

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

參考編號 Reference Number: 161120-225619-23380

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

提交日期及時間 Date and time of submission: 20/11/2016 22:56:19

有關的規劃申請編號 The application no. to which the comment relates: Y/B-DB/2

「提意見人」姓名/名稱 Name of person making this comment: 先生 Mr. G H Koo

意見詳情 Details of the Comment :

New developments in Discovery Bay surely create employment opportunity in property industry. Fully support.

4493

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

161121-172031-87029

Reference Number:**提交限期**

09/12/2016

Deadline for submission:**提交日期及時間**

21/11/2016 17:20:31

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

Y/I-DB/2

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

先生 Mr. Lee Yarnall

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

I refer to the applicants response to comments dated October 2016. Specifically their response to LandsD comment no. 6 re-provision of hiking trails. The applicants response is that the PRF hiking trail does not encroach on area 6F. As a hiker who uses that trail on a weekly basis I can assure you that this is not true. The only access to the hiking trail is the access staircase which is located within area 6F (this is staircase is clearly shown in the Landscape Master Plan Figure B.1). The drawing no. PRF-001 dated 14/1/2016 Rev. C shows the hiking trail going around the application site. The drawing is incorrect, the trail does not go around the site - it is a steep wooded slope with no trail present. My comment is that development of area 6F could cause this hiking trail to be closed for the duration of the construction works as there is no other access to the trail apart from the access staircase. Can I be reassured that the applicant will make allowance for access to the staircase during and after completion of construction?

4434

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

161121-132159-80584

提交限期**Deadline for submission:**

09/12/2016

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

21/11/2016 13:21:59

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

Y/I-DB/2

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

先生 Mr. Steve Li

意見詳情**Details of the Comment :****Support change the city planning for improvement of Discovery Bay living environment**

4495

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

參考編號

161123-120809-67856

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

23/11/2016 12:08:09

Date and time of submission:

有關的規劃申請編號

Y/1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. J Chau

Name of person making this comment:

意見詳情

Details of the Comment :

To:

Secretary of the Town Planning Board
tpbpd@pland.gov.hk

Re:

Application Y/1-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"

Dear Sirs,

Herewith we call on the Town Planning Board:

To reject the application Y/1-DB/2 to rezone Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

My reasons for objecting to the application are:

1. Two amendments have failed to address my comments made in earlier submission for the original and amended submission, which are as follows:
2. Original proposed site use allowed for 170sqm, at a scale of 3 stories at 9m maximum height, designated for living quarters for staff serving the Discovery Bay development. The application aims to increase this to 2160sqm of private residential development. This is over 127 times the original proposed development scale. The application also proposes nearly the same the number of units currently existing in the tower cluster of Coral, Crystal, Woodland, Woodgreen and Woodbury combined, vastly increasing the unit density in the area.
3. The end of Parkvale Road feeding into the proposed site (running along Woodbury, Woodgreen and Woodland Court) is in a narrow, tightly curved, cul-de-sac arrangement, with a very narrow width at the top behind Woodbury Court, and is already very heavily used by logistics and utility vehicles and buses serving the current population density. The volume of vehicles already causes danger to the residents, as recognized by the Developer as evident in the addition of speed bumps to the section in recent years. Construction vehicles and delivery of heavy machinery, an increase in logistics, utilities and transport vehicles to support the additional population will ca

use considerable danger and nuisance to the residents in an area already busy with large vehicle s.

4. No. "2/3" bus serving the R(CH) area is already frequently overcrowded with the current population density. Adding 476 units, nearly doubling the current cluster unit count, to the area will excessively strain the buses; the option of adding additional bus lines will not be an option as multiple bus lines will also be very problematic for the aforementioned constrained feeder road into the application site.

5. The proposal will replace an area of existing natural open green lawn heavily used by the residents' children and pets, as an escape from the traffic on the road which makes up the majority of the open areas surrounding the existing towers. The application will in fact reduce the area of natural green space for residents and replace it with hard landscaped garden features.

6. The application erroneously claims to respond the 2015 Policy Address. In the 2015 Policy address the CE notes "according to the latest projection in December 2014, the housing supply from the first-hand private residential property market for the coming three to four years is approximately 74 000 units, which is the highest on record.... the private sector will, on average, produce about 14 600 flats each year in the next five years, representing an increase of about 30%." The address did not advocate for additional private housing supply; it called for "private sector's capacity to assist in increasing and accelerating the supply of subsidised sale flats" which the application fails to respond.

7. Current sites zoned under this land use is currently used by the management company for the 'provision of staff quarters to serve the Discovery Bay development', that is staff of the resort management. It is not, as stated in the application, for staff 'required by the general residences'.

8. Staffing quarters provide affordable resident space for the staff that is necessary to serve the resort of Discovery Bay, and is an important relief on the public or private housing pressures especially for the working levels across Hong Kong. In addition, given the lack of affordable housing within Discovery Bay for staff serving the resort, many are driven to seek accommodation elsewhere, adding to the pressures on the limited public transport options connecting Discovery Bay and the rest of Hong Kong.

9. Given the increased areas of development in Discovery Bay already planned, there should be an increase of staffing quarters in Discovery Bay to keep up with the increased workload and demand.

10. Very limited open consultation with the existing residents have taken place since the start of the year, and no additional efforts have been made since the first submissions, there are no details of the development design available in the presentation materials given to the residents. No traffic assessments of internal public transport to demonstrate impact by increase of population can be supported discussed with residents.

The application site should be retained for the use of "Staffing Quarters (5) "at the original density.

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

參考編號

161125-094301-80476

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

25/11/2016 09:43:01

Date and time of submission:

有關的規劃申請編號

Y/1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Andy Lau

Name of person making this comment:

意見詳情

Details of the Comment :

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

4497

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

參考編號

Reference Number:

161125-124155-45353

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 12:41:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 薛先生

意見詳情

Details of the Comment :

支持計劃。香港可發展的土地有限，而經濟亦須要改善，此計劃可供應更加多的土地及提供更加多的就業機會。

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

參考編號

Reference Number:

161125-121609-01891

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 12:16:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sit

意見詳情

Details of the Comment :

支持計劃，能提供予香港更加多優質的選擇。

4499

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

參考編號

Reference Number:

161125-124728-94143

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 12:47:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong

意見詳情

Details of the Comment :

The government should utilise the land resources and the developer should bring better environment and facilities to the community through good planning so I fully support this plan

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

參考編號

Reference Number:

161125-144909-48995

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 14:49:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Albert

意見詳情

Details of the Comment :

措施除有助於提高土地可用性，為社區提供更多類型的房屋之外，亦可為社會提供更多就業機會，促進社會經濟，對各界均帶來莫大裨益。

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

參考編號

Reference Number:

161125-174503-96882

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 17:45:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/A-DB/2

「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 the value of nearby properties
Create more job opportunity

4502

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

參考編號

Reference Number:

161125-214634-08122

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

25/11/2016 21:46:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Shi Lung

意見詳情

Details of the Comment:

可善用土地資源,減輕土地不足的問題,提供不同類型的選擇會,新發展會創造更多就業機會為社會及市民帶來好處及經濟效益,規劃需詳細考慮各項配套及影響減至最低.

4503

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

161125-215658-29312

提交限期**Deadline for submission:**

09/12/2016

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

25/11/2016 21:56:58

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

Y/I-DB/2

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

先生 Mr. Chan Shi Lung

意見詳情**Details of the Comment :**

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

4504

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

參考編號

Reference Number:

161127-101859-94446

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

27/11/2016 10:18:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Morten Lisse

意見詳情

Details of the Comment :

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

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

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

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

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

參考編號

Reference Number:

161128-135047-50286

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

28/11/2016 13:50:47

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 何啟華

意見詳情

Details of the Comment :

增設社區建設，惠及社群。

4506

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

參考編號

161125-125946-26130

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

25/11/2016 12:59:46

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Sophia Woo

Name of person making this comment:

意見詳情

Details of the Comment :

Fully support the development for a better Discovery Bay.

bjxl

件者: Owens, Stephen @ Hong Kong
件日期: 25/11/2016年 星期五 14:38
件者: tpbpd@pland.gov.hk
本: Vicky
目: Application No. TPB/Y/I-DB/2
件: 0604.2016143732-0001.pdf

4507

Dear Sir / Madam,

Re: Subject: Application No. TPB/Y/I-DB/2

I note the Town Planning Board has now accepted 2 deferments from the applicant, 13/5/16 and 26/8/16, on the forementioned application. As a number of my previous comments have not been addressed in the latest submission I therefore tender them again. Please see the attached.

Of great concern to residents, especially those with limited mobility, who utilise the sole dead end small road with steep incline to Parkvale Village is being considered as the sole mode of transporting all construction materials, equipment and labour to the site. Nowhere in the study is there any reference to weight implication which may cause damage to the road. Furthermore no reference to the impediment to the regular bus service which will inevitably be caused due to the extremely limited space for turning.

This is surprising as a better access point would be from the bigger and quieter Discovery Bay Golf Club Road - whether this road be for construction purposes or permanent - I leave to the Board's discretion. Surely The Hong Kong Town Planning Board know better than to allow the applicants to transport through a village of some 1,000 residents when a perfectly practical alternative exists affecting a few golfers ?

Regards,

Vicky Fong Yuen Kwan

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of CBRE that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation. www.cbre.com

By virtue of your responding to this email or emailing an employee of CBRE, your name and relevant contact information provided may be collected, retained, and/or processed by CBRE for its internal business purposes. We will safeguard and keep confidential your contact information and you always have an option to exclude your information in our collection, retention and/or processing by contacting the sender of this email. If you would like to know more about how CBRE and its associated companies process your personal data visit <http://www.cbre.com/EN/Pages/legal/privacypolicy.aspx>

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

Dear Sirs,

Re: Hong Kong Resort Co Ltd's Application to Develop Areas 6f (behind Parkvale).

I have the following comments:

(1) The Applications TPB/Y/I-DB/2 and TPB/Y/I-DB/3 seek approval to increase the ultimate population at Discovery Bay from 25,000 under the current Outline Zoning Plan (OZP) to 29,000 under the revised OZP. The Applications include detailed impact statements to show that the increase is well within the capacity limits of the lot. However, the impact statements ignore the essential fact that, under the Land Grant, the Government has no obligation to provide potable water and sewerage services to the Lot.

- Discovery Bay is required to be self-sufficient in water and sewerage services under the Land Grant, and HKR wrote to the City Owners' Committee on 10 July, 1995 stating that the reservoir was built for a maximum population of 25,000. The impact assessments ignore this essential fact.

I demand that the population cap of 25,000 be preserved, so as not to breach the Land Grant.

- In spite of the conditions contained in the Land Grant, when the tunnel was built Government agreed to allow potable water and sewerage connections to Siu Ho Wan. However, the agreements are between HKR and the Government, and they remain secret. Now, the Government has refused to provide additional water and sewerage services to cater for a population beyond 25,000.

I demand that Government release the existing water and sewerage services agreements.

(2) If the Town Planning Board insists on approving the Applications, I further request that the following issues be addressed.

- Due to Government's to provide potable water and sewerage services beyond a population of 25,000, HKR is proposing to restart the water treatment and waste water treatment plants on the Lot. Under the Deed of Mutual Covenant (DMC), HKR may further develop the lot, provided such development does not impose any new financial obligations on existing owners (Clause 8(b), P. 10).

I demand that all costs for water and sewerage services to areas 6f and 10b, including operation of all treatment plants, storage facilities and pipelines, be charged to areas 6f and 10b and not to existing villages.

- Although Government agreed to provide water and sewerage services to DB when the tunnel was built, it refused to pay for and maintain the connections. As a result, the Owners are paying over \$1 million per year to the Government to lease land to run pipelines outside the Lot to connect to Siu Ho Wan. The owners are also paying for all maintenance of the pipelines and pumping systems.

I demand that Government provide potable water and sewerage connections to the Lot boundary, just like every other residential development in Hong Kong.

(3) The Traffic Impact Assessment (TIA) states that the roads both within and outside DB have plenty of spare capacity to cater for a population increase from 25,000 to 29,000. However, the TIA ignores the essential fact that, under the existing OZP, DB is declared to be "primarily a car-free development". As such, road capacity is irrelevant.

- Golf carts are the primary mode of personal transport, and are capped at the existing number.

I demand that the Government consider whether it is safe to allow increased traffic in competition with slow-moving golf carts that offer no collision protection to occupants.

I demand that Government review the sustainability of capping golf carts at the current level while increasing population. Golf carts are already selling for over HK\$2 million.

- No provision has been made for vehicle parking (distinct from golf cart parking) on the Lot, and vehicles are currently parked illegally at different locations.

I demand that Government review vehicle parking before any population increase.

(4) HKR claims in the Applications that it is the sole owner of the Lot. This is untrue. There are presently over 8,300 assigns of the developer who co-own the Lot together with HKR.

I demand that HKR withdraw the Applications and make revisions to recognise the co-owners.

(5) Under the DMC, City Management is supposed to represent the Owners (including HKR) in all matters and dealings with Government or any utility in any way concerning the management of the City. Despite this condition, HKR continues to negotiate direct with Government and utilities, and conclude secret agreements to which the owners have no input or access. The water and sewerage agreements, plus the lease to run the water and sewage pipelines outside the Lot, have already been mentioned, but there are more.

I demand that the LPG supply agreement with San Hing be made public.

I demand that the proposed bus depot at Area 10b be declared a public bus depot, and ensure that henceforth franchised bus operators have the right to run bus services between Discovery Bay and other places.

I also have concerns on the following issues:

Given the fact that the only access to Area 6f is through Parkvale Drive which is a Village Passage way of Parkvale Village, HKR should explain the ways to deliver Construction Materials and to dispose Construction Wastes.

How will HKR minimize the disturbance to existing residents and hikers during construction and operation periods?

Spaces for parking and loading/unloading facilities are not provided in the proposal.

Existing open area at Woodland Court, Woodgreen Court and Woodbury Court is already very tight. Any new residential developments must take into account present-day requirements under the Planning Standards and Guidelines.

If Staff Quarter is no longer required in DB, the vacant sites for such uses should consider to release for enjoyment of the existing residents so as to enhance the livability of the area.

The Master Plan for Discovery Bay is an integral part of the Land Grant (IS6122 in the Land Registry). The Land Grant requires that no development or redevelopment may take place on the Lot until an approved Master Plan showing the development is in place. The current Master Plan is dated 28 February, 2000. It is not compatible with either the current outline zoning plan or the current development on the lot. In order to protect the interests of the current 8,300+ assigns of the developer, it is essential that the existing Master Plan and OZP are aligned with the existing development on the lot before consideration of any proposal to amend the OZP. Otherwise there is simply too much risk that the rights of the other owners of the lot will be interfered with. Problems that need to be addressed include incursion on Government land; recognition of the Existing Public Recreational Facilities; size and surrounding area of the land designated GI/C on the current OZP; configuration of the Area N2 at the inclined lift, etc.

Unless and until my demands are acceded to and my concerns are addressed I object to the above-mentioned development application.

Yours sincerely

Name: *FONG YUEN KWAN* Owner/Resident of: [REDACTED]

Tel. [REDACTED]

Fax

Email Address: [REDACTED]

Re: Application Y/1-DB/2 (TPB Ref: 2775)

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D. 352, Discovery Bay from "Other Specified Uses - Staff Quarters (5)" to "Residential (Group C) 12" - Comments of Applicant's Additional Information"

Further to my two earlier submissions (copies attached) to the Town Planning Board on:

- a) 04 April 2016 (your reference No. #1109) and
- b) 06 July 2016 (your reference No #2775)

my objection to the proposed rezoning still stands. I also submit the following additional comments which are in response to the Applicant's further submission of 'Additional information' on 27.10.2016

Executive Summary

1. The Traffic Impact Assessment and revisions thereto have not provided any detailed information about a safe and viable means of vehicular access to the site both during the construction and post-completion occupation phases. The Applicant states that Parkvale Drive will be extended to the site. This encroaches on the DMC-assigned pedestrian passageway which is currently the sole means of access, a semi-recreational area and a golf cart access path for residents of Parkvale Village.
2. The Parkvale Passageway is neither designed nor constructed for use by heavy construction vehicles and does not have space for additional designated pedestrian pavements.
3. The vehicular section of the existing Parkvale Drive is a carriageway of sub-standard engineering design, of insufficient width for large vehicles to pass and lacks the legal bare minimum width of pedestrian pavements.
4. The proposal for the treatment of sewage and the discharge of effluent into a shallow seabed, less than 300m from a bathing beach, is environmentally unacceptable and will encourage toxic red tides as well as concentrations of E. coli.
5. A revised submission by the Applicant proposes an on-site sewage treatment plant which would blow unacceptably strong foul odors towards the residents of Parkvale Village
6. The Environmental issues raised in submitted comments do not address the severe impact that a development such as this on the wooded hills of Lantau will have on Hong Kong's few remaining patches of habitat for the indigenous 'Barking Deer' (*Muntiacus reevesi*).

Further Comments in Detail

A. Traffic Impact

Neither the Applicant nor Transport Department have commented adequately on issues and concerns raised by the undersigned and other members of the public in their comments to the applicant's previous two submissions.

The planned access to the site both during the construction phases and then later after completion and occupation is by means of a proposal to extend Parkvale Drive which lies within Parkvale Village. As detailed in my earlier submissions, Parkvale Drive is a substandard road not meeting the minimum legal requirements for width of a

carrageway and lacks of the provision of satisfactory pedestrian pavements for much of its length. The impact of heavy construction vehicles, such a piling equipment and cement trucks will have serious repercussions on the local shuttle bus and also endanger pedestrians.

Parkvale Drive , as a vehicular road, does not currently extend to the proposed site and terminates NNW of Woodbury Court. To extend this carrageway to the proposed development would necessitate that the existing "Passageway", which lies within Parkvale Village, be redeveloped into a vehicular road with sufficiently adequate pavements on each side. There is insufficient space for this to be accomplished.

There is also confirmed expert legal opinion that serious doubt exists about the Applicant's claim that he has the legal right to resume this primarily pedestrian thoroughfare within Parkvale Village ,which is specified as a **Passageway** within the relevant DMC and sub-Deed. Discovery Bay Services Management Limited, the Manager under the DMC, has treated this Passageway as de facto Village Common Area since the time of occupation of Parkvale Village. For some 30 years it has been maintained at the expense of the owners of Parkvale Village. The Applicant has no right of resumption or control of this Passageway.

B. Sewage Treatment

i) The applicant still proposes to have an onsite local sewage treatment plant although the proposed location of the site has been amended to be within Area 6f. The applicant maintains that the area is of sufficient size to accommodate such a facility but this is highly doubtful. The Applicant has provided no details about the exact location and its construction could probably only be accomplished by uprooting large areas of hillside vegetation crucial to slope stability.

ii) Odors from the treatment plant will be blown and reach residents of the existing developments in Parkvale Village and other neighbouring villages. The high-rise buildings of Parkvale experience exceptionally high summer and winter breezes as result of thermal air currents on the surrounding hills and associated strong winds blowing down the long and deep valley leading from the Discovery Bay Golf Club area. These strong winds, experienced for at least seven to eight months in each year, will carry the sewage odor into the neighbourhood and be very unpleasant for residents. Despite repeated requests from the Environmental Protection Bureau, the Applicant has still not provided any evidence to show that the sewage treatment plant will not cause offence to nearby residents

iii) The applicant still proposes to allow treated sewage to be discharged into a marine outfall adjacent to the ferry per and located only a few hundred meters from the public bathing beach at Tai Pak Bay. It is suggested that the levels of concentrated nitrates and other minerals in the treated waste will be insufficient to cause red tides based upon the figures used in a so-called computer-simulated model but no mention is made of the special circumstances of the very shallow seabed next to the bathing beach. Shallow waters are more likely to be affected by sewage discharge rather than deep sea water. Red tides are therefore a very likely outcome if treated sewage is to be discharged in this vicinity.

C. Protection of Fauna.

The applicant does not address the issue of the destruction of habitat for Hong Kong's 'barking deer' (*Muntiacus reevesi*). The wooded hills of Lantau are now the only remaining credible habitat for this creature. Although not on the World's endangered species list, it will be great loss for Hong Kong's country parks and green belts if continued development on a large scale is permitted on the hills of Lantau. In recent years there have already been fatalities of these deer driven down from the wooded slopes by encroaching developments. The Environmental Protection Bureau has failed to address this issue raised in previous submissions.

D. Concluding Remarks

Generally the Applicant and many Government departments and their respective overseeing bureaux have been negligent and failed to respond adequately to legitimate concerns and issues raised by members of the public in their well-reasoned submissions. The Town Planning Board should therefore reject the Applicant's proposal. The Applicant has additionally avoided explaining publicly its response to certain Government departmental concerns citing this is "commercially sensitive information". This attitude should be unacceptable to the Town Planning Board during a public consultation exercise which is supposed to be open and transparent.



