

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



6 f Area Discovery Bay
07/12/2016 12:30

5218

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

From: Paula Lepore Burrough
To: tpbpd@pland.gov.hk, [REDACTED]

Dear TPB

It is really frustrating that HKR have resubmitted a 3rd application for the change of land 6F use without addressing the objections that were submitted in the first 2 rounds by the residents. They count on wearing down the residents and then winning by persistence rather than the facts of how this will affect all of Discovery Bay. I do hope that the TPB will do their diligence by reviewing all previous submissions, concerns and note that HKR have not actually considered any of the objections.

The road that they are planning to use will be a hazard to all who live in the village. It would be advisable that some one from the TPB come to visit the site to see what the situation would be. We want to protect the residents and children from future accidents. At the moment the transport to this area is not sufficient and will be made even more difficult if more residents are bussed up to this area.

I sincerely and genuinely hope that the TPB are in a position to consider all the concerns and make HKR responsible for addressing them before any change of use is granted. It is not fathomable that they say they will address it without being clear and forthright about it prior.

--
Paula Burrough



[REDACTED] Area 6f (Behind Parkvale) - Objection Letter to TPB (2).docx

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 6f should be withdrawn.

Signature : Paula Lepore Date: Dec 7,
2016

Name of Discovery Bay Owner / Resident: Paula Lepore

Address: 

This is Parkvale

5219

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

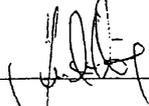
I refer to the Response to Comments submitted by the consultant of Hong Kong Resort ("HKR"), Masterplan Limited, to address the departmental comments regarding the captioned application on 27.10.2016.

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 Plana and the approved Outline Zoning Plan in the application, i.e. a change from service into residential area. Approval of it would be an undesirable precedent case from environmental perspective and against the interests of all resident and owners of the district.
- 4. The 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: 07/12/2016

Name of Discovery Bay Owner / Resident: TAM SIM MIN/B

Address: 

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Objection to HKR application for development Area 6F
07/12/2016 14:06

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

From: Brendan Roscoe [Redacted]
To: tpbpd@pland.gov.hk,

Y/1-DB/2



Area 6f Resident Objection template.docx
We object to the proposal as outlined in the attachment.
Brendan John Roscoe
Sharon Lesley Roscoe

[Redacted]

This is Parkvale

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

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 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: _____

Name of Discovery Bay Owner / Resident: _____

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.

Signature

Chen Jia Pan

Date: 7 Dec 2011

Name of Discovery Bay Owner / Resident: CHAN SILLI KUN

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 17A Application No. Y1-DB2
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 Roadet ("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, accorded 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

Chan Siu Kwan Date: 7 Dec 2016
 Name of Discovery Bay Owner / Resident: CHAN SIU KWAN

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Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D.
352, Discovery Bay
07/12/2016 15:57

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

From: billy cheng [REDACTED]
To: tpbpd@pland.gov.hk,

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:-

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 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.

Name of Discovery Bay Owner / Resident: _

Cheng hok lun

Address:


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Objection to Planning Application Y/I-DB/2 - Area 6f - Discovery Bay.
07/12/2016 17:43

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

From: Seb Breanner [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Dear Sirs,

I write to you concerning my objection to Planning Application Y/I-DB/2 - Area 6f Discovery Bay.

The principle of the development is not satisfactory. The application is contradictory with the OZP stipulation for the provision of Low rise staff quarters. The visual and environmental impact of the proposal is not acceptable. The scale and intensity of the proposed development including the plot ratio, site coverage and building heights (128 meters) are too large and too dense for the site. The ongoing construction will prevent members of the public from fully enjoying the existing natural environment and hiking trail. The application proposes to change the usage of the site from staff quarters to commercial apartments without explaining where alternative staff quarters will be provided and / or why staff quarters are no longer required. The proposed development is not in keeping with the overall character of the surrounding villages or Discovery Bay as a whole. Width constraints of Parkvale Drive which limit the ability of larger vehicles such as construction, delivery and bus services to navigate the drive safely would be amplified by the proposed development which is unacceptable. 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 by the applicant and therefore remain valid. The application would overstrain current educational and community facilities within Discovery Bay.

