Village Retained Areas shall be sub-allocated to the City Retained Areas and Village Retained Areas by the Registered Owner and in the event :-

- (a) there shall be insufficient number of Undivided Shares to be allocated to the City Retained Areas and Village Retained Areas, then the Registered Owner shall allocate from the Reserve Undivided Shares such number of them as shall make up the deficiency; and
- (b) there shall be more than the actual number of Undivided Shares required for the City Retained Areas and Village Retained Areas, then the surplus number of Undivided Shares shall be deemed to be part of the Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and the terms and conditions herein set out governing the same shall apply.

6. The said 55,000 Reserved Undivided Shares shall, in addition to the allocations above mentioned (if any) be allocated by the Registered Owner to such areas, including but not limited to the Service Area and the Other Units, and in the event they shall not be allocated or sub-allocated as aforesaid or in the event there shall, after such allocation or sub-allocation, be a surplus number of Reserved Undivided Shares, then the Reserved Undivided Shares or the surplus number of Reserve Undivided Shares shall be deemed to be part of the Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and the terms and conditions set out herein governing the same shall apply to them.

7. The said 22,700 Undivided Shares allocated to the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and such number of the Reserve Undivided Shares as shall be unallocated as above provided shall be allocated by the Registered Owner to such City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities at the absolute discretion of the Registered Owner.

- (2) To put in hand and ensure the satisfactory completion of the work necessary to maintain any and every part of the City including (subject however to sub-clause (3) of this Clause) the interior of Residential and Commercial Units and other Units and City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities and City Retained Areas and Village Retained Areas so as to ensure that the same are maintained in a good, clean and safe condition at all times and for this purpose to employ reputable and competent contractors and workmen.
- (3) To ensure that all Owners or occupiers of the Residential and Commercial Units and Other Units maintain the Residential and Commercial Units and Other Units owned or occupied by them respectively in a satisfactory manner and if there be any default on the part of any such Owners or occupiers, to put in hand any necessary maintenance and to take all necessary steps to recover the cost therefor from the defaulting Owner or occupier.
- (4) To paint whitewash tile or otherwise treat as may be appropriate the exterior of all structures and the City and Village Common Areas and the City Retained Areas and Village Retained Areas at such intervals as the same may reasonably require to be done.
- (5) To replace any glass in the City and Village Common Areas and the City Retained Areas and Village Retained Areas that may be broken.
- (6) To keep all City and Village Common Areas and the City Retained Areas and Village Retained Areas well Lighted.
- (7) To keep in good order and repair the ventilation of the enclosed City and Village Common Areas and the City Retained Areas and Village Retained Areas.
- (8) To keep the City and Village Common Areas and the City Retained Areas and Village Retained Areas in a clean sanitary and tidy condition.
- (9) To prevent any decaying, noisome, noxious, excrementitious or other refuse matter from being deposited on the City or Village or any part thereof and to remove all refuse from all parts of the city and the Village and arrange for its disposal at such regular intervals and to maintain either on or off the City refuse collection facilities.
- (10) To prevent the obstruction of all City and Village Common Areas and the City Retained Areas and Village Retained Areas and to remove any article or thing causing the obstruction.
- (11) To keep all the common sewers, drains, watercourses and pipes free and clear of obstructions.

- (12) To keep all City Common Facilities and Village Common Facilities in good condition and working order.
- (13) To keep all plant, machinery and equipment including but without limiting the generality of the foregoing, all lighting equipment, heating or cooling systems, (if any) water systems, sewage, public address systems (if any), fire fighting equipments, sprinkler systems, lifts, lift shafts and escalators (if any) in good condition and working order and, in the case of lifts, in accordance with any laws and regulations applicable thereto and whenever it shall be necessary or convenient so to do at the Manager's discretion to enter into contracts with third parties for the maintenance of any such plant, machinery or equipment.
- (14) To prevent so far as is possible any refuse or other matter being deposited, washed, eroded or falling from the City or the Village into any part of the sea or other roadculverts, sewers, drains, nullahs or other Government property and to remove any such matter therefrom and to ensure that no damage is done to any drains, waterways, water-courses, footpaths, sewers, nullahs, pipes, cables, wires, utility services or other works being in under over or adjacent to the lot or any part thereof by reason of any maintenance or other works carried out by the Manager as herein provided and to make good any such damage.
- (15) To remove any structure, installation, signboard, sunshade, bracket, fitting or other things in or on the Buildings or other parts of the City or Village which have been erected in contravention of the terms of the Conditions and this Deed of Mutual Covenant and/or without the written permission of the Manager (or if such permission has been given upon the expiration or withdrawal of the same) and to demand and recover from the person by whom such structure or other thing as aforesaid was erected or installed the cost of such removal and the making good of any damages thereby caused.
- (16) To maintain fire fighting equipments and fire alarms and other fire services installations (if required by Government) and to comply with all requirements of the Fire Services Department and so far as may be possible, to maintain the City and each Village safe from fire hazards at all times.
- (17) To provide a security force, watchmen, porters, caretakers and such other staff as determined by the Manager in its absolute discretion and to provide and maintain security installations and so far as may be possible, to maintain security in the City and each Village at all times.

- (18) To manage, control and maintain within the City and the Village the parking of cars and other vehicles, the loading and unloading of goods, the flow of vehicular traffic, the car parking spaces, loading and unloading areas, bus terminals and taxi/hire car parking spaces.
- (19) To maintain and operate or contract for the maintenance and operation of the wireless and/or television aerials which serve the City or each Village.
- (20) To do all things which the Manager shall in its discretion deem necessary or desirable for the purposes of maintaining and improving all facilities and services in or on the City and each Village for the better enjoyment or use of the City and each Village by its Owners occupiers and their licensees.
- (21) To appoint solicitors with authority to accept service on behalf of all the Owners of all legal proceedings relating to the City and each Village or any part thereof and, in particular but without limiting the foregoing, in all proceedings in which the Crown or the Government of Hong Kong shall be a party and at all times within 7 days of being requested so to do by the said Director or other competent officer, to appoint a solicitor who shall undertake to accept service on behalf of all such Owners for the purpose of Order 10 Rule 1 of the Rules of the Supreme Court (or any provision amending or in substitution for the same).
- (22) To prevent any person from occupying or using otherwise than in accordance with the written permission of the Manager or the provisions of this Deed and any Sub-Deed of Mutual Covenant any of the City and Village Common Areas and the City Retained Areas and Village Retained Areas.
- (23) To take all steps necessary or expedient for complying with the Conditions and any statutory or governmental requirements concerning or relating to the City and each Village for which no Owner, tenant or occupier of the City and each Village is solely and directly responsible.
- (24) To prevent and to take action to remedy any breach by any Owner or other person of any provisions of the Conditions.
- (25) To prevent any person detrimentally altering or injuring any part of the Buildings, the City or each Village or any of the equipment, apparatus, services or facilities thereof.
- (26) To demand collect and receive all amounts payable by Owners under the provisions of this Deed of Mutual Covenant or any Sub-Deeds of Mutual Covenant.