Peter A. Crush
23 Nov. 2016

COPY

Re: Application Y/1-DB/2

TPB Ref: #1109

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D. 352, Discovery Bay from "Other Specified Uses - Staff Quarters (5)" to "Residential (Group C) 12"

I object to the proposed rezoning for the following reasons:

Traffic Impact

1. The developer's plan for this site illustrates no means of vehicular access to the new estate or for the provision of parking space for buses and other essential service vehicles.
2. No means of access to the site for noisy and heavy construction vehicles and associated plant is illustrated on the plans. However in the accompanying text there is a stated intention that the "existing Parkvale Drive will be extended to serve area 6f".
3. The Traffic Impact Assessment presented with this Application considers only the forecast traffic impact on general access to Discover Bay via critical road links and junctions. The report omits to provide any detailed forecast or consideration of the localized traffic impact on internal roads to nearby existing residential blocks in Parkvale Village.
4. The daily passage of heavy construction vehicles and cement trucks etc. during construction phase and then later upon completion heavy vehicles servicing the proposed large development will have very damaging affect on the infrastructure of Parkvale Village. The unwarranted disturbance on a quiet village and impact of the flow traffic passing through the Parkvale Village roads and narrow pedestrian and recreational passageways will be a danger to the village residents.
5. To the rear of Woodbury, Woodgreen & Woodland Courts (known within the community as the "Woods" blocks) is a narrow brick-paved passageway with an average width of only 6.0 meters which is primarily for pedestrian and recreational use although it is provided with a number of golf cart parking spaces. This village passageway also provides access to emergency vehicles. The passageway and notably the garden area adjacent to it, has also in recent years been marked out to provide three goods vehicle unloading spaces area out of necessity because of the increase in vehicular traffic entering the village following the opening of the Discovery Bay Tunnel Link. There are frequent obstructions within this passageway caused by parked goods vehicles. The local bus service is also frequently obstructed from turning around at the end of the Passageway. Any suggestion of introducing further through traffic to area 6f via this passageway is not justifiable because of the unacceptable and disruptive impact it would have on these residential blocks.
6. The passageways within the Parkvale Village are private roads (see map at Appendix 'A'). The section of Parkvale Drive between Middle Lane and Woodbury, Woodgren and Woodland Courts has also been defined by the Manager (a wholly owned subsidiary of the Applicant) as Village Common Area. Even if the developer claims rights of access through the village, these rights would not extend to the purchasers of any flats which might be subsequently built within area 6f should the Board grant approval to this application. The purchasers of the flats in this new development would therefore have to seek a means of access other than through Parkvale Village. The construction of an independent access road is not suggested within this proposal which in consequence is defective and should be rejected by the Board.

Engineering and Structural Comments

7. The roads within the existing Parkvale Village according to the DMC and Sub-Deed are deemed as **Passageways** and **Village Common Areas** which are privately owned by the "Owners" of the village. The developer has no rights to retrospectively redesignate these as City Areas or City roads and provide access over or through the said private passageways to the residents of a new estate.
8. The impact of construction vehicles and heavy plant passing through Parkvale Village roads will have a tremendous and unwarranted impact on the roads and will create obstructions and havoc to existing essential transport to the village.
9. Following construction of the new blocks, the presence of some 470 plus units will result in up to two thousand additional residents. The transport needs for these people clearly need to be taken into consideration at the earliest planning stages. The absence of proposed transport links on the plan is an unacceptable omission. The failure of the Traffic Impact Assessment to consider these issues means that the report is defective and should be rejected by the Board.
10. For the purposes of illustrating the above concerns, members of the Board are requested to view these photographs with the appropriate annotations in Appendix 'A'

Sewage Treatment

11. In 2015 the Environment Protection Department (EPD) stated in a report that "the current capacity of sewage treatment works (SHWSTW) has been allocated for other existing and planned future developments and that SHWSTW has no spare capacity to cater for the additional sewage from the potential development at Discovery Bay". EPD also advised that there is currently no plan to increase the design capacity of the SHWSTW in the short and medium terms.' The building of some 470 residential units would therefore impose an increased sewage demand which existing infrastructure and facilities are unable to accommodate.

Potable Water Supply

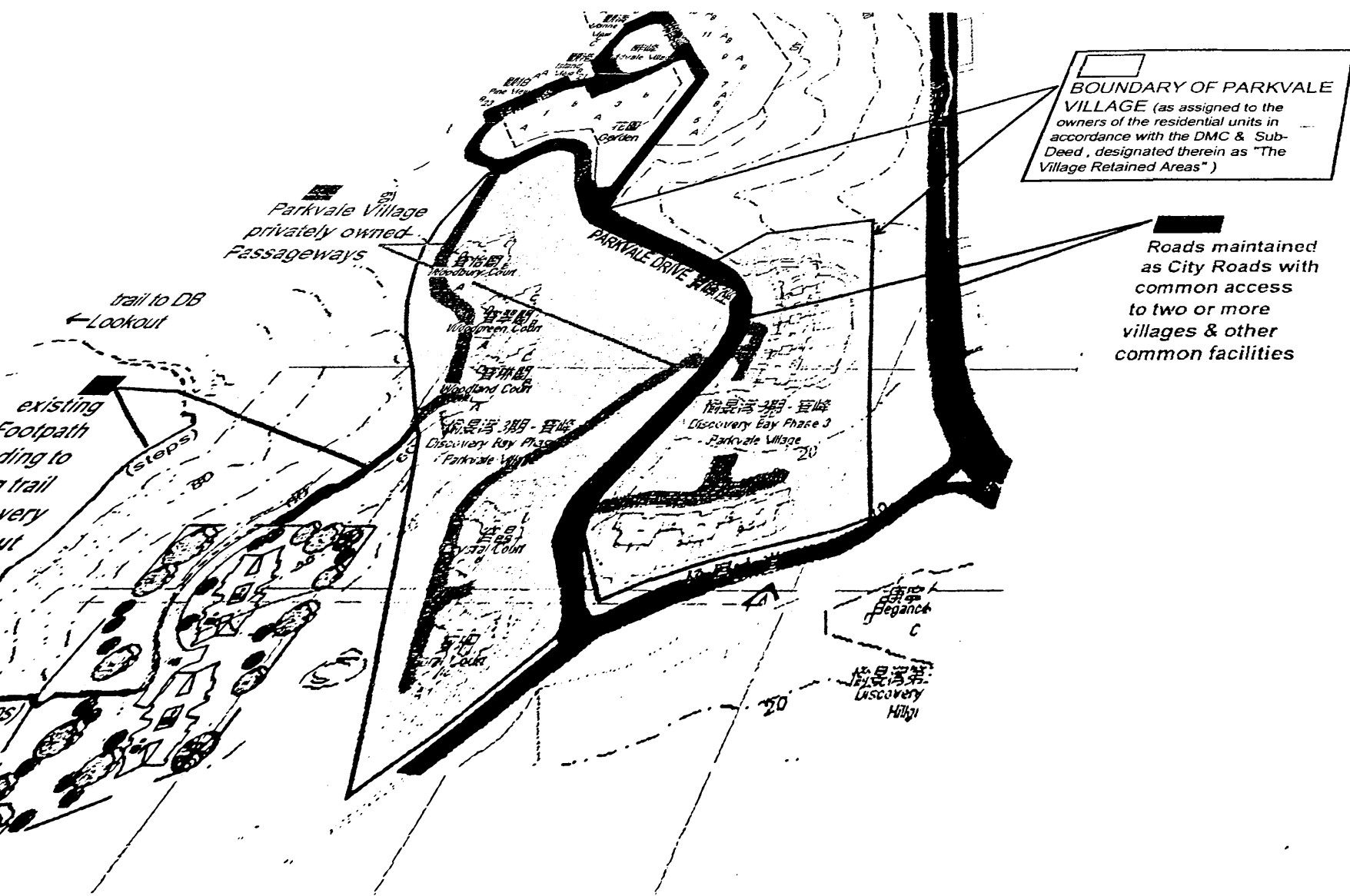
12. In 2015 a Water Supplies Department report stated "The existing capacity of the (water treatment works at) SHWWTW is already insufficient to supply the existing developments and other concurrent developments within the supply zone of SHWWTW. Therefore, SHWWTW and Siu Ho Wan FWPS are expected to be upgraded to a reported capacity of 300,000 m³/d irrespective of the Discovery Bay potential developments." The report continued that "if the expanded treatment plant still cannot provide fresh water supply to the potential development areas of Discovery Bay, an alternative fresh water supply scheme to abstract raw water from Discovery Bay Reservoir, treat by a new water treatment plant and distribute by new water mains is recommended." There is therefore no firm knowledge of whether water supplies capacity will be adequate for further large residential development in Discovery Bay. No alterations to existing plans should be considered until the Government has in place water supplies which can guarantee an adequate supply of potable water in draught conditions.

Co-owners of Discovery Bay - Consent Required

13. The developer, HKR claimed in their application to be the sole land owner of Discover Bay. This is inaccurate because each of the individual flat owners has shares in the property assigned to them. The Town Planning Ordinance requires that applications such as these require the applicant to obtain the consent or give notification to all owners to the satisfaction of the Board that this has been carried out. No such undertaking has been conducted and the application should therefore be declined.

Appendix 'A'

Map illustrating the proximity of the proposed development to the existing Parkvale Village and how access to the site would require heavy vehicular traffic passing through privately owned passageways within the village and as well as intruding upon an established scenic hiking trail

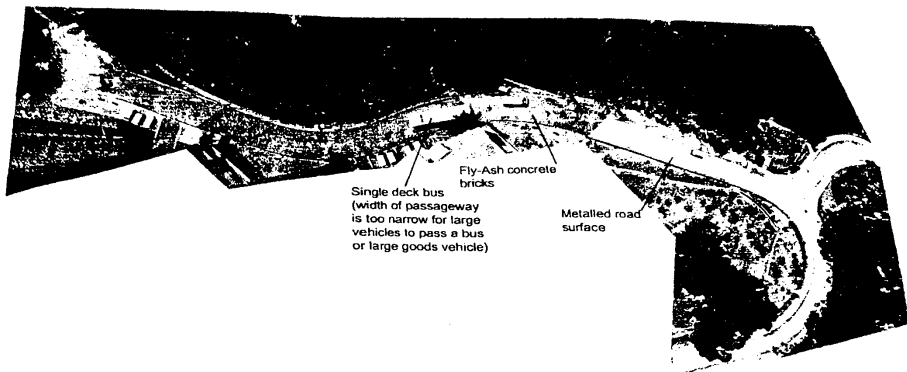


OF EXISTING PARKVALE VILLAGE INCLUDING PRIVATELY OWNED VILLAGE (APES) AS WELL AS PRIVATE PASSAGEWAYS

Photographs of the Passageway to the rear of the Woods Blocks in Parkvale Village

Description & Comment

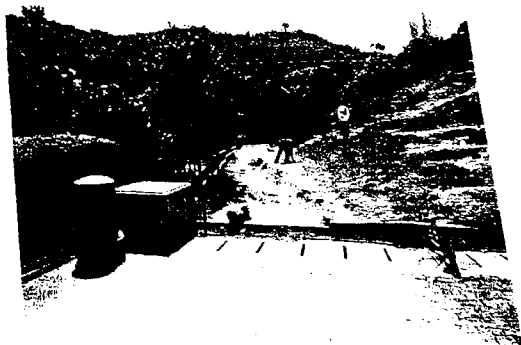
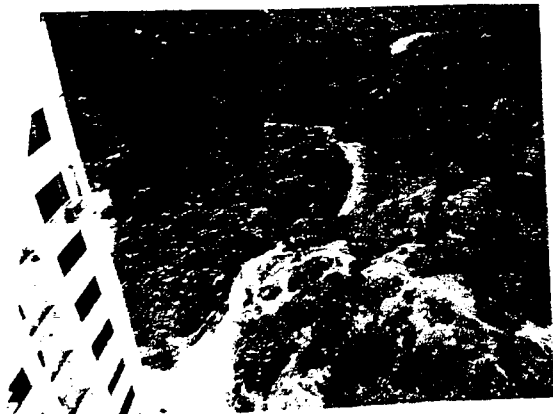
PAC1



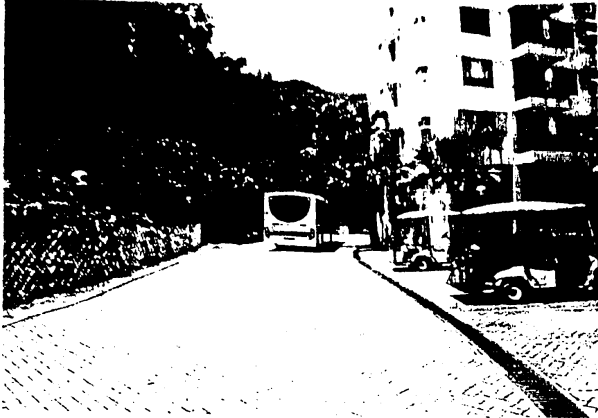
Bird's-eye view of the "passageway" to rear of the Woodbury, Woodgreen & Woodland Courts (high rise blocks) illustrating that this area is predominantly a narrow paved pedestrian, recreational and golf cart parking area providing access to the lobbies of the high rise blocks. It also provides for restricted access for service vehicles, the local bus service, school buses and delivery vehicles which may traverse at low speeds to park in one of only three unloading bays. It not a properly engineered road and lacks a camber to allow for efficient drainage, being constructed of concrete bricks laid on a non-reinforced sand underlay. This renders the surface prone to subsistence and minor flooding during heavy rainfall.

PAC3 & PAC4

Bird's-eye and ground level views of the cul-de-sac end of the passageway next to Woodland Court and at the point where the public footpath and scenic hiking trail commences leading to the Discovery Bay Lookout.



PAC5



View of the brick-paved passageway to rear of Woodbury Court with the local bus passing the corner of the block. This illustrates the narrowness of the passageway and its lack of a specific carriageway for vehicles with separation from people on foot. It also demonstrates the passageway is too narrow to allow for vehicles passing from the opposing direction.

PAC6



This again illustrates the narrow width (average 6.0 m) of the passageway behind the ' Woods' blocks and specifically demonstrates that a when a goods vehicle of only medium size is parked in the unloading bays, there is barely sufficient gap remaining for a bus or other vehicle to pass. This is exacerbated further when there are pedestrians also passing through.

PAC7



This picture illustrates building set-back (at the corners) is less than 0.15m from the edge of the passageway. If this pathway served solely as a pedestrian zone this could be acceptable practice but this circumstance is dangerous if the passageway is designated as carriageway, road, street or highway. The protruding corner of the Woodbury Block also creates a blind spot for drivers of approaching vehicles as well as for pedestrians exiting the residential block lobby because of the

curvature of the pathway. Experience over many years of several very near miss traffic accidents (when children were almost knocked down by speeding vehicles) led to the Village Owners Committee installing a speed bump at this critical location. This speed control device requires constant repairs and maintenance due to vehicles causing damage to it.

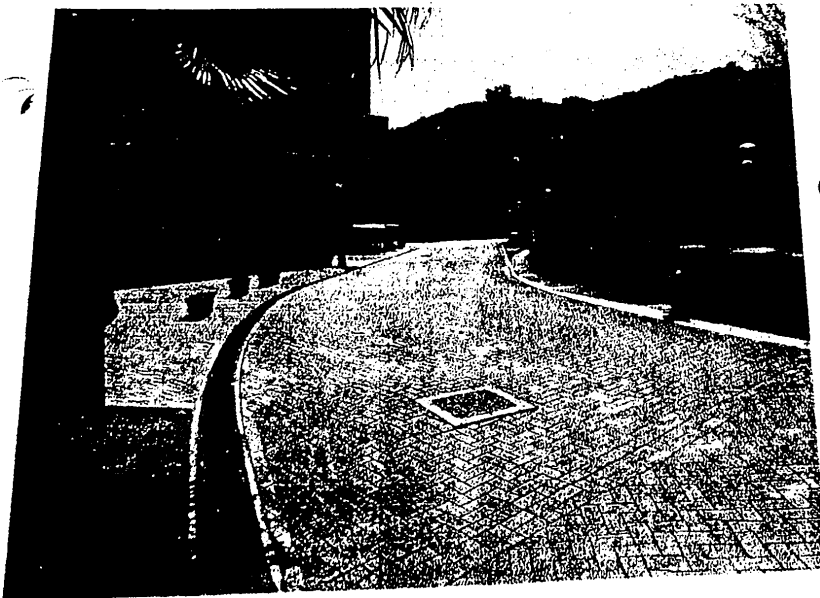
PAC8



This bird's eye view of a bus illustrates that a long wheel based vehicle has to drive along the centre and even into offside portions of the passageway in order to manoeuvre the long vehicle around the sharp curvatures. This prohibits any vehicle from overtaking when stationary at the bus stop and passing of vehicles from the opposing direction as well as potentially endangering pedestrians. It is only because the local bus and service companies' regular drivers are familiar with the dangers and

drive particularly carefully that serious accidents have not occurred. . This would not be the case for construction vehicles and other outside vehicles with unfamiliar drivers.

PAC9



General view of the central portion and cul-de-sac end of the 6.0 m (width) passageway illustrating the narrowness and lack of a proper separated carriageway for vehicles.

PAC10



View of the local bus turning at the narrow end of the passageway. This is a restricted space and requires very careful driving. Often the turn requires a five-point turn even for experienced drivers familiar with the location. The turning operation can take up to two or three minutes during which time all other vehicle movements are impossible in this vicinity

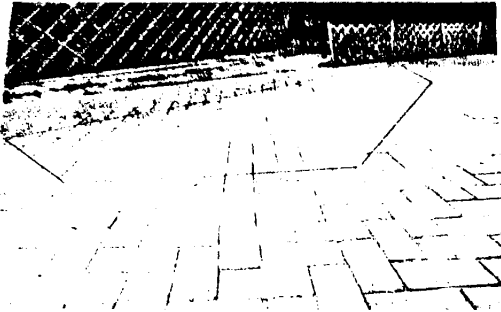
PAC11 & PAC12



These views illustrate that the passageway behind the "Woods" high-rise blocks is primarily a pedestrian thoroughfare which is used not only by residents and visitors to the high rise blocks but also by children as a play area as well as hikers making their way to scenic hill trail to the Discovery Bay Lookout. It is unsuitable for conversion into road with a heavy increase of vehicular traffic passing through.



PAC13 & PAC14



Illustrates two portions of the passageway where the concrete bricked surface has subsided due to the passage of heavy vehicles. These patches retain pools of water several inches deep for several hours after heavy rain. The passage of additional heavy vehicles would increase the likelihood of further subsidence.

Re: Application Y/1-DB/2

TPB Ref: #2775

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D. 352, Discovery Bay from "Other Specified Uses - Staff Quarters (5)" to "Residential (Group C) 12" - Comments of Applicant's Additional Information"

Further to my original submission made 04 April 2016 (your reference No. #1109) my objection to the proposed rezoning still stands. I also submit the following additional reasons which are in response to the Applicant's submission of 'Additional information':

Traffic Impact - Revised Traffic Study - Annex C

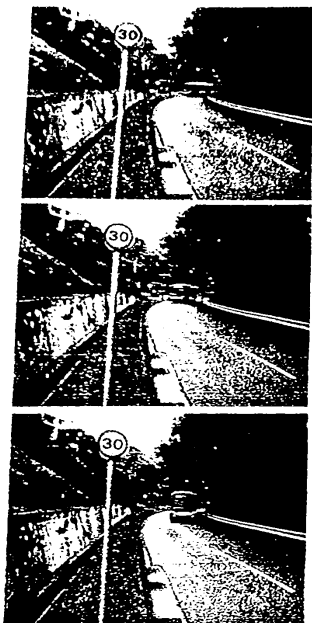
1. The revised Traffic Impact Assessment under cover page "Annex C - Revised Traffic Study" presented with the Applicant's further information as "Responses to departmental and public comments" remains defective. This Traffic Impact Assessment continues to omit any thorough examination of the unsatisfactory impact which the proposed development would have on pedestrian and road traffic safety for the existing nearby residential developments. This would apply both during the construction phase and following completion and occupation. The report states (paragraph 1.1.5) that comments made by Transport Department have been addressed, but no mention is made concerning the traffic impact deficiencies pointed out by members of the public.

2. Paragraph 2.1.8 confirms that the Applicant is continuing with the intention of making use of a Parkvale Village privately maintained 'Passageway' to create an extension to Parkvale Drive, providing an access road to the new development. This is in spite of many submissions from members of the public and the Parkvale Village Owners Committee (whose members include highly qualified engineers and experienced road traffic experts) pointing out that said Passageway was neither designed for, nor is a structure suitable for, conversion to a vehicular road. It was designed primarily as a pedestrian access yard to the ground floor lobbies of existing high-rise residential properties. This Passageway also provides a common recreational area as well as a very limited number of parking spaces for golf carts which are registered by Transport Department as Village Vehicles. In more recent years (since the opening of the Discovery Bay Tunnel Link) three unloading bays for Goods Vehicles have been added within this Passageway but only out of necessity for short-term parking of vehicles which are being used for the removal/delivery of furniture or for provision of essential services. The parking arrangements for these Goods Vehicles are far from satisfactory and result in frequent obstructions and dangers to pedestrians. Any additional road traffic through this Passageway would have a severe detrimental impact on safety and to the environment.