Sincerely,
Mr. S Banner - [REDACTED]

寄件者:
寄件日期:
收件者:
主题:

Seb Breaner
07月12日2016年星期三 17:44
spyd@pland.gov.hk
Objection to Planning Application Y/I-DB/2 - Area 6f - Discovery Bay.

5223

Dear Sirs,

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Sincerely,
Mr. S Banner - [REDACTED]

5224

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Area 6f Resident Objection
07/12/2016 17:27

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

From: Edwin Tam [REDACTED]
To: tbbpd@pland.gov.hk,



Area 6f Resident Objection.pdf

This is Parkvale

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

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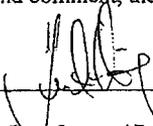
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Unless and until the applicant is able to provide detailed responses to the comments for further review and comment, the application for Area 10b should be withdrawn.

Signature :  Date: 07/12/2016
Name of Discovery Bay Owner / Resident: TAN SIN MIN
Address: [REDACTED]

tpbpc

寄件者:
寄件日期:
收件者:
主旨:
附件:

Nadine Römmich
08日12月2016年星期四 10:27
tpbpc@pland.gov.hk
Objection area 6F and 10B
001112.pdf; 001114.pdf

5225

Good day,

Kindly find attached letters.

Regards,

Nadine

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

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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: Römmich Date: 6.12.2016

Name of Discovery Bay Owner / Resident: Nadix Römmich

Address: [REDACTED]

tpbp:

寄件者:
寄件日期:
收件者:
副本:
主旨:
附件:

Bhavna Shivpuri [REDACTED]
08日12月2016年星期四 10:21
tpbpd@pland.gov.hk
Bhavna Shivpuri - personal
Feedback on Section 12A Applications nos Y/T-DB/2 related to Area 6f and Y/T-DB/3 related to Area 10b
Area 10b letter 7 Dec.pdf, Area 6f letter 7 Dec.pdf

5226

Dear Sir

Please note my objection to the submission by the Applicant on 27/10/2016 in relation to the captioned.

Unless and until the applicant is able to provide detailed responses to my comments per the attached for further review and comment, both these applications should be withdrawn.

Sincerely
Bhavna

7th December, 2016

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 : Bhavna Shivpuri

Date: 7/12/16

Name of Discovery Bay Owner / Resident: Bhavna Shivpuri

Address: [REDACTED]

ipbpc

寄件者:
寄件日期:
收件者:
主旨:
附件:

Aleks Bobrowski
07日12月2016年星期三 21:52
ipbpd@pland.gov.hk
Objections to the Submission by the Applicant on 27.10.2016
Objections ajb07122016.pdf

5227

Dear Sirs,

Please find attached a scan of two signed objections to the Submission of the Applicant on 27.10.2016 for the following two applications:

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

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

Section 12A Application No. Y/I-DB/2

Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

Best regards

Aleks Bobrowski


This is Parkvale

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: _____

Bobrowski

Date: _____

7 December 2016

Name of Discovery Bay Owner / Resident: Mr. Aleks Bobrowski

Address: _____

寄件者:
寄件日期:
收件者:
主旨:

John Brennan
07日12月2016年 星期四 20:08
jpbcc@pland.gov.hk
Application No. Y/I-DB/2

5228

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

Yours faithfully,

John Brennan

Name: John Brennan

Owner: [REDACTED]

Tel: [REDACTED]

tpbpc

寄件者: Stephen Pill [REDACTED]
寄件日期: 07日12月2016年(星期四) 20:28
收件者: tpbpd@pland.gov.hk
主旨: Objection - Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352
附件: Area 6f Redident Objection SP.pdf

5229

Dear Sirs,

Please find enclosed my objection to the Submission by the Applicant on 27.10.2016 regarding Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay.