- (27) To pay and discharge out of all monies so collected all outgoings relating to the management of the City and each Village or incurred by the Manager hereunder.
- (28) To insure and keep insured the City, each Village, the City Common Facilities and Village Common Facilities and all parts thereof including the Commercial and Residential Units and Other units against loss or damage by fire and such other risks or perils as deemed necessary by the Manager and to effect public and/or occupiers' liability insurance and workmen's compensation liability in such amounts as the Manager may think fit, such insurance to be in the name of the Manager for and on behalf of itself as Manager and the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force.
- (29) To keep proper accounts of all expenditure incurred by and of all payments made to the Manager in respect of carrying out its duties hereunder as hereinafter provided.
- (30) To represent the Owners in all matters and dealings with Government or any utility or other competent authority or any other person whomsoever in any way touching or concerning the due management of the City.
- (31) To commence, conduct, carry on and defend legal and other proceedings touching or concerning the City and each Village or the management thereof all in the name of the Manager.
- (32) To enforce the due observance and performance by the Owners or any person occupying any part of the City or Village through under or with the consent of any such Owner of the terms and conditions of this Deed of Mutual Covenant and any Sub-Deed of Mutual Covenant and the City or Village Rules made hereunder and to take action including the commencement and conduct of legal proceedings to enforce the due observance and performance thereof and/or to recover damages for any breach non-observance or non-performance thereof and the registration and enforcement of charges as hereinafter mentioned.
- (33) To make, revoke or amend City Rules and Village Rules as hereinafter provided.
- (34) To disconnect any services to any Residential or Commercial Unit and Other Unit of any Owner who defaults in payment of any amounts due under the provisions of this Deed or otherwise fails to observe and perform any of the terms and conditions herein contained upon giving 7 days notice to such Owner or occupier and to forbid the persons in occupation of such Residential or

Commercial Unit or Other Unit the use of the lifts and other services and amenities of the Village or the City until such breach has been rectified.

- (35) To post the name of any Owner in default or in breach of the terms and conditions of this Deed as aforesaid together with particulars of the default or breach on the notice boards and/or other prominent spaces within the City or the Village.
  - (36) To recruit and employ such staff as may from time to time be necessary to enable the Manager to comply with its duties hereunder on such terms as the Manager shall in its absolute discretion decide and to provide accommodation, uniforms, working clothes, tools, appliances, cleaning and other materials and all equipment necessary therefor.
  - (37) To deal with all enquiries, complaints, reports and correspondence relating to the City or the Village.
  - (38) To provide and maintain in respect of the City or the Village promotions, advertising, public relations and general publicity as deemed necessary by the Manager.
  - (39) To grant franchises, leases, tenancy agreements and licences to other persons to use such of the City and Village Common Areas and/or city and Village Common Facilities and on such terms and conditions as the Manager shall in its absolute discretion think fit PROVIDED THAT all income arising therefrom shall be a part of the Management Funds.
  - (40) To do all such other things as are reasonably incidental to the management of the City in accordance with the Conditions or for the common benefit of the Owners.
2. The Manager shall have power from time to time :-
- (a) to make, revoke and amend City Rules :-
    - (i) regulating the use occupation, maintenance and environmental control of the City and any of Buildings, structures, facilities, services or amenities thereof and the conduct of person occupying using or visiting the same, and
    - (ii) regarding any matter or thing which the Manager is empowered to do pursuant to these presents; and
  - (b) to make, revoke and amend Village Rules regulating the use, operation and maintenance of any Village and any services facilities or amenities thereof and the conduct of persons occupying, using or visiting the same;

and such City Rules shall be binding on all of the Owners of the City and their tenants, licensees, servants or agents and such Village Rules shall be

- (c) to ban Vehicles or any particular category of Vehicles from the Lot or any particular parts of the Passageways either generally or during certain hours of the day or night,
- (d) to designate any part of the City Common Areas or Passageways for the parking of Vehicles or particular classes of Vehicles,
- (e) to control the parking of Vehicles,
- (f) to impose such parking fees for the parking of Vehicles on any designated areas as may be prescribed by the City Rules,
- (g) to remove any Vehicle parked anywhere on the City Common Areas or the Major Roads or Passageways not so designated or which shall cause an obstruction or who has defaulted in paying parking fees and any damage caused to such Vehicles during or as a consequence of such removal shall be the sole responsibility of the owner thereof,
- (h) to impose charges for any such removal and recover such penalties on default in payment of parking fees and to exercise a lien on the Vehicle concerned for such charges penalties and parking fees,
- (i) to designate any Passageways to be one way streets, to erect traffic signs similar to those in use in Hong Kong at present and to lay down zebra crossings, speed limits and the like,
- (j) to revoke any licence granted for cause and cause shall be liberally construed as including non-payment of charges, penalties and parking fees or failure to obey traffic signs or repeated breaches of the City Rules relative to the control of Vehicles.

7. The Manager shall have the right to require the owner of the Vehicle concerned to remove any Vehicle brought onto the Lot without its prior licence or the licence in respect of which has expired or been revoked and in default of compliance to obtain a Court Order for removal from the Lot of the Vehicle concerned.

8. The Manager shall have the right to permit the use of bus bays and terminals taxi ranks and other portions of the Passageways and piers on such terms and conditions as the Manager shall in its absolute discretion think fit.

9. (a) The Manager shall have the right to charge the Owners for the use of fresh and sea water supplied at such rates as are from time to time determined by the Manager in its absolute discretion Provided such charges shall be part of the Management Funds.

(b) The Manager shall have power from time to time to make rules and regulations governing the supply and use of fresh and salt water to all Buildings on the Lot, the payment and recovery of charges for installation, disconnection, reconnection and readings of meter, damage to meters and default interest to a like extent as are from time to time made by Government.

(c) The Manager shall have the right with or without workmen to enter upon any part of the Lot or any of the Buildings necessary for the purpose of replacing repairing and maintaining any of the salt or fresh water mains and pipes serving any part of the Lot whether or not the same belong exclusively to any one Unit and to charge the owner the costs of repairs and/or replacement.

(d) The Manager shall have the right with or without workmen to enter into any Residential or Commercial Unit or Other Unit for the purpose of inspecting the toilet and to replace or repair any part or parts of a toilet which shall leak and to charge the owner thereof the costs of repairs and/or replacement.

#### C. Manager's Remuneration

1. The Manager's Remuneration being the monthly remuneration of the Manager shall be such an amount as shall in the discretion of the Manager be deemed reasonable Provided that it shall not exceed 5% of the total expenditure for the total management costs of the City and the Village and the Car Parking Spaces which amount shall be subject to increase upon the Manager giving to such Owners not less than two months previous notice in writing in that behalf Provided that increases shall be no more than twenty per cent (20%) of the remuneration payable immediately before the increase takes effect and Provided that no increase shall take effect until at least six months have elapsed since any previous increase.

2. The Manager's Remuneration as aforesaid shall not be subject to any requirement by the Manager to disburse or provide from such money any staff, facilities, accountancy services, or other professional supervision the cost for which shall be a direct charge upon the Management Funds.