3. Paragraph 4.1.10. This sub-paragraph is within a section of the report dealing with impacts the development might have on pedestrian and cyclist movements within Discovery Bay and particularly the existing Parkvale Village. It includes the words "While the clear width of the narrowest part of the footpath is 2.5m assuming 0-5m lateral clearance on both sides of the footpaths.....". This statement is inaccurate and must have been included by negligence or to deliberately mislead. The

'Passageway' that is to become an extension of Parkvale Drive lacks the provision of any footpaths. Furthermore, many sections of the existing Parkvale Drive have sub-standard narrow footpaths on one side of the road only. Several long sections of this footpath are less than the recommended minimum width of 1.6m^{*i} being only between 1.20m to 1.35m in width, which does not facilitate pedestrians with baby trolleys or other large accessories to pass by each other if walking from opposing directions. An essential crash barrier^{*ii} prevents pedestrians from stepping onto the carriageway to pass.



Length of shuttle bus on the narrow road necessitates the bus crossing the centre-line to turn corner and proceed down Parkvale Drive partially in the opposing lane

4. Paragraph 5.2.1 headlined "Conclusion" states: " *The proposed additional residential developments in (Area 6f) would not generate adverse traffic impact to... ferry services,... critical road links and junctions. Therefore the additional residential developments are acceptable from traffic point of view*". This report remains defective because it still omits to consider and analyze the serious traffic impact that this new development would have on the existing Parkvale Drive and the proposed extension thereto by making use of the private "Passageway" which is de facto Village Common Area. Two-way traffic on the existing Parkvale Drive is frequently held up when large and long vehicles meet from opposing directions on the hill. The two-way carriageway is sub-standard measuring only 6.2m and below the recommended 7.3m minimum standard for rural roads.^{*iii} The presence of cement trucks and other large construction vehicles will cause havoc during the construction phase and following completion, additional large goods vehicle movements will more than double the already frequent daily occurrences of obstructions when large and long vehicles are passing each other.

Submission by development advisors Masterplan Limited dated 6/06/2016

1. On page 1 of Appendix 'E' the advisor writes that "*public comments received ... have been reviewed and that many of the concerns raised have been addressed in the departmental comments and does not require separate response.*"

However most of the concerns expressed by Parkvale Village residents about the Applicant's plans for use of the Passageway have either not been addressed or have been contemptuously dismissed.

For example, HKR claims a legal right to do what they like with the Passageway, to wit : On page 2 of Appendix 'E' the advisor writes

"There are concerns on the applicant's right to affect the use of Parkvale Drive. With reference to the Sub-Deed of Mutual Covenant for Parkvale Village, we are writing to clarify the applicant's right at Parkvale Drive, as follows:

1 The part of Parkvale Drive leading from Discovery Valley Road and ending outside the pocket of Parkvale Village does not form part of the Village. Furthermore, this section of road also serves another village.

2. The part of Parkvale Drive at the pocket of Parkvale Village is identified as "Passageways". It is not part of Village Retained Areas nor designated by the Registered Owner as part of the Village Common Areas.

Accordingly, the ownership of the Passageways vests with the Registered Owner who is entitled to grant a Right of Way to other parties to use the Passageways to the proposed development in Area 6f."

The "Passage Way" and "Village Retained Area" of Parkvale Village designated in the Sub- DMC are incorporated in the annexed drawing. The road has been realigned with the hammerhead of the existing "Passageway" in Parkvale Village.

This claim has not been legally substantiated. If the Town Planning Board ignores the persuasive and compelling legal arguments to the contrary, an application for judicial review is a likelihood. Since the existing Parkvale Village was constructed and occupied almost thirty years ago, the existing Passageway has been treated as Village Common Area and all costs, repairs and maintenance charges charged exclusively to the village owners. This was confirmed in recent City Owners Committee (COC) meetings, when the costs of maintaining city roads were being discussed. City Management, a wholly owned subsidiary of the Applicant, affirmed that the Parkvale Passageways are not shared city roads and maintenance costs would continue to be charged to village residents. Furthermore the Passageway is primarily a pedestrian access and community recreational area and, lacking designated separate footpaths, was never designed or structured as a motor vehicle carriageway. It is ludicrous to argue that that this Passageway can now, after nearly 30 years, be retrospectively re-designated as a road extension to Parkvale Drive without consent of the other assignees.

Revised Environmental Study

1. Paragraph 2.1.1.4 implies that a small treatment plant will be constructed for sewage :- "sewage effluent will be conveyed to a sewage system" and that "the treated effluent discharged in the neighbouring nullah and then discharged into the neighbouring marine water".



The nullah that the Applicant proposes to use discharges adjacent to the Discovery Bay ferry pier. This is located less than 300m from Discovery Bay public bathing beach, which is an artificially made beach fronting the very shallow and silted Tai Pak Wan. Although the effluent will have been treated it will retain very high concentration of nutrients which has

been scientifically proven to encourage growth of harmful algae ("red tides"), particularly in shallow coastal areas.^{iv} This is environmentally unacceptable and should be rejected by the Town Planning Board and the Environmental Protection Department (EPD).

2. The Applicant's submitted Environmental Study and further revisions state that the wooded area in the vicinity of the development has no conservation value and impact of further clearance and construction disturbance will be minimal. Paragraph 7.2.1.3 states:

"All the species found within the development area are common species and neither protected nor of conservation concern. As such, the ecological impact associated within the site clearance are expected to be minimal. Moreover, good site practices, including dust suppression measures such as water spraying and the use of noise mitigation measures, would be implemented to minimise the indirect impacts during the construction stage. Therefore, it is considered that the impact on the surrounding ecology would be minimal."



This assessment fails to take into consideration the impact on the fauna (particularly the increasingly rare wild mammals native to Hong Kong. Lantau has in recent years become the last bastion of survival hope for the barking deer (*Muntiacus reevesi*) which until recent times commonly inhabited the wooded mountain slopes of Hong Kong Island and the New Territories.

The hillsides behind Discovery Bay have for decades continued to afford a habitat and the breeding grounds for this shy and elusive animal. It has been customary for residents of Pakvale & Midvale villages to hear these animals "barking" several times each year high up on the hillsides, seldom seen but hidden within the heavy vegetation. Since new developments and site formations have recently been under construction near to the golf club, the barking deer have in the past two years been roaming further down on the lower slopes, much closer to the existing developments behind Parkvale and Midvale. Every indication is that they have been driven lower down by the impact of vegetation clearance and construction disturbances. In the past two years there have been at least two recorded fatalities of these animals due to attacks by dogs and/or by falling into the deep storm drain and concrete catchment culverts. The development of 6f will likely exacerbate this threat to this creature's habitat and it is recommended that Kadoorie Farm should be requested to provide the expertise to conduct a scientific investigation to evaluate the impact on the habitat on this creature. Hong Kong people do not want to lose all their fauna.*^v

ⁱ Transport Planning & Design Manual : Vol. 2 Highway Design Characteristics : Paragraphs 3.4.11.1 & 3.4.11.3 "The minimum effective widths of footways "

ⁱⁱ The barrier is a necessary safety feature to prevent vehicles from toppling down a steep slope, immediately to side of the road.

ⁱⁱⁱ Transport Planning & Design Manual : Vol. 2 Highway Design Characteristics : Table 3.4.3.1 "Minimum Carriageway Widths in Rural Areas"

^{iv} "Harmful Algae" by Mindy L. Richlen & others : page 170 in volume 9 , Issue 10 , of the scientific journal 'Elsevier', published in 2010.

^v Kadoorie Farm & Botanical Gardens website : "The dramatic loss of biodiversity can and must be stopped. At KFBG we work hard to protect the threatened natural habitats and species." (<http://www.kfbg.org/eng/nature-conservation-intro.aspx> (downloaded 05.06.2016)

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

4509

Dear Sir,

Section 12A Application No. Y11-DB/2
For optimising the land uses at Area 6f, Discovery Bay
Public comment- in support of the application

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

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

- The plan optimises the land use to alleviate the land shortage issue in HK and provides more housing choices.
- The area is suitable for residential building as it has been designated for staff headquarters which are no longer required. The planned plot ratio is still low that the infrastructure and facilities will be sufficient to accommodate the extra population.
- The optimisation of the land use has given due consideration to various aspects, such as infrastructure, visual, traffic and capacity of the community. The design is sensitive to the adjacent development and natural setting. It has given due regard for the mountain backdrop and the relationship with the existing residents.
- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- 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.
- The surrounding area of the proposed development will be beautified and bring in new leisure facilities.
- The mountain view of most Crystal and Coral units will not be blocked due to the sufficient distance between the buildings.
- With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

Yours faithfully,

Name:

Mr. Chan K. S.

Contact (email/ address/ fax):

[REDACTED]

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

4510

Dear Sir,

Section 12A Application No. Y11-DB/2
For optimising the land uses at Area 6f, Discovery Bay
Public comment- in support of the application

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

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

- The plan optimises the land use to alleviate the land shortage issue in HK and provides more housing choices.
- The area is suitable for residential building as it has been designated for staff headquarters which are no longer required. The planned plot ratio is still low that the infrastructure and facilities will be sufficient to accommodate the extra population.
- The optimisation of the land use has given due consideration to various aspects, such as infrastructure, visual, traffic and capacity of the community. The design is sensitive to the adjacent development and natural setting. It has given due regard for the mountain backdrop and the relationship with the existing residents.
- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- 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.
- The surrounding area of the proposed development will be beautified and bring in new leisure facilities.
- The mountain view of most Crystal and Coral units will not be blocked due to the sufficient distance between the buildings.
- With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

Yours faithfully,

Name: Mr Chan

Contact (email/ address/ fax): 

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

參考編號

Reference Number:

161129-160432-87351

4511

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 16:04:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. F Lam

意見詳情

Details of the Comment :

The plan optimises the land us 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:

161129-160106-63162

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 16:01:06

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Felice

意見詳情

Details of the Comment:

Support

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

參考編號
Reference Number: 161129-213733-24313

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

提交日期及時間
Date and time of submission: 29/11/2016 21:37:33

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

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

意見詳情

Details of the Comment :

- I support the proposal due to the following reasons:
- it optimises the land use at Area 6f in Discovery Bay;
 - the new plan will create more job opportunities, which will bring in many social and economic benefits to the society and citizens.

4514

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

參考編號

161129-215139-06340

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

29/11/2016 21:51:39

Date and time of submission:

有關的規劃申請編號

Y/T-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Mandy Lo

Name of person making this comment:

意見詳情

Details of the Comment :

- I support the application as
1. it optimises the land use at Area 6f in Discovery Bay.
 2. the plan echoes with the future development at Lantau Island and keeps DB competitive through the continuous development and facilities upgrade.
 3. 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:

161129-220904-08363

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

29/11/2016 22:09:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss N Y Lee

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用愉景灣6f區珍貴的土地資源，有助減輕香港土地不足的問題。
- 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。

4516

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

參考編號

Reference Number:

161201-165143-99622

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 16:51:43

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leong Yin Ling

意見詳情

Details of the Comment :

Support and Good

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

參考編號

161201-165442-31307

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 16:54:42

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Marquee Leong

Name of person making this comment:

意見詳情

Details of the Comment :

支持計劃

就規劃申請/發核提出意見 Planning Commission Form (Application No. / Planning Application No.)

參考編號

161201-195526-73332

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 19:55:26

Date and time of submission:

有關的規劃申請編號

Y/T-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Jackie Ip

Name of person making this comment:

意見詳情

Details of the Comment:

本人支持愉景灣第6區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number: 161201-194817-35082

提交限期

Deadline for submission: 09/12/2016

提交日期及時間

Date and time of submission: 01/12/2016 19:48:17

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment: 女士 Ms. Zhang

意見詳情

Details of the Comment:

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

161201-193522-55431

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 19:35:22

有關的規劃申請編號

The application no. to which the comment relates: Y/H-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel Ip

意見詳情

Details of the Comment:

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
 - 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
 - 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
 - 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。
 - 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
 - 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-195818-51287

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 19:58:18

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. GARY LEEL

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-195110-91356

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 19:51:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

• 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配基足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-193836-58750

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 19:38:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr. IP

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

161201-200022-34622

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:00:22

Date and time of submission:

有關的規劃申請編號

Y/T-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss SOPHIA LAU

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持愉景灣第6區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
 - 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
 - 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
 - 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。
 - 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
 - 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number: 161201-195317-62631

提交限期

Deadline for submission: 09/12/2016

提交日期及時間

Date and time of submission: 01/12/2016 19:53:17

有關的規劃申請編號

The application no. to which the comment relates: Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment: 先生 Mr. Luk

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 新發展會創這更多就業機會，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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-194648-01449

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 19:46:48

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ricky Luk

意見詳情

Details of the Comment :

本人支持愉景灣第6F區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6F一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

161201-201659-41447

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:16:59

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

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 :

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

- 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。

- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

就規劃申請/覆核提出意見 Masking Code: Planning Application Review

參考編號

151201-202456-90217

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 20:24:56

Date and time of submission:

有關的規劃申請編號

Y/T-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lo

Name of person making this comment:

意見詳情**Details of the Comment :**

本人支持愉景灣第6區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-201841-21609

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:18:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

Lam

意見詳情

Details of the Comment:

本人支持愉景灣第6r區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

- 6r一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

151201-202639-31324

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:26:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TRACEY LEUNG

意見詳情

Details of the Comment:

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-202003-08882

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:20:03

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-203513-87285

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:35:13

有關的規劃申請編號

The application no. to which the comment relates: Y/L-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Choy

意見詳情

Details of the Comment:

本人支持愉景灣第6區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161201-202140-90656

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:21:40

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

就規劃申請/覆核提出意見

參考編號

Reference Number:

161201-205821-85731

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 20:58:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/L-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. C H Kong

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

161201-210911-17474

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:09:11

有關的規劃申請編號

The application no. to which the comment relates: Y/1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yam

意見詳情

Details of the Comment:

I supported the idea due to the following:

- It optimises the land use at Area 6f in Discovery Bay.
- The new plan will create more job opportunities, which will bring in many social and economic benefits to the society and citizens.

就規劃申請/撥款提出意見 Making Comment on Planning Application / review

參考編號

161201-210639-78342

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 21:06:39

Date and time of submission:

有關的規劃申請編號

Y11-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Irene Kwok

Name of person making this comment:

意見詳情

Details of the Comment :

I agreed with the proposal since it will offer additional posts in both construction and many industries.

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

參考編號

Reference Number:

161201-213004-58253

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:30:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ip

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

• 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

• 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

• 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

• 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。

• 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。

• 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

就規劃申請/發改提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

161201-213106-53949

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 21:31:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「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 :

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number: 161201-213209-29881

提交限期

Deadline for submission: 09/12/2016

提交日期及時間

Date and time of submission: 01/12/2016 21:32:09

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment: 小姐 Miss Cherry

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套设施足以容納新增的人口。
 - 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
 - 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
 - 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。
 - 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
 - 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。

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

參考編號

Reference Number:

161130-221540-29739

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

30/11/2016 22:15:40

有關的規劃申請編號

The application no. to which the comment relates:

Y/L-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Elaine Kwong

意見詳情

Details of the Comment :

I support the application since the new plan will create more job opportunities, which will bring in many social and economic benefits to the society and citizens.

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

參考編號

161130-221738-85271

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

30/11/2016 22:17:38

Date and time of submission:

有關的規劃申請編號

Y/1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Mathrew Lo

Name of person making this comment:

意見詳情

Details of the Comment :

I agreed with the proposal as the 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:

1612/1-12:257-59482

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

01/12/2016 12:12:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms Lam

意見詳情

Details of the Comment:

To maintain the unique positioning and competitiveness of DB in Hong Kong and Lantau, I support the application.

就規劃申請/ 環境樓宇意見 Making Comment on Planning Application Review

參考編號

Reference Number:

Y1/2016/2621/09/01

提交日期

Deadline for submission

16/12/2016

提交日期及時間

Date and time of submission:

16/12/2016 12:00:02

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kar.

意見詳情

Details of the Comment:

I supported the application as it optimizes of the land use has given due consideration to various aspects, such as infrastructure, visual, traffic and capacity of the community. The design is sensitive to the adjacent development and natural setting. It has given due regard for the mountain backdrop and the relationship with the existing residents.

4545

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

參考編號

161201-121523-94568

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

01/12/2016 12:15:23

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Ho

Name of person making this comment:

意見詳情

Details of the Comment :

To ensure the healthy and sustainable growth of DB, I support.

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

4546

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配養足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

Maisy Lo

聯絡 (電郵/傳真/地址)：

RECEIVED

2016

Town Planning
Board

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

4547

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基礎及配渠足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

Siu Kit Tin

聯絡 (電郵/傳真/地址)：

[REDACTED]



城市規劃委員會秘書
香港干諾道中113號北角政府合署15樓
傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

45-000

敬啟者

第 12A 條 規劃申請編號 Y/H D6/2
公眾意見 支持愉景灣第 61 區發展計劃以善用綠地上地資源

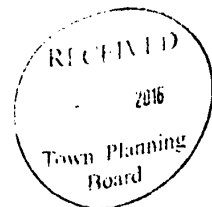
茲將這項申請規畫收錄於公眾展覽，本人等適獲，支持。查詢如下：

- 可善用土地資源，減輕香港土地不足的問題，提供一個類型的發展選擇。
- 61 區發展計劃為居住用途，增加土地用途靈活性，機會中增加環境綜合發展，基礎設施及商業服務新增的入住。
- 計劃可考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融注。
- 新計劃可支持開闢獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時土庫欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近綠苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名: Jimmy Ng

聯絡 (電郵/傳真/地址): [REDACTED]



土地規劃委員會秘書
香港新界沙田區沙田街15樓
電話：2245 4252 22 8426
傳真：2245 4252 8426

4549

香港

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 61 區發展計劃以善用珍貴土地資源

2. 在規劃申請項下收集公眾意見，本人來函表示支持，原因如下：

- 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。
- 將該項規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基礎設施足以容納新增的人口。
- 計劃在考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時土庫欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名: Natalie Siu

聯絡 (電郵/傳真/地址): [REDACTED]



4550

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

收啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名: Kelvin Siu

聯絡 (電郵/傳真/地址): [REDACTED]



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

4551

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地價比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

MATTEN HO

聯絡 (電郵/傳真/地址)：



城市規劃委員會秘書
香港中環皇后大道中1號市政局大廈15樓
傳真 2877 9243 或 2772 8425
電郵 tpb25@pland.gov.hk

敬啟者

第 12A 條 申請中修訂圖則 (附錄)
公眾意見 查詢查詢編號 01 區修訂圖則 修訂修訂圖則 (附錄)

就上述規劃申請現正考慮 查詢編號 01 區修訂圖則 (附錄)

- 可將用作商業用途 或作零售用途 住宅用途 學校 醫院 公園等用途
- 目前申請圖則為住宅用途 商業用途 零售用途 學校用途 醫院用途 公園用途 及公共用途 修訂圖則
- 計劃中修訂圖則 將會 增加 住宅用途 商業用途 零售用途 學校用途 醫院用途 公園用途 及公共用途
- 新計劃可令持牌商獨立經營 住宅用途 商業用途
- 新修訂圖則給予發展機會 為 住宅用途 商業用途 零售用途 學校用途 醫院用途
- 引入商業用途 住宅用途 商業用途 零售用途 學校用途 醫院用途
- 現時土地用途修訂圖則 新修訂圖則 增加 住宅用途 商業用途 零售用途 學校用途 醫院用途
- 設計圖則顯示對於環境影響 住宅用途 商業用途 零售用途 學校用途 醫院用途
- 引入新圖則 可令增加 公共設施 住宅用途 商業用途 零售用途 學校用途 醫院用途 增加 住宅用途 商業用途 零售用途 學校用途 醫院用途 增加 住宅用途 商業用途 零售用途 學校用途 醫院用途

此致！

姓名:

HO CHUNG HING

聯絡 (電郵/傳真/地址):

[REDACTED]



城市規劃委員會
香港中環皇后大道中九號九樓
電話：(852) 2272 2222
傳真：(852) 2272 2222

4553

敬啟者

第 12 條 土地用途編號 Y1/OB/2
公眾展覽：第一卷發展策略及發展計劃以善用綠帶土地資源

有關這項申請的意見，經諮詢下列人士後，支持，原因如下：

- 可與現址相連，減輕對鄰近地帶的影響，提供不同類型的房屋選擇。
- 可與現有發展區相連，增加土地總量供應，規劃中的地積比亦很低，基礎設施負擔亦較輕。
- 計劃可改善基礎設施，改善交通方面等因素及社區承擔能力，設計亦與周邊環境相稱。
- 可改善公共交通服務及增加鐵路，令交通更為便捷。
- 可為社會提供更多發展機會，為市民社會帶來好處及經濟效益。
- 可改善現時交通服務，為居民提供更多選擇。
- 現時正在討論興建多條新線，可為社會帶來環境及引入新的休憩設施。
- 可改善現時交通服務與鄰近地區更近距離，景觀亦會變好。
- 引入新發展，可改善公共設施的總體費用，使周邊的基礎設施作出翻新及改善，減少維修保養及相關開支。

此致：

姓名：

DELLY HO

聯絡 (電郵/傳真/地址) :

RECEIVED

- 2 DEC 2016

Town Planning Board

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

4554

敬啟者：

第 12A 條 - 規劃申請編號 Y/1-08/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

JENNIFER LEE

聯絡 (電郵/傳真/地址)：



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

4555

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基礎及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

Moby LTZ

聯絡 (電郵/傳真/ 地址):

[REDACTED]



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

4556

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

Ivy Lee

聯絡 (電郵/傳真/地址)：

[REDACTED]



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

4557

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

AARON LI

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4558

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

齊紀

聯絡 (電郵/傳真/ 地址):