Kind regards

Stephen Pill

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 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 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: 7 December 2016

Name of Discovery Bay Owner / Resident: Stephen Pill _____

Address: 

tbpd

寄件者:
寄件日期:
收件者:
主旨:

Yasmin Jiwa
07日12月2016年星期三 21:19
gbpd@pland.gov.hk
Objection !!

5230

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. 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 can 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 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 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,

Yasmin Jiwa

5230

tpbpc

寄件者:
寄件日期:
收件者:
主旨:
附件:

CW [REDACTED]
07日12月2016年星期三 21:24
tpbpd@pland.gov.hk
Objection to applicant submission regarding Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
Area 6f Resident Objection CW.pdf

5231

Dear Sirs,

Please find enclosed my objection to the Submission by the Applicant on 27.10.2016 regarding Section 12A Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay.

Kind regards

Wong Ka Yun Anita

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.

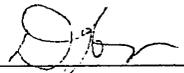
Kindly please note that I strongly object to the submission regarding the proposed development of the Lot. My main reasons of objection on this particular submission are listed as follows:-

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 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

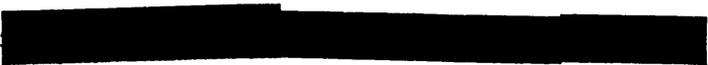
underlying infrastructure cannot stand up under such a substantial increase in population implied by the submission. All DB property owners and occupiers would have to suffer and pay the cost of the necessary upgrading of infrastructure to provide adequate supply or support to the proposed development. For one example the required road networks and related utilities capacity works arising out of this submission. The proponent 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: 7 December 2016

Name of Discovery Bay Owner / Resident: Wong Ka Yun Anita

Address: 

tpbpc

寄件者: Suzie Nuttall
寄件日期: 08/12月2016年 星期四 8:19
收件者: tpbpd@pland.gov.hk
主旨: Fwd: Office Copier
附件: SKM_C364e16120808220.pdf

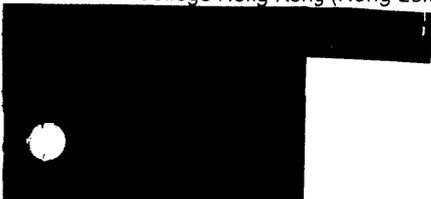
5232

Please see attached voice of opposition.

Best regards,

Suzie Nuttall

Director of Advancement
International College Hong Kong (Hong Lok Yuen)



International College
Hong Kong
HONG LOK YUEN

A Community Learning for Tomorrow

CONFIDENTIALITY NOTICE

This e-mail (including any attachments) may contain information that is privileged or confidential. The sending of this e-mail to any person other than the intended recipient is not a waiver of the privilege or confidentiality that attaches to it. If you are not the intended recipient, please notify the sender immediately, delete the email and do not copy, distribute or disclose its contents.



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

From: <[REDACTED]>
Date: 2016-12-08 8:22 GMT+08:00
Subject: Office Copier
To: [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/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: *Suzanne Nuttall* Date: 8 Dec 2016

Name of Discovery Bay Owner / Resident: Suzanne Nuttall

Address: 

寄件者:
寄件日期:
收件者:
主旨:

08日12月2016年星期四 10:21

tpbpc@pland.gov.hk

OBJECTION TO APPLICATION NO. Y/I-DB/2 SECTION 12A, AREA 6F, LOT 385 RP & EXT (PART) IN DD 352 DISCOVERY BAY

5233

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.
1. 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.
1. 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.
1. 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.
1. 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.
1. 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.

Name of Discovery Bay Owner / Resident: ELIZABETH RAWSON

Address: _____

1952

SECRET
CONFIDENTIAL
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[REDACTED]

5234

Approved for release
by NSA, A-77000 on 10/10/00



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

Dear Sir,

Section 12B Application No. Y11-D82
Area 6f, Lot 385 RP & East (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 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 existing 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 arose 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: 7-12-2016

Name of Discovery Bay Owner / Resident: WONG CHEE SANG

Address: _____

tpbr

寄件者:
寄件日期:
收件者:
主題:

Joanna Reid
06日12月2016年 星期四 10:30
tpbrd@pland.gov.hk
YA-DB2

5235

Dear Town Planning Board Representative,

I am a resident of Discovery Bay who is very concerned about Application Y/I-DB/2.