3. The Manager's Remuneration shall be paid by the Owners in advance on the first day of each month.

#### D. Management Expenses

1. For the purpose of fixing the contributions payable by the Owners of the City and each Village, the Manager shall prepare :-

(a) an annual budget showing the estimated expenditure in respect of each Village other than the car parks therein;

(b) an annual budget showing the net estimated expenditure in respect of the City other than the car parks therein;

after taking into account estimated receipts towards the Management Funds other than in regard to car parks therein as provided by these presents.

2. The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Village and the City whether the Manager be obliged hereunder to incur such expenditure or not and including but without limiting the generality of the foregoing the following items :-

- (a) Crown Rent and all sums payable under the conditions.
- (b) The cost of carrying out all or any of the duties of the Manager set out in Section IV Sub-Section B Clause 1 of this Deed of Mutual Covenant.
- (c) The cost of carrying out all or any of the duties of the Manager set out in the Sub-Deeds of Mutual Covenants governing the Village.
- (d) The cost of purchasing or hiring all necessary plant equipment and machinery including road vehicles.
- (e) The cost of employing staff to administer the management of the City and the Village.
- (f) Any rent or other sum payable for the use of any buildings or other parts of the City and/or Village for management or administrative offices or for accommodation for any staff employed by it in connection with the management of the City and the Village.
- (g) All reasonable professional fees and costs incurred by the Manager including
- (i) Fees and costs of surveyors, rating surveyors, valuers, architects, engineers and other employed in connection with the management, maintenance and improvement of the City and the Village.
  - (ii) Solicitors and other legal fees and costs.
  - (iii) Fees and costs of any accountants, auditors and/or any other consultants employed in connection with the Accounts or the Manager's Statements as hereinafter referred to.
- (h) All water, gas, electricity, telephone and other service charge except where the same is separately metered to individual Residential or Commercial Units.
- (i) The cost of all fuel and oil incurred in connection with the operation of the plant, equipment, machinery and vehicles provided by the Manager for the benefit of the City or the Village or any part thereof.
- (j) The cost of providing and operating emergency generators and the cost of providing emergency lighting of the City and the Village.
- (k) The cost of effecting insurance in respect of or in connection with the management of the City and the Village.
- (l) All charges, assessments, impositions and other outgoings payable by the Owners in respect of all parts of the City Common Areas and Village Common Areas.
- (m) The cost of postage, stationery and other sundry items incurred by the Manager in connection with the management of the City and the Village.

- (ii) the cost of maintaining in good order and repair
  - (i) the fresh water reservoirs on the Lot in accordance with the Master Plans,
  - (ii) the dam on the Lot in accordance with the Master Plans,
  - (iii) the tunnel on the Lot in accordance with the Master Plans,
  - (iv) the works and pumping stations necessary for the treatment and supply of fresh water to the Buildings on the Lot.
  - (v) the works and pumping stations necessary for the treatment and supply of salt water for flushing purposes to the Buildings on the Lot.
  - (vi) sewage treatment plant and pumping stations.
  - (vii) all pipes, cables and any other facilities related to the provisions of services within the Lot.
- (o) The creation of a Reserve Fund adequate for replacement of capital items and extraordinary expenses not already provided for herein.
- (p) Any other expenditures which are in the absolute discretion of the Manager necessary for the good estate management of the City Common Areas and City Common Facilities and Village Common Areas and Village Common Facilities.

3. Where any expenditure relates principally to the City Common Areas or City Common Facilities providing service to the City or any part or parts thereof (and whether it so relates shall be exclusively decided by the Manager) the expenditure shall form part of the Management Expenses of the City and be borne by the Owners accordingly.

4. Where any expenditure relates principally to the Village Common Areas or the Village Common Facilities providing service to a Village or any part or parts thereof (and whether it so relates shall be exclusively decided by the Manager) the expenditure shall form part of the expenditure of that Village and shall be borne by the Owners of Residential Units and Commercial Units in that Village.

5. The Manager shall have the sole right to decide and allocate the expenditure mentioned in Clause 2 of this Section D as between Management Expenses of the City and Management Expenses of the Village and provided such decision and allocation is made in good faith the same shall be binding save for manifest error on the Owners.

6. The Manager shall also prepare an annual budget showing the estimated budget in respect of the car parking spaces (where applicable and the Manager's decision to prepare such budget in respect of any car parking spaces shall be final) which shall include but not limited to lighting, cleaning, repairing and security for the same and shall take into account such

revenues from such car parking spaces as are received by the Manager as part of the Funds. The Owner of a car parking space shall contribute a due proportion towards the management expenses in respect of the car parking spaces where a budget has been prepared as aforesaid, which due proportion shall be in proportion to the total number of car parking spaces covered by such budget.

7. (a) Management Units will be allocated to all Residential and Commercial Units according to the GBA of each such unit as soon as the same is completed and developed.

(b) Management Units will also be allocated to the Clubs according to the GBA of each club house building as soon as it is completed and developed (excluding the grounds connected to the Clubs) and in the event the Club house buildings shall be extended or reduced, the number of Management Units allocated as aforesaid shall similarly be increased or reduced.

(c) So long as any part or parts of the City is or are undeveloped for any reason whatsoever, that part or parts of the City shall not be allocated any Management Units until the same is completed and developed.

8. (a) 10 Management Units will be allocated to the school upon its completion.

(b) Without prejudice to Clause 10 hereof, no Management Units will be allocated to structures on the Service Area.

9. The management expenses of the City shall be allocated to each Village in the ratio produced when the sum of the Management Units allocated to each Village is divided by the sum of the Management Units of all the Villages or parts thereof for which an occupation permit has been issued in the financial year in question or any part thereof.

10. The Manager shall collect from licensees, tenants and other occupiers of land and buildings within the lot not otherwise required to pay management expenses under this Deed or the Sub-Deeds such sum or sums as the Manager shall in his absolute discretion determine and such sum or sums collected shall form part of the Management Funds.

11. The Owner of a Residential Unit or Commercial Unit or Other Unit shall in addition contribute towards the Management Expenses of the Village of which his particular Residential Unit or Commercial Unit or Other Unit forms part in accordance with the terms and conditions laid down in the Sub-Deed of Mutual Covenant governing that Village.

12. Notwithstanding anything to the contrary contained in these presents where any expenditure relates solely to or is solely for the benefit of any Residential Unit or any Commercial Unit or any Other Unit and no Owner of any other Residential Unit or Commercial Unit or Other Unit would receive any material benefit therefrom the full amount of such expenditure shall be paid by the Owner of that Residential Unit or Commercial Unit or Other Unit

- (b) that on the first day of the month immediately following the close of any financial year and before the Manager's budgets for the then current financial year shall have been prepared there shall be paid on account of the Advance Payment for that month an amount equal to the Advance Payment payable for the last month of the preceding financial year by that Owner; and
- (c) that there shall be added to or deducted from the Advance Payment payable on the first day of the second month immediately following the close of any financial year :-
- (i) that the difference, if any, between the amount of the Advance Payment payable in respect of the first month of that financial year by that Owner and the amount paid on account as provided in sub-clause (b) above, and
  - (ii) that the difference, if any, between (1) the total Management Expenses and Manager's Remuneration payable in respect of the preceding financial year plus an amount determined by the Manager to be payable by that Owner pursuant to Clause 7 of this Section D and (2) the total Advance Payments made by that Owner in respect of the preceding financial year.

if after making the adjustments as aforesaid there is a balance due by the Owner to the Manager, the same shall be carried forward and paid with the next Advance Payment payable by that Owner.