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

4559

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

Heidi Wong

聯絡 (電郵/傳真/地址)：

[REDACTED]



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

4560

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

JENNIFER COME

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4561

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基礎及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

CANDY CHAN

聯絡 (電郵/傳真/地址)：



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

4562

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

何穎彤

聯絡 (電郵/傳真/地址)：



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

4563

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配齊足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

RYAN HO

聯絡 (電郵/傳真/ 地址):

[REDACTED]



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

4564

敬啟者：


第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名: Lillian Ho

聯絡 (電郵/傳真/地址): 



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

4566

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名: MABLE CHAN

聯絡 (電郵/傳真/地址): [REDACTED]



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

4566

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配齊足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

PETER LAM

聯絡(電郵/傳真/地址)：



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署35樓
傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4507

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

Doris Chan

聯絡 (電郵/傳真/地址)：

[REDACTED]

RECEIVED

2011 04 20

Town Planning
Board

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

4568

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配寔足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

FERRY

聯絡 (電郵/傳真/地址)：



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

4569

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基差及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

MAK

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 DEC 2006

Town Planning
Board

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

4570

敬啟者：

第 12A 條 規劃申請編號 Y/1-DB/2
公眾意見 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名: RICAN CHAN

聯絡 (電郵/傳真/地址): [REDACTED]



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署35樓
傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4571

敬啟者：

第 12A 條 - 規劃申請編號 Y/1-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視觀、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

George Chan

聯絡 (電郵/傳真/地址)：

[REDACTED]

RECEIVED

- 2 DEC 2006

Town Planning
Board

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

4572

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 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。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

MAGGIE CHAN

聯絡 (電郵/傳真/地址)：

[REDACTED]



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

4573


敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新計劃將停建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): CHAI YOUNG FUNG Signature (簽名): 

聯絡 (電郵/傳真/地址): 



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

4574

敬啟者：

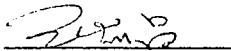
第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

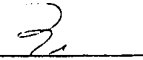
- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名):



Signature (簽名):



聯絡 (電郵/傳真/地址):





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

4575

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加就業機會及增加房屋供應

此致！

Name (姓名): CHUK POON HING Signature (簽名): [Signature]

聯絡 (電郵/傳真/ 地址): [Redacted]



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

4576

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 張 楚 璇 Signature (簽名): 

聯絡 (電郵/傳真/地址): 



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

4577

敬啟者：

第 12A 條 - 規劃申請編號 Y/1-D8/2
公眾意見- 支持愉景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 尹仲仁 Signature (簽名): WAX

聯絡 (電郵/傳真/ 地址): [REDACTED]



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

4578

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持偷景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 周亦祥 Signature (簽名): 周亦祥

聯絡 (電郵/傳真/地址) [REDACTED]



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

4579

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基礎設施作出翻新及改善，可減省維修保養及相關開支。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 劉公法 Signature (簽名): Li

聯絡 (電郵/傳真/地址): [REDACTED]



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

4580

敬啟者：

第 12A 條 - 規劃申請編號 V/I-D0/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。

此致！

Name (姓名):



Signature (簽名):



聯絡 (電郵/傳真/地址):



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

4581

敬啟者：

第 12A 條 - 規劃申請編號 Y/1-08/2
公眾意見 - 支持愉景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名):

葉潤堂

Signature (簽名):

葉潤堂

聯絡 (電郵/傳真/地址):

[REDACTED]



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

4582

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a. 新計劃將停建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b. 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。

此致！

Name (姓名): 陳生文 Signature (簽名): 陳生文

聯絡 (電郵/傳真/地址): [REDACTED]



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

4533

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基礎設施作出翻新及改善，可減省維修保養及相關開支。
- b) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。

此致！

Name (姓名): 潘金成 Signature (簽名): 潘金成

聯絡 (電郵/傳真) 地址: [REDACTED]



敬啟者：

第 12A 條 - 規劃申請編號 Y/I-08/2
公眾意見 - 支持繪景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。

此致！

Name (姓名): 鄧志強 Signature (簽名): [Handwritten Signature]

聯絡 (電郵/傳真/地址): [Redacted]

[Redacted]



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

4585

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見 - 支持愉景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新計劃將停建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 林國光 Signature (簽名): 林國光
聯絡 (電郵/傳真/地址): [REDACTED]



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

4586

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持偷景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名):

Signature (簽名):

聯絡 (電郵/傳真/地址):



城市規劃委員會秘書
香港北角渣甸道333號北角政府合署154樓
傳真：2877 0245或2522 8426
電郵：tpbpd@pland.gov.hk

4587

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-OB/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加就業機會及經濟效益

此致！

Name (姓名):

S. Sai Her

Signature (簽名):



聯絡 (電郵/傳真/地址):



RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4588

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

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



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

4589

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持偷景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 吳松輝 Signature (簽名): 輝

聯絡 (電郵/傳真/地址): [REDACTED]



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

4590

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新計劃將興建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 蔡國威 Signature (簽名): 威

聯絡 (電郵/傳真/地址): [REDACTED]



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

4591

敬啟者：

第 12A 條 - 規劃申請編號 V/I-DB/2
公眾意見- 支持愉景灣第 6F 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新計劃將停建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名):

胡志偉

Signature (簽名):

hu

聯絡 (電郵/傳真/地址):

[REDACTED]

RECEIVED

- 2 REC 2016

Town Planning
Board

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

4592

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加活動空間

此致！

Name (姓名):

陳

Signature (簽名):

聯絡 (電郵/傳真/地址):

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4593

敬啟者：

第 12A 條 - 規劃申請編號 V/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收緊公眾意見，本人來函表示支持，原因如下：

改善附近居住環境

此致！

Name (姓名): CHANG Kwok NGA Signature (簽名): [Handwritten Signature]

聯絡 (電郵/傳真/地址): [Redacted]

RECEIVED
- 2 DEC 2008
Town Planning
Board

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

4594

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。
- b) 6F 這幅土地平整了已經三十多年，每日眼見它丟棄一旁而不作發展，十分可惜。

此致！

Name (姓名): 陳光遠 Signature (簽名): Pu

聯絡 (電郵/傳真/地址): [REDACTED]



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

4535

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a. 新計劃將停建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b. 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。

此致！

Name (姓名):

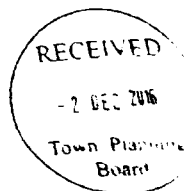
謝世明

Signature (簽名):

謝世明

聯絡 (電郵/傳真/ 地址):

[REDACTED]



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

4596

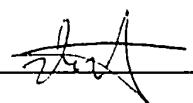
敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a) 新發展會使周邊的基建設施作出翻新及改善，可減省維修保養及相關開支。
- b) 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。

此致！

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



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

4597

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

可以增加經濟效益

此致！

Name (姓名):

Rowling San

Signature (簽名):

[Handwritten Signature]

聯絡 (電郵/傳真/地址):

[Redacted Contact Information]



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

4598

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

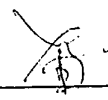
可以增加經濟效益

此致！

Name (姓名):

Loi Yip Kuen

Signature (簽名):



聯絡 (電郵/傳真/地址):



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

4539

敬啟者：

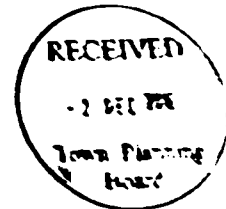
第 12A 條 - 規劃申請編號 V/A-08/2
公眾意見 - 支持愉景灣第 61 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

增加就業

此致！

Name (姓名): Ying Kam Chan Signature (簽名): [Signature]
聯絡 (電郵/傳真/地址): [Redacted]



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

4600

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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：

改善居民環境及增加就業

此致！

Name (姓名):

楊榮奇

Signature (簽名):



聯絡 (電郵/傳真/地址):



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

4601

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 區發展計劃以善用珍貴土地資源

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- a. 新計劃將停建員工宿舍，變相令現有員工宿舍加快翻新及改善設施，我作為員工將會受惠。
- b. 我樂見新發展，因為會使我在這個社區的就業環境及機會更佳。

此致！

Name (姓名): 陳慶華 Signature (簽名): 華
聯絡 (電郵/傳真/地址): [REDACTED]



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

4602

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

陳

聯絡(電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4603

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配養足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

趙三波

聯絡(電郵/傳真/地址)：_____

RECEIVED

- 2 DEC 2011

Town Planning
Board

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

吳慧嫻

聯絡 (電郵/傳真/地址)：



敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：



聯絡 (電郵/傳真/ 地址)：



RECEIVED

- 2 DEC 2016

Town Planning
Board

敬啟者:

第 12A 條 - 規劃申請編號 Y/I-08/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配齊足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名:

王

聯絡 (電郵/傳真/地址):



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

4607

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基礎及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

WILLIAM YUEN

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 DEC 2006

Town Planning
Board

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

傳真：2877 0245或2522 8426

電郵：tpbpd@pland.gov.hk

4608

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2

公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

WANG DAN

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4659

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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：

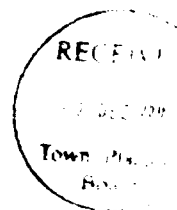
- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
- 引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善業主可減省維修保養及相關開支。

此致！

姓名：

TIFFANY FUNG

聯絡 (電郵/傳真/地址)：



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

4610

敬啟者：

第 12A 條·規劃申請編號 Y/I-DB/2
公眾意見·支持偷景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

JIMMY TIN
~~TIFFANY TUNG~~

聯絡 (電郵/傳真/地址)：

[REDACTED]

RECEIVED
- 2 DEC 2016
Town Planning Board

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

4611

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持偷景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

JACK LI

聯絡 (電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

4612

敬啟者：

第12A條-規劃申請編號 Y/I-DB/2
公眾意見-支持愉景灣第6f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。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地價比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

ANTHONY NG

聯絡(電郵/傳真/地址)：

RECEIVED

- 2 DEC 2016

Town Planning
Board

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

1613

敬啟者：

第 12A 條 - 規劃申請編號 V/I-08/2
公眾意見 - 支持偷景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基礎及配套设施足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

YANICK CHAN

聯絡 (電郵/傳真/地址)：

[REDACTED]



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

4614

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

AKIY NONO

聯絡 (電郵/傳真/地址)：



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

46.5

敬啟者：

第 12A 條 規劃申請編號 V/I-DB/2
公眾意見- 支持偷景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋，規劃中的地積比亦很低，基礎及配養足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

KATIE HO

聯絡 (電郵/傳真/ 地址)：

[REDACTED]



敬啟者：

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見 - 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地價比亦很低，基建及配套足以容納新增的人口。
- 計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。
- 新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
- 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。
- 現時上址欠缺遊樂設施，新發展會美化環境及引入新的休憩設施。
- 設計圖則顯示附近屋苑與新屋苑有充足距離，景觀不會受阻。
- 引入新屋苑，可分擔公共設施的維修費用，使周邊的基建設施作出翻新及改善，業主可減省維修保養及相關開支。

此致！

姓名：

LIAN TA (H)

聯絡(電郵/傳真/地址)：



tpbpd

寄件者: Adrian King
寄件日期: 01日12月2016年 星期三 11:41
收件者: tpbpd@pland.gov.hk
主旨: Comments on Planning Application No. Y1-DB/2
附件: ATT00169.pdf, ATT00172.txt

4617

Please see Comments as attached:

- Address Sheet
- Particulars of Commenter
- Submission Pages 1 to 6
- Annexure of 7 April 2016 submission Pages 1 to 8
- Annexure of 6 July 2016 submission Pages 1 to 4

Regards. Adrian H. King

**Comments on the Third Information Submitted in Support of the Section 12A
Application No. Y1-DB/2 to amend Discovery Bay Outline Zoning Planning for
rezoning the permissible case from Staff Quarters to Flats at Area 6f,
Discovery Bay**

As a resident owner in Woodgreen Court in Parkvale Village in Discovery Bay, I made a submission to your Board on 7 April 2016 and a further submission on 6 July 2016 both objecting strongly to this Application by the Hong Kong Resort Company Limited.

I have now seen the further Third Submission of Information which has been supplied to you by the Hong Kong Resort Company Limited and I wish to lodge a further objection to the manner in which this Application is being pursued because this further information still does not address the various shortcomings and omissions in the original Application or the Second Submission of Information by the Applicant.

My response to the Third Submission of Information made on behalf of the Applicant is to draw to your attention the things pertinent to the Application which it doesn't say and the important matters raised in previous objections which it does not address fully or at all.

It is of great concern that objections and issues raised by myself and by others including our representatives, the Parkvale Village Owners Committee, have gone unanswered by the Board and do not appear to have been investigated or given the importance and considerations they deserve by the relevant Government Departments and agencies responsible for safeguarding the public and the common good. I would like to know why these departments are able to ignore significant issues of health, safety and public amenity leaving the Application to be considered without taking into account serious issues of public interest which the Applicant and Government Departments have failed to address. It appears that anything with negative connotations is being downplayed or ignored by the Board and Government generally.

The following are the Main issues which I and others have highlighted before and which continue to receive inadequate attention or no attention at all. Any of these issues by themselves should result in this Application being rejected.

A. Traffic Impact Assessment

This document is a high level study of the external and internal main roads in Discovery Bay. This document is a complete whitewash and even with the latest update does not address the major traffic impacts which are relevant.

- a) As regards the statistics and information provided with regard to the main Discovery Bay Road, the study fails to address the compounding traffic congestion which will be caused concurrently with the proposed Area 6f development, should it go ahead are:
 - i) Heavy construction traffic related to the redevelopment of the transport terminus adjacent to the Plaza and Pier over a period of at least 2 years.
 - ii) For a similar period further congestion created by all of the internal and external bus services relocating from the off-street terminus to numerous new bus stops along the short stretch of Discovery Bay Road in front of the Fire Station which will also be impacted

- iii) Heavy construction traffic related to the proposed development of Area 10b impacting and compounding the construction traffic from the transport terminus development and the bus stop congestion.
 - iv) All of the above compounding with this proposed Area 6f construction traffic.
- b) The Traffic Impact study ceases at the junction of Discovery Valley Road with Parkvale Drive. No attempt has been made to assess the impact on regular passenger bus schedules, school busses, emergency vehicles, maintenance and delivery vehicles and private golf carts which use this sub-standard, narrow and winding road which is the only access to Parkvale and Midvale Villages.
- i) Parkvale Drive is so narrow and winding that busses are unable to pass vehicles in the other direction unless one of them pulls over to the side and stops. Two large trucks cannot pass thus creating a road block.
 - ii) The private residential driveway from the top of Parkvale Drive by Woodbury Court and extending behind the Woods is much narrower than Parkvale Drive.
 - iii) Blockage of Parkvale Drive or the Woods driveway would prevent access by police, fire and ambulance emergency vehicles not only to the Parkvale Blocks and the construction site on Area 6f but also the whole of adjacent Midvale Village which is totally dependent on Parkvale Drive.
 - iv) The private driveway behind the Woods is a pedestrian precinct with only occasional and careful intrusion of busses and a few other vehicles which are aware of the safety issues of sharing the driveway with pedestrians, children playing and the elderly exercising. This is a serious safety issue creating both a heavy traffic hazard and loss of amenity.
 - v) All of these issues and more are dealt with in detail under points 1 to 6 of my submission dated 7 April 2016 and not a single question or consideration appears to have been raised by any of the relevant departments including Fire Services Department, Transport Department or the Labour Department responsible for safety on construction sites.
 - vi) We reiterate that the proposed use of Parkvale Drive and the Woods private pedestrian passageway is totally unsuitable and inadequate for both construction traffic and for subsequent passenger, goods traffic and emergency access to Area 6f. Both the existing Parkvale residents and future Area 6f residents, should this Application be approved, are totally reliant on bus access through this route.
 - vii) This Application should not be approved unless separate access to Area 6f directly from Discovery Valley Road is provided.

B. Sewage Disposal

The Applicant has changed the proposals for sewage disposal yet again as each of its previous proposals has been rejected. The current proposal for an individual treatment unit for Area 6f is unrealistic, inadequately detailed and documented and is a potential health, water and air pollutant hazard.

- a) It is proposed to site the sewage treatment unit on Area 6f. This is a restricted and steep site and no indication is given as to where this unit could be safely located

- i) Most of the flat site is proposed to be taken up with the two residential blocks.
 - ii) Due to the steep nature of the site there is concern that the unit may not be able to be constructed safely.
 - iii) If it is placed on a ledge on the hillside it will be most unsightly to residents of Crystal and Coral Courts and possibly the residents of the Woods. It may also be unstable in the event of a future landslide.
 - iv) This Third Submission promises to keep or replace most of the trees and the natural vegetation which binds the slopes. Installation of the sewage treatment unit will require the removal of many of these trees and a significant amount of the vegetation which may result in instability of the slope material.
 - v) The report indicates that steps will be taken to prevent odours from escaping from the system but it is unlikely that this will be 100% successful resulting in harmful fumes affecting the residents on Area 6f, Crystal and Coral Courts and the Woods. This will be unpleasant, a health hazard and quite unacceptable from a planning permission point of view.
 - vi) No indication is given as to where the effluent pipeline will be placed with the potential disruption to adjacent properties from its installation and subsequent maintenance.
- b) It is proposed that the effluent will be discharged into Tai Pak Bay adjacent to the ferry pier and the existing stormwater outflow. Various references are made to the effluent outflows being within "Water Quality Objectives" but the plan does not take account of the surroundings.
- i) The plans suggest that the adjacent shorelines are far enough away and that there is open water out of the bay towards the harbour.
 - ii) Tai Pak Bay is generally very shallow, the area around the pier needs regular dredging, and the water is continually churned up by ferries running a regular 15 minutes to 30 minutes schedule throughout the day and most of the night.
 - iii) The proposed outfall is adjacent to the ferry pier, to the residential properties in La Costa and the populous waterfront promenade.
 - iv) The near and shallow area to the outfall also is adjacent to a large number of restaurants on D Deck and the very popular beach where children play and swim or paddle throughout the year.
 - v) The submission states that "suspended solids, E Coli and ammonia" will be acceptable quantities. Given the use and occupancy of the adjacent waters and shoreline we do not consider that the introduction of such pollutants in any quantity is acceptable.
 - vi) EPD have asked the Applicant to provide better and acceptable plans and data in support of their proposal for sewage treatment and efficient disposal and we do not believe that this has been done.

We believe that the current proposals for this stand-alone sewage treatment unit and effluent disposal are a poor substitute for a proper and permanent system and until sewage disposal

through proper public utilities to the Siu Ho Wan Treatment Plant can be made, this Application should be rejected.

We are concerned that the relevant departments, Drainage Services Department and the Environmental Protection Department as well as the Department of Health are turning a blind eye to this development. Their role is to improve a healthy environment but in fact they appear through their inaction to be condoning increased unhealthy pollution by allowing an additional source of suspended solids, E Coli and Ammonia to be discharged into shallow water adjacent to a residential area, public facilities and the public recreational beach and swimming area of a residential and tourist beach resort. This is quite irresponsible and unacceptable.

C. Water Supply

In the absence of a proper public treated potable water supply, the Applicant proposes to rejuvenate the long disused water treatment plant near the reservoir. This was originally used to supply Discovery Bay in its early days but was terminated as soon as a proper and quality guaranteed supply became available from the Government Water Treatment Plant at Siu Ho Wan.

- i) Like the sewage proposal, this is a very weak and unsatisfactory arrangement in the long term for in excess of 1,000 new residents.
- ii) Unlike the public supply, there are no checks or guarantees that water quality from this rejuvenated source will be properly maintained.
- iii) DB residents are concerned as to who will pay for this water supply upgrade and operation and maintenance ongoing. It will be too expensive for Area 6f residents to pay for but other non-users should not have to foot the bill.

We are concerned that Water Supplies Department and the Department of Health are failing to adequately address the provision of a long term and safe potable water supply to the proposed Area 6f development and we do not see any guarantees as to the quality or continued supply or any monitoring thereof.

D. Permitted Population in Discovery Bay

Current plans and agreements permit a total population of 25,000 people in Discovery Bay. The current population is estimated at some 17,500.

- a) Each new residential development either approved or planned is looked at in isolation and no figures are released as to the total aggregate population level being reached. With the proposed developments in Area 6f and Area 10b plus the extensive development area beyond the tunnel at the north end there would seem to be every likelihood of the 25,000 limit being exceeded with the resultant strain on facilities and utilities but this aspect is not addressed by the Town Planning Board which looks at each aspect in isolation.
- b) Serious questions are being asked about the past and future allocation of undivided shares in the total development and whether these have been correctly allocated in accordance with the Deed of Mutual Covenant in the past. No further development areas, or increase in sanctioned areas, should be approved until this issue has been properly resolved. Against the Lands Department's queries on this issue as to whether there are sufficient undivided shares left for allocation to the proposed Area 6f development, the Applicant has answered that "this is commercially sensitive information". This is a cover-up of important information which Discovery Bay owners are entitled to know and

which demands a public answer to the Lands Department. Until a satisfactory answer is received to this valid question, approval of this rezoning Application should be withheld.