Overcrowding in Discovery Bay is an issue, these further flats and the impact that this will have on the facilities such as water, gas, traffic and environmental pollution is significant.

I note that "treated effluent to be discharged to a gravity sewage pipe, which will eventually discharge to the neighbouring marine waters without the need of a marine outfall". I am sure you aware of all the medical waste on our beach in Discovery Bay, now the water will have even more pollution.

The developer already struggles to maintain DB roads and facilities, this is an operation to make money and provide less and less as things fall apart in DB (see recent gas explosion, trees pulled up, damaged roads).

Regards,

Joanna Reid

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)

5236

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: 8-12-2016

Name of Discovery Bay Owner/ Resident: LEE SIN CHUN FLSA

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)

5237

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: 7 DEC 2016

Name of Discovery Bay Owner / Resident: LEE FAZ MING

Address: 

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

參考編號

Reference Number:

161206-152718-24122

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 15:27:18

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. Franklin Wright

意見詳情

Details of the Comment :

I am the owner and resident of [REDACTED]

I 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 unhealthy 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.

Franklin Wright

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

參考編號

Reference Number:

161206-161057-37603

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 16:10:57

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. Thomas Gebauer

意見詳情

Details of the Comment :

Waste Management and related Environment

Current Waste-Collection-Sorting and Transfer -Point (WCTP) for all of Discovery Bay is close to the current Kaito Ferry Pier . off the residential area , safe a nearby building used as staff quarters of the

applicant or their wholly owned subsidiaries. There is one Waste Management Building (WM B) but a large number of

operations of the WCTP are taking place in open grounds around the WMB . The existing building is already much too

small , very much too small , to accommodate all Waste Management Operations.

The size of the current building is about 10x20 m = 200 sqm which can only accommodate one large

“FEHD type garbage truck” with little space at the sides used for certain rough -sorting of large pieces of waste; loading the truck is done or can only be done by also utilising space outside of the building. The current total area (incl. the

building) used for waste management operations i.e. for waiting space for DB garbage trucks, parking for DB garbage

trucks , waste-collection “wheeled green plastic containers for general garbage “ (mostly originating from commercial

enterprises/restaurants and from the DB public rubbish bins), large truck -size- containers : according to “about

measurements” is about 36x30m = 1080 sqm.

The outside/open space, also used for temporary storage of certain separated waste (like plastic s, glass , paper) is

quite large , sometimes additional space must be provided when the “waste -transfer -chain “ is interrupted. Sometimes

holidays, adverse weather, problems at the receiving end of the waste-chain lead to a built-up of waste.

Always to keep in mind , in case of need some more open space is currently available, there is a flexibility, this is not the

case in the planned Podium of the application Y/I-DB/3 which must be considered when also increasing the population

in DB through this application Y/I-DB/2

Considering the now planned, CONFINED space in /underneath the Podium as per application Y/I-DB/3 according to measurements on the drawings it is calculated about 20x 40 meters for the "box" described as

"Refuse Collection Chamber".

There is not enough space for waiting vehicles and there must be congestion because of turning vehicles, lack of space

for temporary storage of large pieces of waste or sorted "recycling -waste".

Vehicles might have to wait on the public road before the entrance to the Podium.

Where can an "overflow" of rubbish, municipal waste, buses and the vehicles for maintenance have an "escape -area"? no more as all at the Nin Shue Wan area will be built -up, it will be residential development.

The increase of population in DB, the influx of many visitors/ local tourists plus expected tourist is coming via sightseeing

coaches, the corresponding larger quantities of rubbish, municipal waste

ask for the need for larger refuse collection-, temporary -storage- and initial sorting- facilities.

The current, semi-open- air- facilities with a certain temporary -space -flexibility for storage especially during holiday-seasons, typhoon -seasons and the like are already stretched!