#### E. Security for and Recovery of Moneys Due to the Manager

1. Each Owner shall deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under this Deed of Mutual Covenant and any Sub-Deed of Mutual Covenant a sum equal to 3/12th of the total budgeted Management Expenses of the City and the Village and where applicable the car park management expenses and Manager's Remuneration for the Property of which he is the Owner.
2. If any Owner shall fail to pay any amount payable hereunder or under any Sub-Deed of Mutual Covenant within 30 days of the date on which the demand is made as aforesaid he shall further pay to the Manager :-
  - (1) Interest calculated at the rate of \$1.50 for each \$100 or part thereof remaining unpaid for each period of 30 days or part thereof for which it remains unpaid.
  - (2) Such collection charge as the Manager shall decide to cover the cost (other than legal costs of proceedings as hereinafter mentioned) of the extra work occasioned by the default.

3. All amounts which become payable by any Owner in accordance with the provisions of this Deed of Mutual Covenant or the Sub-Deed of Mutual Covenant together with interest thereon as aforesaid and the said collection charge and all damage claimed for breach of any of the provisions of this Deed of Mutual Covenant and the Sub-Deed of Mutual Covenant and all other expenses incurred in or in connection with recovering or attempting to recover the same shall be recoverable by civil action at the suit of the Manager (and the claim in any such action may include a claim for the solicitor and own client costs of the Manager in such action and the defaulting Owner shall in addition to the amount claimed in such action be liable for such costs). In any such action the Manager shall conclusively be deemed to be acting as the agent or agents for and on behalf of the Owners as a whole and no Owner sued under the provisions of this Deed of Mutual Covenant or the Sub-Deed of Mutual Covenant shall raise or be entitled to raise any defence of want of authority or take objection to the right of the Manager as plaintiff to sue or to recover such amounts as may be found to be due.

4. In the event of any Owner failing to pay any sum due and payable by him in accordance with the provisions of this Deed of Mutual Covenant or the Sub-Deed of Mutual Covenant or failing to pay any damages awarded by any court for breach of any of the terms or conditions of this Deed of Mutual Covenant or the Sub-Deed of Mutual Covenant within 30 days of the date on which the same became payable, the amount thereof together with interest as aforesaid and the said collection charge and all costs and expenses which may be incurred in recovering or attempting to recover the same including the legal expenses referred to in Clause 3 of this Sub-Section and in registering the charge hereinafter referred to, shall stand charged on the Undivided Shares of the defaulting Owner and the Manager shall be entitled without prejudice to any other remedy hereunder to register a Memorial of such charge in the said District Land Office against the Undivided Shares of the defaulting Owner and the Residential Unit or Commercial Unit or Other Unit held therewith. Such charge shall remain valid and enforceable as hereinafter mentioned notwithstanding that judgement has been obtained for the amount thereof unless and until such judgement has been satisfied.

5. Any charge registered in accordance with the last preceding paragraph shall be enforceable as an equitable charge by action at the suit of the Manager for an Order for sale of the Undivided Shares of the defaulting owner together with the right to the exclusive use, occupation and enjoyment of the Residential Unit Commercial Unit or Other Unit held therewith and the provisions of Clause 3 of this Sub-Section shall apply equally to any such action. Any such equitable charge shall rank in priority to any legal or equitable charge given or made by the Owner in respect of such Undivided Shares and the Residential Unit Commercial Unit or Other Unit held therewith

notwithstanding that such other charge shall have been created and registered prior to such equitable charge.

6. The Manager shall further have power to commence proceedings for the purpose of enforcing the observance and performance by any Owner and any person occupying any Residential Unit or Commercial Unit or Other Unit through or with the consent of any such Owner of the covenants, conditions and provisions of this Deed and any Sub-Deed of Mutual Covenant binding on such owner and of the City Rules and Village Rules made hereunder or thereunder and of recovering damages for the breach non-observance or non-performance thereof. The provisions of Clause 3 of this Sub-Section shall apply to all such proceedings.

7. The Manager shall have all the powers of a Corporation Incorporated under the Multi-storey Buildings (Owners Incorporation) Ordinance insofar as it may lawfully exercise such powers.

F. Application of Monies Received by the Manager.

1. Subject to SECTION V hereof all insurance moneys, compensation received or damages recovered by the Manager in respect of any damage or loss suffered in respect of any part of the City shall be expended by the Manager in the repair, rebuilding or reinstatement of that part of the City.

2. Where any insurance moneys, compensation, damages, costs and expenses or refunds are received or recovered (as the case may be) by the Manager in respect of any matter or thing for which any claim has been made against the Owners or any of them as provided in Sub-Section E of SECTION IV hereof the same shall, after deduction of any costs or expenses incurred by the Manager in recovering the same, be credited to the accounts of those Owners against which a claim has been made in the same proportion as such claim.

3. All moneys paid to the Manager by way of interest and collection charges shall be applied towards the Management Expenses of the City in such manner as the Manager may from time to time decide.

G. Owner's Interest in Management Funds

Any person ceasing to be the Owner of any Undivided Shares in the Lot and the City shall in respect of the Undivided Shares of which he ceases to be the Owner thereupon cease to have any interest in the funds held by the Manager including the deposit paid under Clause 1 of Sub-Section E of this Section or in any Undivided Shares assigned to the Manager under Clause 8(g) of Section I to the intent that all such Undivided Shares or funds shall be held and applied for the management of the City irrespective of changes in ownership of the Undivided Shares in the Lot and the City PROVIDED that any such deposit may be transferred into the name of the new Owner of such

Undivided Shares AND PROVIDED further that upon the Lot reverting to the Crown and no renewal of the Crown Lease or further Crown Lease being obtainable or upon the rights and obligations hereunder being extinguished as provided in SECTION V hereof any balance of the said funds or in the case of extinguishment of rights and obligations as aforesaid an appropriate part of the said funds shall be divided proportionately between the Owners of the Undivided Shares immediately prior to such reversion or in the case of extinguishment of rights and obligations as aforesaid between the Owners whose rights and obligations are extinguished.