E. Local Impact and Amenity

In their original Application, the Applicants have stated that the proposed development in Area 6f will have "no adverse impact on adjacent areas". This is absolutely untrue. All of the information provided by the Applicant has deliberately treated Area 6f in total isolation and has carefully and deliberately avoided any reference to adjacent areas to the extent that Area 6f might be thought to be surrounded by greenfield sites with clear access and no obstacles to the provision of utilities.

a) With regard to the adjacent Parkvale Village:

- i) The proposed construction and future residential traffic access is through the narrow private driveway which is a largely pedestrian precinct behind the three Woods blocks.
- ii) This Area 6f development will destroy the personal safety and lifestyle ambience of the three Parkvale Woods high rise blocks.
- iii) Parkvale Village will suffer noise and air pollution from the construction and residential traffic that the development will generate.
- iv) The construction work of utility installation and construction traffic will disrupt bus and pedestrian access for Woods residents.
- v) The proposed sewage treatment plant in Area 6f will create unpleasant and unhealthy odours and fumes which will seriously affect the health and life enjoyment of Parkvale residents.
- vi) The bulk of the closely adjacent high-rise blocks on Area 6f will destroy the open hillside landscape views enjoyed by Parkvale residents and will block out the sky and will disrupt the light and air movement from behind the village.
- vii) The traffic, noise and dust together with the loss of safety and amenity, disruption to bus services and the deterioration of the local environment and lifestyle enjoyment will result in a serious drop in property and rental values in the Woods high-rise blocks.

b) With regard to the wider Discovery Bay:

- i) The usage and potential blockage by heavy construction trucks of Parkvale Drive will impact access to both Parkvale and the adjacent Midvale Villages not only by the critical and indispensable bus services but also access to both villages by emergency fire, ambulance and police vehicles.
- ii) The heavy construction traffic to build on Area 6f will impact the bus services and other traffic on Discovery Valley Road and Discovery Bay Road which is not mentioned in the Traffic Impact Assessment.
- iii) The discharge of sewage effluent after only primary screening into the shallow Tai Pak bay which is central to the public and recreational areas of DB Plaza and D Deck Restaurants, the resort swimming beach and the La Costa residential area will produce a serious health and odour problem and the potential for red tide

which will seriously affect the residents of La Costa and Beach Villages and all Discovery Bay residents and visitors from outside who wish to use and enjoy the dining and leisure facilities of the resort.

- iv) Pollution of Tai Pak Bay will be detrimental to the restaurant and other businesses in D Deck and the Plaza and may result in the cancellation of such popular public events as the annual Dragon Boat races in the Bay and activities such as beach rugby and volleyball as well as children's Easter Egg hunts on the beach.

The impact of this proposed Area 6f development, contrary to the statement in the Application that there is no adverse impact on adjacent areas which is quite untrue, is clearly far reaching and in fact will impact the lives not only of adjacent village residents but indeed the health and enjoyment of all Discovery Bay residents and visitors including tourists who stay at the local Auberge Hotel. Thus the impacts are both to health and lifestyle as well as economic.

The statements and issues commented on herein are a summary and updated expansion on those contained in my previous Objection Submissions dated 7 April 2016 and 6 July 2016 which are appended hereto as Annexure 7 April 2016 and Annexure 6 July 2016 and form part of this Statement of Objection.

We trust that this totally inadequate and misleading Application will be given closer and more critical consideration by the relevant Government Departments and the Board and will be rejected on multiple grounds.

Annexure
7 April 2016

**Comments on the Section 12A Application Y/1-DB/2
to amend Discovery Bay Outline Zoning Planning for rezoning the permissible
case from Staff quarters to flats at Area 6f, Discovery Bay**

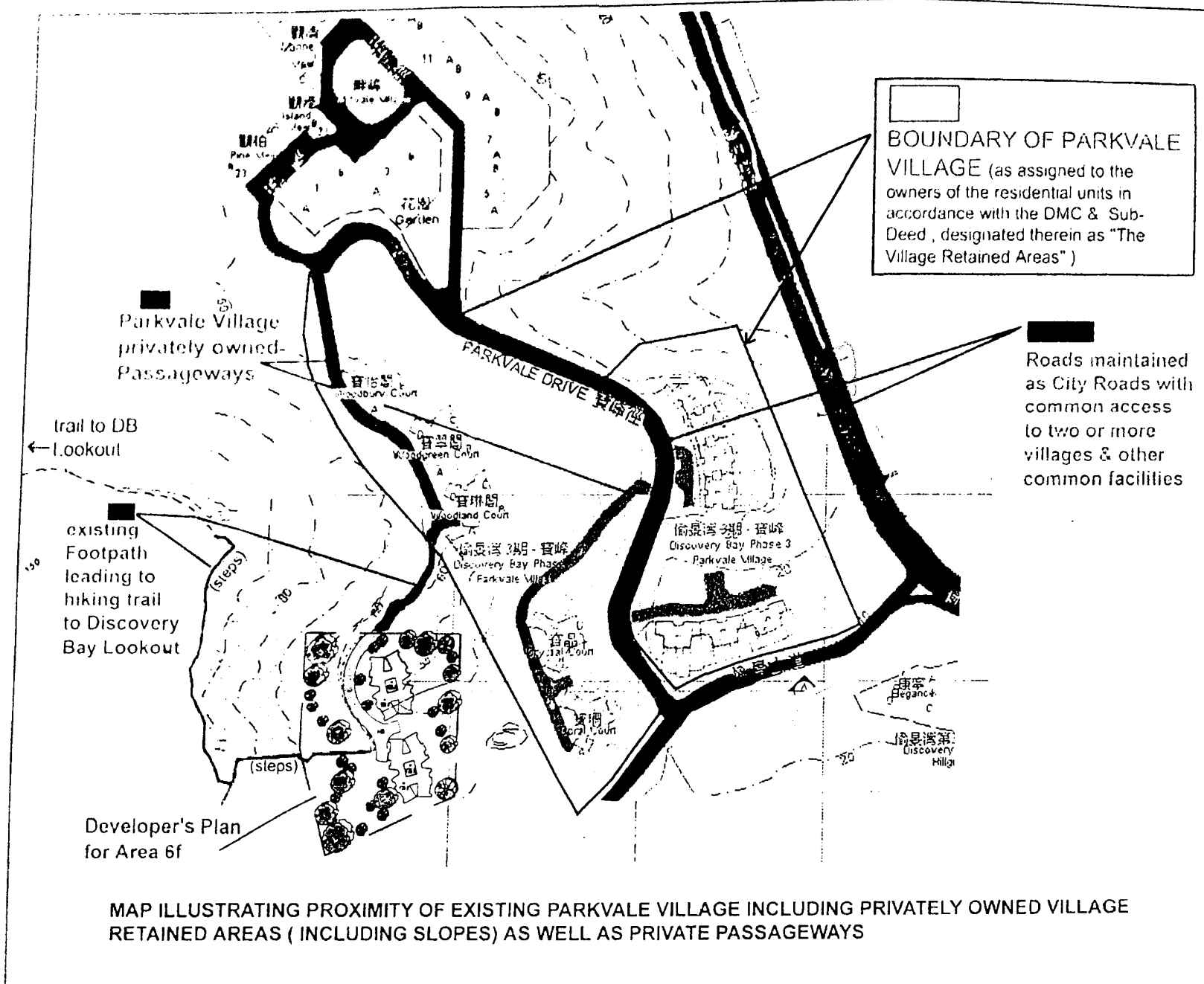
As a resident owner in Woodgreen Court in Parkvale Village, Discovery Bay I wish to strongly object to the Application by the Hong Kong Resort Company Limited which has been developed without reference to or consultation with the affected DB residents of the adjacent Parkvale Village and which takes no account of the environmental, safety and financial impacts thereto.

Summary of Major Issues

These are dealt with in the body of this paper but include:

- A. The Application is defective in that it deliberately omits any information on issues of a negative nature which need to be taken into account or glosses over them without any clear mitigation being addressed and in several cases makes statements which are factually incorrect. The Application should be rejected until all material facts have been disclosed for transparent consideration.
- B. The Application proposes access to Area 6f for both construction vehicles and future transport and delivery vehicles via "an extension of Parkvale Drive". This is not true. Parkvale Drive terminates some hundreds of meters away at the Midvale Village turn-off. The proposal indicates using the Woods private village driveway which is created as a pedestrian access to the three residential blocks and on which busses and occasional delivery vehicles intermingle carefully taking consideration of the family pedestrian traffic with which they share it.
- C. The Application makes no clear proposals with regard to the provision of utilities to Area 6f. No approval to proceed with residential development should be granted unless adequate and safe potable and flush water supplies and acceptable disposal for sewage and storm water are identified to ensure no degradation of the current utility provision to Parkvale Village.
- D. The proposed access arrangements seriously endanger and inhibit access by fire services and police vehicles to both the construction site and the existing occupied residential blocks in case of an emergency.
- E. The Application presents the proposed Area 6f development as an extension of the existing Woodbury/Woodgreen/Woodland community of Parkvale Village but in reality they are separate in location and different in design and occupancy nature. The concept that the much bigger 6f development can live off the existing Parkvale access, transport and utilities is an attempt to cut corners and costs, will destroy the living environment and safety of the Woods and simply will not work in practice. These fallacies are demonstrated by the detailed Map which follows in Fig. A.
- F. The degradation of environment, lifestyle, bus services and personal safety will have a negative impact on sale and rental values of the five existing high-rise blocks in Parkvale Village.

Fig. A - Map illustrating proximity of existing Parkvale Village including Village Retained Areas and Village Passageways



The following comments refer to the relevant numbered sections from the Application.

1.0 Introduction – No comment

2.0 The Application – This has been submitted without any notification to or consultation with the Parkvale Village owners and residents who will be directly affected and whose amenity and safety has been given no consideration.

4.0 The Application Site – Area 6f

- a) This is not a joint area with Parkvale. It is a quite distinct area of hillside separated from Parkvale by other open space.
- b) Use of the site for minor 9 meter high Staff quarters was not an unreasonable assumption given that it would not detract from the hillside skyline view from the Woods, from Crystal and Coral or from the Plaza or ferry pier. The massive blocks now proposed will destroy the skyline, the outlook from the Woods and may adversely affect the wind pattern.
- c) With significant earthworks on the Area 6f platform site to increase the size to cater for the much larger development, there is serious danger of flood water or even a landslip affecting Crystal and Coral Courts during at least one almost inevitable deluge black rainstorm during the construction period.

5.0 Concept Plan

- a) In summary the plan appears to be to build excessively large residential blocks on an unsuitable steep hillside with inadequate access for vehicles, pedestrians and utilities.
- b) The indicated number of flats in the new development is 476 which compares with the current 252 in the three Woods blocks. The number 3 bus which serves Parkvale on a generally 15 minute schedule aligned with the ferries is always over-full at peak hours and weekends. It is not clear from the plan of the proposed development whether there is provision for a bus turnaround or whether that population will need to walk through to the paved area behind the Woods where the bus stop is currently situated. Either way the additional new population will itself be almost double the existing Woods population so that there is no way the space or the busses will be able to cope. Bus transportation is essential at Parkvale Village and above due to the steepness of the road up the hill which is not walkable as a commute.
- c) The concept plan deals purely with works proposed within the Area 6f site boundary and indicates that no mitigation will be required outside the boundary. This is totally incorrect as extensive siteworks including breaking out rock outcrops, some as close to the Woods blocks as the bus turnaround at the cul-de-sac to create new road access between the Woods and Area 6f. This would further be exacerbated by the need to install utilities in trenches through this new access and the Woods private pedestrian paved area. How these could be laid through this already very narrow passageway without completely stopping all traffic access is not clear.

6.0 Engineering Studies

- a) The various Engineering Studies are notable for the aspects that they do not comment on. The studies assume no problems with access and that simple upgrades will deal with glaring utilities deficiencies.

b) Study on Drainage, Sewerage and Water Supply

- A Working Group of the City Owners Committee has been made aware of serious shortcomings with the existing sewerage design and major works would seem needed to accommodate the development proposed for Area 6f and additionally the very extensive development in Nim Shue Wan at Area 10(B). This is not just a local "upgrade".
- There are known shortages of both potable and flush water supplies to Discovery Bay as a whole and therefore the provision of increased supplies of safe water are more than a local "upgrade".
- Some three years ago CLP Power proposed to install a larger cable up Parkvale Drive to the local substation as current electricity supply to Parkvale and Midvale was "marginal". This project was dropped because difficulties were found complicating cable installation. Clearly there is no surplus supply to feed the Area 6f development so major cabling up the main roads and narrow Parkvale Drive would be needed to service Area 6f.
- With the significantly increased run-off from the new development area and paving the existing storm water drains would be overtaxed resulting in back-up and flooding if extensive additional storm water drainage was not installed.
- There is very real concern that poor or inadequate utilities provision will negatively impact the existing Parkvale residential blocks with potential sanitation and health issues.

c) Traffic Impact Assessment

- The TIA is a broad view of access to Discovery bay and its main road volumes. It does not address the proposed access route via Parkvale Drive and the paved area at the back of the Woods and as such is completely deficient and of no value in considering the viability of the Applicant's proposal.
- Parkvale Drive is only a local road, not a main road, is narrow, steep and winding and its road surface is already breaking up. Busses have to cross into the middle of the road to negotiate the bends and other vehicles cannot pass them. With large construction lorries and additional busses, the likelihood of traffic jams or accidents is high. This road is unsuitable for the proposed route.
- The paved area of shared pedestrian and vehicle traffic behind the three Woods blocks has a decorative brick surface as is appropriate to its intended purpose and this is already subject to areas of settlement due to the weight of busses and delivery trucks. It is not designed for and will not cope with heavy construction traffic or the higher traffic volumes when the development is complete.
- With potentially three times the current population from the combined blocks, peak time bus services will need to be increased from one to possible three. As with one bus in the cul-de-sac no other vehicles can maneuver especially while the bus makes a three point turn, the situation with extra busses would become unmanageable.

- Heavy trucks grinding up the steep hill on Parkvale Drive will make a great deal of noise which will disturb all of the residents of Parkvale. Empty trucks travelling downhill at speed will constitute a danger to other vehicles, pedestrians and residential property and its occupants in the case of a brake failure.
- The Woods paved area driveway is very narrow with the corner of Woodbury only 11cm from the edge of the carriageway. It seems unlikely that large equipment such as earthmoving, piling gear or tower crane segments not to mention long re-bar trucks could safely transit this constricted area if at all. In any event there would be no safe place for pedestrians with such heavy equipment or construction or concrete trucks passing.
- The TIA refers to Discovery Valley Road as the main road towards Area 6f but does not report on the traffic condition and impact on Parkvale Drive or the Woods private paved driveway. This possibly reflects the obvious problems with that as an access route and the TIA consultants may have assumed a separate direct access higher up Discovery Valley Road as a more suitable and appropriate access to the Area 6f construction site and residential complex.
- The Applicant should be required to submit a further proposal including a more appropriate viable and safe access both for the construction traffic and as a permanent roadway directly off Discovery Valley Road failing which this Application should be rejected.

d) Emergency Vehicle Access

- In the event of two or more construction vehicles and a bus meeting on the narrow and steep sloping driveway up to the Woods or on the narrow paved area behind, the ensuing accident or inability to move may prevent emergency services vehicles of police and fire services including ambulances from accessing the construction site or the three Woods residential blocks. Should such situation develop on narrow Parkvale Drive then the whole of both Parkvale Village and Midvale Village could become inaccessible to emergency vehicles.
- The potential for blockage of access for emergency vehicles to the three Woods high-rise blocks, the construction site and ultimately two more larger blocks should be referred to the Police and Fire Services Department for their requirements and may also create problems with the Construction Sites Safety Ordinance.

e) Construction Impact on the Community

- Site formation of Area 6f on a large scale, the construction of two massive 18 storey blocks and the related construction traffic, dust and noise as well as the imposition of some hundreds of construction workers into the vicinity will have an enormous detrimental impact on the Parkvale community.
- Apart from transportation issues, the provision of adequate toilet facilities for workers to a high enough standard of sanitation and to prevent smells should be an absolute requirement.
- If the construction of Area 6f proceeds at the same time as the other proposed Nim Shue Wan development on Area 10b then significant disruption to traffic and busses on Discovery Bay Road and throughout the community at large may occur and these would be exacerbated by any likely need for trenchworks in the roadway

for provision of additional sewerage, potable water and stormwater pipes and electricity cables.

f) Safety

- The passageway behind the three Woods residential blocks is a narrow cul-de-sac in a garden setting with incidental vehicle access by busses and occasional delivery vehicles but is primarily a pedestrian way with brick paving and as such there are no separate footpaths. Children play ball and ride their bicycles and scooters in this area, the elderly walk there for exercise and residents walk their many dogs there. The Wood's blocks entrances open directly onto the brick pedestrian way with no barriers or protection. The introduction of heavy construction vehicles into this totally unsuitable environment is very likely to result in residents being hurt or killed.
- This private driveway is only 6 meters wide and is constrained by the rock slope on one side and the residential buildings on the other. There is no room for large vehicles to pass. The steep slope up to Woodbury creates one blind spot and the corner of the Woodbury block which encroaches to 11m from the edge of the driveway is another already dangerous blind spot for both vehicles and for pedestrians existing Woodbury. The driveway is simply not wide enough for two trucks or a truck and a bus to pass and the three point turn bus turnaround at the end of the cul-de-sac is already a difficult driving maneuver even now without the introduction of through traffic to the construction site and subsequently the vehicular traffic needed to service the much larger new residential blocks. The driveway paved area is simply not large enough to accommodate all of these extra vehicles with traffic jams, bus delays and pedestrian accidents being inevitable. The cul-de-sac was not designed for thorough traffic and with the increased traffic flows generated by the construction and operational phases the limited space will not comply with design codes for EVAs, vehicle and pedestrian access.
- The proposal to use this Woods passageway route to the 6f site is ill-conceived, unviable and introduces serious personal safety risks for both adults and children which are totally unacceptable both legally and morally.

g) General Access

- The present level of traffic in the Woods passageway cul-de-sac is limited to the regular bus service, occasional delivery trucks and furniture removal vans, fire cars and golf carts. When more than one large vehicle is present, careful maneuvering is required to accommodate them. The proposed construction would introduce many times those numbers and with even larger and longer vehicles for delivery of construction plant, spoil removal, delivery of construction materials and concrete trucks. Also the provision of transport for the workers. Apart from inadequate capacity, the road base and surface will not be able to cope with the weight of these vehicles and will deteriorate with problems of surface water and potential damage to the utilities below. Once the new residential blocks are complete then the daily transport volumes will more than double their current level.
- The availability of unimpeded bus services is critical to the daily operation of the Woods high-rise residential blocks in order to meet ferry sailing times from the Plaza Pier. If a blockage occurs with gridlocked vehicles in the narrow roads, the ability of the existing Parkvale residents to get to work, school or medical visits etc on time will be curtailed with serious unacceptable disruption to the bus services.

- if utility trenches are to be dug through these narrow roads and passageways then traffic will be blocked
- This proposed access route is totally inadequate to cope with the needs of the residents and the construction traffic as regards road capacity, space constraints and the ability of the existing roads and driveways to support the heavy vehicle weights.
- A proper access to the new development in Area 6f needs to be constructed directly off Discovery Valley Road or otherwise this large development should not be permitted

7.0 Environmental Considerations

The proposed development and access have given no consideration to the existing or future environmental impact on Parkvale Village.

- It will introduce more traffic than the area is physically capable of handling
- Heavy traffic noise nuisance
- Construction site noise nuisance
- Dust nuisance
- Despoliation of natural vegetation on the hillside
- Loss of open views of the natural skyline and hillside
- Security, safety and sanitation risks from construction workers
- Destruction of village lifestyle and potential traumatic disturbance to children by introduction of large noisy construction vehicles in close proximity into their environment.

8.0 Trees and Landscaping

- Loss of many trees from the local landscape which has naturally regenerated since the platform on Area 6f was cut 30 years ago.
- Despoliation of the natural slopes adjacent to the bus turnaround for road and utility works

9.0 Visual Amenity

- The large bulk of the proposed 18 storey blocks will not only block the view of the skyline behind the Woods and Crystal and Coral but by cutting out considerable sky view will create a darkened and closed in environment.
- The existence of attractive hillside views from the Parkvale flats is a significant factor in their sale and rental values which can be expected to suffer.

10.0 Planning Assessment and Justification

- No proper planning exercise has been undertaken as to the integration and development of the Area 6f development into the overall situation of Parkvale Village.



- Reference to "very modest development intensities" is simply not true. At 476 new flats the new development is nearly twice as big as the existing Woods blocks which it seeks to attach itself to. The Area 6f development will overwhelm the existing Parkvale and destroy all of its amenity. Area 6f should be developed as a separate new community and be provided with its own separate access and utilities directly off Discovery Valley Road.
- There is no indication as to how the cost impacts of the new development on the existing Woods access infrastructure will be met. It would be totally unreasonable if such anticipated heavy maintenance or probably necessary reconstruction costs fell to Parkvale Village owners.

11.0 Discovery Bay Population Figures

- No comment. Figures shown are confusing and unclear.
- The proposed population increase proposed in Area 6f is too great for the local environment and infrastructure.

**Annexure
6 July 2016**



**Comments on the Further Information Submitted in Support of the Section 12A
Application No. Y/i-DB/2 to amend Discovery Bay Outline Zoning Planning for
rezoning the permissible case from Staff Quarters to Flats at Area 6f,
Discovery Bay**

As a resident owner in Woodgreen Court in Parkvale Village in Discovery Bay, I made a submission to your Board on 7 April 2016 objecting strongly to this Application by the Hong Kong Resort Company Limited.