The demand for space, the burden on ventilation of a Podium- Underground facility, the subsequent exhausts to

nearby residential areas must be re-considered seriously in the application.

Even the applicant's claim for allocation of "about 1000 sqm" cannot be considered to be enough as consideration to the "inflexible location" must be given.

As the Podium is either right underneath or very close, within the residential development the air pollution from the various activities (Waste-Handling, Bus Station, Bus- and other Vehicle-Maintenance- and Repair- Shops) must be dealt with by high powered (noisy) ventilators and VERY high chimneys.

The applicant often used phrase " to minimise" must be read as : there will be additional pollution!

How much should people in DB bear as "having chosen originally a place in HK which is pollution-free" why should the DB owners and residents have to accept a worse environment because of developer's aims?

In Hongkong in the 21st century it must go the other way around: when a new development is planned the aim must be for simultaneous improvement of environment not the impairment of environment.

Conclusion :

> The projected space for facilities serving the whole of DB "under a Podium " is not sufficient, already not for the

present, definitely not for the future as this must also be considered by the TPB; last not least to keep in mind the

increase in DB permanent population, influx of visitors, also annual capacity of the hotel. Town Planning is a forward

looking endeavour not just considering the present situation or needs. So TPB MUST also take a HOLISTIC VIEW as far

as developments in DB are concerned, this also concerns therefore the other application Y/I-DB/3, as also that

application cannot be dealt with just on its own merits!!

The projected size of DB population? Details should be with the Lands Department, but they do not release the figure to

the DB owners!! Maximum permitted number of housing units in DB, proposed in Master Plan 7.0E (dd.28/12/2015),

are ??

On above grounds I object to the given application.

Thomas Gebauer (owner and resident)
Discovery Bay

5239

5239

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

參考編號

Reference Number:

161206-170247-01929

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 17:02:47

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. Thomas Gebauer

意見詳情

Details of the Comment :

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

I draw the attention of the Town Planning Board (TPB) to the fact that the entire lot of Discovery Bay, including the areas covered by the applications Y/I-DB/2 and Y/I-DB/3, is held under a Deed of Mutual Covenant (DMC). Many of the other owners of the lot have grave concerns about the adherence to the DMC (or lack thereof) by

Hong Kong Resort Company Limited (HKR) and the Manager, Discovery Bay Services Management Limited (DBSML), a wholly-owned subsidiary of HKR.

HKR is bound by the DMC and is not the sole owner of the land; it is a co-owner of the land together with thousands

of other owners, who are legal stake-holders as owners of undivided shares in the lot.

There are on-going, unresolved disputes between HKR and the other owners on a number of issues, in particular

irregularities in the calculation of Management Expenses. HKR is the owner/operator of all the commercial

properties in Discovery Bay and, with the assistance of its directly controlled subsidiary DBSML, is not paying

Management Fees on the commercial properties in accordance with the clear language of the DMC.

The DMC requires that Management Expenses must be shared according to GBA, as defined in the DMC. HKR and

the Manager calculate Management Fees for the commercial properties according to Gross Floor Area (GFA), which

allows HKR to underpay its due share of Management Expenses.

Lands Department and the District Councillor of Discovery Bay are well aware of these unresolved disputes.

No recourse can be taken by small owners through the City Owners' Committee (COC), recognised as the

owners' committee under the Building Management Ordinance (Cap. 344), as HKR controls the majority of undivided

shares in the lot and is able to cast its shares at any time to control the outcome of any vote. For the same reason, the owners of Discovery Bay are unable to form an Owners' Corporation as HKR can always block any resolution to incorporate.

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

On above grounds I ask the TPB to reject the applications until government departments can show that HKR agrees

to abide in full to the terms of the New Grant and the DMG.

On above grounds I object to the application.

Thomas Gebauer

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

參考編號 Reference Number: 161208-154617-64170

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

提交日期及時間 Date and time of submission: 08/12/2016 15:46:17

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: 先生 Mr. Thomas Gebauer

意見詳情 Details of the Comment :

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 applicant, HongKong Resort Company Ltd. uses in their submission "Development Schedule" the term GFA = Gross Floor Area while in the DMC with thousands of co-owners of Discovery Bay the term GBA is used when sharing of expenses in Discovery Bay is prescribed. The applications cannot be approved until this large difference has been addressed. 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 fo

an Owners' Corporation as HKR can always block any resolution to incorporate. Further development of Discovery Bay should be deferred until the unfair treatment of the small owners has been addressed. Any new development will only subject more owners to the unfair charging of Management Expenses by HKR and their wholly owned subsidiary, DBMSL. On above grounds I ask the TPB to reject the applications until government departments can show that HKR agrees to abide in full to the terms of the New Grant and the DMC.

On above grounds I object to the application.
Thomas Gebauer

寄件者:
寄件日期:
收件者:
主旨:

Elizabeth Rawson [REDACTED]
08日12月2016年星期四 10:41
tpbpd@pland.gov.hk

5240

OBJECTION TO APPLICATION NO. Y/I-DB/2 SECTION 12A, AREA 6F, LOT 385 RP & EXT (PART) IN DD 352 DISCOVERY BAY

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 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.
1. 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.
1. 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.
1. 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.
1. 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.
1. 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.

Name of Discovery Bay Owner / Resident: ELIZABETH RAWSON

Address: [REDACTED]

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

參考編號

Reference Number:

161206-172701-76489

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 17:27:01

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 Wing

意見詳情

Details of the Comment :

From the presented perspectives and photo montage, the impact of the new development to the surrounding area is minimal, if not none. The development can bring more residential units to Hong Kong people and it is desirable. I support the development definitely.

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

參考編號

151206-18C653-00891

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 18:06:53

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

小姐 Miss Amanda CHAN

Name of person making this comment:

意見詳情

Details of the Comment :

I'd like to show my objection about Discovery Bay 6F district project, the construction work in 6F district would affect the existing residents of surrounding buildings like Woodland court area, Coral court & Crystal court and Parvale drive.....

Noise pollution, air pollution would appear because of the construction work in 6F district. As current residents living in Dbay around 17 years, I don't want any noise and air pollution from 6F district project.

My OBJECTION to Discovery Bay 6F district project is CLEAR and STRONG.

Thanks a lot!

就簡章申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

161206-195512-86290

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 19:55:12

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. Lau

意見詳情

Details of the Comment :

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。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。

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

參考編號

161206-195525-80372

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 19:55:25

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. Huub van Roosmalen

Name of person making this comment:

en

意見詳情

Details of the Comment :

Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay
 we strongly object against building 476 additional apartments on this precious green part of discovery bay. We have a fabulous green view from our apartment in Coral court and we just don't want to have that spoilt by new apartment towers in our backyard. we strongly object against having all that extra traffic in future, polluting the air. It is for the fresh air and green views why we moved to Discovery bay!!

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

參考編號

Reference Number:

161206-201021-86090

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 20:10:21

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:

小姐 Miss May

意見詳情

Details of the Comment:

新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。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。

5246

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

參考編號

161206-201509-89865

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 20:15:09

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. Ku

Name of person making this comment:

意見詳情

Details of the Comment :

引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。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。

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

參考編號

161206-222335-14903

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

06/12/2016 22:23:35

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. Kwan

Name of person making this comment:

意見詳情

Details of the Comment :

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.

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

參考編號

Reference Number:

161207-092918-34355

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 09:29:18

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:

小姐 Miss Lisa Lee

意見詳情

Details of the Comment:

For further development of Discovery Bay, I support keep on building more housing units so that more people can invest and live here.

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

參考編號
Reference Number: 161207-103736-94779

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

提交日期及時間
Date and time of submission: 07/12/2016 10:37:36

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: 女士 Ms. Yvonne Ng

意見詳情
Details of the Comment :

I support the proposal for the new development in Discovery Bay (DB) as it not only will enhance the living condition in DB, but also creates more job opportunities which will bring in many social and economic benefits to the society.. With the increasing demand of housing in Hong Kong, residential development in Discovery Bay surely will provide more choices for the Hong Kong people. The increasing population in the area also can support more shops and restaurants and giving momentum for the community.

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

參考編號

161207-103301-80977

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

07/12/2016 10:33:01

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. Franklin Ip

Name of person making this comment:

意見詳情

Details of the Comment :

I support the proposal for the new development in Discovery Bay (DB) as it not only will enhance the living condition in DB, but also creates more job opportunities which will bring in many social and economic benefits to the society.. With the increasing demand of housing in Hong Kong, residential development in Discovery Bay surely will provide more choices for the Hong Kong people. The increasing population in the area also can support more shops and restaurants and giving momentum for the community.

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

參考編號

Reference Number:

161207-102633-49226

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 10:26:33

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:

女士 Ms. Jennifer Ng

意見詳情

Details of the Comment :

I support the proposal for the new development in Discovery Bay (DB) as it not only will enhance the living condition in DB, but also creates more job opportunities which will bring in many social and economic benefits to the society.. With the increasing demand of housing in Hong Kong, residential development in Discovery Bay surely will provide more choices for the Hong Kong people. The increasing population in the area also can support more shops and restaurants and giving momentum for the community.

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

參考編號

Reference Number:

161207-132150-18948

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 13:21:50

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 Ivy Wong

意見詳情

Details of the Comment:

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇

就規劃申請/覆核提出意見 Planning Comment

參考編號

Reference Number:

161207-133325-06507

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 13:33:25

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 Wong

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

有關新申請 有關持地意見 (Planning Comments) Form 1 Application / Review

參考編號

161207-134149-04861

Reference Number:

提交限期

09/12/2016

Deadline for submission

提交日期及時間

07/12/2016 13:41:49

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

夫人 Mrs. Chu

Name of person making this comment:

意見詳情

Details of the Comment:

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

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

參考編號

Reference Number:

161207-135537-08741

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 13:55:37

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. Ronald

意見詳情

Details of the Comment:

- 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:

161207-202347-42831

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 20:23:47

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. Tat

意見詳情

Details of the Comment :

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.

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

參考編號

Reference Number:

161207-210533-11873

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

07/12/2016 21:05:33

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. Kelvin Pan

意見詳情

Details of the Comment:

本人支持在愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分增加建造新的住宅。原因：1香港住宅需求大，應盡量利用現有的土地提供更多住宅，滿足居住需要。2許多反對原因并非不可解決，應務實針對問題所在，積極面對和解決，以便建造更多房屋滿足市場需求，而非一律反對。3保護環境非常重要，但應將美麗的環境讓更多人享用，而非變成小部分人專享。4 发展项目除提供居住外也会带来更多的绿化环境和设施予居民使用，提高居民生活质素。

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

參考編號

Reference Number:

161208-010556-28357

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

08/12/2016 01:05:56

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. K K Wong

意見詳情

Details of the Comment :

It is to the interest of the public to have the new development commenced as soon as possible.

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

參考編號

Reference Number:

161208-092334-43251

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

08/12/2016 09:23:34

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:

夫人 Mrs. Angela Burns

意見詳情

Details of the Comment:

Objection for building an on-sewage treatment plant in area 6f without solving the problem of the effluent as which will affect the Discovery Bay's environment. Please make sure the effluent is the crystal clear water otherwise you have to ban this proposal. Thanks

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

參考編號

161208-130413-13818

Reference Number:

提交限期

09/12/2016

Deadline for submission:

提交日期及時間

08/12/2016 13:04:13

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. Sit Christopher

Name of person making this comment:

意見詳情

Details of the Comment :

新發展用地應該考慮更多可持續發展的方向，而且要保留原有山脊線景觀。我關注新發展用地能融入周邊的環境

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

參考編號

Reference Number:

161208-133346-68755

提交限期

Deadline for submission:

09/12/2016

提交日期及時間

Date and time of submission:

08/12/2016 13:33:46

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 Liu

意見詳情

Details of the Comment :

引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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。