#### H. Management Records and Accounts

1. The financial year for the purpose of management of any particular Village shall commence on the day on which the Occupation Permit of the first completed Residential Unit or Commercial Unit or Other Unit in that particular Village is issued and shall terminate on the 31st day of December of the following year but thereafter the financial year shall commence on the 1st day of January and shall terminate on the 31st day of December of that year. Provided Always that the Manager shall have the right to change the financial year at any time upon giving notice in writing to the Owners.
2. All monies collected by the Manager in the exercise of its powers and duties hereunder (save and except sufficient petty cash for day to day requirements) shall be paid into a separate bank account or accounts in the name of the Manager.
3. The Manager shall keep true and proper accounts of all monies received in the exercise of its power and duties hereunder and all expenditure thereof.
4. Within 21 days of the end of each quarter the Manager shall prepare a detailed summary of all accounts.
5. Within 180 days after the close of each financial year the Manager shall prepare annual accounts in respect of the preceding financial year which accounts will comprise a set of accounts for the entire management of the City and a set of accounts for the management of each Village which accounts will be certified by the Auditors appointed under Clause 6 below as providing an accurate summary of all items of income and expenditure during that preceding financial year.
6. The Manager shall appoint a firm of certified public accountants to audit the accounts and records of the Manager and to certify the annual accounts as hereinbefore provided. The Manager may revoke the appointment of such firm and appoint another firm in its place at any time as it may deem necessary.
7. (a) Within 42 days after the close of each financial year the Manager shall prepare budgets for the then current financial year which budgets shall

include all sums which in the opinion of the Manager will be necessary to meet the Management Expenses for the then current financial year and shall include an amount for contingencies.

(b) The first budgets shall be prepared by the Manager prior to the date of issue of the first Occupation Permit for the City and the Village and will be for the period from the date of issue of the first Occupation Permit as aforesaid until the 31st of December of the following year.

(c) In the event that the Manager is of the opinion that any of the budgeted sums for the then current financial year are insufficient to cover all expenditure which falls to be included in that budget it may prepare a revised budget or budgets.

8. The Manager shall upon request and upon payment of a reasonable charge for copying the same send to each Owner a copy of such of the annual accounts, annual budgets, revised budgets or monthly accounts at any time after the same shall have been prepared as herein provided.

9. The Manager shall upon reasonable notice permit the City and Village Owners' Committees referred to in Recital (1) (a) hereof to inspect any of the accounts prepared pursuant to Clause 7 of this Sub-Section H.

#### I. Manager's Statement

1. Within 180 days after the close of each financial year the Manager shall prepare and send to each Owner a Manager's Statement which statement shall set out the following :-

- (a) the total amount of the Manager's Remuneration payable by that Owner in respect of the preceding financial year;
- (b) The total amount of City Management Expenses payable by that owner in respect of the preceding financial year;
- (c) The total amount of Village Management Expenses payable by that Owner in respect of the preceding financial year;
- (d) The total amount of Car Parks management expenses (if any) payable by that Owner in respect of the preceding financial year;
- (e) The total amount of interest or recovery costs or any other amounts which are herein provided payable by that Owner in respect of the preceding financial year;
- (f) The total amount paid by that Owner during the preceding financial year;
- (g) The balance found to be payable or over paid as the case may be from the foregoing amounts in respect of the preceding financial year;
- (h) The total amount of City Management Expenses budgeted to be payable by that Owner in respect of the then current financial year;

SECTION V

EXTINGUISHMENT OF RIGHTS UNDER THIS DEED

1. In the event of any Building in the City being so damaged by fire, typhoon, earthquake, subsidence or other cause so as to render the same substantially unfit for habitation, the Manager shall convene a meeting of the Owners of the Residential Units and/or Commercial Units in that Building and such meeting may resolve by a 75% majority of the Owners present and voting that by reason of insufficiency of insurance monies, changes in building law and/or regulations or any other circumstances whatsoever, it is not practicable to reinstate and rebuild such Building then in such event the Undivided Shares in the Lot and the City representing the Residential Units and/or Commercial Units in such Building shall be acquired by the Manager and the Owners of such Undivided Shares shall in such event be obliged to assign the same and all rights and appurtenances thereto to the Manager upon trust to forthwith dispose of the same by public auction and to distribute the net proceeds of sale amongst the Owners of such Undivided Shares in proportion to the respective Undivided Shares previously held by such former Owners. All insurance moneys received in respect of any policy of insurance on such Building shall likewise be distributed amongst such former Owners. In such event all the rights privileges obligations and covenants of such former Owners under this Deed of Mutual Covenant or any Sub-Deed of Mutual Covenant shall be extinguished so far as the same relate to such former Owners of that Building.

2. The following provisions shall apply to a meeting convened by the Manager as provided in Clause 1 of this SECTION V.

- (a) a meeting shall not proceed unless a quorum is present. A quorum shall consist of Owners of Residential Units and/or Commercial Units in that Building in whom not less than 50% of the Undivided Shares allocated to that Building are vested. If within half an hour from the time appointed for the meeting a quorum be not present the meeting shall stand adjourned to the same time and day in the next week and at the same place and if at such adjourned meeting a quorum be not present the Owner present shall be deemed to be a quorum,
- (b) the Manager shall preside at such meeting,

- (c) a resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded by at least one Owner entitled to be present and present at the meeting. A poll if demanded shall be taken at such time and in such manner as the Manager shall direct,
- (d) on a show of hands every Owner entitled to be present and present at the meeting shall have one vote. In case of a poll every Owner of a Residential Unit or Commercial Unit in that Building shall have one vote for every Undivided Share held by him.

SECTION VI

MAJOR REPAIRS TO CITY COMMON AREAS AND FACILITIES

1. Where any of the City Common Areas and/or City Common Facilities has been extensively damaged or where the Inspection Report mentioned in Clause 1 (1) of Sub-Section B of SECTION IV of this Deed of Mutual Covenant discloses that certain major repairs to the City Common Areas and City Common Facilities are necessary, the Manager shall immediately after having notice thereof put in hand and ensure the satisfactory completion of the works necessary to restore the damaged part or parts to a safe condition.
2. The Manager shall pay for the works initially out of the Management Funds and to recover the same from the insurance company.
3. If the sums recovered from the insurance company are insufficient, the Manager shall recover the deficit from the Owners as part of the Management Expenses in accordance with the provisions of this Deed.
4. If the sums in the Management Funds are insufficient to pay for the works, the Manager shall be entitled to borrow such sum or sums as are necessary on the security of the City Common areas and City Common Facilities City Retained Areas and Village Retained Areas excluding the areas and facilities specified in the Conditions as "Reserved Portion" and "Minimum Facilities" and to repay the loan and to pay interest thereon out of the Management Expenses.
5. If the Manager shall be unable to raise a loan to pay for the works, then the Manager shall be entitled to raise the sum necessary from the Owners in manner set out in SECTION VII of this Deed.
6. Nothing herein stated shall prevent the Manager from instituting legal proceedings against the person responsible for the damage.

SECTION VII

CITY OWNERS' COMMITTEE

1. There may be established a City Owner's Committee (hereinafter referred to as "the Committee") which shall hold its meetings not less than four times a year (though a lesser number of meetings shall be permissible for the year in which the initial Occupation Permit is granted).
2. The Members of the Committee shall consist of
  - (a) The Chairman or in his absence the Vice-Chairman of each Village Owner's Committee.
  - (b) One representative of the Hotel appointed from time to time in writing by the Hotel.
  - (c) One representative of the School appointed from time to time in writing by the School.
  - (d) One representative of the Clubs appointed from time to time by the Clubs.
  - (e) Two representatives of the Manager appointed from time to time in writing by the Manager.
  - (f) Two representatives of the Registered Owner appointed from time to time in writing by the Registered Owner.
3. The Committee shall also meet whenever requested by the Manager.
4. The meetings of the Committee shall be convened by the Manager by at least 7 days' notice in writing specifying the time and place of the Meetings and the subjects to be discussed.
5. One fifth of the total number of the Committee may request the Manager to convene a Meeting at any time.
6. No business shall be transacted at any time unless a quorum is present when the Meeting proceeds to business and not less than one fifth of the total number of the committee shall be a quorum.
7. The members of the Committee present at the First Meeting of the Committee shall choose one of their number to be the Chairman and he shall be Chairman until the next Annual General Meeting. Thereafter the Chairman shall be chosen by the members of the Committee as aforesaid at the first meeting of the Committee held in any calendar year. In the absence of the Chairman, the members of the Committee present at any meeting duly convened shall choose one of their number to be the Chairman of that Meeting.
8. The Manager shall send a secretary to the Meeting who shall cause a record of the persons present at the Meeting and the proceedings thereof to be kept.
9. All resolutions passed at such Meetings shall be binding on all the Owners but such resolutions are not binding on the Manager.

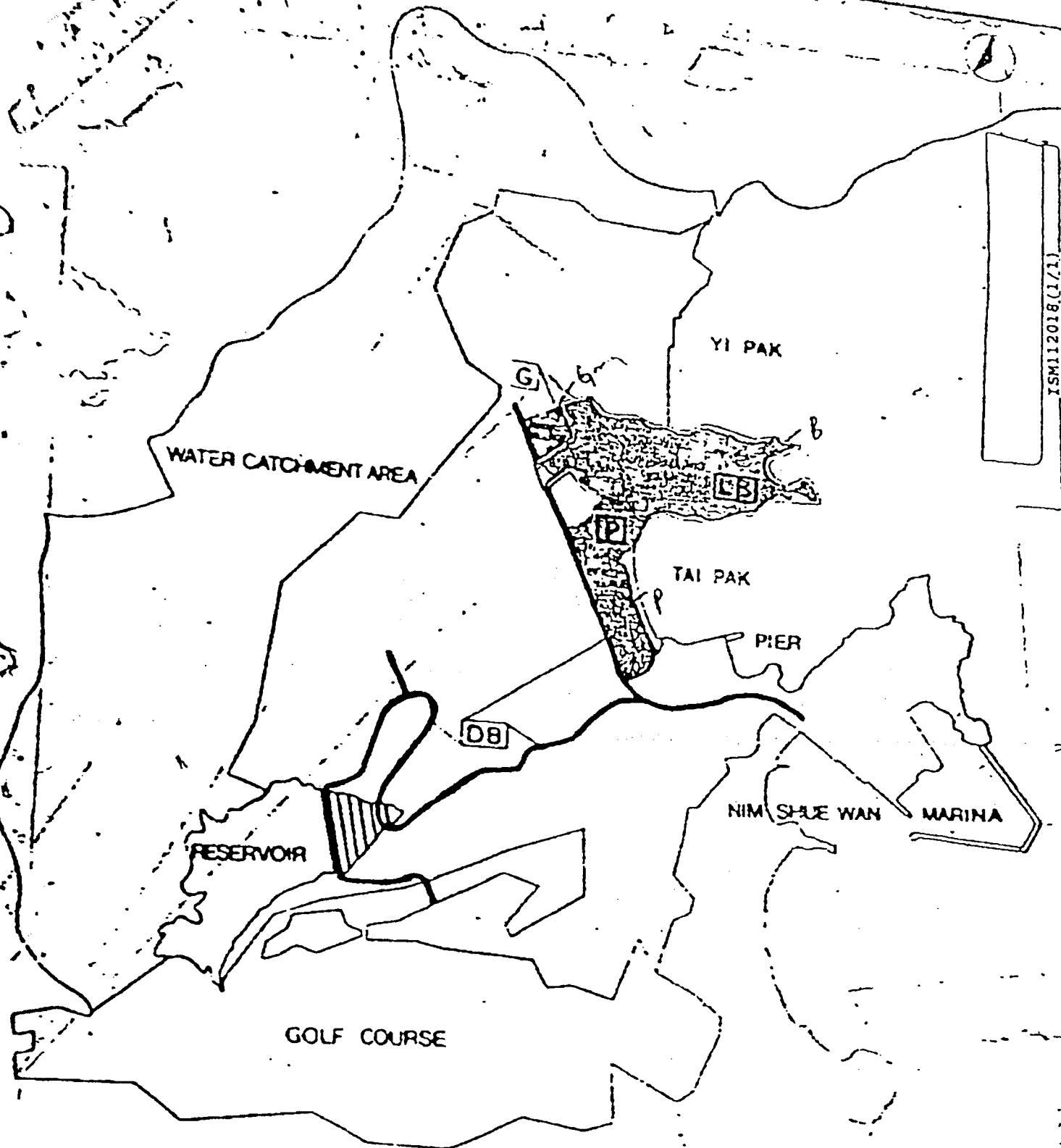
10. A resolution put to the vote of the Meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded by at least two members of the Committee entitled to be present and present at the Meeting. A poll, if demanded, shall be taken at such time and in such manner as the Manager shall direct.
11. On a show of hands every member of the Committee present at the Meeting shall have one vote. In case of a poll every member of the Committee shall have one vote for every Undivided Share representing Residential Units and Commercial Units and Other Units in the Village which he represents on the Committee and the representative of the school shall have one vote for every Undivided Share representing the School and the representative of the Clubs shall have one vote for every Undivided Share representing the Clubs and the representatives of the Manager and the Registered Owner shall collectively have one vote for every Undivided Share held by the Manager and/or the Registered Owner.
12. In the case of an equality of votes the Chairman shall have a second or casting vote.
13. The function of the Committee shall be limited to representing the Owners of the City in all dealings with the Manager, to make suggestions for the amendment, deletion or addition to the City Rules and undertaking such other duties as the Manager may delegate to the Committee.
14. The Committee and the members thereof shall not be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance or in purported pursuance of the provisions of this Deed or any Sub-Deed of Mutual Covenant not being an act or omission involving criminal liability or dishonesty or wilful negligence by or on the part of any or all of the Committee and the Owners shall fully and effectually indemnify the Committee from and against all actions, proceedings, claims and demands whatsoever arising directly or indirectly out of or in connection with any act, deed, matter or thing done or omitted as aforesaid and all costs and expenses in connection therewith and not involving criminal liability, dishonesty or wilful negligence on the part of the Committee or the members thereof.
15. No remuneration shall be payable to the Committee or any member thereof but such members shall be entitled to be reimbursed for all out-of-pocket expenses necessarily incurred in carrying out their duties.
16. A member of the Committee shall hold office until :-
- (a) He ceases to be the Chairman of the Village Owners' Committee which he represents or the representative of the School or the representative of the Clubs or the representative of the Hotel or representatives of the Manager or the Registered Owner by whom he

SECTION VIII

MISCELLANEOUS

1. No person shall after ceasing to be an Owner of any Undivided Shares be liable for any debts, liabilities or obligations under the covenants, terms and conditions of this Deed of Mutual Covenant and any Sub-Deed of Mutual Covenant in respect of such Undivided Shares and/or the part of the City held therewith save and except in respect of any breach non-observance or non-performance by such person of any such covenant or term or condition prior to his ceasing to be the Owner thereof.
2. Each Owner shall upon written request of the Manager notify the name and address of the person authorised by him to accept service of process.
3. All notices or demands required to be served hereunder shall be sufficiently served if addressed to the party intended to receive the same and sent by pre-paid post to or left at the last address (if any) of such Owner notified to the Manager or if a copy is also left at or sent to the Residential or Commercial Unit or Other Unit of which the party to be served is the Owner notwithstanding that such party is not personally occupying the same. Provided However that where notices are to be given to an Owner who is a mortgagee such notice shall be served on the mortgagee if a company at its registered office or last known place of business in Hong Kong and if an individual at its last known residence. All notices required to be given to the Manager shall be properly served if sent to the registered office of the Manager or left at the Manager's office in the City.
4. In consideration of the Mortgagee having entered into these presents in its capacity as the Mortgagee of Undivided Shares of and in the Lot and the City, the Registered Owner shall fully observe and perform all the covenants herein contained to be observed and performed by the Registered Owner and the Mortgagee while the Registered Owner retains any share or interest in any part of the said Lot and the said City under the said Mortgages and Further Charges and shall also duly pay all sums of money payable under the said Mortgages and Further Charges to the Mortgagee and shall further keep the Mortgagee indemnified against the non-observance and non-performance of the said covenants and non-payment of the said sums of money or any of them.

ISM112018(1/1)



- P - PINK
- G - GREEN
- DB - DARK BLUE
- LB - LIGHT BLUE

IS 112018

*Signature*

FOR IDENTIFICATION PURPOSES ONLY

CITY SITE PLAN FOR  
PRINCIPAL DEED OF MUTUAL COVENANT FOR  
DISCOVERY BAY CITY, P.P. OF LOT 385 IN D.D. 352 & EXTENSION(S)

LONG HANG & PARTNERS  
 ARCHITECTS & PLANNERS  
 11/F, 110, QUEEN'S ROAD EAST, HONG KONG

5. Further in the event of the Mortgagee entering into possession of those part of the City which may still be subject from time to time to the said Mortgages and Further Charges or exercising its power of sale thereunder the Mortgagee or its assignee pursuant to any such sale shall be entitled to exercise the rights given to the Registered Owner pursuant to this Deed of Mutual Covenant but shall not be subject to any of the obligations imposed on the Registered Owner by the provisions of Section II of this Deed of Mutual Covenant.

6. AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED by the parties hereto that notwithstanding anything hereinbefore contained the covenants and obligations in these presents contained shall not bind the Mortgagee until the Mortgagee becomes the absolute owner of the premises described and set out in Clause 1 (a) of SECTION I hereof or until the Mortgagee exercises the power of sale and/or other powers conferred on it by the said Mortgages and Further Charge and similarly no liability for any payments under this Deed or any Sub-Deed of Mutual Covenant shall be upon the Mortgagee in respect of any sum accrued prior to the execution of the aforesaid powers.

IN WITNESS whereof the Registered Owner and the Manager have caused their respective Common Seals to be hereunto affixed and the duly appointed attorney of the Mortgagee and the First Purchaser have hereunto set their hands and seals the day and year first above written.

[Redacted]

Cc: pspl@devb.gov.hk [Redacted] to: wlchan@pland.gov.hk

From: "Amy Yung" [Redacted]  
To: "William Chan" <wlchan@pland.gov.hk>,  
Cc: "Michael Wong" <pspl@devb.gov.hk>

History: This message has been replied to and forwarded.

Mr. CHAN Wai Lam, William  
Town Planner, Ordinance Review  
Secretary for the Town Planning Board  
5/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

Dear Mr. Chan,

I refer to the attached letter to your Mr. Michael Wong on 21 March and your fax I received today.

Given the urgency of the matter and your belated reply, I am very disappointed at the performance of the Town Planning Board (TPB). There are clear and solid evidences from the Deed of Mutual Covenant and the Land Registry showing that the registered owner, Hong Kong Resort Company Limited (HKR), is not the sole current owner as stated in Form No. S12A and filed with the applications. The small owners and the Government (Owner of the Discovery Bay Community Centre) jointly hold the undivided shares with HKR of the Lot.

HKR's failure to obtain the consent of all owners or notify them the applications prior the submission of the application papers to TPB is a blatant breach of the Town Planning Ordinance, Section 12A, Clause 3(a). The applications should be withdrawn until such time as HKR has sought the consent of or notified in writing to all co-owners of undivided shares in the Lot.

Further, the consultations were sent out by the Planning Department on Friday, 18 March 2016 with a deadline for submission of objections on 8 April 2016, covering a consultation period with 2 long weekends where a lot of owners are out of town. I have reasonable grounds to believe that the timing for consultation was deliberate, rendering undesirable disadvantages to the small owners. I won't rule out the possibility of improper coordination between some staff members of the TPB and the applicant. I now reserve the right to take legal actions against the TPB including but not limiting to judicial review. I will also expose to the public the maladministration, or possible corruption, of the TPB.

Regards,

Amy Yung

Islands District Council Member - Discovery Bay  
21st Floor, Fortune House  
61 Connaught Road Central  
Hong Kong  
Direct Line: 2541 5190

Telephone: 2541 5166  
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E-mail: awsyung@netvigator.com



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7 April 2016

Mr. CHAN Wai Lam, William  
Town Planner, Ordinance Review  
Secretary for the Town Planning Board  
5/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong  
(By email and by hand)

Dear Mr. Chan,

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

I refer to your interim response dated 6 April, 2016. Given that the deadline for submissions in respect of the two applications is 8 April, 2016, and given the trauma that these applications are causing to the co-owners of the Discovery Bay Lot, I am disappointed that the Town Planning Board does not have a better vetting process or more efficient procedures in place to determine whether an applicant who claims to be a sole current land owner is indeed a sole current land owner.

I attach for your information the relevant extracts from two different sub-deeds of mutual covenant ("sub-DMC") for Discovery Bay showing beyond doubt that the assigns of Hong Kong Resort Company Limited ("HKR") are co-owners of undivided shares in the land at Discovery Bay. The first extract covers Parkvale Village, while the second covers Hillgrove Village. As may be seen plainly from these sub-DMCs, the assigns own undivided shares in the Lot (i.e., the "land") and in the buildings in the Village in which their property resides.

Under the Discovery Bay Principal Deed of Mutual Covenant ("PDMC"), the "Owners" is defined as:

*The Registered Owner, the First Purchaser any person who may hereafter become the registered owner or mortgagee of any undivided shares in the Lot and the City including joint tenants or tenants in common and its or his or their executors, successors and assigns and references to the Owner or Owners or Owners for the time being where undivided shares in the Lot and the City entitle him or them to the exclusive right to use occupy and enjoy that part of the City.*

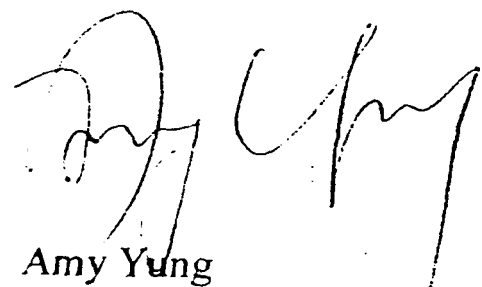
The "Registered Owner" is defined in the PDMC to mean HKR. There is no special meaning to the term and Registered Owner should always be read to mean HKR, nothing more. Even if the Applicant, HKR, can show that it retains the "exclusive right to use occupy and enjoy" the two application sites, it is not the sole current land owner of these sites. All of the Owners as defined in the PDMC are current land owners as defined at Section 12, Paragraph 25 of the Town Planning Ordinance.

Furthermore, it is evident from the two applications that the proposed developments at the application sites depend on the resources of, and will make demands upon, the existing services on the Lot. These services are part of the City Common Facilities and City Common Areas on the Lot. The Applicant cannot pretend that the two sites do not rely on the supporting facilities provided by the Lot as a whole.

In addition, with these applications, HKR is proposing to make changes to the existing services on the Lot, including the staff housing provision at both Area 6f and Area 10b. Any removal of such service provision impacts all the Owners of undivided shares in the Lot.

The two application sites do not sit in isolation from the Lot as a whole, and cannot be considered in isolation. HKR must act according to the PDMC in making an application to the Town Planning Board. By claiming to be the sole current land owner, HKR has ignored all of the co-owners of the land within the Discovery Bay Lot. Any decision of the Town Planning Board made on the basis of HKR as the sole current land owner will certainly be challenged by all of the other current land owners of the Lot.

Yours sincerely,



Amy Yung  
Islands District Council Member (Discovery Bay)

c.c. Mr. Michael Wong, Chairman, Town Planning Board – w/encl.

encl.

THE SCHEDULE ABOVE REFERRED TO

First Column	Second Column	Third Column	Fourth Column
Units	Undivided Shares of and in the Lot	Undivided Shares of and in the buildings and other structures and ancillary works on the Village	Management Units
Flats A and F on the First to Twenty-First Floor of Elegance Court	9/250,000th shares for each flat	9/5,600th shares for each flat	9 management units for each flat
Flats B and E on the First to Twenty-First Floor of Elegance Court	4/250,000th shares for each flat	4/5,600th shares for each flat	4 management units for each flat
Flats C and D on the First to Twenty-First Floor of Elegance Court	6/250,000th shares for each flat	6/5,600th shares for each flat	6 management units for each flat
Flats A and F on the First to Twenty-First Floor of Brilliance Court	9/250,000th shares for each flat	9/5,600th shares for each flat	9 management units for each flat
Flats B and E on the First to Twenty-First Floor of Brilliance Court	4/250,000th shares for each flat	4/5,600th shares for each flat	4 management units for each flat
Flats C and D on the First to Twenty-First Floor of Brilliance Court	6/250,000th shares for each flat	6/5,600th shares for each flat	6 management units for each flat
Flats A and F on the First to Twenty-First Floor of Glamour Court	9/250,000th shares for each flat	9/5,600th shares for each flat	9 management units for each flat
Flats B and E on the First to Twenty-First Floor of Glamour Court	4/250,000th shares for each flat	4/5,600th shares for each flat	4 management units for each flat
Flats C and D on the First to Twenty-First Floor of Glamour Court	6/250,000th shares for each flat	6/5,600th shares for each flat	6 management units for each flat

THE SCHEDULE ABOVE REFERRED TO

<u>First Column</u>	<u>Second Column</u>	<u>Third Column</u>	<u>Fourth Column</u>
Units	Undivided Shares of and in the Lot	Undivided Shares of and in the buildings and other structures and ancillary works on the Village	Management Units
Flats A and D (each with Terrace and Garden) on the Ground Floor of Nos.1, 3 and 5 Parkvale Drive	6/250,000th shares for each flat	6/11,500th shares for each flat	6 management units for each flat.
Flats A and D on the First Floor to the Third Floor of Nos.1, 3 and 5 Parkvale Drive	6/250,000th shares for each flat	6/11,500th shares for each flat	6 management units for each flat
Flats A and D (each with Flat Roof) on the Fourth Floor of Nos.1, 3 and 5 Parkvale Drive	6/250,000th shares for each flat	6/11,500th shares for each flat	6 management units for each flat
Flats B and C (each with Terrace and Garden) on the Ground Floor of Nos.1 and 3 Parkvale Drive	5/250,000th shares for each flat	5/11,500th shares for each flat	5 management units for each flat
Flats B and C on the First Floor to the Third Floor of Nos.1 and 3 Parkvale Drive	5/250,000th shares for each flat	5/11,500th shares for each flat	5 management units for each flat
Flats B and C (each with Flat Roof) on the Fourth Floor of Nos.1 and 3 Parkvale Drive	5/250,000th shares for each flat	5/11,500th shares for each flat	5 management units for each flat
Flats B and C (each with Terrace and Garden) on the Lower Ground Floor of No.5 Parkvale Drive	5/250,000th shares for each flat	5/11,500th shares for each flat	5 management units for each flat



地政總署  
LANDS DEPARTMENT

RECEIVED  
LANDS DEPARTMENT  
10/05/10

Dear Sir,  
Reference is made to your letter of 2 May 2010 addressed to the Buildings Department and copied to me.

By Post

[Redacted]

Discovery Bay,  
Hong Kong

Dear [Redacted]

**Re: Clarification Letter Filed in the Land Registry under  
Memorial 101015077013  
concerning Development at N1d and N1e, Discovery Bay**

I refer to your letter of 2 May 2010 addressed to the Buildings Department and copied to me.

In the letter dated 5<sup>th</sup> October 2010 from the Hong Kong Resort Company Limited ("HKRC") addressed to the Buildings Department which was registered in the Land Registry by Memorial No. 101015077013 (the Clarification Letter), I note that "The Remaining Portion of Lot No. 145 and the Extensions thereto in D.D. 152, Area N1e, Phase 15" is defined as the "Lot" in the caption of the Clarification Letter.

As Area N1e, Phase 15 of Discovery Bay is solely owned by HKRC, it is in order to use the words "We, Hong Kong Resort Co. Ltd." as the registered owner of the Lot in the title of the Clarification Letter.

Yours faithfully,

(Mr. D. S. Sikora)

Deputy Director (Legal Affairs)  
for Director of Lands