I have now seen the Further Information which has been supplied to you by the Hong Kong Resort Company Limited and I wish to lodge a further objection to the manner in which this Application is being pursued because this further Information does not address the various shortcomings and omissions in the original Application which I and many others including the Parkvale Village Owners Committee on behalf of residents drew to your attention in early April.

As the objections and issues raised in my 7 April 2016 submission have not been taken up or answered by the subsequent questions raised by Government Departments or responded to in the Further Information supplied by the Hong Kong Resort Company Limited I append that 7 April 2016 submission document as an annex hereto so that the detailed issues may now be properly considered and taken into account by the TPB.

Specific main issues which in themselves should nullify this Application are highlighted as follows but any omission from the list of other detailed objections set out in the 7 April 2016 submission does not make them any less valid.

Highlighted Main Issues which the Applicant's Further Information fails to address

1. Traffic Impact Assessment

This document is a high level study of the external and internal main roads of Discovery Bay but makes no mention of the traffic impact to Parkvale Drive and environs which will be the biggest traffic impact to vital public transport bus services and access for emergency vehicles to Parkvale and Midvale Villages and to the Area 6f construction site.

We question why the Transport Department and Fire Services Department in particular as well as the Labour Department responsible for construction site safety have not investigated this critical issue.

2. Inadequacy of Village and Site Access

We have pointed out that the proposed Parkvale Drive site access is simply not capable of coping with the existing and construction traffic. Parkvale Drive is a steep and narrow road with tight curves. To negotiate these curves, the busses need to utilize the centre of the road so that no other traffic can pass them. Due to the narrowness of this road, even on the few straight stretches, vans and light delivery trucks pull to the side and stop to allow busses to slowly pass them. There is simply not enough width for busses and/or large construction vehicles and concrete mixer trucks to pass on this road. Delays, blockages and accidents will be the result.

In the narrow paved area behind the Woods blocks which busses and occasional delivery vans snare with pedestrians and children playing, other vehicles have to pull off to parking bays while a bus manoeuvres and turns around in this constricted space. This private area was not intended for through traffic and large construction vehicles including a procession of concrete mixer trucks in both directions simply will not fit.

Apart from the width constraints, Parkvale Drive and the private passageway behind the Woods are not constructed for heavy vehicles. The Parkvale Drive surface is already cracking in many places and the private pedestrian passageway is constructed only of paving blocks laid on sand which will rapidly crack and subside under heavy traffic.

3. Personal Safety

The private passageway behind the Woods is in reality a pedestrian precinct through which occasional vehicles intrude with care given the recreational usage of the area by children and the elderly for ball games and other play activities and for walking dogs. The main entrances of the three residential blocks open directly onto this lightly and decoratively paved pathway. The introduction of heavy vehicles into this constructed environment will bring persons and vehicles into direct conflict and deaths and injuries will be inevitable.

4. Emergency Services

All of the foregoing traffic constraints lead to the clear recognition that an impasse between two large construction vehicles or with a bus, or a likely accident with aggressive truck drivers could create a blockage of the Parkvale/Midvale conurbation. This could result in the prevention of emergency services (fire and ambulance) from accessing both Parkvale and Midvale Villages and also the Area 6f construction site. The Police and Fire Services Department should be consulted on this potential restriction and the Labour Department should be required to approve the acceptability of the site access under the Construction Sites Safety Ordinance.

5. Loss of Amenity and Nuisance

Owners in the Woods have purchased flats in a quiet garden setting on a cul-de-sac. Introduction of heavy construction traffic into this safe and relaxing environment will create fear and stress making each venture outside of this residential block a stressful and worrying occasion especially for parents. There is no protection or possibility of proper segregation of the large trucks from the residents as they leave their front door to wait for a bus or to walk to the steps down the hillside. The beauty and peaceful amenity of the surroundings as sold to the owners will be destroyed.

Because of their location at the top of a very steep hill the residents of the Woods flats are totally dependent upon the regular bus service to access the Plaza and the ferries. With the inadequate width of Parkvale Drive and the constraints of the Wood's passageway and bus turnaround, introduction of construction and future operational through traffic including additional busses would result in significant disruption to the bus services with extended trip times and missed ferries.

This proposal will result in significant loss of property and rental value to owners in the long term.

The Applicant has repeatedly stated that the Area 6f development would have no impact or implications for areas outside Area 6f but no mention has ever been made in their documentation of these severe safety and environmental impacts on Parkvale Village and the Woods residential blocks in particular.

6. Alternative Access

It is quite apparent that the proposed use of Parkvale Drive and the Woods private pedestrian passageway is totally unsuitable and inadequate for both construction traffic and subsequent passenger and goods traffic to access Area 6f.

Confronted with the weight of facts and evidence that the Parkvale route is not viable or safe, the Applicants have indicated on one occasion that they would consider alternative access directly off Discovery Valley Road which is the obvious and workable alternative. However, that they have not included this in their Application or Further Information indicates that this is purely to attempt to mollify Parkvale residents who are angry about this lack of concern for their wellbeing and safety and clearly they have no intention of doing so

This is a case of sacrificing safety and amenity for cost saving.

We believe that the Area 6f development is not viable without proper separate access from Discovery Valley Road and without it the Town Planning Board should reject the Application or make approval subject to the provision of direct access from Discovery Valley Road.

7. Sewage Disposal

It has now been stated by Government that they will not provide sewage disposal for Area 6f (and also not for Area 10b). The Applicant has stated that a small primary treatment facility should be built on the 6f site despite statements in the Environmental Impact Assessment statement that this is not desirable. Apart from unpleasant smells, which the Further Information acknowledges will be generated, the effluent will be discharged into the open nullah creating more offensive smells and environmental and visual impairment. From the nullah the effluent will be discharged into Tai Pak Bay adjacent to the public facilities and ferry pier and near to the popular swimming beach. Further it creates the possibility of algae growth and possible red tides in the bay.

The Drainage Services Department, the Environmental Protection Department and the Health Department should all be consulted on this issue and their clearance obtained as we believe this issue alone should result in the rejection of this Application.

8. Water Supply

Government have advised that Water Supplies Department will not be in a position to supply water from Siu Ho Wan for this proposed Area 6f development. The Applicant now proposes to reactivate old water treatment facilities long closed taking water from the DB Reservoir. Whether this can meet the standards which the Health Department will accept is questionable. DB residents are also concerned that the costs of this water treatment upgrade and operation will be passed into the City accounts so that residents who receive Government water will be forced to contribute to this cost which relates solely to the proposed new development.

9. Other Utilities

The Applicant makes no reference to other utility services which will be required including the supply of gas, telecommunications, electricity and stormwater drainage.

No mention is made as to the source of these supplies or the routing of the services to access Area 6f. The concern is that this will become a further imposition of trenchworks through existing residential areas. Also there are unanswered concerns as to any impact these necessarily provided supplies will have on the supplies to existing properties.

10. Conclusion

For all of the reasons given and points made in this submission and in my previous submission of 7 April 2016, this Application should be rejected. In the Application and in the Further information submitted, the Applicant has failed to provide reasonable explanation or justification

for his proposals particularly with regard to access, safety and amenity of the surrounding area. In fact his documentation is deliberately misleading in saying that there is no impact on areas outside Area 6f.

The impact on Parkvale Village in general and the Woods in particular is quite unacceptable in social, environmental and economic terms and this Application should be rejected unless separate access direct from Discovery Valley Road is provided and all other environmental and health issues are adequately regulated.

tpbd

寄件者: David Tolliday-Wright
寄件日期: 01日12月2016年星期四 14:11
收件者: tpbd@pland.gov.hk
主题: Re Submission objecting to Proposed Rezoning of Area 6(f) of Lot 385 RP& EX1 in DD.352 Discovery Bay
附件: 3rd Submission to TPB re 6(f) Parkvale .docx

4618

Dear Sir,
Please find my attached submissions against the proposal.
For ease of reference my telephone number is [redacted] live at [redacted].
Yours Sincerely,
David Tolliday-Wright.

Re: Application Y/1-DB/2 (TPB Ref:2775)

Proposed Rezoning of Area 6f of Lot 385 RP & Ext in D.D.352, Discovery Bay
From 'Other Specified Uses-Staff Quarters (5)' to Residential (Group C) 12"
Comments on Applicant's Additional Information"

I am the owner and resident of flat 12 A Woodgreen Court, Parkvale Village

My two earlier submissions on 29/3/2016 and 30/6/2016 contain my objections to the proposed rezoning which still stand. I further submit the following comments which are as a result of me reading the Applicant's latest submission containing: Additional information on the 27.10.16.

A. Road Access.

1.The Parkvale Passageway which the Applicant proposes to use to transport the vehicles to the construction site is not fit for purpose. These must include heavy duty vehicles carrying materials like ready made concrete and the like. Likewise the Passageway will not support the vehicular access for the resident of the two proposed new blocks.

2.The Passage way does not have the space for additional designated pedestrian pavement nor is it designed nor constructed for use by heavy vehicles ,such as piling equipment and cement lorries.

3.The impact of such heavy construction vehicles will seriously compromise the operation and safety of the local shuttle bus and utility vehicles and importantly also endanger pedestrians.

4.Parkvale Drive as a vehicular road does not extend to the proposed site but terminates down from Woodbury Court near where it meets the junction with the Passageway. To proceed with development it would require this Passageway to be developed into a vehicular road with proper and adequate pavements on each side.

5.The legal Position.

There is serious doubt, confirmed by legal opinion,that the Applicant has a legal right to resume the primarily pedestrian thoroughfare within Parkvale village, which is specified as a Passageway in the relevant DMC and sub-deed.

6.Discovery Bay Services Management Limited, the Manager under the DMC has treated this Passageway as de facto Village Common Area since the occupation of Parkvale Village, thus for around 30 years it has been maintained at the expense of the owners of Parkvale Village. The Applicant has no right to resume control of this Passageway.

B. Sewage Treatment.

1.The Applicant has provided no details about exact location of the onsite local sewage treatment plant other than it will be within Area 6f. That the area is of sufficient size and geographical stable enough to be suitable for such is doubtful. Its construction would probably involve earth moving and vegetation destruction that would affect considerably slope stability .

2.It is understood that the Applicant proposes to allow 'treated' sewage to be discharged into a marine outlet next to the ferry pier. The depth of the water affected is such that sewage discharge would be likely to cause red tides and affect the bathing beach adjacent to it.

3.It must be that such a sewage treatment works would involve unpleasant and unhearty odors, especially during high summer. Its geographical position in relation to Discovery Bay Valley Road with its surrounding hills on both sides will ensure for at least for the greater part of the year strong winds will blow such odors into the neighbourhood causing offense and affecting public health

C.Conclusion.

The Applicant's proposal to construct the two multi storey blocks at 6(f) and the building of the new sewage works and the use of these after completion would alter significantly the quality of life of Parkvale residents which they expected when purchasing their properties. And whilst one must be conscious of the ever increasing need for housing this should not be to the detriment of the common right of quiet enjoyment enjoyed not only by the residents of the immediate area but also those in neighbouring villages as well.

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

4619

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

Signature:  Date: 6.12.2016

Name of Discovery Bay Owner / Resident: Andrew Nam

Address: 

Dear Sirs,

In reference to Planning Application Y/I-DB/2 - Discovery Bay (Area 6f), kindly note that my objections concerning the developers / applicant's proposal are as follows:-

1. The principle of the development is not satisfactory and the application contains numerous deficiencies in planning matters.
2. HKR's proposal to change the usage of Area 6f from that of a 170m² GFA three storey building to two 18 storey buildings, including 476 flats, of 21,600 m² GFA is contradictory with the OZP stipulation for the provision of (Low rise) staff quarters to serve the discovery bay development. No explanation is provided to clarify where staff will be housed who are needed to serve the discovery bay development.
3. The scale and intensity of the proposed development including the plot ratio, site coverage and buildings heights (128 meters) are unsuitable for the character of the surrounding Parkvale, Midvale Villages and Discovery Bay Development as a whole.



1. HKR's application focuses mainly on reference to Coral and Crystal Courts as example of surrounding building character and fails to take into account that Parkvale, Midvale Villages and Discovery Bay in general contains a mix of building heights and massing which permit view corridors to ridgelines and provide visual access to the countryside. HKR's proposal to concentrate a cluster of high rise / high density buildings would in effect form a massive Wall-like structure.
2. The numerous issues and concerns contained in the "PVOC Comments on Application number: Y/I-DB/2" dated 12 July 2016 have not been addressed and remain valid. HKR's claim that many of the concerns raised in the public consultation are addressed in the departmental comments and do not require separable response is inaccurate and disrespectful of those who submitted their comments during the public consultation and of the town planning process. Vehicular access via Woodbury Court to a development of this proposed scale and massing is not appropriate and raises major concerns regarding safety and compliance with relevant standards as stated in the PVOC document.

3. Information on legal obligations, procedures, locations and times for the collection of refuse (e.g. refuse service vehicle etc.) loading/unloading facilities must be provided.
4. Ambulance Services Facilities: confirmation must be sought that response time areas can be achieved (e.g. 10 minutes and 20 minutes in urban/new towns and rural areas respectively).
5. HKR have not clearly stated whether or not the proposed development would over-ride the general provision of Educational/Government/Institution/Community/Transport facilities contained within Discovery Bay Development.
6. Information on the provision of public transport to the proposed development and surrounding Parkvale, Woodland Villages is required (e.g. location of bus stops, shelters, consequences of proposed increased population and construction works on public bus and minibus taxi numbers, their frequency and impact upon waiting times, peak traffic timings and impacts etc.)
7. Width constraints of Parkvale Drive limit the ability of larger vehicles, including buses and construction vehicles, to pass one another (e.g. the width of an EVA in the form of a carriageway should be not less than 7.3m. An EVA that is not in the form of a carriageway should be hard-paved, not less than 5 m wide on site). The EVA should allow safe and unobstructed access and safe operation, turning space for fire appliances at all dead-end EVA. HKR's application does not demonstrate compliance with relevant standards.
8. The Government should review the personal transport options available to residents. Consideration should be given to completely replacing petrol and diesel vehicles (golf carts, buses, DB Management cars, mini vans, vendors / property agent's vehicles etc.) with more sustainable transport options (e.g. electric vehicles) and adhere to the QZP requirement which states that Discovery Bay is declared to be "primarily a car-free development".
9. The proposed development allows direct sight lines into Living Rooms and Bedrooms between Crystal, Coral Court and the proposed development. The proposal does not maintain or attempt to address clear sight lines of the hill side to the rear of Crystal or Coral courts for their respective residents. The proposed locations / orientations of the two tower blocks on the plot have not are inappropriate; they face and look straight into the backs of Crystal Court and Coral court respectively. There is no attempt to maintain clear sight lines of the hill side for residents of Crystal or Coral courts or provide a resemblance of privacy by preventing direct views into bedrooms which could be achieved by offsetting the locations of the proposed towers.
10. Important dimensional information concerning distances and adjacencies from existing buildings (e.g. Crystal, Coral & Woodland Court) to the proposed development are not indicated on HKR's drawings. There is no indication of the actual height of Crystal, Coral or Woodland Court in relation to the proposed new development (128 meters) height. This type of information is critical in order to permit informed decisions.
11. The photomontages contained in the developer / applicant's submission are selective in nature and content; they do not represent a full and complete representation of the various important viewing locations; An important photomontage missing is from the junction of Parkvale Drive & Discovery Valley Road looking toward the proposed development, containing the front elevations of Crystal, Coral Courts and Woodland Court. This critical information if provided would only serve to strengthen the case for rejecting the proposed concept due to its inappropriate massive scale and Wall-like structure appearance.
12. The photomontages do not contain any measurements (levels) to explain the heights of Crystal, Coral, Woodland Courts or the surrounding Discovery Bay Development. Some photomontages when compared in terms of the proposed development height (128M) appear not to be aligned and differ greatly with each other (e.g. Compare Photomontage VP1, with 12, 14 & 15). Key dimensional information must be provided on all photomontages in order to understand the impact of the proposed development.
13. Photomontage VP15 (VSR T3) entitled "View West towards Application Site from Middle lane with proposed development" does not include an illustration (Photomontage) of the proposed development rendering it irrelevant. If this information were to be provided it would most likely serve to strengthen the case for rejecting the proposed development due to its inappropriate massive scale and Wall-like structure appearance.
14. HKR's Environmental Study fails to address the fact that the site (Area 5) is prone to flooding and/or provide any mitigation measures.
15. Information concerning proposed facilities such as refuse collection room/point, site drainage, site sewage treatment facility, electricity room/substation and liquefied petroleum gas; should be provided. Disposition of broad uses by floors, such as residential, mechanical, lift lobby should be provided.
16. HKR advice concerning intended Facade treatment is vague at best and should be elaborated upon to provide a basic intent for each material type intended for the Facade with Chromatic palette.
17. The proposal does not attempt to positively enhance the environment or stipulate mitigation measures such as communal mid-level landscaped gardens; landscaped communal roof gardens or vertical greening. The proposal does not attempt to positively enhance the beneficial use of the land, such as looking for opportunities for outdoor sport and recreation; to retain and enhance landscapes such as the large rock formation beside Woodland Court or to improve the general standard of health, comfort, and happiness experienced by Discovery Bay residents with provision of public, toilet facilities, drinking water fountains and meaningful landscaping design. The proposal does not make every reasonable effort to improve the environment for the betterment of the residents. The applicant

lbbpd

simply that to to maximize the above spirit it is a potential without a purpose for the environment and residents wellbeing

18. The methodology for calculation of the population of Discovery Bay and resulting population figure must be clarified by the Government for the understanding of everyone. No details or methodology is given to support HKR's claim that the current population is 19,585. Further, HKR has not provided an independent, professional survey of the current population. The figure is provided by the Manager for Discovery Bay - Discovery Bay Services Management Limited (DBSML), which is a subsidiary of HKR. HKR have utilized a ratio of 2.5 persons per unit which contradicts the official 2011 Population Census, persons per-unit ratio of 2.7 as stated by HKR.

This is a bad concept proposal and must be rejected

Best Regards,
Seb Hong - Discovery Bay Resident

Doc. No. [REDACTED]

01 12月 2011 11:21:11

to: bob@pland.gov.uk

Section 12A Application No. Y4-DB/2 (Area Of, 385 RP & Ext (Part) in D.D. 352, Discovery

6f-1.pdf; 6f-2.pdf

4621

ical

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

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

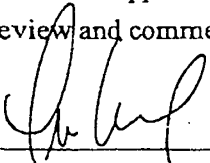
Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

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

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

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

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

Signature:  Date: December 1, 2016

Name of Discovery Bay Owner / Resident: EvA LGUN

Address: 

10/10/16
10/10/16
10/10/16
10/10/16

10/10/16
10/10/16
10/10/16
10/10/16

The Secretariat
Town Planning Board
IN/1, North Point Government Offices
333 Java Road, North Point
(Via email: tpbpc@pland.gov.hk or fax: 2877 0245 / 2522 8426)

Dear Sir,

Section 12A Application No. Y11-DB/2
Area of, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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

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

Compensatory proposals are unsatisfactory.

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

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

Name of Discovery Bay Owner / Resident: _____ 孫小姐 _____

Address: _____

tbody

发件人:
发件日期:
收件人:
主题:
附件:

Amy Yu
02日12月2016年 星期五 11:27

ipbpl@plead.gov.hk

Objection to Submission by the Applicant on 27 Oct 2016 - Section 12A Application NO. Y1-DB/2

0212016112336.pdf, 0212016112407.pdf



4623

8

32

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

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

Signature: [Handwritten Signature] Date: 2012/1/26
Name of Discovery Bay Owner / Resident: ~~AT~~ [Handwritten Name]
Address: [Redacted Address]

The Secretariat

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point

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

4624

Dear Sir,

Section 12A Application No. Y/1-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

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

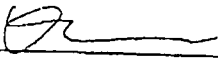
Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

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


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

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

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

Signature:  Date: 2 Dec 2016

Name of Discovery Bay Owner / Resident: Chelsia Wong

Address: 

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

4625

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

- 5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan, or the tree compensatory proposal are unsatisfactory.
- 6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

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

Signature: Pollyanna R. Date: 03 Dec 2017

Name of Discovery Bay Owner / Resident: Pin Hui Lai

Address: [REDACTED]

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

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

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

Name of Discovery Bay Owner: Li Sung Ming

Address: 

SECRET
SECRET
SECRET
SECRET

Chansinling Chan [REDACTED]
0111 71 30164 41171 101
tpbx1@pland.gov.hk
Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

4027

The Secretariat
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
(Via email: tpbx1@pland.gov.hk)

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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

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

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

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

Li Sung Ming

Owner of 

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

Dear Sir,

Section 12A Application No. Y1-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

Li CHAN Sim Ling

Owner of [REDACTED]

tpbpd

寄件者: O Li [REDACTED]
寄件日期: 03日12月2016年星期六 21:39
收件者: tpbpd@pland.gov.hk
主旨: Template for Area 6f Objection
附件: Template for Area 6f Objection.pdf

4629

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

4029

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

Orson Li

Resident of [REDACTED]

tpbpd

寄件者:
寄件日期:
收件者:
主题:
附件:

Sze Ho Chung
03日12月2016年 星期六 2:44
tpbpd@pland.gov.hk
Template for Area of Objection
Template for Area of Objection.pdf

4630

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

4630

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

Stella Cheung

Resident of [REDACTED]

tpbsd

寄件者:
寄件日期:
收件者:
主题:
附件:

Greg Urog, [REDACTED]
04 12月 2016年 星期四 23:24
tpbsd@psland.gov.hk
Application No. Y1-D82
Jurnal 78, Application No. Y1-D82.pdf

4631

Dear Sirs,

Please refer to attached with respect to the above quoted application

I am the owner of [REDACTED]

Regards,

Greg

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plans and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

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

Signature:  Date: DEC 4, 2016

Name of Discovery Bay Owner / Resident: GREG GONCIV

Address: 

tpbpd

寄件者: Greg Gough [REDACTED]
寄件日期: 04日12月2016年星期日 23:24
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y1-DB/2
附件: Jovial 7F_Application No. Y1-DB2.pdf

4632

Dear Sirs,

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

I am the owner of [REDACTED]

Regards,

Greg

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

4832

Dear Sirs,

Section 12A Application No. Y/1-DB/2
Area 6f, Lot 385 RP & Ext (Part) in O.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016


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

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


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

3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plans and the approved Outline Zoning Plan in the application. i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

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

Signature:  Date: DEC 4, 2016

Name of Discovery Bay Owner / Resident: GREG GORDON

Address: 

tpbpd

收件者:
收件日期:
收件者:
日期:

HKO/AN
05/11/2016 10:00 AM
tpbpd@pland.gov.hk
Objection

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

4633

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

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

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

Signature :GIANFRANCO BIGAZZI

E-mail: [REDACTED]

Date: 5 December 2016

Address: [REDACTED]

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Michael McGuire
05日12月2016年 星期三
tpbpd@pland.gov.hk
Objection to proposed development
KMBT_195_00957.pdf

Please find attached

Michael McGuire

4634

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

4634

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plans and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

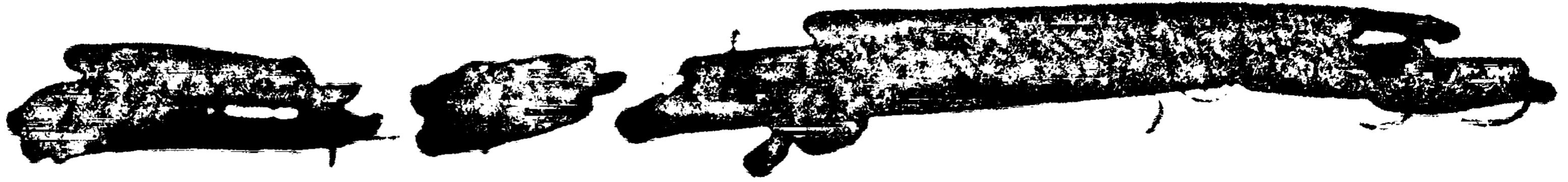
Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature : _____

Date: 6/12/2016

Name of Discovery Bay Owner / Resident: Michael J. McGuire

Address:



tpbd

發件人:
收件日期:
收件者:
日期:

Celia Wai
04/11/2016 19:10
tpbd@pland.gov.hk
Objection Section 12A Application No. YI/DB/2

4635

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plan and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate

supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent must negotiate and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly noted and addressed in the submission.

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

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

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

Discovery Bay Pleasure Vessel Owner
Berth: B70 Marina Club

Colin Waterfield
Permanent ID Card Holder

Address:

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

mpbx!

寄件人:
寄件日期:
收件人:
主题:

Objection Waterfront [REDACTED]
05/11/2016 4:21:06 PM 19/19
tp@shelburne.gov.hk
Objection - Section 12A Application No. Y/T-DB/2

4636

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and repass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plans and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the

submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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

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

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

Discovery Bay Pleasure Vessel Owner
Berth: B70 Marina Club

Glenda Waterfield
Permanent ID Card Holder

Address:

[REDACTED ADDRESS]

4037

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

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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


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

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

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

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

Discovery Bay resident

Liza Chung


Signature : _____	Date: _____

tpbpd

寄件者: Mariana Bogaça
寄件日期: 05/11/2016 星期四 11:30
收件者: tpbpd@pland.gov.hk
主旨: OBJECTION

4038

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

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

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

Signature: MARIANNA BIGAZZI

E-mail: [REDACTED]

Date: 5 December 2016

Address: [REDACTED]

Sent from Outlook



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



香港特別行政區政府
規劃署
Planning Department
Government of the Hong Kong Special Administrative Region

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

4639

敬啟者：

第 12A 條 - 規劃申請編號 Y/I-D8/2
公眾意見- 支持愉景灣第 6f 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。
- 6f 一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

此致！

姓名：黃漢權 - 離島區議會當然議員 簽名：



聯絡 (電郵/傳真/地址):

tpbpd

寄件者:
寄件日期:
收件者:
主题:
附件:

From

tpbpd@pland.gov.hk

Objection to the Submission by the Applicant on 27.10.2016 - GP

Draft Penetration VOC Letter for Area 10b Objection S.12.16 SH.docx, 0f Objection SH S.12.16.docx

Y/1-DB/2

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

460

Susan Ho

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

4640

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

I am an Owner in Discovery Bay and this development will seriously impact the quiet and peaceful enjoyment I have in Discovery Bay and its environs.

I have raised previous objections to this development; I do not find that these have been addressed adequately or at all.

My main reasons for objection on this particular submission are listed as follows:-

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

to hike and walk in this area will be severely infringed.

2. *The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.*
3. *The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.*
4. *The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.*

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

Susan Ho

ubpd

附件名:
附件日期:
附件大小:
附件:
附件:

to contact Lee Ieronimo
05/11/2016 星期四 18:12
qbpxt0@plhad.gov.hk
Lee Ieronimo
HKR's Applications to The Town Planning Board - Sample Submission for 10b and 6F
S6506_16120518320.pdf, S6506_16120518321.pdf

4041

Y/10312

Dear Sirs,

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

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

Kind Regards

Lee

Lee Ieronimo

Technical Director

ATKINS

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

13/F Wharf T&T Centre, Harbour City, TST Kowloon, Hong Kong

Tel: +852 2972 1000 | DDI: +852 2972 1759 | Fax: +852 2890 6343 | Mob: +852 9753 1762

Email: lee.ieronimo@atkinsglobal.com | Web: www.atkinsglobal.com | Careers: www.atkinsglobal.com/careers | LinkedIn:

This email and any attached files are confidential and copyright protected. If you are not the addressee, any dissemination of this communication is strictly prohibited. Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding.

Atkins is registered as Atkins China Limited 阿特金斯顧問有限公司 in Hong Kong. The ultimate parent company of the Atkins Group is WS Atkins plc. Registered in England No. 1885586. Registered Office Woodcote Grove, Ashley Road, Epsom, Surrey KT18 5BW. A list of wholly owned Atkins Group companies registered in the United Kingdom and locations around the world can be found at <http://www.atkinsglobal.com/site-services/group-company-registration-details>

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

This email and any attached files are confidential and copyright protected. If you are not the addressee, any dissemination of this communication is strictly prohibited. Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding.

The ultimate parent company of the Atkins Group is WS Atkins plc. Registered in England No. 1885586. Registered Office Woodcote Grove, Ashley Road, Epsom, Surrey KT18 5BW. A list of wholly owned Atkins Group companies registered in the United Kingdom and locations around the world can be found at <http://www.atkinsglobal.com/site-services/group-company-registration-details>

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

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

441

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

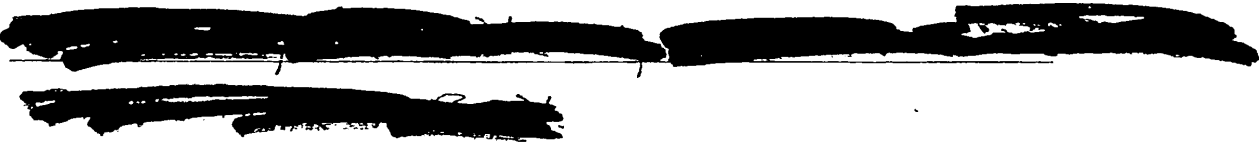
and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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

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

Signature: L. D. Ieromimo Date: 5/12/16

Name of Discovery Bay Owner / Resident: LEE IEROMIMO

Address: 

tpbd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Susan Ho [REDACTED]
05日12月2016年 星期一 11:57
tpbd@pland.gov.hk
Objection Letters Sent on behalf of Daniel Kennedy
Objection DK 5.12.16.docx; 6f ObjectionDK 5.12.16.docx

4642

Please see attached 2 letters of objection

Y/I-DB12

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

4642

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

I live in Discovery Bay and this development will seriously impact the quiet and peaceful enjoyment I have in Discovery Bay and its environs.

I have raised previous objections to this development; I do not find that these have been addressed adequately or at all.

My main reasons for objection on this particular submission are listed as follows:-

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

go ahead my freedom to hike and walk in this area will be severely infringed.

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.
3. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
4. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.

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

Daniel Kennedy

tpbpd

寄件者: E Cheung [REDACTED]
寄件日期: 05日12月2016年星期一 19:22
收件者: tpbpd@pland.gov.hk
主旨: Objection to the Submission by the Application on 17.10.2016 &
附件: DB objection.pdf

4143

Dear Sir,

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

Regards.

Elsa

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

4643

Dear Sir,

Section 12A Application No. Y/T-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

Name of Discovery Bay Owner / Resident: EUSA CHABUNG

Address: [REDACTED]

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

參考編號

161202-172510-57811

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

02/12/2016 17:25:10

Date and time of submission:

有關的規劃申請編號

Y/1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lau

Name of person making this comment:

意見詳情

Details of the Comment :

My reasons for supporting the application of 6f are:

- The surrounding area of the proposed development will be beautified and bring in new leisure facilities.
- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- 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:

161203-112443-56174

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

03/12/2016 11:24:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WML0

意見詳情

Details of the Comment :

I fully support the application due to the following reasons:

1. it optimises the land use at Area 6f in Discovery Bay.
2. it will increase the supply of residential housing units.

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

參考編號

Reference Number:

161203-113030-96120

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

03/12/2016 11:30:30

有關的規劃申請編號

The application no. to which the comment relates:

Y11-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. C S Kwong

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

161203-173102-40950

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

03/12/2016 17:31:02

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss W L Kong

意見詳情

Details of the Comment :

I agreed with the proposal as it will create more job opportunity.

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

查詢編號

Reference Number:

161203-172728-30175

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

03/12/2016 17:27:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Melinda Lo

意見詳情

Details of the Comment :

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

4549

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

參考編號

Reference Number:

161204-082327-63017

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

04/12/2016 08:23:27

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenny Kwong

意見詳情

Details of the Comment :

I supported the proposal as it will enhance the supply of housing units and provide more job opportunity.

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

參考編號

Reference Number:

161204-083504-64612

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

04/12/2016 08:35:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kays

意見詳情

Details of the Comment :

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

就規劃申請/覆核提出意見 Lodging Comment to Planning Application / Review

參考編號

Reference Number:

161204-103210-70884

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

04/12/2016 10:32:10

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andreas Oberecker

意見詳情

Details of the Comment :

To the Town Planning Board

Objection against the rezoning of Area 6f in Parkvale area, Discovery Bay

The application must be rejected.

The project is not feasible and comes at high costs to environment and citizens that will have to be born by the public, not the applicant. This is not acceptable. The applicant HKR, in the resubmission, is ignoring all valuable comments made by the public and concerned citizens.

The sewage from this development will spill into the South plaza bay located behind the Ferry area which is approx. ONLY 270 meters to the BEACH and Boardwalk Restaurants (with this additional sewage will the water quality remain safe?)

HKR has ignored all traffic safety concerns for all of DB, possible traffic blockages to Midvale and Parkvale, as well as that fact that there will be limited emergency access in these areas.

The proposed construction site access via Parkvale village is violating incorporate owner rights. furthermore the road is not suitable for the additional traffic load. HKR has failed to propose alternative site access and construction waste management plan.

It is clear from the latest submission and new masterplan that the population will breach 25,000 residents.

Finally, all currently ongoing construction projects in DB are poorly managed with frequent noise complaints, fire hazards, delays and traffic accidents. HKR is not capable of managing such large scale projects without significant risks to the people and environment. The application must be rejected.

Sincerely,

Andreas Oberecker

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

參考編號
Reference Number: 161204-103407-55583

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

提交日期及時間
Date and time of submission: 04/12/2016 10:34:07

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

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

意見詳情

Details of the Comment :

To the Town Planning Board

Objection against the rezoning of Area 6f in Parkvale area, Discovery Bay

The application must be rejected.

The project is not feasible and comes at high costs to environment and citizens that will have to be born by the public, not the applicant. This is not acceptable. The applicant HKR, in the resubmission, is ignoring all valuable comments made by the public and concerned citizens.

The sewage from this development will spill into the South plaza bay located behind the Ferry area which is approx. ONLY 270 meters to the BEACH and Boardwalk Restaurants (with this additional sewage will the water quality remain safe?)

HKR has ignored all traffic safety concerns for all of DB, possible traffic blockages to Midvale and Parkvale, as well as that fact that there will be limited emergency access in these areas.

The proposed construction site access via Parkvale village is violating incorporate owner rights. Furthermore the road is not suitable for the additional traffic load. HKR has failed to propose alternative site access and construction waste management plan.

It is clear from the latest submission and new masterplan that the population will breach 25,000 residents.

Finally, all currently ongoing construction projects in DB are poorly managed with frequent noise complaints, fire hazards, delays and traffic accidents. HKR is not capable of managing such large scale projects without significant risks to the people and environment: The application must be rejected.

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

參考編號

161205-110711-87754

提交限期

Deadline for submission.

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 11:07:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

161205-124433-47361

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 12:44:33

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong

意見詳情

Details of the Comment :

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

有關的規劃申請編號
Application No. / Review

參考編號
Reference Number:

151205-194622-96889

提交限期
Deadline for submission:

09/12/2016

提交日期及時間
Date and time of submission:

05/12/2016 19:46:22

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

Y/I-DB/2

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

先生 Mr. James Fernie

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

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

All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For example, the required road networks and related utility works arising out of this submission. HKR needs to consult with all property owners being affected, but have not. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission, but they are not.

The population cap of 25,000 should be preserved.

Thank you for considering this important objection.

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

參考編號

Reference Number:

161205-210453-90785

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 21:04:53

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. James Fernie

意見詳情

Details of the Comment :

I object to this Planning Application for the following reasons:

The disruption, pollution, nuisance and expense caused by the construction to the immediate residents and property owners nearby will be substantial. The submission has not addressed this and the Applicant has not offered any explanation or consultation with residents on the subject.

The rights of the residents and owners in the immediate area are being ignored by the Applicant, but we hope and pray that the TPB will be able to act on their behalf to protect those rights.

Thank you for considering this important objection.

查詢詳情請電 2375 8689 或親臨 2375 8689 查詢
 查詢電話
 Reference Number: 161205-203003-73281

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

提交日期及時間
 Date and time of submission: 05/12/2016 20:30:03

有關的規劃申請編號
 The application no. to which the comment relates: Y/I-DB/2

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

意見詳情
 Details of the Comment :

I object to this Planning Application for the following reason:

The Application states that HKR is the sole owner of the Lot, which is incorrect. 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.

The Applicant needs to consult and seek proper consent from the co-owners of the Lot in order to respect and maintain the property rights of all the existing co-owners of the Lot.

Thank you for considering this important objection.

對您的申請覆核提出意見 (Comment on your Application / Review)

參考編號

161205-203259-61653

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

05/12/2016 20:32:59

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

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 object to this Planning Application for the following reasons:

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

Thank you for considering this important objection.

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

參考編號

Reference Number:

161205-215645-38071

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 21:56:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sze Yeung

意見詳情

Details of the Comment :

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

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

參考編號

161205-215838-24240

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 21:58:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Esther Kwong

意見詳情

Details of the Comment:

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

就規劃申請/覆核提出意見 (Existing Development/Reconsideration Application)

參考編號

161205-224221-62343

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

05/12/2016 22:42:21

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Pacus Ho

Name of person making this comment:

意見詳情

Details of the Comment :

Support the development.

對規劃申請/個案提出意見 Making Comments on Planning Applications / Review

參考編號

Reference Number:

161205-224418-81379

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 22:44:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho Woon

意見詳情

Details of the Comment:

I support the development.

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

參考編號

Reference Number:

161205-223308-73693

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 22:33:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Patrick Ho

意見詳情

Details of the Comment:

Support the development.

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

參考編號

Reference Number: 161205-224023-42943

提交限期

Deadline for submission: 09/12/2016

提交日期及時間

Date and time of submission: 05/12/2016 22:40:23

有關的規劃申請編號

The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment: 小姐 Miss Bonnie Chan

意見詳情

Details of the Comment :

Support the development.

Reference Number:

161206-003027-09167

Deadline for submission:

09/12/2016

Date and time of submission:

06/12/2016 00:30:27

The application no. to which the comment relates:

Y1-DB/2

Name of person making this comment:

小姐 Miss WONG Miranda

Details of the Comment :

As a resident of Discovery Bay for many years, I would like to express my request to preserve Discovery Bay as a natural, low density and private car free residential area, which was the original philosophy of living style and town planning of this area. New plans to further develop this place with substantial increase of buildings, population and traffic which exceed the existing Master Plan and OZP are not to the benefits of the residence and I would object to the above-mentioned development application.

At present, the total number of units in the whole Parkvale Village is 606. However, the 6f project aims to build 476 units more. It represents that there will be an increase of 78.5% density of the small Village. The proposed buildings are closely opposite to the Crystal and Coral Court. The Crystal and Coral court are mainly facing east and west. If the 6f project is approved, the side facing west (half of the view) will be entirely blocked. Therefore, the proposal is absolutely unacceptable.

Even worse, the project 10 plans to drastically increase the total number of units in the Peninsula Village which represents that the population density will be highly increased. The natural environment will be seriously damaged.

People choosing Discovery Bay as home are fond of the natural, quiet and low dense environment. For enjoying the environment, they pay for the long traveling time and the high traveling expenses. If the project is approved, they will be betrayed. Besides, all the pledges of the Hong Kong Government previously made are overturned.

In the Meeting of the Parkvale Village Owners Committee on 5 March 2016, the Presentations of the Lantau Overall Development Plan by representatives from the Development Bureau, Planning Department and Civil Engineering and Development Department on 2 April 2016 and the Hong Kong Resort's application to the Town Planning Board for the development of 6f and 10b held at the DB Community Hall on 3 April 2016, the project of 6f and 10b were strongly opposed by most of the participants against the projects. It reflects that DB residents regard the projects as unwelcome.

In view of the aforesaid, I strongly oppose the above projects.

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

參考編號
Reference Number: 161206-002749-83702

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

提交日期及時間
Date and time of submission: 06/12/2016 00:27:49

有關的規劃申請編號
The application no. to which the comment relates: Y/T-DB/2

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

意見詳情
Details of the Comment :

As a resident of Discovery Bay for many years, I would like to express my request to preserve Discovery Bay as a natural, low density and private car free residential area, which was the original philosophy of living style and town planning of this area. New plans to further develop this place with substantial increase of buildings, population and traffic which exceed the existing Master Plan and OZP are not to the benefits of the residence and I would object to the above-mentioned development application.

At present, the total number of units in the whole Parkvale Village is 606. However, the 6f project aims to build 476 units more. It represents that there will be an increase of 78.5% density of the small Village. The proposed buildings are closely opposite to the Crystal and Coral Court. The Crystal and Coral court are mainly facing east and west. If the 6f project is approved, the side facing west (half of the view) will be entirely blocked. Therefore, the proposal is absolutely unacceptable.

Even worse, the project 10 plans to drastically increase the total number of units in the Peninsula Village which represents that the population density will be highly increased. The natural environment will be seriously damaged.

People choosing Discovery Bay as home are fond of the natural, quiet and low dense environment. For enjoying the environment, they pay for the long traveling time and the high traveling expenses. If the project is approved, they will be betrayed. Besides, all the pledges of the Hong Kong Government previously made are overturned.

In the Meeting of the Parkvale Village Owners Committee on 5 March 2016, the Presentations of the Lantau Overall Development Plan by representatives from the Development Bureau, Planning Department and Civil Engineering and Development Department on 2 April 2016 and the Hong Kong Resort's application to the Town Planning Board for the development of 6f and 10b held at the DB Community Hall on 3 April 2016, the project of 6f and 10b were strongly opposed by most of the participants against the projects. It reflects that DB residents regard the projects as unwelcome.

In view of the aforesaid, I strongly oppose the above projects.



政府規劃及發展局網頁意見收集系統, Discovery Bay Planning Application 161206/002054

參考編號

Reference Number:

161206-002054-54235

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

06/12/2016 00:20:54

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG Sai Ho

意見詳情

Details of the Comment :

As a resident of Discovery Bay for many years, I would like to express my request to preserve Discovery Bay as a natural, low density and private car free residential area, which was the original philosophy of living style and town planning of this area. New plans to further develop this place with substantial increase of buildings, population and traffic which exceed the existing Master Plan and OZP are not to the benefits of the residence and I would object to the above-mentioned development application.

At present, the total number of units in the whole Parkvale Village is 606. However, the 6f project aims to build 476 units more. It represents that there will be an increase of 78.5% density of the small Village. The proposed buildings are closely opposite to the Crystal and Coral Court. The Crystal and Coral court are mainly facing east and west. If the 6f project is approved, the side facing west (half of the view) will be entirely blocked. Therefore, the proposal is absolutely unacceptable.

Even worse, the project 10 plans to drastically increase the total number of units in the Peninsula Village which represents that the population density will be highly increased. The natural environment will be seriously damaged.

People choosing Discovery Bay as home are fond of the natural, quiet and low dense environment. For enjoying the environment, they pay for the long traveling time and the high traveling expenses. If the project is approved, they will be betrayed. Besides, all the pledges of the Hong Kong Government previously made are overturned.

In the Meeting of the Parkvale Village Owners Committee on 5 March 2016, the Presentations of the Lantau Overall Development Plan by representatives from the Development Bureau, Planning Department and Civil Engineering and Development Department on 2 April 2016 and the Hong Kong Resort's application to the Town Planning Board for the development of 6f and 10b held at the DB Community Hall on 3 April 2016, the project of 6f and 10b were strongly opposed by most of the participants against the projects. It reflects that DB residents regard the projects as unwelcome.

In view of the aforesaid, I strongly oppose the above projects.

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

參考編號

161206-102035-30981

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 10:20:35

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. William Yau

Name of person making this comment:

意見詳情

Details of the Comment:

Environment has been well considered and existing trees will be retained as a buffer. It creates less impact to adjacent developed areas but will provide better landscape view. The development is supported by me.

對規劃申請提供意見/提供意見書/提供意見書/提供意見書/Review

參考編號

Reference Number:

161206-002054-54235

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

06/12/2016 00:20:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG Sai Ho

意見詳情

Details of the Comment :

As a resident of Discovery Bay for many years, I would like to express my request to preserve Discovery Bay as a natural, low density and private car free residential area, which was the original philosophy of living style and town planning of this area. New plans to further develop this place with substantial increase of buildings, population and traffic which exceed the existing Master Plan and OZP are not to the benefits of the residence and I would object to the above-mentioned development application.

At present, the total number of units in the whole Parkvale Village is 606. However, the 6f project aims to build 476 units more. It represents that there will be an increase of 78.5% density of the small Village. The proposed buildings are closely opposite to the Crystal and Coral Court. The Crystal and Coral court are mainly facing east and west. If the 6f project is approved, the side facing west (half of the view) will be entirely blocked. Therefore, the proposal is absolutely unacceptable.

Even worse, the project 10 plans to drastically increase the total number of units in the Peninsula Village which represents that the population density will be highly increased. The natural environment will be seriously damaged.

People choosing Discovery Bay as home are fond of the natural, quiet and low dense environment. For enjoying the environment, they pay for the long traveling time and the high traveling expenses. If the project is approved, they will be betrayed. Besides, all the pledges of the Hong Kong Government previously made are overturned.

In the Meeting of the Parkvale Village Owners Committee on 5 March 2016, the Presentations of the Lantau Overall Development Plan by representatives from the Development Bureau, Planning Department and Civil Engineering and Development Department on 2 April 2016 and the Hong Kong Resort's application to the Town Planning Board for the development of 6f and 10b held at the DB Community Hall on 3 April 2016, the project of 6f and 10b were strongly opposed by most of the participants against the projects. It reflects that DB residents regard the projects as unwelcome.

In view of the aforesaid, I strongly oppose the above projects.

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

參考編號

Reference Number:

161206-102035-30981

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

06/12/2016 10:20:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. William Yau

意見詳情

Details of the Comment :

Environment has been well considered and existing trees will be retained as a buffer. It creates less impact to adjacent developed areas but will provide better landscape view. The development is supported by me.

Online Comment / Review

參考編號

161206-140819-35633

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 14:08:19

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Atepolikhin

Name of person making this comment:

意見詳情

Details of the Comment:

As a resident and the owner of a property at Parkvale Drive I would like to object to the approval request submitted by HKR. The Parkvale Road is already quite busy and having a full scale construction site above will make it more crowded and potentially more unsafe for children using the road to walk to the plaza and back. Even without construction there is already significant traffic on the main Discovery Valley road and the Parkvale segment.

Thank you.

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

參考編號

Reference Number:

161206-140900-69248

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

06/12/2016 14:09:00

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. W. Yau

意見詳情

Details of the Comment :

Area 6F development has had utilities well considered such as water supply, sewage, storm drain, etc. and they are feasible without adverse impact to the existing developments. To this extent, I agree with the development without hesitation.

有關的規劃申請編號 (Application No.) : Y/I-DB/2 / Review

參考編號

161206-130451-61155

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 13:04:51

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. W Wong

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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

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

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

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

對規劃申請覆核提出意見的申請編號 (Application No. for Review of Planning Application)

參考編號
Reference Number: 161206-130536-13648

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

提交日期及時間
Date and time of submission: 06/12/2016 13:05:36

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

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

意見詳情
Details of the Comment :

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

有關的規劃建議或提出意見的申請編號

Application / Review

參考編號

161206-130720-64834

Reference Number

提交限期

09/12/2016

Deadline for submission

提交日期及時間

06/12/2016 13:07:20

Date and time of submission

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates

「提意見人」姓名/名稱

夫人 Mrs. CKY Chau

Name of person making this comment

意見詳情

Details of the Comment :

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

參考編號
Reference Number: 161205-000604-62192

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

提交日期及時間
Date and time of submission: 06/12/2016 00:06:04

有關的規劃申請編號
The application no. to which the comment relates: Y/I-DB/2

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Hui Sau Ying

意見詳情
Details of the Comment :

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

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

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

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

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

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

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

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

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

參考編號

Reference Number:

161205-160913-37354

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

05/12/2016 16:09:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. David Grant

意見詳情

Details of the Comment :

I wish to tender my STRONG OBECTIONS to the proposal to build a residential development at this location.

The subject area is totally unsuitable for a development of this size.

It will impact enormously on the natural environment, traffic and the lives of those living in the vicinity of the subject area.

The subject area is a much used recreational area, where people walk, exercise, and enjoy the environment.

1. THIS IS A MATTER OF COMMON LAW. – PUBLIC RIGHT OF WAY.

It is traversed by a public footpath that has been used by the public, unchallenged for more than 25 years. This footpath provides a safe access to the surrounding hillside and country park. It is only in the past 8 months or so that HK Resprts have sought to challenge the public's right of way by placing various unnecessary signs at the entrance to the sight. These signs are obviously new.

Where the general public have had unchallenged access across land for more than 20 years this establishes a PUBLIC RIGHT OF WAY

2. ACCESS LIMITATIONS

Safety

The existing road leading to the subject area, beside Woodbury, Woodgreen Court cannot cope with existing traffic. There are difficulties when more than one vehicle is using to the road, particularly if the bus 2/3 is using the road. Furthermore, access for emergency services is extremely limited due to the steep gradient and road width. There have been numerous documented incidents where fire vehicles in particular, have been unable to operate effectively.

As it is, the 2/3 bus has to make a 3 point turn at the end of the road, any development in the sub



ject area, whether in the course of construction or when the development is completed would have to result in increased usage of the existing road, this would lead to accidents and further limitations to emergency services, in addition to increased pollution levels.

As it is, the existing 2/3 bus service is one of the busiest in Discovery Bay. An increase in residential numbers would severely impact upon the existing transport facilities.

3. UNSUITABILITY OF LOCATION

A visit to the subject location will confirm that in its present state it is actually very small (about the size of 3 basketball courts) and could not possibly accommodate the planned residential development without massive earthworks that would involve cutting into the hillside, the use of explosives to remove a lot of sedimentary rock and destroying the environment and fauna. At present the access point from the roadway is only about 2 metres wide max and to widen this access point a large quantity of rock would have to be removed, presumably by explosives.

This is an area of pristine beauty with an abundance of flora and wildlife. There are barking deer, wild pig, porcupines etc that inhabit this area and any development of this site would impact on the wildlife as well as the existing residents in the area due to the obvious congestion.

Finally, Discovery Bay is already straining in terms of population and services. It cannot sustain further large scale development such as this.

4. INTEGRITY OF THE OBJECTION PROCESS

This is the 2nd occasion that potentially affected persons have been asked to make submissions on the proposal. It is understood that on the first occasion the integrity of the system may have been compromised in that a number of objections were wrongly registered as SUPPORTING the proposal and therefore the process was nullified and re-started.

In view of this, the utmost caution has to be exercised in dealing with this process otherwise it will lead to speculation that there has been some collusion with the developer.

tpbpd

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

4679

Y/1-DB/2

To whom it may concern,

FYI

Regards

Edward Lam
[REDACTED]

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

Dear Sir,

Section 12A Application No. Y/1-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

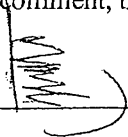
area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.


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

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

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

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

Signature :  Date: 6/12/2016

Name of Discovery Bay Owner / Resident: 

Address: 

06/01/10

2010
06/01/10
06/01/10
06/01/10

Stefanie Gebauer Kleinschmidt
06/01/10 2010 04 17 11
tgbd@pland.gov.hk
Further Objections to Discovery Bay applications Y/I-DB/2 and Y/I-DB/3

4630

Dear Sirs,

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

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

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

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

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

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

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

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

Thank you,
Stefanie Gebauer

[Redacted signature]

[Redacted footer]

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

tsang kennis [REDACTED]
06日12月2016年星期二 12:00
tpbpd@pland.gov.hk
Section 12A Application No. Y/1-DB/2
DB 6f area.pdf

Please see attached

Ms Tsang

從三星流動裝置發送。

4681

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

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

Signature: *Tsang Fung Nui* Date: 06 DEC 2016

Name of Discovery Bay Owner / Resident: TSANG FUNG NUI

Address: [REDACTED]

tpbod

寄件者:
寄件日期:
收件者:
主題:
附件:

bcsas h [REDACTED]
06日12月2016年星期二 12:02
tpbod@pland.gov.hk
HKR Objections Area of
HKR Objections Area of.pdf, ATT00290.txt

4008

Please see the below attached document on my objections to the development at Discovery Bay Area of Discovery
Kong Resort

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

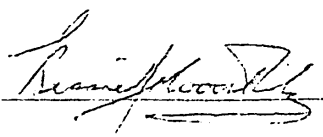
Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

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

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

- 4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.
- 5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
- 6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

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

Signature : 

Date: 5th December 2016

Name of Discovery Bay Property Resident:

Ms HO Woon Pik Bessie I.M.S.

Address: 

ubpd

查詢電話: 2343 1111
查詢日期: 06/11/2016 星期四 14:43
收件者: ubpd@pland.gov.hk
主題: Comments to Hong Kong Resort Submission for Area of Rezoning Y/I-DB/2

4003

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

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

HKR has ignored all concerned comments from residents that were submitted to the TPB; HKR have stated that they have only addressed government dept concerns in their 3rd submission. How could a responsible developer ignores the comments and concerns from its residents, if the government allows for that, that can create problems to the government later on.

2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby are substantial, and the submission has not been addressed.

The sewage from this development will spill into the South Plaza bay located behind the ferry area which is approx. only 270 meters to the beach and Boardwalk Restaurants (with this additional sewage will the water quality be safe? Currently the water quality is already quite polluted especially in the summer time, which we can see polluted water flowing in the beach).

Crystal and Coral Courts will have a sewage treatment plant behind their building which is most undesirable to them.

3. There is major change to the development concept of the Lot and a fundamental deviation to the land use of the original approved Master Plans or the approved Outline Zoning Plan in the application, i.e. from staff quarters into residential area, and approval of it would be an undesirable precedent case from environmental perspective and against the interest of all property owners of the district.

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

HKR has ignored all traffic safety concerns for all of DB residents, possible traffic blockages to Midvale and P...ale Villages, as well as that fact that there will be limited emergency access to these areas.

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

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

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

Name of Discovery Bay Owner & Resident: Li Ho Ching Carmen

Address: [REDACTED]

Date: 6th December 2016

5.
Would appreciate the government to consider the above comments and to take appropriate action towards Hong Kong Resort's Submission for Area 6F.

Many thanks

Carmen Li

密件
收件日期
收件者
區區

W. YU
2017年12月20日星期三 15:14
ybyxj@pland.gov.hk
comment on Sai Kung A Islands (Sect 12A Y/I - DB2)

The Secretary, Town Planning Board

I am a 71 year old man and have been a HK Citizen since 10. Having been thru a lot in life and now enjoying my retirement with my wife in Discovery Bay. Since our resources are limited we could only afford a 2-bedroom apartment at Crystal Court. This is our paradise. Every morning we watch the view of the damn, the trees & the Golf Club which we once were members but now beyond our reach. We often climb the stairs to the pavilion. The place beginning from the back of Crystal Court to the Pavilion is our playground and a lot of other people's too. If the proposed plan goes ahead, a lot of these will be gone. I know land is in limited supply in HK but I think the situation in Discovery Bay is less severe. I think this site is picked because it takes less cost to develop. I hope for a while buildings in Discovery Bay do not have to be this close.

Yu Hon Kwan
Dec 6, 2016

(Pr)

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

gardemia kwok
06日12月2016年星期二 16:03
tpbpd@pland.gov.hk
Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay Objection to the Submission by the Applicant on 27.10.2016

4685

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

Dear Sir,

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

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

Kwok Ka Ying, resident of [REDACTED]

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Leam Murphy [REDACTED]
06日12月2016年星期二 16:34
tpbpd@pland.gov.hk
Objection Letter to TPB - area 6f
Objection Letter to TPB - Area 6f.pdf

4686

Hi

Please find attached my objection letter to the proposed development in Discovery Bay behind Parkvale (area 6f).

Please note point number 7 of my objection about the slope study. I believe the slope is not suitable to add any further development in this area and if not properly assessed or if not taken into consideration, there is a real risk of landslide and loss of life.

Thank you for your consideration

Leam Murphy
[REDACTED]

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

Dear Sir,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

property owners of the district.

4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure capacity could not afford such substantial increase in population by the submission, and all DB property owners would have to suffer and pay for the cost out of this submission in upgrading the surrounding infrastructure so as to provide adequate supply or support to the proposed development, e.g. all required road network and related utilities improvement works arised out of this submission etc. The proponent should consult and liaise with all property owners being affected and undertake the cost and expense of all infrastructure out of this development. Its disruption during construction to other property owners in the vicinity should be properly mitigated and addressed in the submission.
5. The proposed felling of 118 nos. mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surrounding, especially to those existing towers in the vicinity.
7. I would like to see a full study of the sustainability of the slope and surrounding area of this plot, as I am not convinced the slope can withstand such a large development in addition to what already exists. I believe the area is susceptible to landslides, and building this development would increase the risk of landslides and risk to lives of residents in the area. Please consider this.

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

Signature : *Leam Murphy* Date: December 6th, 2016

Name of Discovery Bay Owner / Resident: Leam Murphy

Address: 

tpbpd

寄件者:
发件日期:
收件者:
E 函:
附件:

Stefanie Geisner Kleinschmidt
06/11/2016 4:17 PM
tpbpd@pland.gov.hk
Section 12A Application No. YI-DB2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
DB of Objection.pdf

4687

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

Dear Sir,

Section 12A Application No. YI-DB/2

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

Signature : _____ Date: _____

Name of Discovery Bay Owner / Resident: ___Stefanie Gebauer___

Address: _____

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

Dear Sir,

Section 12A Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

Signature : _____

Date: 6-12-16

Name of Discovery Bay Owner / Resident: _____

STEFANIE GESAUER

Address: _____

tpbpd

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

Land Name: [REDACTED]
Date: 17/10/2016 4:21:02
tpbpd@pland.gov.hk
Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

4088

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

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

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

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

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

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

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

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

Date: 06/12/2016

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

Address: [REDACTED]

Sent from Outlook

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Capt. JD Tidmarsh
07日12月2016年星期三 7:02
tpbpd@pland.gov.hk
DB objection
Doc 07 Dec 2016, 06_56.pdf; signature.asc

4689

--
Capt. J D Tidmarsh
Mail Box 18
Flight Operations Dept.
Cathay Pacific Airways
CX City
8 Scenic Road
Lantau
Hong Kong

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and re-pass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plans and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in


population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

5. The proposed felling of 118 mature trees in Area 6f is an ecological disaster, and poses a substantial environmental impact to the immediate natural setting. The proposal is unacceptable and the proposed tree preservation plan or the tree compensatory proposal are unsatisfactory.
6. The revision of development as indicated in the Revised Concept Plan of Annex A is still unsatisfactory in term of its proposed height, massing and disposition in this revision. The two towers are still sitting too close to each other which may create a wall-effect to the existing rural natural setting, and would pose an undesirable visual impact to the immediate surroundings, especially to those existing towers in the vicinity.

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

Signature:  Date: 07-12-16

Name of Discovery Bay Owner / Resident: THOMAS JULIAN DAVID

Address: 

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

Dear Sirs,

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

Objection to the Submission by the Applicant on 27.10.2016

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

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

1. The HKR claim that they are the sole land owner of Area 10b is in doubt. The lot is now held under the Principal Deed of Mutual Covenant (PDMC) dated 20.9.1982. Area 10b forms part of the "Service Area" as defined in the PDMC. Area 10b also forms part of either the "City Common Areas" or the "City Retained Areas" in the PDMC. Pursuant to Clause 7 under Section I of the PDMC, every Owner (as defined in the PDMC) has the right and liberty to go pass and re-pass over and along and use Area 10b for all purposes connected with the proper use and enjoyment of the same subject to the City Rules (as defined in the PDMC). This has effectively granted over time an easement that cannot be extinguished. The Applicant has failed to consult or seek proper consent from the co-owners of the lot prior to this unilateral application. The property rights of the existing co-owners, i.e. all property owners of the Lot, should be maintained, secured and respected.
2. The disruption, pollution and nuisance caused by the construction to the immediate residents and property owners nearby is and will be substantial. This the submission has not addressed.
3. The Proposal is major change to the development concept of the Lot and a fundamental deviation of the land use from the original approved Master Layout Plans and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
4. The original stipulated DB population of 25,000 should be fully respected as the underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent should consult and liaise with all property

owners being affected. At minimum undertake the cost and expense of all infrastructure of any modified development subsequently agreed to. Disruption to all residents in the vicinity should be properly mitigated and addressed in the submission.

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

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

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



Regards . Ben Wilson ..

Name of Discovery Bay Owner / Resident: Ben Wilson

Address : [REDACTED]

Date: 4/12/16.

Sent from my iPad

tpbpd

寄件者: vivienne bourke [REDACTED]
寄件日期: 07日12月2016年星期三 8:56
收件者: tpbpd@pland.gov.hk
主旨: Planning Application No. Y/1-DB/2: Area 6/F Lot 385 RP & Ext (Part) in D.D. 352 Discovery Bay
附件: To Town Planning Board on Area 6f Application.pdf

4691

Dear Sirs

Please find attached letter registering an objection with regard to the subject of Planning Application No. Y/1/DB2: Area 6/F, Lot 385 RP & Ext (Part) in D.D. 352 Discovery Bay.

With Kind regards,

Christopher Bourke
[REDACTED]

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

The owners and residents of Discovery Bay have made highly detailed and well documented comments both via the Parkvale VOC, and personally, on the original HKR submission. Most of these important comments appear to have been ignored.

In addition to the submissions already put forward and listed below, I have included photographs of the area in question taken from our flat, relating to Area 6F – our property is in Coral Court – as you can see the new structures, if approved, will impact significantly on both Coral Court and Crystal Court, with the new structures being extremely close to these existing buildings. It would destroy the view, which we all enjoy, and is an area constantly and consistently used by hikers, dog walkers, keep fitters, visitors, children and families alike.



Proximity of steps to Coral Court – proposed development is directly in front of this area.



Flat area leading to Woodgreen etc.

Steps leading down to flat area that are used by hikers, dog walkers, keep fitters, children & families alike.



This view would be completely obscured by the proposed development

No prior consultation was done by the HKR with the residents of Parkvale Village (especially those who will be most affected). The proposed development does not

appear to take into account the amount of land works that would have to be carried out and the noise and dust pollution this would cause to residents many of whom have babies and young families.

It should be noted that there are still plenty of empty properties available in Discovery Bay, and there is always a constant supply of apartments available for sale / rent. Basically this development is not required or wanted by DB Owners/Residents.

The whole reason people moved to Discovery Bay was because of the greenery, open views, lifestyle it offers for those who like to walk/hike, and a less densely populated area than Kowloon or Hong Kong Island.

I trust that the Town Planning Board will take into account the comments and concerns of the Owners / Residents of Parkvale Village and Discovery Bay as a whole.

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

PREVIOUSLY SUBMITTED DOCUMENTS:

- | | |
|----------------------|---|
| <u>Area 6f #15</u> | Queries the rationale provided for the development |
| <u>Area 6f #34</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #204</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |

Area 6f #1109	Detailed review of the TIA and the Passageway
Area 6f #1458	Comprehensive review of issues affecting Area 6f from a senior engineer
Area 6f #1512	Significant submission by the Parkvale VOC
<u>Area 6f No</u> <u>Number (after</u> <u>#1892)</u>	Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access
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

4691

Multiple

The bus depot should be zoned G/IC.

Name of Discovery Bay Owner/Resident: Mr. Christopher Bourke

Address:

