

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角滙豐道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4040

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I write to support two residential developments in Area 10b & 6f respectively because the continual development of Discovery Bay will definitely motivate the developer HKR to maintain or even improve the management services such as bus, ferry, school & property management etc to attract potential buyers. In this connection, residents will also be benefited from such motivation. The dreadful experience of an outlying island Sea Ranch in which the developer showed no more interest in continuing the development resulting Sea Ranch a wild city must not happen in Discovery Bay.

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

簽署 Signature

日期 Date

Irene Ho
4-7-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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4041

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

簽署 Signature

FLORENCE HO

日期 Date

3-7-16



啟誠市規劃委員會秘書：
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

Frankie Cheung

日期 Date

FRANKIE CHEUNG
3-7-16



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簽署 Signature

日期 Date

K.K. Yiu
5-7-16



啟城市規劃委員會秘書

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

簽署 Signature

日期 Date

Karen Ng
8-7-16



致城市規劃委員會秘書：

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日期 Date

Tedd Ho
5-7-16



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日期 Date

Jessica Yu
5-7-16



致城市規劃委員會秘書：

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

簽署 Signature

Janet Cheung

日期 Date

Janet Cheung
5-7-16



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4048

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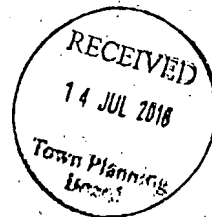
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interest in continuing the development resulting Sea Ranch a wild city
city must not happen in Discovery Bay.

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

簽署 Signature [Signature] 日期 Date 9/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

4049

傳真：2877 0245 或 2522 8426

電郵：tphpd@pland.gov.hk

To: Secretary, Town Planning Board

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「提意見人」姓名/名稱 Name of person/company making this comment WMA CHAN
簽署 Signature *Chan* 日期 Date 9/7/2016



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4050

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

簽署 Signature OK

日期 Date 2/5/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

4051

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

簽署 Signature TIM MAN HEI 日期 Date 9/7/7=16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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4052

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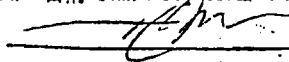
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「提意見人」姓名/名稱 Name of person/company making this comment WU SHUN YIN

簽署 Signature



日期 Date

9 JUL 2016



致城市規劃委員會 秘書：

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

簽署 Signature

[Handwritten Signature]

日期 Date

9 JULY 2015



4054

致城市規劃委員會秘書：

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

簽署 Signature

日期 Date

Coly Lau

2/29/16



致城市規劃委員會秘書：

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

簽署 Signature [Signature]

日期 Date 30/5/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

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

簽署 Signature

日期 Date

Thomas Chan
1/7/16



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

簽署 Signature [Signature]

日期 Date 04-07-2016



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專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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「提意見人」姓名/名稱 Name of person/company making this comment Becky Lo
簽署 Signature Becky 日期 Date 01/07/2016



致城市規劃委員會秘書：

4059

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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

簽署 Signature

Sandy Cheng

日期 Date

Sandy Cheng
6/7/0



致城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4060

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature Winnie 日期 Date 8-7-2016



致城市規劃委員會秘書：

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4061

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

簽署 Signature

Paul Tang

日期 Date

Paul Tang
8 July 2016

RECEIVED

14 JUL 2016

新城市規劃委員會秘書

專人遞送或郵遞 香港北角渣甸道 333 號北角政府合署 15 樓

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4062

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

簽署 Signature

Sandy

日期 Date

Sandy Shum
6-7-16

RECEIVED

14 JUL 2015

Town Planning Board

致城市規劃委員會秘書

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

簽署 Signature

日期 Date

Sharon Lee

6-7-16



致城市規劃委員會秘書：

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

簽署 Signature

日期 Date

Michael Siu
6-7-16



致城市規劃委員會秘書：

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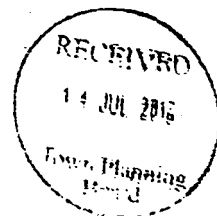
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Simon Ho

6-7-16



致城市規劃委員會秘書：

專人遞送或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

簽署 Signature

Roy Sin

日期 Date

7-7-16



致城市規劃委員會秘書：

4067

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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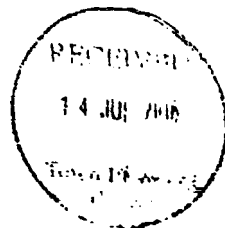
「提意見人」姓名/名稱 Name of person/company making this comment Nichde Loon

簽署 Signature

N.K.

日期 Date

7-7-16



致城市規劃委員會秘書：

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

簽署 Signature

日期 Date

Richard Mak

8-7-16



致城市規劃委員會秘書：

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4069

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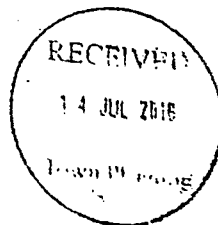
簽署 Signature

Kathy Ng

日期 Date

Kathy Ng

7-7-16



致城市規劃委員會秘書：

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

Dennis Lo

簽署 Signature

日期 Date

7/7/2016



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

簽署 Signature

Law

日期 Date

8/7/2016



致城市規劃委員會秘書：

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

Agnes Leo

簽署 Signature

Agnes

日期 Date

7/7/2016



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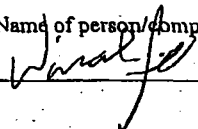
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「提意見人」姓名/名稱 Name of person/company making this comment Winnie Lai

簽署 Signature



日期 Date

7/7/2016



啟城市規劃委員會秘書：
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Chris Lee
7-7-2016





致城市規劃委員會秘書：

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

簽署 Signature Fu 日期 Date 6-7-2016



致城市規劃委員會秘書：

4076

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

簽署 Signature

Jmm

日期 Date

IVY HO
30/6/16



致城市規劃委員會秘書：

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

簽署 Signature

日期 Date

Jolny Poon

Jolny Poon
14-7-16



啟城市規劃委員會秘書：
專人送遞或郵遞：香港北角滙豐道 333 號北角政府合署 15 樓
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Andy Che
10/10



致城市規劃委員會秘書：

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By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

Chan

日期 Date

7.7.16

RECEIVED

14 JUL 2016

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4080

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

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

簽署 Signature

Solly

日期 Date

Jolly Leung

7-7-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

4081

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

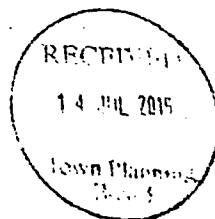
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Simon Lam
6-7-16



啟者：本會秘書
專人：* 黃文輝 香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

4082

To: Secretary, Town Planning Board
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By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

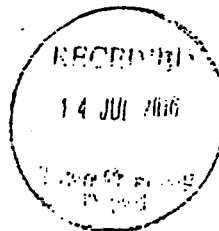
有關的規劃申請編號 The application no. to which the comment relates No. Y/1-DB/2

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Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/company making this comment Bain Koon
簽署 Signature Bain Koon 日期 Date 7-7-16



致城市規劃委員會：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4083

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By Fax: 2877 0245 or 2522 8426

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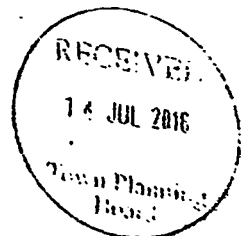
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

Theresa Tsang
8 July 2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4084

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

簽署 Signature

Yip

日期 Date

11 July 2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4085

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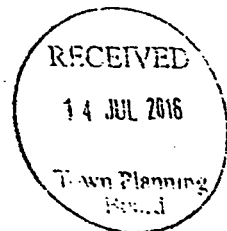
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interest in continuing the development resulting Sea Ranch a wild
city must not happen in Discovery Bay.

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

簽署 Signature Wai 日期 Date 10/7/2016



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

4086

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city must not happen in Discovery Bay.

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

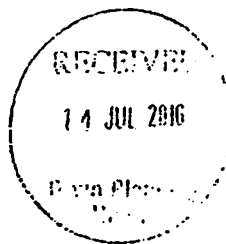
Eric Tam

簽署 Signature

[Signature]

日期 Date

12/7/2016



致城市規劃委員會：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4087

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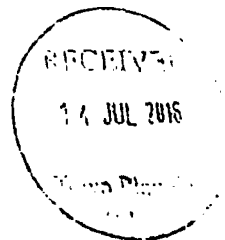
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

Amely

日期 Date

Donnell Tray
6/7/2016



新城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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電郵：tpbpd@pland.gov.hk

4088

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

Emily Sin

簽署 Signature

Emily

日期 Date

7/2/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4089

To: Secretary, Town Planning Board

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

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

Joanne Lee

簽署 Signature



日期 Date

7/9/2016

RECEIVED

14 JUL 2016

Planning

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

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4090

To: Secretary, Town Planning Board

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「提意見人」姓名/名稱 Name of person/company making this comment Ng Tze Wai
簽署 Signature Ng 日期 Date 13 July 2016



致城市規劃委員會：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4091

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates No. Y/E-D/2

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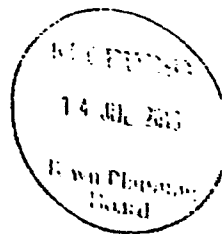
「提意見人」姓名／名稱 Name of person/company making this comment SIT LAI KAN

簽署 Signature

Am S

日期 Date

9/7/2016



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

4092

To: Secretary, Town Planning Board
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「提意見人」姓名/名稱 Name of person/company making this comment Lee Sze Wai

簽署 Signature

日期 Date

9/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4093

To: Secretary, Town Planning Board

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

簽署 Signature

日期 Date

Janet H. Chin
27/10/16



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓
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4094

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「提意見人」姓名/名稱 Name of person/company making this comment WONG LOK CHANG
簽署 Signature Chang 日期 Date 9/7/2016



致城市規劃委員會：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4095

To: Secretary, Town Planning Board

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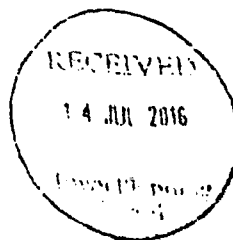
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「提意見人」姓名/名稱 Name of person/company making this comment Catherine Lau

簽署 Signature Cat 日期 Date 7/3/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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4096

To: Secretary, Town Planning Board

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

簽署 Signature

日期 Date

Anne Tsang

Anne

5/7/2016



致城市規劃委員會 秘書 :

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簽署 Signature

日期 Date

Calla Wu

9/7/2016

RECEIVED

14 JUL 2016

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4098

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I write to support two residential developments in Area 10b & 6f respectively because the continual development of Discovery Bay will definitely motivate the developer HKR to maintain or even improve the management services such as bus, ferry, school & property management etc to attract potential buyers. In this connection, residents will also be benefited from such motivation. The dreadful experience of an outlying island Sea Ranch in which the developer showed no more interest in continuing the development resulting Sea Ranch a wild city must not happen in Discovery Bay.

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

簽署 Signature

Jeffrey Wong

日期 Date

Jeffrey Wong
9/7/2016



致城市規劃委員會：

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

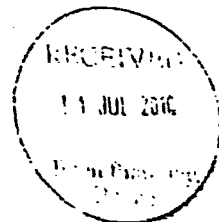
簽署 Signature

Wly

日期 Date

F.K. WONG

9/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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4100

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

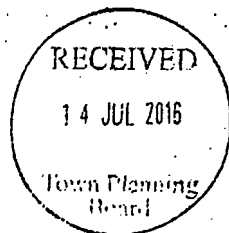
意見詳情 (如有需要, 請另頁說明)

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interest in continuing the development resulting Sea Ranch a wild city
must not happen in Discovery Bay.

提意見人姓名/名稱 Name of person/company making this comment Ms A Tsuen Kin

簽署 Signature [Signature] 日期 Date 9/7/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

4101

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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By e-mail: tpbpd@pland.gov.hk

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

意見詳情（如有需要，請另頁說明）

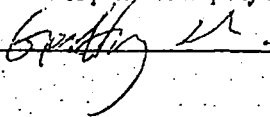
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「提意見人」姓名/名稱 Name of person/company making this comment

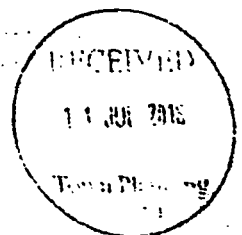
胡國灝

簽署 Signature



日期 Date

9/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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4102

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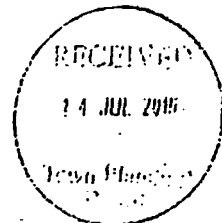
「提意見人」姓名/名稱 Name of person/company making this comment Kennes Wong

簽署 Signature

Kennes

日期 Date

8 July 2016



致城市規劃委員會：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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4103 -

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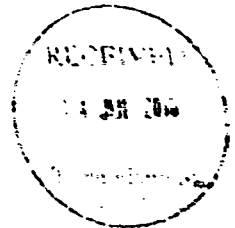
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Tudy Lee
9/2/2016



致城市規劃委員會秘書：

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4104

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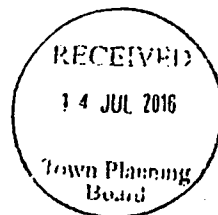
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

馮笑蓮

日期 Date

9-7-2016



致城市規劃委員會秘書：

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4105

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

簽署 Signature

Jacky

日期 Date

Jacky Wong
8-7-2016



致城市規劃委員會秘書：

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

簽署 Signature

日期 Date

Vicky Ho
8-7-2016



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

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4107

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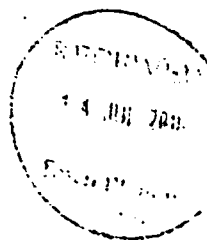
簽署 Signature

Timothy Lai

日期 Date

Timothy Lai

8/17/2016



致城市規劃委員會秘書：

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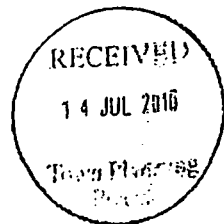
「提意見人」姓名/名稱 Name of person/company making this comment Yvonne Lam

簽署 Signature



日期 Date

8/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

4109

傳真：2877 0245 或 2522 8426

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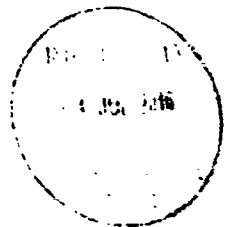
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Irene Yip
2-2-2005



啟者：本會秘書：

專人遞交或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4110

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

Sally Ho

簽署 Signature

Sally

日期 Date

6-7-2016



致城市規劃委員會秘書：

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電郵：tpbpd@pland.gov.hk

4111

To: Secretary, Town Planning Board

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

簽署 Signature

May

日期 Date

May Cheung
8-7-2016



敬啟者：城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbd@pland.gov.hk

4112

To: Secretary, Town Planning Board

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

簽署 Signature

日期 Date

Josephine Lai
7/7/2016



致城市規劃委員會秘書：

4113

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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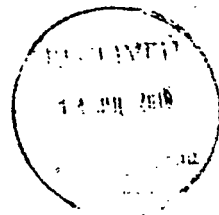
Francis Yik

簽署 Signature

Francis

日期 Date

6-7-2016



致城市規劃委員會秘書：

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4114

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

簽署 Signature

日期 Date

李聖歡

2016-7-9



致城市規劃委員會書：

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4115

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

簽署 Signature [Signature] 日期 Date 9/7





4116

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I write to support two residential developments in Area 10b & 6f respectively because the continual development of Discovery Bay will definitely motivate the developer HKR to maintain or even improve the management services such as bus, ferry, school & property management etc to attract potential buyers. In this connection, residents will also be benefited from such motivation. The dreadful experience of an outlying island Sea Ranch in which the developer showed no more interest in continuing the development resulting Sea Ranch a wild city must not happen in Discovery Bay.

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

簽署 Signature [Signature]

日期 Date 9/7/2016



致城市規劃委員會秘書：

4117

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

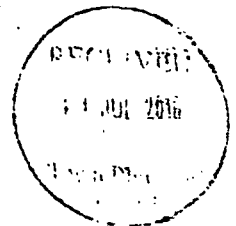
Details of the Comment (use separate sheet if necessary)

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

簽署 Signature K. K. C

日期 Date 2/7



啟誠市規劃委員會秘書
專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

4118

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

Vanessa Chen

簽署 Signature

Vanessa Chen

日期 Date

7-7-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵 tpbpd@pland.gov.hk

4119

To: Secretary, Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates No. Y/1-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

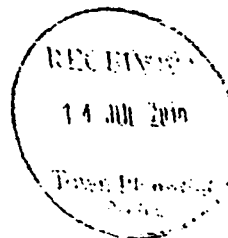
I write to support two residential developments in Area 10b & 6f respectively because the continual development of Discovery Bay will definitely motivate the developer HKR to maintain or even improve the management services such as bus, ferry, school & property management etc to attract potential buyers. In this connection, residents will also be benefited from such motivation. The dreadful experience of an outlying island Sea Ranch in which the developer showed no more interest in continuing the development resulting Sea Ranch a wild city must not happen in Discovery Bay.

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

簽署 Signature

日期 Date

Bryan Law
17/6/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4120

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

日期 Date

6-7-2016



致城市規劃委員會秘書：

4121

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature Leung

日期 Date 4-7-16

RECEIVED

14 JUL 1996

敬啟者市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



4122

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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etc to attract potential buyers. In this connection, residents will also
be benefited from such motivation. The dreadful experience of an
outlying island Sea Ranch in which the developer showed no more
interest in continuing the development resulting Sea Ranch a wild city
must not happen in Discovery Bay.

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

簽署 Signature

日期 Date

Angel Ho

Angel Ho

3-7-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4123

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates No. Y/1-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

[Handwritten Signature]

日期 Date

[Handwritten Name]
[Handwritten Date]

RECEIVED

14 JUL 2010

Town Planning Board

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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4124

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

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持
引入適量人口可支持本土小商店營運, 為居民
提供更佳生活選擇

「提意見人」姓名/名稱 Name of person/company making this comment L.кок Кер

簽署 Signature

日期 Date

28 June 2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4125

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

Y/E-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持發展

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

簽署 Signature

日期 Date

黃國光

27-06-2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4126

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

Y/E - DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持

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

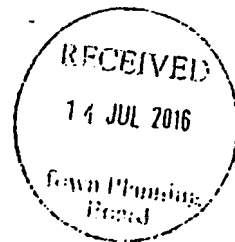
張家寶

簽署 Signature

張

日期 Date

29-6-16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4127

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

Y/1-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

球登牙支持發展

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

簽署 Signature

日期 Date

李樹森
21-6-20



致城市規劃委員會秘書：

4128

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

Y/1-DB 2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

名 支 校 廣 展

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

簽署 Signature

48

日期 Date

鄧志聰
28/06/16



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4129

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

Y/17-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持

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

簽署 Signature

[Signature]

日期 Date

CHENG CHUN TUNG
29-6-2016



新城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4130

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y/1 DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Supported

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

簽署 Signature

日期 Date

Lee Chi-pai
2/7/2016





致城市規劃委員會秘書：

4131

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

41/Fdb/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Support application

Multiple horizontal lines for writing details of the comment.

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

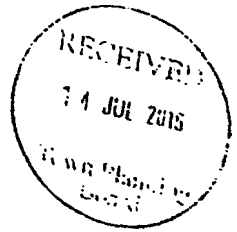
Siene Chi-wai

簽署 Signature

See

日期 Date

2/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4132

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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

Y1/db2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Supported

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

Tsang Ka Kam

簽署 Signature

[Signature]

日期 Date

2/7/2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

4133

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

41/181/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Support

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

Lee Wing Chung

簽署 Signature

[Signature]

日期 Date

1/7/2016



致城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4134

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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

Y/1-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Support the application

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

Suen Man Wai

簽署 Signature

日期 Date

27-6-2016



致城市規劃委員會秘書：

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4135

To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

T/1-DB/2-

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Support the application

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

PVP1

簽署 Signature

[Handwritten Signature]

日期 Date

27.06.16



新城市規劃委員會秘書

傳入或通訊處 香港北角康樂道 333 號北角政府合署 15 樓

傳真 2877 0245 或 2522 8426

電郵 tpplpd@pland.gov.hk

4136

The Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpplpd@pland.gov.hk

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

Y1/DE/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

李卓明

簽署人姓名/名稱 Name of person/company making this comment

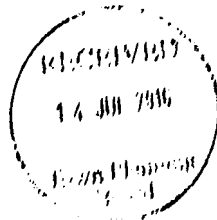
李卓明

簽署 Signature

李卓明

日期 Date

2/3/2006



新加坡城市規劃委員會秘書處

4377

新加坡政府通訊處 香港北角海濱道 333 號 城市規劃委員會 15 樓

傳真 2877 0245 或 2522 8426

電郵 tptpd@pland.gov.hk

The Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tptpd@pland.gov.hk

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

1/1 12/2/2

解釋詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

[Handwritten signature]

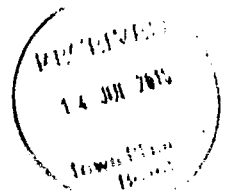
「提出意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

[Handwritten signature]

日期 Date

[Handwritten signature]
27.06.16



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

4138

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates V1/DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我支持

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

簽署 Signature 賴志偉 日期 Date 4.7.2016



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4139

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By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

7/1-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持發展

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

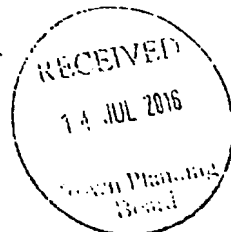
張曉君

簽署 Signature

[Signature]

日期 Date

27-06-16



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

參考編號

160712-160448-96321

Reference Number:

4140

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

12/07/2016 16:04:48

Date and time of submission:

有關的規劃申請編號

Y/T-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Lam

Name of person making this comment:

意見詳情

Details of the Comment :

I support the application. The surrounding area of the proposed development will be beautified with more greenery. Besides, new leisure facilities will be created.

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160712-164424-08517

Reference Number:

4141

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

12/07/2016 16:44:24

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 林

Name of person making this comment:

意見詳情

Details of the Comment :

新發展真好，能地盡其用，我全力支持。千祈咪阻人發達，要多積陰德。

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

參考編號

Reference Number:

160712-164956-36013

4142

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

12/07/2016 16:49:56

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:

夫人 Mrs. Kovi Jaymee

意見詳情

Details of the Comment:

新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

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

參考編號 Reference Number: 160712-164708-39093 4143

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

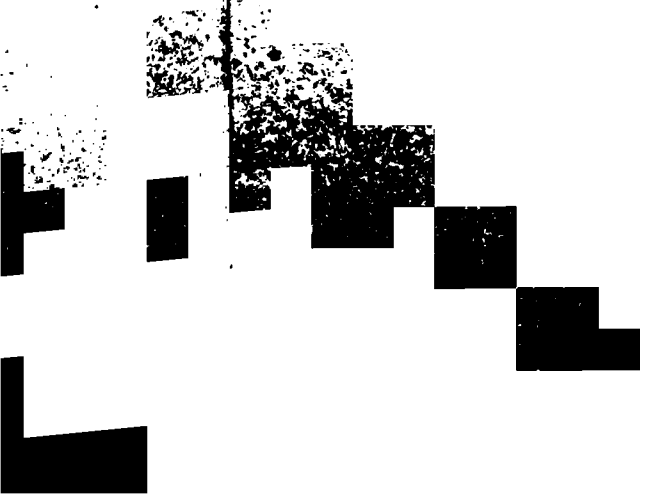
提交日期及時間 Date and time of submission: 12/07/2016 16:47:08

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

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

意見詳情 Details of the Comment :

I agree, 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

160712-165726-16761

Reference Number:

提交限期

15/07/2016

4144

Deadline for submission:

提交日期及時間

12/07/2016 16:57:26

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Venus Law

Name of person making this comment:

意見詳情

Details of the Comment:

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

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160712-171622-87418

Reference Number:

4145

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

12/07/2016 17:16:22

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 林

Name of person making this comment:

意見詳情

Details of the Comment :

社會全無公義，有錢人有屋住，養番狗；窮人就無屋住，廟街邊。我無理由唔支持任何土地發展。

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

參考編號

Reference Number:

160712-165737-42506

4146

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

12/07/2016 16:57:37

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:

夫人 Mrs. 林

意見詳情

Details of the Comment:

香港缺地建屋，我被迫住擋房。現在有新發展，我舉手支持。

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

參考編號

160712-192736-35801

Reference Number:

4147

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

12/07/2016 19:27:36

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

夫人 Mrs. Susan Fernie

Name of person making this comment:

意見詳情

Details of the Comment :

I object to HKR application for rezoning and development of area 6f.

I am particularly concerned that the population cap of 25,000 (10,000 residential units assuming 2.5 residents/unit) may be breached with consequent ramifications for water, sewerage and transport services. A population of 25,000 is the cap under the OZP and crucially it is the cap under the water supply agreement with the Water Supplies Department (WSD). At the planning ratio of 2.5 persons per unit, this means that the maximum number of flats that can receive government water is 10,000.

There are presently 8,326 flats in DB. However, the latest Master Plan, MP 6.0E7h(a), has approved an increase to 8,735. HKR points to MP 6.0E7h(a) to have us believe that adding an extra 1,601 flats is reasonable. However, this conveniently ignores the fact that the existing OZP already allows significantly more development than shown on the current Master Plan.

New development of 124,000 sq metres at DB North (currently being reviewed by the Lands Dept), is likely to produce 2,240 flats. This alone will bring DB's total well above 10,000 flats. The 1,601 flats from 6f and 10b must then be added on top. What then happens about the water supply? We can easily see why it is in HKR's interest to understate the population in DB, as it did in its initial submission and as it continues to do by floating persons-per-unit ratios of 2.35 and 2.2.

There is a clear need to have a comprehensive view of future development in DB, in order to set out the full infrastructure needs accordingly. Any increase beyond the current approved population limit of 25,000 must be fully justified and supported with proper engineering and impact studies.

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

參考編號

160713-110432-42837

Reference Number:

4143

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 11:04:32

Date and time of submission:

有關的規劃申請編號

Y/A-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Simon Minshall

Name of person making this comment:

意見詳情

Details of the Comment :

I am an owner of a residential flat in Parkvale Village, Discovery Bay, the village adjacent to Area 6f, through which HKR proposes to access Area 6f. I have lived in Discovery Bay for more than 30 years and seen its considerable growth and the benefits which have arisen from this growth.

In its covering letter to its submission of its Further Information, HKR notes that "We have also reviewed the public comments received during notification of the application. It is considered that at many of the concerns raised are also addressed in the response to the departmental comments, and does not require separation response. However, we would like to specifically address few issues in Annex E in the enclosure". However, my comments which I submitted in April 2016 have not been addressed at all or very inadequately in HKR's responses to the departmental comments, nor have they been addressed in Annex E. Furthermore, HKR's responses, in many instances, inadequately or even ignore comments raised by Government departments.

Before HKR's application to change the use of Area 6f can be approved, I believe it still needs to address a number of serious defects in its application.

1. Access to Area 6f - The Traffic Impact Assessment focuses on the impact of the proposed increase in the population on traffic into and out of DB. It does not mention the impact of construction traffic on the Cheung Tung Road leading to DB or on roads within DB, nor does it focus on the impact of increased traffic on Parkvale Drive, an extension of which will provide access to the site, nor on the potential impact on emergency vehicle access. Parkvale Drive is narrow and two large vehicles can only pass with difficulty. There are already several road wide cracks in the asphalt across several parts of the metalled part of the Drive. The narrow section of Parkvale Drive outside the three residential buildings, from where HKR proposes to build the extension to Parkvale Drive to provide access to Area 6f and along which all traffic to the site will have to pass, is a pedestrian pavement, part of which directly abuts Woodbury Court. Its surface is only paving block. It is wholly unsuited to be used for construction traffic and increased use by buses to serve the proposed development. Doing so would not only destroy the surface but create serious safety concerns and give rise to emergency services not being able to reach the existing residential units and the site. HKR should assess alternative access to the site via Discovery Valley Road.
2. HKR's right to use Parkvale Drive as access to Area 6f - The Sub-Deed of Mutual Covenant for Parkvale Village refers to parts of Parkvale Drive as a "Passageway". In Annex E of its Further Information, HKR has stated that "the ownership of the Passageways vests with the Registered Owner (HKR) who is entitled to grant a Right of Way to other parties to use the Passageways to

to the proposed development in Area 6f, despite the fact that the owners of Parkvale Village have borne the costs of maintaining these "Passageways" for the past 28 years. HKR's assertion is its unilateral interpretation of the Principal Deed of Mutual Covenant for Discovery Bay and the Sub-Deed of Mutual Covenant for Parkvale Village. As there may be other interpretations, HKR should be required to present counsels' independent legal opinions supporting its contention that it has the legal right to use the passageway as access to Area 6f.

3. Sewage - The proposed development would be reliant on an on-site sewage treatment plant, even though HKR's own consultants note that having an on-site sewage treatment plant is not preferred, as having numerous sewage treatment works in the area is considered to be ineffective and could cause an offensive smell and be a health hazard. Furthermore, HKR makes no mention of how the sewage would be disposed of in the event of the local sewage treatment plant breaking down. HKR must be required to arrange with government to provide sewage disposal from Area 6f through the government's sewage disposal system, as is the disposal of sewage from the rest of Discovery Bay.

4. Water treatment and fresh water supply - HKR's application has noted that the water supply from the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station may not be able to supply potable water to the proposed developments in Discovery Bay. HKR's proposed alternative is to supply private water using the raw water stored in the private Discovery Bay Reservoir, which ceased to provide fresh water to DB residents many years ago, and building a private water treatment works to make a private water supply exclusively for the additional 4,000 persons in Areas 6f and 10b. This appears to be a very expensive alternative. HKR should be required to confirm that the capital costs and the operating costs arising from adopting this alternative will be borne by either HKR or the undivided shareholders of the Area 6f and Area 10b proposed developments, and not by the owners of Parkvale Village or by the owners of any other village in Discovery Bay which have their water supplied using the Siu Ho Wan Water Treatment Works (SHWWTW) and the SHW Fresh Water Pumping Station.

5. Other utilities - No mention is made in the application of how other utilities, including LPG supply, telephone, TV, street lighting and especially electricity supply, will be provided and of any challenges in doing so.

6. Slope safety - The site is only partially formed and is predominantly a slope leading down to wards Crystal and Coral Courts. The application does not address the risk of slope failure above these buildings arising from the steep slope and the proposal to construct two high rise buildings of 21,600 m2 of gross floor area on a platform formed to accommodate only 170 m2 of gross floor area.

7. Population - In its application HKR noted that the population of Discovery Bay is 15,000. In response to comments made, HKR now admits the population of Discovery Bay is 19,585. How can a developer not know the population of its major development, especially when the government has limited the population to 25,000 in the current approved OZP? The sum of the proposed populations of Areas 6f and 10b is 4,003. Without any other increase, the population of Discovery Bay would therefore be 23,588, being only 1,412 less than the permitted maximum. Before the change in use is considered, HKR must be required by government to demonstrate that the proposed developments in Areas 6f and 10b will not contribute, together with other areas in Discovery Bay being developed and planned, to exceeding the approved OZP maximum population of 25,000. If HKR is allowed to breach the limit of 25,000, there is likely to be an investigation by the Director of Audit as to why this issue was not addressed NOW by the TPB and why HKR was allowed to develop beyond the population ceiling of 25,000.

I believe that the Town Planning Board should not approve HKR's application due to these deficiencies in its application.

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

160713-163908-68484

4149

提交限期**Deadline for submission:**

15/07/2016

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

13/07/2016 16:39:08

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

Y/I-DB/2

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

小姐 Miss Emma

意見詳情**Details of the Comment :****新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益**

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

參考編號

Reference Number:

160713-163328-27936

提交限期

Deadline for submission:

15/07/2016

4150

提交日期及時間

Date and time of submission:

13/07/2016 16:33:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Pang

意見詳情

Details of the Comment:

新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益

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

參考編號

160713-164534-13327

Reference Number:

提交限期

15/07/2016

4151

Deadline for submission:

提交日期及時間

13/07/2016 16:45:34

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. Abimbola

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160713-164839-05268

提交限期

Deadline for submission:

15/07/2016

4152

提交日期及時間

Date and time of submission:

13/07/2016 16:48:39

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 Cleo

意見詳情

Details of the Comment :

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

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

參考編號

160713-172027-60507

Reference Number:

提交限期

15/07/2016

4153

Deadline for submission:

提交日期及時間

13/07/2016 17:20:27

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 Charlotte

Name of person making this comment:

意見詳情

Details of the Comment :

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

就規劃申請/覆核申請的意見 Making Comment on Planning Application / Review

參考編號

160713-165158-74293

Reference Number:

4154

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 16:51:58

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Amy

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160713-172923-27327

Reference Number:

4155

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 17:29:23

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Cynthia Lee

Name of person making this comment:

意見詳情

Details of the Comment :

[OBJECT TO APPLICATION Y/I-DB/2

There were over 4,000 comments submitted to TPB in the previous round of consultation and many of the comments were not addressed by the applicant in this second round, mostly logistical issues having to do with the population cap of 25,000, sewage overload, non alignment of OZP and Master Plan, TIA not addressing safety issues with increased traffic for 4,000 new residents.

I know developers know how to package and re-package their proposals to TPB, with public comments diminishing at each round because people have already made their comments once. This should NOT diminish the importance of those comments made in the first round. TPB should make sure that these pertinent issues be addressed in subsequent rounds.

TPB should not rubber stamp approve this application simply because this is the second round already. This application should be withdrawn until HKR can adequately address these issues put forth by its residents.

Discovery Bay is unlike other developments in HK. It is a tiny city in itself and a tightly knit community. The developer HKR has a responsibility to uphold the "green environment" and low density living concept that they have been selling all along. It is not being turned into a mini Tung Chung and that is UNACCEPTABLE!

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

參考編號

Reference Number:

160713-172801-56623

提交限期

Deadline for submission:

15/07/2016

4156

提交日期及時間

Date and time of submission:

13/07/2016 17:28:01

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. Daniel

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160713-171512-91548

提交限期

Deadline for submission:

15/07/2016

4157

提交日期及時間

Date and time of submission:

13/07/2016 17:15:12

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:

小姐 Miss Emily

意見詳情

Details of the Comment :

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

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

參考編號

160713-170814-43960

Reference Number:

4153

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 17:08:14

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Olivia

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160713-170128-20671

Reference Number:

提交限期

15/07/2016

4159

Deadline for submission:

提交日期及時間

13/07/2016 17:01:28

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. Alexandra

Name of person making this comment:

意見詳情

Details of the Comment :

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

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160713-172414-24894

Reference Number:

提交限期

15/07/2016

4160

Deadline for submission:

提交日期及時間

13/07/2016 17:24:14

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. Lam

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160713-165549-38049

提交限期

Deadline for submission:

15/07/2016

4161

提交日期及時間

Date and time of submission:

13/07/2016 16:55:49

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yip

意見詳情

Details of the Comment:

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

就規劃申請/覆核申請意見 Making Comment on Planning Application / Review

參考編號

160713-171041-04005

Reference Number:

4162

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 17:10:41

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 Yip

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160713-170552-47168

Reference Number:

提交限期

15/07/2016

4163

Deadline for submission:

提交日期及時間

13/07/2016 17:05:52

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Olivia

Name of person making this comment:

意見詳情

Details of the Comment :

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

就規劃申請/計劃作出意見 Making Comment on Planning Application / Review

參考編號

160713-183746-29051

Reference Number:

4164

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 18:37:46

Date and time of submission:

有關的規劃申請編號

Y/A-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. White

Name of person making this comment:

意見詳情

Details of the Comment :

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: 160713-183436-58951

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

4165

提交日期及時間
Date and time of submission: 13/07/2016 18:34:36

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

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

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.

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

參考編號

160713-184735-69569

Reference Number:

4166

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 18:47:35

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Flora

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160713-184012-79569

Reference Number:

提交限期

15/07/2016

4167

Deadline for submission:

提交日期及時間

13/07/2016 18:40:12

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Linda Bett

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160713-190042-04025

Reference Number:

提交限期

15/07/2016

4168

Deadline for submission:

提交日期及時間

13/07/2016 19:00:42

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Modern Jatti

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160713-185356-83432

提交限期

Deadline for submission:

15/07/2016

4169

提交日期及時間

Date and time of submission:

13/07/2016 18:53:56

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. Aurrp

意見詳情

Details of the Comment :

The proposed development will justify for operating a complete separate bus route from Midval e Village which will offer faster and more direct bus service for residents

就規劃申請/覆核意見 Making Comment on Planning Application / Review

參考編號

160713-191045-70205

Reference Number:

4170

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 19:10:45

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Faye Ching

Name of person making this comment:

意見詳情

Details of the Comment :

新計劃可支持開辦獨立的巴士路線，令交通更方便快捷

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

參考編號

160713-190715-10298

Reference Number:

4171

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 19:07:15

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Surya Man

Name of person making this comment:

意見詳情

Details of the Comment :

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

160713-190344-99284

Reference Number:

4172

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 19:03:44

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. Prakash Rai

Name of person making this comment:

意見詳情

Details of the Comment :

The surrounding area of the proposed development will be beautified and bring in new leisure facilities

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

參考編號

Reference Number:

160713-185115-24113

4173

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

13/07/2016 18:51:15

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. Alex Chung

意見詳情

Details of the Comment:

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

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160713-203519-23718

4174

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

13/07/2016 20:35:19

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:

夫人 Mrs. Cheng

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

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

參考編號

Reference Number:

160713-203334-41241

4175

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

13/07/2016 20:33:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. john wong

意見詳情

Details of the Comment :

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

就規劃申請/審議提出意見 Making Comment on Planning Application / Review

參考編號

160713-203116-49674

Reference Number:

4176

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 20:31:16

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. 巫

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

160713-204226-53217

Reference Number:

4177

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 20:42:26

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 shirley to

Name of person making this comment:

意見詳情

Details of the Comment:

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

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160713-203948-40346

4178

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

13/07/2016 20:39:48

有關的規劃申請編號

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

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. edmond cheung

意見詳情

Details of the Comment :

The surrounding area of the proposed development will be beautified and bring in new leisure facilities

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

參考編號

160713-234547-24471

Reference Number:

4179

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

13/07/2016 23:45:47

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 肖

Name of person making this comment:

意見詳情

Details of the Comment :

喜見更多土地能撥出興建房屋。

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160714-085724-28965

Reference Number:

提交限期

15/07/2016

4180

Deadline for submission:

提交日期及時間

14/07/2016 08:57:24

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. Asras

Name of person making this comment:

意見詳情

Details of the Comment:

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

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

參考編號

160714-103907-04925

4181

Reference Number:

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 10:39:07

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 Gigi

Name of person making this comment:

意見詳情

Details of the Comment :

The plan echoes with the future development at Lantau Island.

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

參考編號

Reference Number:

160714-103313-70494

提交限期

Deadline for submission:

15/07/2016

4192

提交日期及時間

Date and time of submission:

14/07/2016 10:33:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Man

意見詳情

Details of the Comment :

I fully support the proposed development plan.

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

參考編號

Reference Number:

160714-102705-14335

4183

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 10:27:05

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 Bobo

意見詳情

Details of the Comment:

The overall environment of the area will be improved

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160714-101755-06951

Reference Number:

提交限期

15/07/2016

4134

Deadline for submission:

提交日期及時間

14/07/2016 10:17:55

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. Au

Name of person making this comment:

意見詳情

Details of the Comment:

I support the land use at Area 6f in Discovery Bay.

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

參考編號

Reference Number:

160714-103556-03023

提交限期

Deadline for submission:

15/07/2016

4185

提交日期及時間

Date and time of submission:

14/07/2016 10:35:56

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:

夫人 Mrs. Maxi

意見詳情

Details of the Comment :

本人十分支持及認同有關發展計劃

就規劃申請/覆核申請意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-103011-71096

4186

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 10:30:11

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:

女士 Ms. Nancy

意見詳情

Details of the Comment :

I believe it is a way to provide more retail choices for the residents.

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

參考編號

Reference Number:

160714-102327-42933

4187

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 10:23:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Shek

意見詳情

Details of the Comment :

It is benefit to future development at Lantau Island.

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

參考編號

160714-104506-07887

Reference Number:

提交限期

15/07/2016

4188

Deadline for submission:

提交日期及時間

14/07/2016 10:45:06

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Baby

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160714-110213-23639

Reference Number:

提交限期

4189

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 11:02:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hugo

意見詳情

Details of the Comment:

我支持發展，因為可以提供更多土地解決居住問題

就規劃申請/覆核申請意見 Making Comment on Planning Application / Review

參考編號

160714-105612-79275

Reference Number:

4190

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 10:56:12

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 Ann

Name of person making this comment:

意見詳情

Details of the Comment :

It keeps DB competitive through the continuous development and facilities upgrade.

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

參考編號

Reference Number:

160714-105243-97600

4191

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 10:52:43

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Hebe

意見詳情

Details of the Comment:

I am happy with the increasing population and more new families.

就規劃申請/發作出意見 Making Comment on Planning Application / Review

參考編號

160714-105931-24540

Reference Number:

提交限期

15/07/2016

4132

Deadline for submission:

提交日期及時間

14/07/2016 10:59:31

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Mandy

Name of person making this comment:

意見詳情

Details of the Comment :

More leisure space will be created for residents to enjoy.

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

參考編號

Reference Number:

160714-105002-48579

4193

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 10:50:02

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. Edmund

意見詳情

Details of the Comment:

Increase the property value of nearby areas.

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160714-115812-91113

Reference Number:

提交限期

15/07/2016

4194

Deadline for submission:

提交日期及時間

14/07/2016 11:58:12

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Wong Sze Nga

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因：

1. 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。
2. 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。

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

參考編號

Reference Number:

160714-114658-34874

提交限期

Deadline for submission:

15/07/2016

4135

提交日期及時間

Date and time of submission:

14/07/2016 11:46:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Morten Lisse

意見詳情

Details of the Comment :

To: Secretary, Town Planning Board

(Via email: tpbd@pland.gov.hk)

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

Dear Sirs,

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

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

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

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

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

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

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

n.

4195

Area 6f #15

Queries the rationale provided for the development

Area 6f #34

Inadequate infrastructure to support increase in population

Area 6f #204

Safety and sustainability issues

Area 6f #352

Access issues. Concern over supply of potable water in drought conditions

Area 6f #493

Unresolved issues of encroachment on government land elsewhere on the lot

Area 6f #1104

Legal opinion on the status of the Passageway at Area 6f

Area 6f #1109

Detailed review of the TIA and the Passageway

Area 6f #1458

Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512

Significant submission by the Parkvale VOC

Area 6f No Number (after #1892)

Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

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

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

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

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

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

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

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

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

Multiple Vehicle parking has not been addressed

Multiple The bus depot should be zoned G/IC.

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

參考編號

160714-121018-78750

Reference Number:

4196

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 12:10:18

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. YY Yeung

Name of person making this comment:

意見詳情

Details of the Comment :

I am writing in support of the application, as 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

160714-120337-56298

4137

Reference Number:

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 12:03:37

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Jade Cheng

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因計劃已考慮基礎設施、視覺、交通方面等因素及社區承擔能力，設計亦與周邊環境及景觀融合。

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

參考編號

160714-115632-92169

Reference Number:

4198

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 11:56:32

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Wong SN

Name of person making this comment:

意見詳情

Details of the Comment:

- 就上述規劃申請現正收集公眾意見，本人來函表示支持，因：
1. 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。
 2. 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

就規劃申請/發展作出意見 Making Comment on Planning Application / Review

參考編號

160714-122149-55773

Reference Number:

提交限期

15/07/2016

4199

Deadline for submission:

提交日期及時間

14/07/2016 12:21:49

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Tang Oi Ling

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 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。

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

參考編號

160714-120031-12558

Reference Number:

4200

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 12:00:31

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Linda

Name of person making this comment:

意見詳情

Details of the Com

I am the owner of [REDACTED] I object to the developments because Discovery Bay is too crowded and the infrastructure and transport cannot cope with it. Further, I do not trust City Management and HKR as they keep putting costs of their development's infrastructure onto existing residents via management fees. City Management are not capable of acting impartially as they are representatives of the owners because they are owned 100% by the developer HKR and its associates.

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

參考編號

160714-124216-53709

Reference Number:

4201

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 12:42:16

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. Andy K C Lau

Name of person making this comment:

意見詳情

Details of the Comment :

愉景灣內大量可開發的土地，如能配合適當的配套設施，應興建多些低密度住宅，配合政府增加房屋供應的政策。

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

參考編號

160714-125649-34032

Reference Number:

4202

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 12:56:49

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. Yeung WK

Name of person making this comment:

意見詳情

Details of the Comment :

I am writing in support of the application, for the following reason:
 - The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.

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

參考編號

160714-123735-78149

Reference Number:

4203

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 12:37:35

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Too


Name of person making this comment:

意見詳情

Details of the Comment :

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

- It creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號

160714-130010-89434

Reference Number:

提交限期

15/07/2016

4204

Deadline for submission:

提交日期及時間

14/07/2016 13:00:10

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Winny Wong

Name of person making this comment:

意見詳情

Details of the Comment:

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

• 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/覆核申請作意見 Making Comment on Planning Application / Review**參考編號**

160714-131853-83615

Reference Number:

4205

提交限期

15/07/2016

Deadline for submission:**提交日期及時間**

14/07/2016 13:18:53

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

Y/L-DB/2

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

女士 Ms. Yip Chi

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

就上述規劃申請現正收集公眾意見，本人來函表示支持，因引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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

參考編號

Reference Number:

160714-133706-333:3

4206

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 13:37:06

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Arthur Chu

意見詳情

Details of the Comment:

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

就規劃申請 發表意見 Making Comment on Planning Application / Review**參考編號**

Reference Number:

160714-141351-40253

4207

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 14:13:51

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:

女士 Ms. Iris Chau

意見詳情

Details of the Comment:

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 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

160714-133435-66768

Reference Number:

4208

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 13:34:35

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

女士 Ms. Sum Yip

Name of person making this comment:

意見詳情

Details of the Comment :

I support of the application, as it creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號

Reference Number:

160714-151229-56096

4209

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 15:12:29

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Jojo Yu

意見詳情

Details of the Comment:

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

- * It creates more job opportunities, which will bring in many social and economic benefits to the society.
- * The plan brings in suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

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

參考編號

160714-145807-95297

Reference Number:

4210

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 14:58:07

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Yu

Name of person making this comment:

意見詳情

Details of the Comment:

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

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

參考編號

160714-150556-56571

Reference Number:

4211

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 15:05:56

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. CAT WONG

Name of person making this comment:

意見詳情

Details of the Comment:

本人表示支持，因新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

Reference Number:

160714-145234-21854

4212

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 14:52:34

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yellow Too

意見詳情

Details of the Comment :

[support, because:

The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.

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

參考編號

160714-143110-60149

Reference Number:

4213

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 14:31:10

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. MANDY CHEUN
G

Name of person making this comment:

意見詳情

Details of the Comment :

I SUPPORT, BECAUSE:

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:

160714-142521-00620

提交限期

Deadline for submission:

15/07/2016

4214

提交日期及時間

Date and time of submission:

14/07/2016 14:25:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. YEUNG

意見詳情

Details of the Comment:

本人來函表示支持，原因：

•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。

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

參考編號

Reference Number:

160714-144815-81607

4215

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 14:48:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. IP

意見詳情

Details of the Comment :

I support, due to:

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:

160714-143419-82738

4216

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 14:34:19

有關的規劃申請編號

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

「提意見」姓名/名稱

Name of person making this comment:

女士 Ms. Choi

意見詳情

Details of the Comment:

本人支持上述規劃，因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/出意見 Making Comment on Planning Application / Review

參考編號

160714-151544-87285

Reference Number:

4217

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 15:15:44

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. LEUNG

Name of person making this comment:

意見詳情

Details of the Comment :

I SUPPORT, BECAUSE:

WITH ONE MORE VILLAGE, THE COST OF SHARING THE MAINTENANCE EXPENSE OF COMMUNAL FACILITIES CAN BE REDUCED WHICH WILL BENEFIT ALL OWNERS.

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

參考編號

160714-154652-48150

Reference Number:

提交限期

15/07/2016

4218

Deadline for submission:

提交日期及時間

14/07/2016 15:46:52

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. LING

Name of person making this comment:

意見詳情

Details of the Comment:

I SUPPORT, BECAUSE:

THE MOUNTAIN VIEW OF MOST UNITS WILL NOT BE BLOCKED.

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

參考編號

160714-153943-13193

Reference Number:

4219

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 15:39:43

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. KI CHOW

Name of person making this comment:

意見詳情

Details of the Comment :

本人表示支持，因新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

160714-154652-48150

Reference Number:

提交限期

15/07/2016

4218

Deadline for submission:

提交日期及時間

14/07/2016 15:46:52

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. LING

Name of person making this comment:

意見詳情

Details of the Comment:

I SUPPORT, BECAUSE:

THE MOUNTAIN VIEW OF MOST UNITS WILL NOT BE BLOCKED.

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

參考編號

160714-153943-13193

Reference Number:

4219

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 15:39:43

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. KI CHOW

Name of person making this comment:

意見詳情

Details of the Comment :

本人表示支持，因新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

160714-152536-94324

Reference Number:

4220

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 15:25:36

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Wong

Name of person making this comment:

意見詳情

Details of the Comment:

本人來函表示支持，因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

160714-160354-91552

Reference Number:

4221

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 16:03:54

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. KONG

Name of person making this comment:

意見詳情

Details of the Comment :

本人支持，因可引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇

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

參考編號

160714-153444-23911

Reference Number:

4222

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 15:34:44

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Cheung

Name of person making this comment:

意見詳情

Details of the Comment :

本人來函表示支持，因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 出意見 Making Comment on Planning Application / Review

參考編號

160714-161128-38186

Reference Number:

4223

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 16:11:28

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. Yin

Name of person making this comment:

意見詳情

Details of the Comment :

本人來函表示支持，原因可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

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

參考編號

Reference Number:

160714-155130-39394

提交限期

Deadline for submission:

15/07/2016

4224

提交日期及時間

Date and time of submission:

14/07/2016 15:51:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. B. Lee

意見詳情

Details of the Comment :

本人支持，因新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

就規劃申請/覆核/上意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-162316-51117

4225

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 16:23:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Pearl Li

意見詳情

Details of the Comment :

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

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

* With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

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

參考編號

160714-161716-48304

Reference Number:

提交限期

15/07/2016

4226

Deadline for submission:

提交日期及時間

14/07/2016 16:17:16

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Joy

Name of person making this comment:

意見詳情

Details of the Comment :

我支持，因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。

就規劃申請/密件提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-161917-18527

4227

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 16:19:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wendy Chow

意見詳情

Details of the Comment :

We support, as 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:

160714-171430-35431

4223

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 17:14:30

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. Jammie

意見詳情

Details of the Comment :

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

- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- It creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號

Reference Number:

160714-165151-68910

提交限期

Deadline for submission:

15/07/2016

4229

提交日期及時間

Date and time of submission:

14/07/2016 16:51:51

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. VENUS LAM

意見詳情

Details of the Comment:

I support, because:

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/發展提出意見 Making Comment on Planning Application / Review

參考編號

160714-164759-80613

Reference Number:

4230

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 16:47:59

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Kris

Name of person making this comment:

意見詳情

Details of the Comment:

就上述規劃申請現正收集公眾意見，本人來函表示支持，因新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

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

參考編號

160714-163911-30188

Reference Number:

提交限期

4231

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 16:39:11

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. Neil Robbins

意見詳情

Details of the Comment :

As errors and inaccuracies in Hong Kong Resort's (HKR) original application were rebuffed in detail within the Parkvale Owners Committee (PVO) response to the first submission. I respectfully remind the Town Planning Board (TPB) to re-read this document as it addresses most of HKR's inaccurate, incomplete and misleading statements.

As a Fellow member of the HKIE and the ICE I am very surprised by the content and recommendations of this application. It is very clear that the consultants who formed these recommendations are not familiar with the site and have shown no appreciation of the surrounding community. I am very familiar with the proposed site and its limitations and see no reason why the TPB would accept this additional information in order to approve HKR's application.

Among HKR's list of politically-driven but technically inaccurate statements, HKR have claimed in this application that it is an extension to the existing residential development and that this is a logical site for development - this is simply an absurd comment that does not reflect the community's position. The adjacent communities do not want this development as there will be a direct and negative impact on them, the infrastructure does not exist to support this development and no one wants to see an 18-storey building and sanitary treatment plant replacing their views of the beautiful hill side and country parks beyond. Such a statement is driven only on the commercial benefits to HKR and with no regard to the residents or the harmony of the community, many of whom have lived here for over 20 years.

On plan this site appears adequate, but any visitor will be aware that there is insufficient space to create the necessary footprint without extensive site preparation, leveling, retaining structures and utilities enhancements. The study does not provide enough detail on these issues and takes no account of the impact and very real safety concerns to the adjacent properties.

Safety is a major concern against this ill-conceived idea from HKR. Commercial pressure has resulted in a lack of consideration for construction access, and the resultant impact on the adjacent communities. The Traffic study simply does not cover the very real safety concerns of heavy construction traffic, increased delivery and bus services, on an already undersized local road network that struggles to cope with the existing traffic. The access from the road, across the pedestrian paving behind the Woods tower blocks means that heavy traffic will be brought into an area where

re children play and people safely, hikers transit and the elderly are secure. There is no pedestrian footpath here, no 7.5' wide carriageway; there is no compliant expandable EVA that meets the latest standards. The Traffic Impact Assessment does not address the huge traffic volumes that will result from the combined construction activities of this and all the other overlapping projects that HKR are proposing. This is clearly a major safety risk and should be unacceptable to the TPB.

HKR have claimed that this project will increase job opportunities, shops etc within the community. Any resident will be able to point out to the TPB that many shops remain empty and long term shops are often forced to close because of an absurd rental management approach adopted by HKR. I advise the TPB to visit Discovery Bay to witness this for themselves. More shops does not equate to more opportunities when small businesses cannot compete with HKR's high rental demands.

I urge the TPB to require HKR to answer all of the residents concerns in their supplemental submission and not just those that they feel like answering. This arrogant approach from HKR and their consultants is simply disrespectful of the whole Town Planning procedure and the DB community. The DB community have prepared detailed and well documented comments on the original submission and most of these important comments have been ignored. For example I draw your attention to HKR's lack of response to community and District Council queries on items 6ff# 15, 34, 204, 352, 493, 1104, 1109, 1458, 1512, and the item following 1892, plus many others that appear in multiple points.

As HKR have failed to address the communities comments, this indicates that the whole submission did not represent the DB community, or account for their views and reservations. As public consultation is a vital part of the TPBs process, these shortfalls by HKR cannot be ignored. From this incomplete and inaccurate supplemental submission from HKR I see that the TPB have no option other than to reject their application in full.

With Respect,

Ir. Neil Robbins
FICE, FHKIE, RPE, CEng

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

參考編號

Reference Number:

160714-162809-11580

4232

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 16:28:09

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:

女士 Ms. MOK

意見詳情

Details of the Comment :

我支持，因引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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

參考編號

Reference Number:

160714-165707-04946

4233

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 16:57:07

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ho

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

• 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

160714-172119-00244

Reference Number:

4234

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 17:21:19

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Cathy Ip

Name of person making this comment:

意見詳情

Details of the Comment :

I am writing in support of the application, as 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

160714-165414-10719

Reference Number:

4235

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 16:54:14

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

Jane Robbins

Name of person making this comment:

意見詳情

Details of the Comment :

As errors and inaccuracies in Hong Kong Resort's (HKR) original application were rebuffed in detail within the Parkvale Owners Committee (PVOC) response to the first submission. I respectfully remind the Town Planning Board (TPB) to re-read this document as it addresses most of HKR's inaccurate, incomplete and misleading statements.

I am very surprised by the content and recommendations of this application. It is very clear that the consultants who formed these recommendations are not familiar with the site and have shown no appreciation of the surrounding community. I am very familiar with the proposed site and its limitations and see no reason why the TPB would accept this additional information in order to approve HKR's application.

Among HKR's list of politically-driven but technically inaccurate statements, HKR have claimed in this application that it is an extension to the existing residential development and that this is a logical site for development - this is simply an absurd comment that does not reflect the community's position. The adjacent communities do not want this development as there will be a direct and negative impact on them, the infrastructure does not exist to support this development and no one wants to see an 18-storey building and sanitary treatment plant replacing their views of the beautiful hill side and country parks beyond. Such a statement is driven only on the commercial benefits to HKR and with no regard to the residents or the harmony of the community, many of whom have lived here for over 20 years.

On plan this site appears adequate, but any visitor will be aware that there is insufficient space to create the necessary footprint without extensive site preparation, leveling, retaining structures and utilities enhancements. The study does not provide enough detail on these issues and takes no account of the impact and very real safety concerns to the adjacent properties.

Safety is a major concern against this ill-conceived idea from HKR. Commercial pressure has resulted in a lack of consideration for construction access, and the resultant impact on the adjacent communities. The Traffic study simply does not cover the very real safety concerns of heavy construction traffic, increased delivery and bus services, on an already undersized local road network that struggles to cope with the existing traffic. The access from the road, across the pedestrian paving behind the Woods tower blocks means that heavy traffic will be brought into an area where

4235

re children play a cycle safely, hikers transit and the elderly are secure. There is no pedestrian footpath here, no 7.5m wide carriageway; there is no compliant expandable EVA that meets the latest standards. The Traffic Impact Assessment does not address the huge traffic volumes that will result from the combined construction activities of this and all the other overlapping projects that HKR are proposing. This is clearly a major safety risk and should be unacceptable to the TPB.

HKR have claimed that this project will increase job opportunities, shops etc within the community. Any resident will be able to point out to the TPB that many shops remain empty and long term shops are often forced to close because of an absurd rental management approach adopted by HKR. I advise the TPB to visit Discovery Bay to witness this for themselves. More shops does not equate to more opportunities when small businesses cannot compete with HKR's high rental demands.

I urge the TPB to require HKR to answer all of the residents concerns in their supplemental submission and not just those that they feel like answering. This arrogant approach from HKR and their consultants is simply disrespectful of the whole Town Planning procedure and the DB community. The DB community have prepared detailed and well documented comments on the original submission and most of these important comments have been ignored. Important examples include the following:

Area 6f #15: Queries about the rationale for the development

Area 6f #34: Inadequate infrastructure to support the population increase

Area 6f #204: Issues relating to safety and sustainability

Area 6f #352: Issues relating to access and potable water supply in drought conditions

Area 6f #493: Encroachment on government land on the lot

Area 6f #1104: Legal status of the Passageway at Area 6f

Area 6f #1109: Detailed review of the TIA and the Passageway

Area 6f #1458: Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512: Significant submission by the Parkvale VOC

Area 6f point after #1892: Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

Multiple: Failure to consult with the lot's co-owners

Multiple: Lack of information on the sewage treatment plant between Area 10b and La Costa

Multiple: Misalignment between the Outline Zoning Plan and the Master Plan

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

Multiple: P reservation of the 25,000 population cap.

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

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

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

Multiple: Vehicle parking has not been addressed

Multiple: The bus depot should be zoned G/IC.

As HKR have failed to address the communities comments, this indicates that the whole submission did not represent the DB community, or account for their views and reservations. As public consultation is a vital part of the TPBs process, these shortfalls by HKR cannot be ignored. From this incomplete and inaccurate supplemental submission from HKR I see that the TPB have no option other than to reject their application in full.

With Respect,

Dr Jane Robbins

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

參考編號

Reference Number:

160714-173410-01276

4236

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 17:34:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Li

意見詳情

Details of the Comment :

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

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-175702-58415

提交限期

Deadline for submission:

15/07/2016

4237

提交日期及時間

Date and time of submission:

14/07/2016 17:57:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Chun Yin

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因：
 • 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:

160714-173913-84215

4238

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 17:39:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam

意見詳情

Details of the Comment :

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

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/審批提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-173616-52870

4233

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 17:36:16

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. Li

意見詳情

Details of the Comment :

我支持，新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

Reference Number:

160714-173141-38930

4240

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 17:31:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yeung Ting Ting

意見詳情

Details of the Comment :

我支持，因引入新屋苑，可分擔公共設施的維修費用，使周邊的基礎設施作出翻新及改善，業主可減省維修保養及相關開支

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

參考編號

Reference Number:

160714-175406-29711

提交限期

Deadline for submission:

15/07/2016

4241

提交日期及時間

Date and time of submission:

14/07/2016 17:54:06

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. LI

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160714-183931-34879

4242

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 18:39:31

有關的規劃申請編號

The application no. to which the comment relates:

YI-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau MT

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/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160714-183828-93416

Reference Number:

4243

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 18:38:28

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Tang MK

Name of person making this comment:

意見詳情

Details of the Comment:

引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇

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

參考編號

160714-183415-10023

Reference Number:

4244

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 18:34:15

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Wan WY

Name of person making this comment:

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

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

參考編號

Reference Number:

160714-183255-39891

提交限期

Deadline for submission:

15/07/2016

4245

提交日期及時間

Date and time of submission:

14/07/2016 18:32:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau HT

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 Making Comment on Planning Application Review

參考編號

160714-183731-53675

Reference Number:

4246

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 18:37:31

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wan CL

Name of person making this comment:

意見詳情

Details of the Comment:

所發展會創造更多就業機會，為市民及社會帶來好處及經濟效益

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

參考編號

160714-183630-69014

Reference Number:

提交限期

15/07/2016

4247

Deadline for submission:

提交日期及時間

14/07/2016 18:36:30

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. Yau CH

Name of person making this comment:

意見詳情

Details of the Comment :

新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號 Reference Number: 160714-183534-40906 4248

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

提交日期及時間 Date and time of submission: 14/07/2016 18:35:34

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

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

意見詳情 Details of the Comment :

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

就規劃申請/覆核申請意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-184203-97051

提交限期

Deadline for submission:

15/07/2016

4243

提交日期及時間

Date and time of submission:

14/07/2016 18:42:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng SP

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

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

參考編號

Reference Number:

160714-184109-45712

4250

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 18:41:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Yau HK

意見詳情

Details of the Comment:

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

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

160714-184018-84581

Reference Number:

提交限期

15/07/2016

4251

Deadline for submission:

提交日期及時間

14/07/2016 18:40:18

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

夫人 Mrs. Yau Chui WC

Name of person making this comment:

意見詳情

Details of the Comment :

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

160714-202436-32121

Reference Number:

提交限期

15/07/2016

Deadline for submission:

4252

提交日期及時間

14/07/2016 20:24:36

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. Sam Hui

Name of person making this comment:

見詳情

etails of the Comment :

支持，因新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

就規劃申請/撥款出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160714-205420-41941

提交限期

Deadline for submission:

15/07/2016

4253

提交日期及時間

Date and time of submission:

14/07/2016 20:54:20

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. SUM

意見詳情

Details of the Comment :

我同意把員工宿舍地帶改劃為住宅地帶, 因為這個政策提供土地建築私人樓宇, 讓更多有能力的港人可以有置業的機會。

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

參考編號

160714-213050-55913

Reference Number:

4254

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 21:30:50

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. Wolf Duehring

Name of person making this comment:

意見詳情

Details of the Comment:

To:

Secretary of the Town Planning Board

tpbpd@pland.gov.hk

Re:

Application Y/IDB/

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

To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

Dear Sirs,

Herewith we call on the Town Planning Board:

To reject the application Y/IDB/

2 to rezone Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352,

Discovery Bay from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

My reasons for objecting to the application are:

In the Government comments on HKR's application to develop areas 6f and 10b, EPD made comments to HKR for suggesting that sewage from the 6f and 10b developments could be treated at the Siu Ho Wan Sewage Treatment Works (SHWSTW). Here is EPD's comment:

"The Discovery Bay further development shall provide its own sewage treatment facilities to meet the WPCO standards before discharge into the receiving waters. In this connection, the Applicant should delete all the incorrect and misleading statements, e.g. "SHWSTW requires upgrade works to cater for the existing and concurrent developments, irrespective of the proposed developments. The upgrade works could cater for the sewerage increase as a result of the proposal, which accounts around 0.8% of the treatment flow" and other similar text in the submission as they are factually incorrect."

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

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

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

6f

sewage treated onsite;

10b sewage treated in a new sewage treatment works facing La Costa before pumping to SHWSTW.

6f

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

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

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

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

There is no detail of the STP, and given the small size of the lot and the proximity to existing residential developments, there is no assessment on what impact a sewage treatment plant has on the immediate environment.

EPD's comments make it clear that the sewerage systems for 6f and 10b must be kept separate from the existing sewage infrastructure in DB, so that there is no possibility of discharge of sewage from the new developments to SHWSTW.

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

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

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

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

參考編號

Reference Number:

160714-210915-94374

4255

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

14/07/2016 21:09:15

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. Yip

意見詳情

Details of the Comment :

I agree with this policy as it increases the supply of housing.

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

參考編號

Reference Number:

160714-213122-57833

提交限期

Deadline for submission:

15/07/2016

4256

提交日期及時間

Date and time of submission:

14/07/2016 21:31:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. SAE WONG SIRIWAN

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

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

參考編號

160714-214927-48698

4257

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 21:49:27

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 WONG YAOWARAK

Name of person making this comment:

意見詳情

Details of the Comment:

本人支持愉景灣第6f區的發展計劃，原因如下：

可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
6f土地適宜建屋，基建及配套足以容納新增的人口。

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

參考編號

Reference Number:

160714-213850-44291

提交限期

Deadline for submission:

15/07/2016

4258

提交日期及時間

Date and time of submission:

14/07/2016 21:38:50

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:


先生 Mr. YEUNG SIU MING

意見詳情

Details of the Comment :

本人支持愉景灣第6f區的發展計劃，原因如下：

- 可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。
- 6f一直已規劃為居住用途，證明土地適宜建屋。規劃中的地積比亦很低，基建及配套足以容納新增的人口。

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

參考編號

160714-213543-44723

Reference Number:

4259

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 21:35:43

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

Angel Lam

Name of person making this comment:

意見詳情

Details of the Comment :

可以令香港有更多地方使用

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

參考編號 Reference Number: 160714-220030-88794

4260

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

提交日期及時間 Date and time of submission: 14/07/2016 22:00:30

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 Sophia Lau-Duehring

意見詳情 Details of the Comment :

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

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

Dear Sirs,

Herewith we call on the Town Planning Board:

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

My reasons for objecting to the application are:

HKR is highly dismissive of comments from owners and residents on the 6f and 10b application in its latest Town Planning Board (TPB) submissions. It ignored most comments, and relegated the few that it chose to address to an appendix at the back. Even then, it resorted to half-truths and slight-of-hand in its replies.

Take HKR's reply on population. HKR's original submission advised: "There are currently around 8,300 nos. of residential flat with total population around 15,000."

After numerous residents and owners raised concern about the veracity of this number, HKR's latest submission made the following comments.

The existing and proposed population at Discovery Bay, in terms of population size, household number and average number of persons per unit, is questioned.

4260

According to City Management's latest record (property management company of all Discovery Bay residential units), there are about 19,585 persons living in 8,326 units, equivalent to 2.35 persons per unit. It covers all the residential units and is therefore complete and accurate. In contrast, Government census surveyed only occupied units with occupants responding to census staffs that is about 4,000+ units.

The Working Group on Population Distribution Projections indicate an average 2.2 persons per domestic household for Discovery Bay (and the surrounding area, in Tertiary Planning Units 932 and 934) for 2013-2021.

Development under the approved Master Plan 6.0E7h(a) is for 8,731 residential units. OZP only states maximum population for 25,000 persons. The number of household was not mentioned although it is understood that the rationale is to allow for maximum 10,000 nos of residential units i.e. 2.5 persons per unit.

Accordingly, the proposed Concept Plans at Area 6f and Area 10b creating about 1,601 units for 4,003 persons in total, equivalent to 2.5 persons per unit is considered reasonable.

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

Note the following:

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

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

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

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

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

At Area R(C)2 on the OZP, HKR has permission to build an additional 157,100 sq.m. gross floor area (GFA) of residential units. MP 6.0E7h(a) approved three new blocks at Amalfi, bringing the total for the six Amalfi blocks to 33,100 sq.m. GFA. That leaves 124,000 sq.m. GFA still to be built at Area R(C)2 in DB North.

Lands Department is currently reviewing an application from HKR to develop this additional GFA under the next Master Plan, MP 7.0E. The Discovery Bay City Owners' Committee was already consulted in 2014. The development will consist of four 25-storey blocks, four 15-storey blocks and approximately 12 five-storey blocks.

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

Scaling up proportionally, the new DB North development will produce about 2,240 flats. Adding this to the approved 8,735 flats, and the DB North development will bring DB's total well above 10,000 flats. The 1,601 flats from 6f and 10b must then be added on top.

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

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

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

參考編號

160714-215041-22168

Reference Number:

4261

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

14/07/2016 21:50:41

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Sophia Lau-Duehring

Name of person making this comment:

意見詳情

Details of the Comment :

To:

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

Re:

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

Dear Sirs,

Herewith we call on the Town Planning Board:

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

My reasons for objecting to the application are:

In the Government comments on HKR's application to develop areas 6f and 10b. EPD made co

Comments to HKR suggesting that sewage from the 6f and 10b developments could be treated at the Siu Ho Wan Sewage Treatment Works (SHWSTW). Here is EPD's comment:

"The Discovery Bay further development shall provide its own sewage treatment facilities to meet the WPCO standards before discharge into the receiving waters. In this connection, the Applicant should delete all the incorrect and misleading statements, e.g. "SHWSTW requires upgrade works to cater for the existing and concurrent developments, irrespective of the proposed developments. The upgrade works could cater for the sewerage increase as a result of the proposal, which accounts around 0.8% of the treatment flow" and other similar text in the submission as they are factually incorrect."

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

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

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

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

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

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

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

There is no detail of the STP, and given the small size of the lot and the proximity to existing residential developments, there is no assessment on what impact a sewage treatment plant has on the immediate environment.

EPD's comments make it clear that the sewerage systems for 6f and 10b must be kept separate from the existing sewage infrastructure in DB, so that there is no possibility of discharge of sewage from the new developments to SHWSTW.

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

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

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

Version 2 - On road ownership

To:

Secretary of the Town Planning Board

Re:

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

Dear Sirs,

Herewith we call on the Town Planning Board:

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

My reasons for objecting to the application are:

During the first round of public consultation on the Area 6f proposals, the topic that attracted the greatest number of objections was HKR's proposal to use the brick roadway at the Woods as the main access route to the new tower blocks.

The submissions pointed out that Parkvale owners have been paying for maintenance of this roadway for the past 28 years. Therefore, the road must be Village Common Area, and HKR has no right to provide access through Parkvale to Area 6f.

HKR replied that it has not designated the road as Village Common Area, and therefore it retains "ownership" of the road. As such, it has the right to grant a right of way over the road in favour of Area 6f.

This defies logic.

HKR cannot simply claim "ownership" of any part of DB at will. Rights over a piece of land or a facility or unit in DB are always based on possession of undivided shares, and are subject to the Land Grant, the DMC and any relevant Sub-DMC.

According to the Land Grant, HKR must allocate undivided shares to the roads within DB in the DMC. However, all undivided shares in DB are bound to certain uses, as described in this earlier post. Therefore, when allocating undivided shares, HKR must allocate a certain type of share. Only two types of undivided shares are appropriate: Retained Area shares, by which HKR remains responsible for the area; and Common Area shares, by which all owners are responsible for the area.

HKR admitted in its submission that the Passageways are not part of the Village Retained Area. The Parkvale sub-DMC allocates Retained Area Undivided Shares to the Village Retained Area, but no undivided shares to the Passageways. Hence, HKR does not "own" the Passageways by virtue of the Sub-DMC.

HKR may argue that it has allocated City Retained Area Undivided Shares. However, if this is the case, there is no provision under either the DMC or the Sub-DMC that would allow the Manager, City Management, to charge the owners of Parkvale Village for the maintenance of the Passageways, as it has done for the past 28 years.

The Town Planning Board must exercise extreme caution when dealing with matters concerning the control of any area in DB, especially those village areas for which no undivided shares have been allocated in the Sub-DMC. A clear understanding of the operation of the share regime at Discovery Bay is essential to avoid making mistakes. Naturally, any decisions by the TPB that ignore the share regime and established practice would be subject to judicial review.

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

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

參考編號

Reference Number:

160715-003708-64065

4262

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 00:37:08

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 HUI SAU YING

意見詳情

Details of the Comment :

In its original submission, HKR clung to the hope that Areas 6f and 10b would be served by government water. Alternate supply proposals were sketched out in the briefest terms.

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

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

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

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

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

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

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

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

ely new and separate water supply system is required.

4262

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

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

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

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

參考編號

Reference Number:

160715-023653-77976

4263

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 02:36:53

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cain

意見詳情

Details of the Comment :

Regarding Area 6F,

I object to the planning application for this area because the water and sewage systems are not sufficient to support an increased population in Discovery Bay. The fact that the planning application was pushed through while many DB residents are away over the summer shows just how much HKR cares about the opinions of the residents and the lengths they will go to so that this application is successful.

| | | |
|---|---------------------|------|
| 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review | | |
| 參考編號 | 160715-074259-86421 | |
| Reference Number: | | |
| 提交限期 | 15/07/2016 | 4264 |
| Deadline for submission: | | |
| 提交日期及時間 | 15/07/2016 07:42:59 | |
| Date and time of submission: | | |
| 有關的規劃申請編號 | Y/I-DB/2 | |
| The application no. to which the comment relates: | | |
| 「提意見人」姓名/名稱 | 小姐 Miss Lily Xiao | |
| Name of person making this comment: | | |
| 意見詳情 | | |
| Details of the Comment : | | |
| More choice of quality flats is good for Hong Kong. | | |

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

參考編號

160715-073204-72826

Reference Number:

4265

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 07:32:04

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. KK Wong

Name of person making this comment:

意見詳情

Details of the Comment:

The plan contributes to provide more houses, alleviating the land shortage issue in Hong Kong and provides more choices for potential flat buyers.

就規劃申請作出意見 Making Comment on Planning Application / Review

參考編號

160715-102111-59326

Reference Number:

4266

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 10:21:11

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wannell

Name of person making this comment:

意見詳情

Details of the Comment :

The latest submission to the TPB HKR has merely acknowledged that that untreated sewage can not be routed to the SHWSTW. It has not provided a proper update for its alternative proposals, which had assumed that the EPD would allow treated sewage to be sent to the SHWSTW for disposal. Note above that EPD has clearly stated that HKR is responsible for treating sewage to WP CO standards for discharge into the receiving waters. There is no detail on how the sewage will be treated, or where it will be discharged into the waters around DB. The locations of the sewage treatment plants and marine outfall shown in the updated Environmental Impact Assessment are "indicative only".

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

參考編號

Reference Number:

160715-113509-87947

4267

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 11:35:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kwong

意見詳情

Details of the Comment:

I am in support of the application. Hong Kong is in lack of land to develop housing. Housing problems will create lots of social problems, unsatisfaction and unrest in the society. The plan under application will alleviate land shortage and provide more housing. It is a nice piece of land and people living there in the future will enjoy it very much.

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

參考編號

Reference Number:

160715-121038-84216

4263

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:10:38

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:

小蓮 Miss Bobo Chan

意見詳情

Details of the Comment :

I fully support the plan as it can make better land use. Bringing in more people can share many costs in terms of ferry, bus and maintenance.

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

參考編號

Reference Number:

160715-120354-61797

4269

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:03:54

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Kwai Sing

意見詳情

Details of the Comment :

本人支持發展計劃，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

Reference Number:

160715-114850-58563

提交限期

Deadline for submission:

15/07/2016

4270

提交日期及時間

Date and time of submission:

15/07/2016 11:48:50

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:

女士 Ms. MAG HUI

意見詳情

Details of the Comment:

我支持，新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

Reference Number:

160715-114203-92572

4271

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 11:42:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ben Wong

意見詳情

Details of the Comment :

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

- The surrounding area of the proposed development will be beautified and bring in new leisure facilities.

- With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 160715-120451-80301

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

4272

提交日期及時間
Date and time of submission: 15/07/2016 12:04:51

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 Angela Li

意見詳情
Details of the Comment :

本人支持發展計劃，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。

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

參考編號

Reference Number:

160715-112908-04925

提交限期

Deadline for submission:

15/07/2016

4273

提交日期及時間

Date and time of submission:

15/07/2016 11:29:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sophia Woo

意見詳情

Details of the Comment :

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

- *The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- *It creates more job opportunities, which will bring in many social and economic benefits to the society.

就規劃申請/覆核上意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-121427-70672

4274

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:14:27

有關的規劃申請編號

The application no. to which the comment relates:

YL-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Neil Wong

意見詳情

Details of the Comment :

我支持，因新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

Reference Number:

160715-121221-74756

4275

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:12:21

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:

女士 Ms. Jacqueline Man

意見詳情

Details of the Comment :

本人支持發展計劃，可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

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

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

參考編號

Reference Number:

160715-114427-68912

4276

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 11:44:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. WONG

意見詳情

Details of the Comment:

我支持，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

160715-114659-69678

Reference Number:

4277

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 11:46:59

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Hui

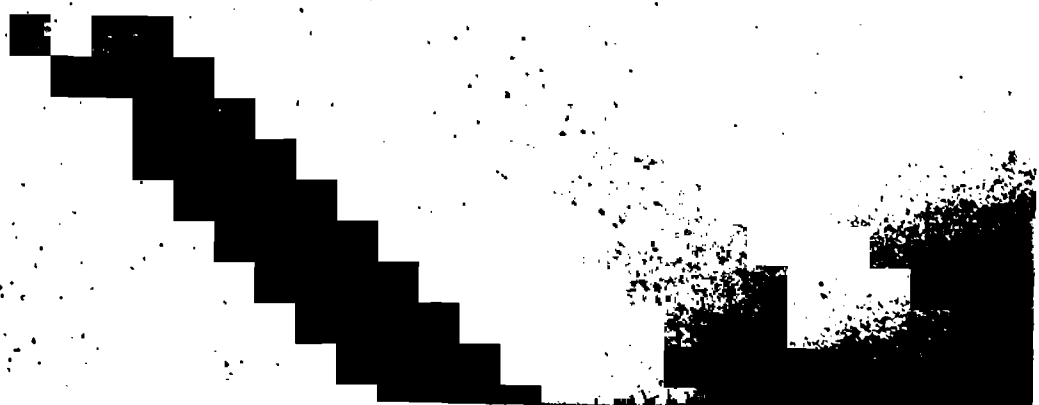
Name of person making this comment:

意見詳情

Details of the Comment :

我支持，因可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

| | | |
|---|--|---------------------------------|
| 就規劃申請/覆核 出意見 Making Comment on Planning Application / Review 參考編號 Reference Number: | | 160715-121714-25134 4273 |
| 提交限期 Deadline for submission: | | 15/07/2016 |
| 提交日期及時間 Date and time of submission: | | 15/07/2016 12:17:14 |
| 有關的規劃申請編號 The application no. to which the comment relates: | | Y/I-DB/2 |
| 「提意見人」姓名/名稱 Name of person making this comment: | | 女士 Ms. Lam |
| 意見詳情 Details of the Comment : | | |
| I support, because the surrounding area of the proposed development will be beautified and bring in new leisure facilities. | | |



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

參考編號

160715-122253-94852

Reference Number:

提交限期

15/07/2016

4279

Deadline for submission:

提交日期及時間

15/07/2016 12:22:53

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

女士 Ms. MATTIE HUI

Name of person making this comment:

意見詳情

Details of the Comment :

support, because:

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

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

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

參考編號

Reference Number:

160715-122104-69302

4280

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:21:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/T-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cat Chan

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

- 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

160715-121923-22782

Reference Number:

4281

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:19:23

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. CAROL CHOI

Name of person making this comment:

意見詳情

Details of the Comment :

I support, as creates more job opportunities, which will bring in many social and economic benefits to the society.



就規劃申請/發表意見 Making Comment on Planning Application / Review

參考編號

160715-121820-20526

Reference Number:

提交限期

15/07/2016

4282

Deadline for submission:

提交日期及時間

15/07/2016 12:18:20

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Alice GOH

Name of person making this comment:

意見詳情

Details of the Comment :

Suitable development is healthy for the sustainable development of DB community.
SUPPORT!

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

參考編號

160715-121526-73811

Reference Number:

4283

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:15:26

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. BENNY LEE

Name of person making this comment:

意見詳情

Details of the Comment :

我支持，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。

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

參考編號

160715-122344-94127

Reference Number:

4284

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:23:44

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. MATTIE HUI

Name of person making this comment:

意見詳情

Details of the Comment :

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

- The plan redevelops and upgrades the current mix of unsightly uses in the area. The overall environment of the area will be improved.
- The improvement to the foreshore promenade, transportation and marine assess, kaito service and pier facilities will enhance the connectivity and convenience to and from Discovery Bay.

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

參考編號

Reference Number:

160715-121559-70518

4285

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:15:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jason Fan

意見詳情

Details of the Comment:

本人支持發展計劃，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。

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-125301-11344

4286

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:53:01

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 Cheung Yin Hung

意見詳情

Details of the Comment :

支持發展，只要做規劃配套。可為社區帶來好處。

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

參考編號

Reference Number:

160715-123201-26679

4287

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:32:01

有關的規劃申請編號

The application no. to which the comment relates:

YI-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Teresa

意見詳情

Details of the Comment:

I support, because 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/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-130043-45325

4288

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:00:43

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Keith Yu

意見詳情

Details of the Comment :

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

- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- It creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號

160715-124714-88295

Reference Number:

4289

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:47:14

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. LAM

Name of person making this comment:

意見詳情

Details of the Comment :

I SUPPORT, BECAUSE THE MOUNTAIN VIEW OF MOST UNITS WILL NOT BE BLOCKED.

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

參考編號

Reference Number:

160715-123246-97969

4290

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:32:46

有關的規劃申請編號

The application no. to which the comment relates:

Y/1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Haiting Wu

意見詳情

Details of the Comment :

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

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

參考編號

160715-125447-13755

Reference Number:

4291

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:54:47

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Louise Chan

Name of person making this comment:

意見詳情

Details of the Comment :

SUPPORT! For a better Discovery Bay in terms of the transport, landscape, facilities and shop choices.

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

參考編號

Reference Number:

160715-123339-37606

提交限期

Deadline for submission:

15/07/2016

4292

提交日期及時間

Date and time of submission:

15/07/2016 12:33:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TO

意見詳情

Details of the Comment:

我支持，因引入新屋苑，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。

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

參考編號

160715-122631-39167

Reference Number:

4293

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:26:31

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Karen Chan

Name of person making this comment:

意見詳情

Details of the Comment:

I support the plan as it optimises the land use to alleviate the land shortage issue in HK and provides more housing choices. The area is suitable for residential building as it has been designated for staff headquarters which are no longer required. The planned plot ratio is still low that the infrastructure and facilities will be sufficient to accommodate the extra population. The 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/發作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-122557-89134

提交限期

Deadline for submission:

15/07/2016

4294

提交日期及時間

Date and time of submission:

15/07/2016 12:25:57

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. Wong

意見詳情

Details of the Comment :

我支持，因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 

參考編號 Reference Number: 160715-125635-67383 4295

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

提交日期及時間 Date and time of submission: 15/07/2016 12:56:35

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

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

意見詳情 Details of the Comment :

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

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

參考編號

Reference Number:

160715-125542-95176

4296

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:55:42

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. MAGGIE LAM

意見詳情

Details of the Comment :

I support, because the plan optimises the land use to alleviate the land shortage issue in HK and provides more housing choices.

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

參考編號

160715-123436-96415

Reference Number:

4297

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:34:36

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 Yeung Hin Yan

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160715-124955-45595

Reference Number:

4298

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:49:55

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

夫人 Mrs. 林

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因為引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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

參考編號

160715-124331-50361

Reference Number:

提交限期

15/07/2016

4299

Deadline for submission:

提交日期及時間

15/07/2016 12:43:31

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Natasha Fung

Name of person making this comment:

意見詳情

Details of the Comment:

新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。
新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。
引入適量人口可支持本土小商店的營運，為居民提供更多的零售選擇。

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

參考編號

Reference Number:

160715-124322-80957

4300

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:43:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Eve Lee

意見詳情

Details of the Comment :

我支持，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

160715-123534-04286

Reference Number:

4301

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:35:34

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

夫人 Mrs. LEE

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

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

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

參考編號

160715-122803-29994

Reference Number:

4302

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:28:03

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Alan Yiu

Name of person making this comment:

意見詳情

Details of the Comment :

The development will create more job opportunities and suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

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

參考編號

Reference Number:

160715-125836-16460

4303

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:58:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lu

意見詳情

Details of the Comment :

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

- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

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

參考編號

160715-125210-10459

Reference Number:

4304

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:52:10

Date and time of submission:

有關的規劃申請編號

Y/1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Alena Woo

Name of person making this comment:

意見詳情

Details of the Comment:

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

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

參考編號

160715-123744-55709

Reference Number:

4305

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 12:37:44

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

小姐 Miss Wong Lai Ho

Name of person making this comment:

意見詳情

Details of the Comment:

Support to have more people to share the daily costs and to sustain the business of local shops.

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

參考編號

160715-124520-19150

Reference Number:

提交限期

4396

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 12:45:20

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:

女士 Ms. Tang

意見詳情

Details of the Comment :

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

- The optimisation of the land use has given due consideration to various aspects, such as infrastructure, visual, traffic and capacity of the community. The design is sensitive to the adjacent development and natural setting. It has given due regard for the mountain backdrop and the relationship with the existing residents.
- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.

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

參考編號

Reference Number:

160715-132051-48974

提交限期

Deadline for submission:

15/07/2016

4307

提交日期及時間

Date and time of submission:

15/07/2016 13:20:51

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. Kanin Wang

意見詳情

Details of the Comment :

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

- The plan optimises the land use to alleviate the land shortage issue in HK and provides more housing choices.
- With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

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

參考編號

Reference Number:

160715-131703-73090

提交限期

Deadline for submission:

15/07/2016

4308

提交日期及時間

Date and time of submission:

15/07/2016 13:17:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Michael Rowland

意見詳情

Details of the Comment:

Water and sewerage resources are already limited for a max population of 25,000 under the current Outline Zoning Plan (OZP). These Applications seek to increase that number to 29,000 which will be unsustainable without huge additional infrastructure and operational costs, much of which will have to be borne by existing residents. The population cap of 25,000 should be preserved, so as not to breach the Land Grant.

Over the past 20 years there has always been a problem with available school placement, increased population is not going to help a problem that has not been solved in this time period.

The Application states that HKR is the sole owner of the Lot, which is untrue. There are presently over 8,300 assignees who co-own the Lot together with Hong Kong Resorts.

The Master Plan forms part of the Land Grant at Discovery Bay, yet the current Master Plan (6.0 E1) and the current OZP are not aligned.

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

參考編號

160715-130645-47233

Reference Number:

4309

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:06:45

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Joanne Rowland

Name of person making this comment:

意見詳情

Details of the Comment :

Water and sewerage resources are already limited for a max population of 25,000 under the current Outline Zoning Plan (OZP). These Applications seek to increase that number to 29,000 which will be unsustainable without huge additional infrastructure and operational costs, much of which will have to be borne by existing residents. The population cap of 25,000 should be preserved, so as not to breach the Land Grant.

Over the past 20 years there has always been a problem with available school placement, increased population is not going to help a problem that has not been solved in this time period.

The Application states that HKR is the sole owner of the Lot, which is untrue. There are presently over 8,300 assignees who co-own the Lot together with Hong Kong Resorts.

The Master Plan forms part of the Land Grant at Discovery Bay, yet the current Master Plan (6.0 E1) and the current OZP are not aligned.

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

參考編號

Reference Number:

160715-135756-84743

4310

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:57:56

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:

女士 Ms. Isabel Liu

意見詳情

Details of the Comment :

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

- It creates more job opportunities, which will bring in many social and economic benefits to the society.
- The plan brings in suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

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

參考編號

160715-133608-64929

Reference Number:

4311

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:36:08

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. LAM

Name of person making this comment:

意見詳情

Details of the Comment:

我支持，因可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

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

參考編號

Reference Number:

160715-140538-37536

提交限期

Deadline for submission:

15/07/2016

4312

提交日期及時間

Date and time of submission:

15/07/2016 14:05:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Helen Wong

意見詳情

Details of the Comment:

就上述規劃申請現正收集公眾意見，本人來函表示支持，原因如下：

-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。

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

參考編號

Reference Number:

160715-134419-81014

提交限期

Deadline for submission:

15/07/2016

4313

提交日期及時間

Date and time of submission:

15/07/2016 13:44:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. So

意見詳情

Details of the Comment :

I support, because it creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號

160715-135955-58931

Reference Number:

4314

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:59:55

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Karen Sin

Name of person making this comment:

意見詳情

Details of the Comment :

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

- The plan optimises the land use to alleviate the land shortage issue in HK and provides more housing choices.
- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.

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

參考編號

160715-135252-07737

Reference Number:

4315

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:52:52

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Ida Lo

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因新建的海濱長廊，提升的交通配套、優化的街渡及碼頭設施，令出入更方便。

就規劃申請/覆核意見 Making Comment on Planning Application / Review

參考編號

160715-135206-34723

Reference Number:

4316

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:52:06

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Ida Lo

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因新計劃可支持開辦獨立的巴士路線，令交通更方便快捷。

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

參考編號

160715-133755-48237

Reference Number:

提交限期

15/07/2016

4317

Deadline for submission:

提交日期及時間

15/07/2016 13:37:55

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

女士 Ms. Mandy So

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160715-140058-84125

4318

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 14:00:58

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Elyse Chan

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160715-135357-09490

4319

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:53:57

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:

女士 Ms. Cindy Leung

意見詳情

Details of the Comment :

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

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

就規劃申請/覆核意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-134616-41628

4320

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:46:16

有關的規劃申請編號

The application no. to which the comment relates:

YL-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. CH Wong

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因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:

160715-133938-56684

4321

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:39:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Carbon Lam

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，因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

160715-140111-20764

Reference Number:

4322

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:01:11

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. LU Wang Kwan


Name of person making this comment:

意見詳情

Details of the Comment :

I do not intend to deal with all the issues but will make the following observations on the Response made by Masterplan Ltd.:

1. The visual impact significance of the development is described as Slight or Small. I do not agree. The high rise buildings in Discovery Bay are more or less lined up in a single line running from the south to the north. This makes sense from the point of view of light utilization and air movement, and visually it gives a relatively spatial impression. The proposed development, however, sits directly behind Coral Court and Crystal Court. If it is to proceed, the view one would take in from the plaza and elsewhere would be a densely packed cluster of buildings, which is entirely out of character with the surroundings.
2. It is true that supply of potable water used to be sourced from Discovery Bay reservoir and the filtration plant. The filtration plant is now some 40 years old and has not been in use for the supply of potable water since 2000. Furthermore, it was designed to supply water to the entire Discovery Bay. Is it economically viable to re-deploy the plant to supply water to the rezoning areas? And it will be run by a manager who is not removable? And the same manager will also run the sewage treatment plant which is still in the stage of conjecture?

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

參考編號

160715-140229-66890

Reference Number:

4323

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:02:29

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. W. MUI

Name of person making this comment:

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

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

參考編號

Reference Number:

160715-135543-53632

4324

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:55:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Reason Yuen

意見詳情

Details of the Comment :

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

- The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.
- With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

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

參考編號

Reference Number:

160715-134806-12118

4325

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:48:06

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cecilia Ng

意見詳情

Details of the Comment:

我支持，新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

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

參考編號

160715-133419-31269

Reference Number:

4326

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:34:19

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Ava Lau

Name of person making this comment:

意見詳情

Details of the Comment :

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

- It creates more job opportunities, which will bring in many social and economic benefits to the society.
- The plan brings in suitable amount of population to support the businesses of local shops, in a way to provide more retail choices for residents.

就規劃申請/覆核提出意見 Making Comment on Planning Application [View](#)

參考編號

Reference Number:

160715-140356-97780

4327

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 14:03:56

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. Timothy Leung

意見詳情

Details of the Comment :

就上述規劃申請現正收集公眾意見，本人來函表示支持，新發展會創造更多就業機會，為市民及社會帶來好處及經濟效益。

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-134202-60973

4328

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 13:42:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Aldred Wong

意見詳情

Details of the Comment:

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

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

參考編號

160715-135004-83901

Reference Number:

4329

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 13:50:04

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. AMY KONG

Name of person making this comment:

意見詳情

Details of the Comment:

我支持，因可善用土地資源，減輕香港土地不足的問題，提供不同類型的房屋選擇。

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

參考編號

160715-151049-36478

Reference Number:

4330

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 15:10:49

Date and time of submission:

有關的規劃申請編號

Y/L-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss YEUNG WAI YUK

Name of person making this comment:

意見詳情

Details of the Comment :

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

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

參考編號

160715-145644-12110

4331

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:56:44

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. TSZ TO HO

Name of person making this comment:

意見詳情

Details of the Comment :

The proposed development will justify for operating a complete separate bus route from Midvale Village which will offer faster and more direct bus service for residents.

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

參考編號

Reference Number:

160715-145457-01566

提交限期

Deadline for submission:

15/07/2016

4332

提交日期及時間

Date and time of submission:

15/07/2016 14:54:57

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:

小姐 Miss JAIME CHAN

意見詳情

Details of the Comment :

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:

160715-142717-40214

提交限期

Deadline for submission:

15/07/2016

4333

提交日期及時間

Date and time of submission:

15/07/2016 14:27:17

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. Yim Chuk Kuen

意見詳情

Details of the Comment :

The design is sensitive to the adjacent development and natural setting. It has given due regard for the mountain backdrop and the relationship with the existing residents. The 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

160715-142640-98041

Reference Number:

4334

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:26:40

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. Neil Russell

Name of person making this comment:

意見詳情

Details of the Comment :

Regarding application Y/I-DB/2 for Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay, I strongly object to the application on these grounds:

Sewage treatment:

In the original proposal, Hong Kong Resorts (HKR) was HOPING that all sewage from the 6f and 10b developments would be treated at the Siu Ho Wan Sewage Treatment Works (SHWSTW). In just a matter of weeks, they are now proposing that instead, sewage from 6f and 10b will be treated on site before being pumped to SHWSTW. Because the new proposal shows so little detail of how the actual on-site sewage treatment will be achieved, I feel there is a huge concern as to how HKR would/could achieve this in a manner that is safe/affordable/achievable/manageable for all concerned, from HKR themselves to current owners/tenants to new owners/tenants if 6f and 10b are actually built.

Being such an important part of the underlying infrastructure, there must be far more detail provided from HKR in order for anyone to adequately decide if the development can go ahead. HKR effectively saying that "we will build something to sort it out, don't worry" is simply not good enough!

Road access to area 6f:

In the new submission, I believe that HKR's statement that because the road is not designated as village common area, it can retain ownership of the road, is at best misguided and at worst, an outright lie. I believe that the land grant, DMC and sub-DMC are all clear in this matter and HKR are trying to force through their own agenda with no regard to rules and regulations that are already in place.

Even if HKR did have the right to use the road for access to site 6f, there is still the problem of the road's complete inadequacy as a thoroughfare for construction purposes. For HKR to use the road would require extensive widening/load bearing work on all the roads leading up to Parkvale village, before one single spade has been dug at area 6f. This is now becoming a very large construction project involving lots of additional infrastructure. It is not as HKR originally suggested "a small development".

The Parkvale village owner's committee have already explained and shown how little room exists on the current road and how it is barely adequate for the current low level of traffic physical size, volume and density. To make this road a viable route for additional construction traffic and a

Also additional car/tenant traffic post-build would be a major undertaking which HKR are not willing to entertain.

Increase to Discovery Bay population:

With additional construction already being planned for DB North, the proposed builds in area 6f and 10b will add considerably more people to the Discovery Bay population and overstretch the current infrastructure even more. I believe HKR are trying to massage the population numbers in DB to hide the fact that their want to build more flats is overriding the real need to consider and plan properly for that increase. I also believe that with current developments underway, 6f and 10b will exceed the 25000 limit as specified in the land grant.

Water supply:

In its original submission, HKR clung to the hope that Areas 6f and 10b would be served by government water. Alternate supply proposals were sketched out in the briefest terms.

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

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

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

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

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

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

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

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

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

These are not mere details but fundamental issues of principle that must be addressed transparently and in accordance with the DMC prior to TPB approval of the proposed new developments. The TPB must not take vague assurances as fact when reviewing the current application. Safe and reliable supply of potable water is far too important.

LPG Supply:

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

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

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

and any upgrades that may be required to sustain an increase in population to 29,000 and beyond. Security of LPG supply is a fundamental infrastructure need. The current Outfitting Plan allows a maximum population of 25,000. Before approving the application, the TPB must require that HKR provide a full study of the operation and capacity of the LPG system to ensure that it can meet all current and future development requirements.

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

參考編號

Reference Number:

160715-150443-61639

4335

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:04:43

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 洪女士

意見詳情

Details of the Comment :

同意有關申請，希望儘快落實

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

參考編號

Reference Number:

160715-150014-49319

4336

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:00:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan S K

意見詳情

Details of the Comment :

I also support, provide more residential units here

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

參考編號

160715-144949-62430

Reference Number:

4337

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:49:49

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. K S Ma

Name of person making this comment:

意見詳情

Details of the Comment :

支持有關申請

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

參考編號

160715-144337-00714

Reference Number:

4338

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:43:37

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. WONG HENG

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.

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



參考編號

160715-143036-96999

Reference Number:

4339

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 14:30:36

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Nip Kam Ha

Name of person making this comment:

意見詳情

Details of the Comment:

本人支持發展計劃，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

160715-151455-37042

Reference Number:

4340

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 15:14:55

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. WONG KA CHUNG

Name of person making this comment:

意見詳情

Details of the Comment :

With one more village, the cost of sharing the maintenance expense of communal facilities can be reduced which will benefit all owners.

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

參考編號

Reference Number:

160715-150820-74802

4341

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:08:20

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 LI HIU TING

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

160715-144718-33839

4342

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 14:47:18

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 LEE MAN YEE

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.

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

參考編號

Reference Number:

160715-144632-50120

4343

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 14:46:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenneth Chan

意見詳情

Details of the Comment :

I support the application with one major ground:

I Town Planning Board conducted the first consultation in Feb 2016 and as a result, has received various comments from the public and other government departments. HKR then provided supplement information in June 2016 including the revised Landscape Plan, traffic and environmental study; which I concur with the developer's approach.

However, I was disappointed by some people who are irresponsible by spreading misleading information to the community that the application was rejected by Town Planning Board and hence HKR has to re-submit its application.

就規劃申請/審批提出意見 Making Comment on Planning Application / Review

參考編號

160715-151640-24389

Reference Number:

4344

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 15:16:40

Date and time of submission:

有關的規劃申請編號

Y1-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. DANIEL YUEN

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.

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

參考編號

Reference Number:

160715-151622-01074

4345

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:16:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yung WS

意見詳情

Details of the Comment :

Strongly support

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

160715-150140-45950

4346

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:01:40

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:

小姐 Miss YEUNG TSZ CHING

意見詳情

Details of the Comment :

It creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號

Reference Number:

160715-152419-41019

4347

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:24:19

有關的規劃申請編號

The application no. to which the comment relates:

Y1-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Shum Chek Man

意見詳情

Details of the Comment :

Fully support, it provide more residential units and lower the housing price

就規劃申請/訂出意見 Making Comment on Planning Application / Review

參考編號

160715-152358-84425

Reference Number:

提交限期

4348

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:23:58

有關的規劃申請編號

The application no. to which the comment relates:

YL-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE KWOK FAI

意見詳情

Details of the Comment :

It creates more job opportunities, which will bring in many social and economic benefits to the society.

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

參考編號 Reference Number: 160715-151839-62720 4349

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

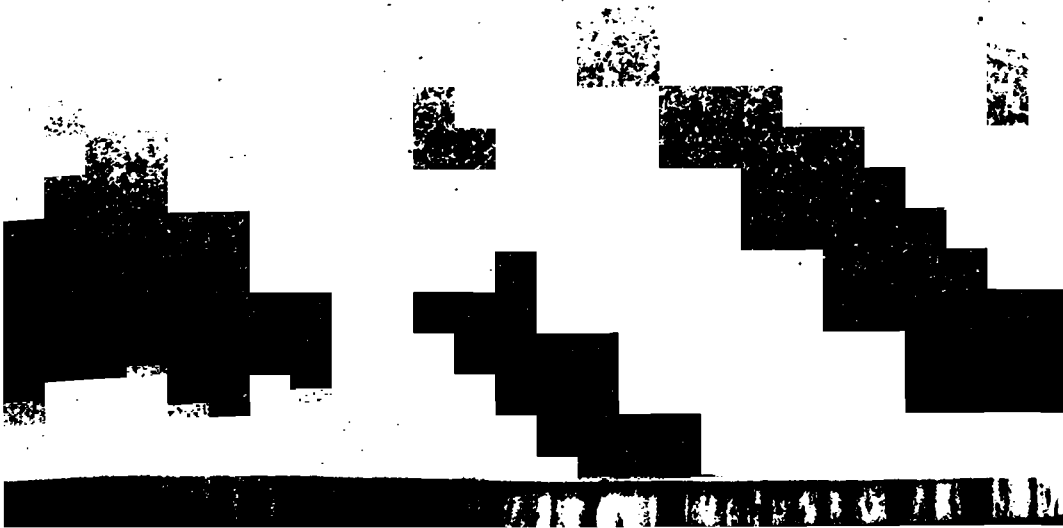
提交日期及時間 Date and time of submission: 15/07/2016 15:18:39

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

「提意見人」姓名/名稱 Name of person making this comment: 先生 Mr. LIU MAN TAO

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.



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

參考編號

Reference Number:

160715-151643-25171

4350

提交限期

Deadline for submission:

15/07/2016

提交日期及時間

Date and time of submission:

15/07/2016 15:16:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-DB/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samson Ng

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。

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

參考編號 Reference Number: 160715-152224-13192

4351

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

提交日期及時間 Date and time of submission: 15/07/2016 15:22:24

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 LO WAI CHUN

意見詳情 Details of the Comment :

The proposed development will justify for operating a complete separate bus route from Midval Village which will offer faster and more direct bus service for residents.

就規劃申請/覆核作出意見 Making Comment on Planning Application / Review

參考編號 Reference Number: 160715-152112-07679 4352

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

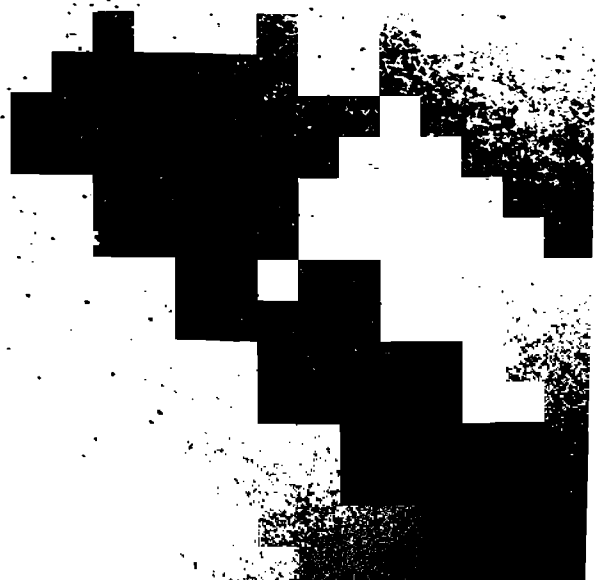
提交日期及時間 Date and time of submission: 15/07/2016 15:21:12

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: 女士 Ms. Angela Leung

意見詳情 Details of the Comment :

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

160715-152023-86553

Reference Number:

4353

提交限期

15/07/2016

Deadline for submission:

提交日期及時間

15/07/2016 15:20:23

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss HUI SIN YING

Name of person making this comment:

意見詳情

Details of the Comment :

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.

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4354

To: Secretary, Town Planning Board
(Via email: tpbd@pland.gov.hk)
Application No.: TPB/Y1-DB/2

Dear Sirs,

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

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

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

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

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

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

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

| | |
|----------------|---|
| <u>Sf #15</u> | Queries the rationale provided for the development |
| <u>Sf #34</u> | Inadequate infrastructure to support increase in population |
| <u>Sf #204</u> | Safety and sustainability issues |
| <u>Sf #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Sf #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>#1104</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>#1109</u> | Detailed review of the TIA and the Passageway |

| | |
|-------------------------------------|--|
| Area 6f #1458 | Comprehensive review of issues affecting Area 6f from a senior engineer |
| Area 6f #1512 | Significant submission by the Parkvale VOC |
| Area 6f No Number (letter #1892) | Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access |
| Multiple | Failure to consult with the co-owners of the lot |
| Multiple | Complete absence of information on the sewage treatment plant between Area 10b and La Costa |
| Multiple | The Outline Zoning Plan and the Master Plan are not aligned |
| Multiple | HKR is not the sole land owner, as the lot is held under a DMC. |
| Multiple | The population cap of 25,000 should be preserved. |
| Multiple | HKR should release the existing water, sewage and LPG agreements |
| Multiple | DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot |
| Multiple | The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts |
| Multiple | Vehicle parking has not been addressed |
| Multiple | The bus depot should be zoned G/C. |

Name of Discovery Bay Owner/Resident: _____

Address: _____

Sent from my iPhone

tpbpd

寄件者: Choi Ho Wong [REDACTED]
寄件日期: 14日07月2016年星期四 18:37
收件者: tpbpd@pland.gov.hk
主旨: Application No.: TPB/Y/I-DB/2

4355

敬啟者，

本人是因為愉景灣的環境及人口密度低而於此地投資物業的。因此對香港興業國際集團有限公司向城市規劃委員會作出TPB/Y/I-DB/2之申請極為反對。希望貴委員會順能居民意願不作批准。

黃載好(業主)

[REDACTED]

香港
 日期:
 收字號:
 主題:

Sarah Moniz
 15日07月2016年星期五 9:35
 tpbpd@pland.gov.hk
 Comments on Application No.: TPB/Y/I-DB/2



To: Secretary, Town Planning Board
 Application No.: TPB/Y/I-DB/2

Dear Sir/Madam,

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

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

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

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

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

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

- Area 6f #15 Queries the rationale provided for the development
- Area 6f #34 Inadequate infrastructure to support increase in population
- Area 6f #204 Safety and sustainability issues
- Area 6f #352 Access issues. Concern over supply of potable water in drought conditions
- Area 6f #493 Unresolved issues of encroachment on government land elsewhere on the lot
- Area 6f #1104 Legal opinion on the status of the Passageway at Area 6f
- Area 6f #1109 Detailed review of the TIA and the Passageway
- Area 6f #1458 Comprehensive review of issues affecting Area 6f from a senior engineer
- Area 6f #1512 Significant submission by the Parkvale VOC
- Area 6f No Number Comprehensive review of Area 6f submission, including detailed analysis of drought impact and
 (after #1892) road access
- Multiple Failure to consult with the co-owners of the lot
- Multiple Complete absence of information on the sewage treatment plant between Area 10b and La Costa

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

Name of Discovery Bay Owner: Sarah Monks

Address: 

:pbpd

发件者:
寄件日期:
收件者:
主旨:

Lenka Svobodova Lopes
12日07月2016年星期二 20:48
tpbpd@pland.gov.hk
Comments to discovery Bay 6F parkvale

4357

Y/1-DB/2

Dear Sirs,

Hope this email finds you well.

I am writing regarding the proposed plans that are planned in discovery bay.

To be honest I am more and more disappointed with what is happening in Hong Kong. I have been living and working in Hong Kong since 2007 and already a permanent resident. I moved to discovery bay seeking more privacy, quiet time and more space for our family. With what has been happening recently discovery bay is losing its spirit and we are seriously considering to leave discovery bay and Hong Kong for good. No one really cares what the residents of discovery bay are wishing, we don't want markets every weekend, we don't want more shopping malls, more buildings, green areas being replaced by carparks. Whole discovery bay is full of trucks, holes around plaza, noise from construction at residents club. When will the government start to think what is the best for the residents rather than how to bring more mainland Chinese people into Hong Kong and make more money? Hong Kong is slowly losing the best it has had, the Spirit and is becoming yet another overcrowded Chinese city.

Hope someone reads This and considers.

Thank you,

Lenka Lopes Svobodova
[Redacted]

Lenka Lopes



Concern over the development of area 6F in discovery bay

12/07/2016 15:54

1/1-DB12

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

4358

From: John Boardman [Redacted]
To: tpbpd@pland.gov.hk,

To whom this may concern,

I am a resident of discovery bay living in an area close to and connected to the area 6F that is to be developed. I am concerned over the sheer number of units that HKR is planning to build on this site. The development site is very close to five buildings and will cause serious noise and disruption to the peaceful and quiet village. The number of units HKR is planning on providing is much higher than that of the surrounding buildings, this particular development will bring complete disharmony to the area with a massive increase of occupants. There is currently only one access road which is narrow and of a steep incline. If this is the only access road, there will be chaos, disruption and endanger the children and pedestrians that use the road.

Please visit, and consider what the current village occupants will be put through if this development goes ahead.

Sincerely yours,
John Boardman

[Redacted signature block]

Sent from my iPad
Sent from my iPad

收件者:
主理:

2016年6月13日 13:28
tpbpd@pland.gov.hk
Application No YA-DB/2 - Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4359

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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

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

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

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

| | |
|--|---|
| <u>Area 6f #15</u> | Queries the rationale provided for the development |
| <u>Area 6f #34</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #204</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>Area 6f #1109</u> | Detailed review of the TIA and the Passageway |
| <u>Area 6f #1458</u> | Comprehensive review of issues affecting Area 6f from a senior engineer |
| <u>Area 6f #1512</u> | Significant submission by the Parkvale VOC |
| <u>Area 6f No Number (after #1892)</u> | Comprehensive review of Area 6f submission, including detailed analysis of drought impact |

Multiple Complete absence of information on the sewage treatment plant between Area 10b and 1.a C
Multiple The Outline Zoning Plan and the Master Plan are not aligned
Multiple HKR is not the sole land owner, as the lot is held under a DMC.
Multiple The population cap of 25,000 should be preserved.
Multiple HKR should release the existing water, sewage and LPG agreements
Multiple DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with
Multiple The TIA has ignored the road safety issues arising from the interaction of increasing traffic a
Multiple Vehicle parking has not been addressed
Multiple The bus depot should be zoned G/IC.

As Chair of the Greenvale Village Owners Committee, I am particularly concerned about the additional traffic that the development is likely to generate, both during and after construction, all of which will have to pass by Greenvale Village.

Name of Discovery Bay Owner/Resid



pbpd

收件者: [REDACTED]
收件日期: 14 (107) 2016年 星期四 1:17
收件者: tpbpd
主題: Re: Y/ I-DB/2 Discovery Bay

4360

Dear TPB Members,
Revised MP and some landscape green wash to not fool anyone.

All previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, April 7, 2016 11:18:04 PM
Subject: Y/ I-DB/2 Discovery Bay

Y/ I-●/2
Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay
Site area : About 7,623 m²
Zoning "Other Specified Uses" annotated "Staff Quarters (5)"
Proposed Amendment(s) : To rezone from "OSU" to "Residential (Group C) 12"

Dear TPB Members,

Under the pretext of 'in response to the Policy Address 2015', the developer intends to turn every section of the enclave over to extensive development.

This is contrary to the original purpose of the community, as a low rise residential development with extensive public recreational amenities.

The development has been mired in controversy and irregularities since its inception with unresolved issues regarding the land grant etc.

It is obvious that the plan to convert the low rise staff quarters to high rise towers would greatly diminish the green background to the enclave. It would particularly affect those residents in nearby buildings.

In view of the general lack of affordable recreational facilities particularly for the younger members of the community, any development at this site should be devoted to the provision of such. There are a number of applicable uses under Col 1 OSU (Mixed Uses)

In view of the many issues raised by DB residents through their objections, I urge TPB to reject this application and to encourage the developer to consider an OSU appropriate to the needs of the community.

Mary Mulvihill

To: Secretary, Town Planning Board
 (Via email: tspb@pland.gov.hk)
 Application No.: TPB Y4-DB2

4361

Dear Sirs,

Comments on Application No. Y4-DB2: Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

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

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

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

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

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

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

- | | |
|--------------------|---|
| <u>Area 6f 015</u> | Queries the rationale provided for the development |
| <u>Area 6f 014</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f 014</u> | Safety and sustainability issues |
| <u>Area 6f 010</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f 010</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f 014</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>Area 6f 010</u> | Detailed review of the TIA and the Passageway |

Area 6f #1458 Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512 Significant submission by the Parkvale VOC

Area 6f No Number (after #1892) Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

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

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

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

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

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

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

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


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

Multiple Vehicle parking has not been addressed

Multiple The bus depot should be zoned G/IC.

Yours faithfully,

Vivian Leung



tpbd

寄件者
寄件日期:
收件者:
主旨:

Claude Follonier
13EJ07月2016年星期三 17:36
tpbd@pland.gov.hk
OBJECTION TO Application Y/I-DB/2 Discovery Bay

4362

To: Secretary, Town Planning Board
(Via email: tpbd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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

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

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

Name of Discovery Bay Owner/Resident: Claude Follonier

Address:

Email:

tpbpd

寄件者: [REDACTED] reggie [REDACTED]
寄件日期: 13日07月2016年星期三 17:13
收件者: tpbpd@pland.gov.hk
主旨: OBJECTION to Application TPB/Y/I-DB/2 Area 6f

4363

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

Name of Discovery Bay Owner/Resident: Cynthia Lee

Address: [REDACTED]

Email: [REDACTED]

寄件人
寄件日期
收件人
手號

Amy Yung
14/01/2015 星期五 17:36
upap1@pland.gov.hk
Re: Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4364

Secretary of the Town Planning Board

Dear Sirs,

Re: LPG Supply

I call on the Town Planning Board to reject the application Y/I-DB/2 to rezone Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12". My reasons for objecting to the application are:

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

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

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

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

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

Yours sincerely,

Amy Yung

Islands District Council Member – Discovery Bay

4365

Secretary of the Town Planning Board

Dear Sirs,

Re: Water Supply

I call on the Town Planning Board to reject the application Y/I-DB/2 to rezone Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12". My reasons for objecting to the application are:

In its original submission, HKR clung to the hope that Areas 6f and 10b would be served by government water. Alternate supply proposals were sketched out in the briefest terms.

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

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

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

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

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

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

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

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

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

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

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

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

Yours sincerely,

Amy Yung

Islands District Council Member – Discovery Bay



姓名: Amy Yung
職銜: 區議員
地址: 王田

15日07月2016年星期五 17:27
Re: Application Y/I-DB/2, Area of, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4366

To: Secretary of the Town Planning Board

Dear Sirs,

Re: Open Space Management

I call on the Town Planning Board to reject the application Y/I-DB/2 to rezone Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12". My reasons for objecting to the application are:

HKR proposes that members of the public shall have full access to the open space at Areas 6f and 10b. The Town Planning Board should pay due attention to the relevant provisions under the Land Grant and the Deed of Mutual Covenant (DMC) when considering these proposals.

If the proposals for provision of public open space are approved, the TPB should set out clear conditions specifying that HKR and HKR alone shall be responsible for all maintenance and management of the public areas. This is the established practice in DB, and must be maintained in all future developments.

As described in the Director of Audit Report from 2004, HKR has an obligation to provide public recreational facilities (PRF) in DB, and to this end has provided the Beach, Plaza, Central Park, hiking trails and cycle paths.

Until 2012, HKR unjustly forced the owners and residents of DB to pay for the upkeep of the PRF through their management fees. This injustice was finally righted in 2012, with the signing of an Undertaking between HKR and the S.A.R Government at the behest of Lands Department. This Undertaking mandates that HKR shall be solely responsible for the management and maintenance of the PRF throughout the term of the Land Grant.

There is no provision whatsoever under the DMC that gives HKR the right to force the owners of residential units in DB and their tenants to maintain any open space or facilities for the benefit of the general public.

In response to comments on this point during the first round of public consultation on the proposed developments at Area 6f and Area 10b, HKR gave vague and conflicting replies.

If approval is given for creation of public space at Areas 6f and 10b, the TPB must ensure that the principles established by the Undertaking are upheld. Specifically, any area that will be open to the public must be classified as PRF, and all the terms and conditions of the Undertaking applied.

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

Yours sincerely,

Amy Yung

Islands District Council Member - Discovery Bay

4367

Any Yau
(851) 771-2016 # 1713
wopd@pland.gov.hk
Re: Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4367

To: Secretary of the Town Planning Board

Dear Sirs,

Re: Population

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

My reasons for objecting to the application are:

HKR is highly dismissive of comments from owners and residents on the 6f and 10b applications in its latest Town Planning Board (TPB) submissions. It ignored most comments, and relegated the few that it chose to address to an appendix at the back. Even then, it resorted to half-truths and slight-of-hand in its replies.

Take HKR's reply on population. HKR's original submission advised: "There are currently around 8,300 nos. of residential flat with total population around 15,000."

After numerous residents and owners raised concern about the veracity of this number, HKR's latest submission made the following comments.

The existing and proposed population at Discovery Bay, in terms of population size, household number and average number of persons per unit, is questioned.

According to City Management's latest record (property management company of all Discovery Bay residential units), there are about 19,585 persons living in 8,326 units, equivalent to 2.35 persons per unit. It covers all the residential units and is therefore complete and accurate. In contrary, Government census surveyed only occupied units with occupants responding to census staffs that is about 4,000+ units.

The Working Group on Population Distribution Projections indicate an average 2.2 persons per domestic household for Discovery Bay (and the surrounding area, in Tertiary Planning Units 932 and 934) for 2013-2021.

Development under the approved Master Plan 6.0E7h(a) is for 8,731 residential units. OZP only states maximum population for 25,000 persons. The number of household was not mentioned although it is understood that the rationale is to allow for maximum 10,000 nos of residential units i.e. 2.5 persons per unit.

Accordingly, the proposed Concept Plans at Area 6f and Area 10b creating about 1,601 units for 4,003 persons in total, equivalent to 2.5 persons per unit is considered reasonable.

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

Note the following:

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

- HKR's attempt to introduce different persons-per-unit ratios (2.35 and 2.2) is a red herring.
- No details or methodology are given to support HKR's claim that the current population is 19,585. We are supposed to take this on faith. Much better to focus on the number of flats, which is verifiable.
- There are presently 8,735 flats in DB. However, the latest Master Plan, MP 6.0E7h(a), has approved an increase to 8,735 (not 8,731 as HKR claims).
- HKR points to MP 6.0E7h(a) to have us believe that adding an extra 1,601 flats is reasonable. However, this conveniently ignores the fact that the existing OZP already allows significantly more development than shown on the current Master Plan.

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

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

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

Scaling up proportionally, the new DB North development will produce about 2,240 flats. Adding this to the approved 8,735 flats, and the DB North development will bring DB's total well above 10,000 flats. The 1,601 flats from 6f and 10b must then be added on top.

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

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

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

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

Yours sincerely,

Amy Yung

Islands District Council Member – Discovery Bay





To: Secretary, Town Planning Board

Dear Sirs,

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

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

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

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

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

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

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

- | | |
|----------------------|---|
| <u>Area 6f #15</u> | Queries the rationale provided for the development |
| <u>Area 6f #34</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #204</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>Area 6f #1109</u> | Detailed review of the TIA and the Passageway |

Area 6f #1458

Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512

Significant submission by the Parkvale VOC

Area 6f No Number
(after #1892)

Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

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

Name of Discovery Bay Owner/Resident: Ms Lee Oi Ching Ada



傳真
電傳
傳呼
電話

Amy Yung
15日07月...
tpbpd@pland.gov.hk
Re: Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4369

Secretary of the Town Planning Board

Dear Sirs,

Re: Land Ownership

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

My reasons for objecting to the application are:

During the first round of public consultation on the Area 6f proposals, the topic that attracted the greatest number of objections was HKR's proposal to use the brick roadway at the Woods as the main access route to the new tower blocks.

The submissions pointed out that Parkvale owners have been paying for maintenance of this roadway for the past 28 years. Therefore, the road must be Village Common Area, and HKR has no right to provide access through Parkvale to Area 6f.

HKR replied that it has not designated the road as Village Common Area, and therefore it retains "ownership" of the road. As such, it has the right to grant a right of way over the road in favour of Area 6f.

This defies logic.

HKR cannot simply claim "ownership" of any part of DB at will. Rights over a piece of land or a facility or unit in DB are always based on possession of undivided shares, and are subject to the Land Grant, the DMC and any relevant Sub-DMC.

According to the Land Grant, HKR must allocate undivided shares to the roads within DB in the DMC. However, all undivided shares in DB are bound to certain uses, as described in this earlier post. Therefore, when allocating undivided shares, HKR must allocate a certain type of share. Only two types of undivided shares are appropriate: Retained Area shares, by which HKR remains responsible for the area; and Common Area shares, by which all owners are responsible for the area.

HKR admitted in its submission that the Passageways are not part of the Village Retained Area. The Parkvale sub-DMC allocates Retained Area Undivided Shares to the Village Retained Areas, but no undivided shares to the Passageways. Hence, HKR does not "own" the Passageways by virtue of the Sub-DMC.

HKR may argue that it has allocated City Retained Area Undivided Shares. However, if this is the case, there is no provision under either the DMC or the Sub-DMC that would allow the Manager, City Management, to charge the owners of Parkvale Village for the maintenance of the Passageways, as it has done for the past 28 years.

The Town Planning Board must exercise extreme caution when dealing with matters concerning the control of any area in DB, especially those village areas for which no undivided shares have been allocated in the Sub-DMC. A clear understanding of the operation of the share regime at Discovery Bay is essential to avoid making mistakes. Naturally, any decisions by the TPB that ignore the share regime and established practice would be subject to judicial review.

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

Yours sincerely,

Amy Yung

Islands District Council Member - Discovery Bay

*Hong Kong
Direct Line
Telephone
Fax:
E-mail:*



The Secretary,
 The Town Planning Board

Re: Sewage Treatment

I call on the Town Planning Board to reject the application Y/I-DB/2 to rezone Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12". My reasons for objecting to the application are:

In the Government comments on HKR's application to develop areas 6f and 10b, EPD made comments to HKR for suggesting that sewage from the 6f and 10b developments could be treated at the Siu Ho Wan Sewage Treatment Works (SHWSTW). Here is EPD's comment:

"The Discovery Bay further development shall provide its own sewage treatment facilities to meet the WPCO standards before discharge into the receiving waters. In this connection, the Applicant should delete all the incorrect and misleading statements, e.g. "SHWSTW requires upgrade works to cater for the existing and concurrent developments, irrespective of the proposed developments. The upgrade works could cater for the sewerage increase as a result of the proposal, which accounts around 0.8% of the treatment flow" and other similar text in the submission as they are factually incorrect."

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

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

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

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

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

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

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

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

There is no detail of the STP, and given the small size of the lot and the proximity to existing residential developments, there is no assessment on what impact a sewage treatment plant has on the immediate environment.

EPD's comments make it clear that the sewerage systems for 6f and 10b must be kept separate from the existing sewerage infrastructure in DB, so that there is no possibility of discharge of sewage from the new developments to SHWSTW.

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

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

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

Yours sincerely,

Amy Yung

Islands District Council Member – Discovery Bay

Direct Line:
Telephone:
Fax:
E-mail:

tpbpc

寄件者:
寄件日期:
收件者:
主题:

Denis Winograd
15/07/2016 星期五 16:53
tpbpc@pland.gov.hk
Re: Sewage - Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4371

To:

Secretary of the Town Planning Board

tpbpc@pland.gov.hk

Re:

Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

Dear Sirs,

Herewith we call on the Town Planning Board:

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

My reasons for objecting to the application are:

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--
President Obama signed a law in December banning plastic microbeads in personal care products in the US. Help get plastic microbeads out of our body care products and out of our seas in Hong Kong. [Click here](#) to read more and to sign the petition.



tbpd

收件者:
收件日期:
收件者:
主旨:

Dear Winograd
15日07月2016年星期五 16:52
tbpd@pland.gov.hk
Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

4372

To

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

Re:

To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C 12"

Dear Sirs,

Herewith we call on the Town Planning Board:

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Development under the approved Master Plan 6.0E7h(a) is for 8,731 residential units. OZP only states maximum population for 25,000 persons. The number of household was not mentioned although it is understood that the rationale is to allow for maximum 10,000 nos of residential units i.e. 2.5 persons per unit.

Accordingly, the proposed Concept Plans at Area 6f and Area 10b creating about 1,601 units for 4,003 persons in total, equivalent to 2.5 persons per unit is considered reasonable.

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

Note the following:

- HKR has admitted that the population figure given in its original submission to the TPB was understated by at least 30%.
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- No details or methodology are given to support HKR's claim that the current population is 19,585. We are supposed to take this on faith. Much better to focus on the number of flats, which is verifiable.
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Best regards,

Dana Winograd

tpbd

寄件者:
寄件日期:
收件者:
主題:

Anko Hashimoto
15日07月2016年星期五 16:23
tpbd@pland.gov.hk
Area 6f and 10b

4373

To: Secretary, Town Planning Board
(Via email: tpbd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

| | |
|---------------|---|
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| Area 6f #204 | Safety and sustainability issues |
| Area 6f #352 | Access issues. Concern over supply of potable water in drought conditions |
| Area 6f #493 | Unresolved issues of encroachment on government land elsewhere on the lot |
| Area 6f #1104 | Legal opinion on the status of the Passageway at Area 6f |
| Area 6f #1109 | Detailed review of the TIA and the Passageway |

tbpd

收件人:
寄件日期:
收件人:
主題:

Tracey Read
14日07月2016年 星期五 14:53
tbpd@pland.gov.hk
Application Y/I-DB/2, Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"

To:

4374

Secretary of the Town Planning Board

Re:

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

Dear Sirs,

Herewith we call on the Town Planning Board:

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

My reasons for objecting to the application are:

Water filtering marine food (clams) are harvested for consumption from Nim Shue Wan and surrounding beaches. Sewage treated to only minimum standards should not be released into local waters.

Tai Pak Beach is a tourist destination for swimming and leisure of families with young children. The red tides that frequently occur much of the year in Tai Pak Bay, Nim Shue wan and Sam Pak Wan now will likely become more frequent with an increase of nutrients from limited processing of sewage discharged into local waters.

All new sewage treatment facilities in Hong Kong should be to highest standards of sewage treatment and not to minimum standards of primary treatment.

In the Government comments on HKR's application to develop areas 6f and 10b. EPD made comments to HKR for suggesting that sewage from the 6f and 10b developments could be treated at the Siu Ho Wan Sewage Treatment Works (SHWSTW). Here is EPD's comment:

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

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

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

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

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

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

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

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

There is no detail of the STP, and given the small size of the lot and the proximity to existing residential developments, there is no assessment on what impact a sewage treatment plant has on the immediate environment.

EPD's comments make it clear that the sewerage systems for 6f and 10b must be kept separate from the existing sewerage infrastructure in DB, so that there is no possibility of discharge of sewage from the new developments to SHWSTW.

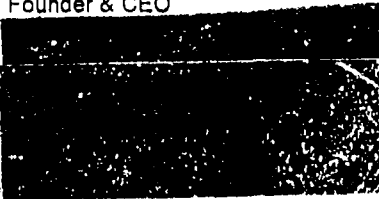
Further, while HKR states that the sewage treatment plant(s) will be maintained at the cost of the owners of the 6f and 10b developments (ref. DSD's comments, SIA (d)), it ignores maintenance responsibility for the connecting pipeline systems and the marine outfall.

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

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

Regards,

Tracey Read
Founder & CEO



1000

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Comments on Application No. Y/I-DB/2 Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay
2016年6月14日 星期五 14:24
tpbpl@pland.gov.hk



To: Secretary, Town Planning Board
(Via email: tpbpl@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

4375

Dear Sirs,

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

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

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

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

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

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

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

- Area 6f #15
- Queries the rationale provided for the development
- Area 6f #34
- Inadequate infrastructure to support increase in population
- Area 6f #204
- Safety and sustainability issues
- Area 6f #352
- Access issues. Concern over supply of potable water in drought conditions
- Area 6f #493
- Unresolved issues of encroachment on government land elsewhere on the lot
- Area 6f #1104
- Legal opinion on the status of the Passageway at Area 6f
- Area 6f #1109
- Detailed review of the TIA and the Passageway
- Area 6f #1458
- Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512

Significant submission by the Parkvale VOC

Area 6f No Number (after #1999)

Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

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

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

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

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

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

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

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

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

Multiple Vehicle parking has not been addressed

Multiple The bus depot should be zoned G/C.

Name of Discovery Bay Owner/Resident: Kwok Ka Ying

Address: 

To: Secretary, Town Planning Board
 (Via email: tpbpd@pland.gov.hk)
 Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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


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

| | |
|----------------------|---|
| <u>Area 6f #15</u> | Queries the rationale provided for the development |
| <u>Area 6f #34</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #304</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |

| | |
|--|--|
| <u>Area 6f #1109</u> | Detailed review of the TIA and the Passageway |
| <u>Area 6f #1458</u> | Comprehensive review of issues affecting Area 6f from a senior engineer |
| <u>Area 6f #1512</u> | Significant submission by the Parkvale VOC |
| <u>Area 6f No Number (after #1892)</u> | Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access |
| Multiple | Failure to consult with the co-owners of the lot |
| Multiple | Complete absence of information on the sewage treatment plant between Area 10b and La Costa |
| Multiple | The Outline Zoning Plan and the Master Plan are not aligned |
| Multiple | HKR is not the sole land owner, as the lot is held under a DMC. |
| Multiple | The population cap of 25,000 should be preserved. |
| Multiple | HKR should release the existing water, sewage and LPG agreements |
| Multiple | DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot |
| Multiple | The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts |
| Multiple | Vehicle parking has not been addressed |
| Multiple | The bus depot should be zoned G/IC. |

Name of Discovery Bay Owner/Resident: Graeme Shepherd



Area 6f #1104

Legal opinion on the status of the Passageway at Area 6f

Area 6f #1109

Detailed review of the TIA and the Passageway

4376

Area 6f #1458

Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512

Significant submission by the Parkvale VOC

Area 6f No Number
(after #1892)

Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

Multiple

Failure to consult with the co-owners of the lot

Multiple

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

Multiple

The Outline Zoning Plan and the Master Plan are not aligned

Multiple

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

Multiple

The population cap of 25,000 should be preserved.

Multiple

HKR should release the existing water, sewage and LPG agreements

Multiple

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

Multiple

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

Multiple

Vehicle parking has not been addressed

Multiple

The bus depot should be zoned G/IC.

Name of Discovery Bay Owner/Resident: K H Lau

Address: 

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

KH LAU
15日07月2016 星期五 10:03

tpbpd@pland

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

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

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

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

Area 6f #15

Queries the rationale provided for the development

Area 6f #34

Inadequate infrastructure to support increase in population

Area 6f #204

Safety and sustainability issues

Area 6f #352

Access issues. Concern over supply of potable water in drought conditions

Area 6f #493

Unresolved issues of encroachment on government land elsewhere on the lot

Resending.

To
: Secretary, Town Planning Board
From: M. Comrie.

I object to the proposed development, and whilst I have little time to study all the detail concerning it, I am aware that others have knowledge and I endorse the observations made by Kenneth Bradley and Andrew Burns (both attached), I note that the the Parkvale Village has very justifiable reasons to object due to the huge impact on their village but also they have concern for the burden on the whole of Discovery Bay. I know there are many more reasons to object than this.

It does not escape my notice that the consultation is being held at the peak of the holiday period and I have heard that our management company, who should not be involved, supported the project in large numbers in the first round. I appeal to the members of the TPB to take these questionable practices into account in their deliberations.

We co-shareholders in lot 385 signed up for a peaceful, car free environment of around 25,000 population maximum. HKR are stealthily pushing for 29,000 and beyond, with added tourist attractions, more visitors and associated problems. Discovery Bay is unique in Hong Kong and possibly the world - a safe, relaxed place close to a major global CBD and the International Airport and its very existence is an attraction for professionals to come to Hong Kong to work. In its present form DB a very special asset for the city. Anything more will completely wreck its special lifestyle and this will be negative for Hong Kong especially as a place for families to live and peace seekers. The building at 6f and 10b and the building planned at the north end will leave us like any other building estate and not worth the extra hassle to reach it. There would be no distinction between Caribbean Coast in Tung Chung or Wah Fu in Pokfulam.

Over the years Discovery Bay has been increasingly praised its imagination and vision. It is a source of pride for all shareholders - the developer and the folks they sold their shares to (250,000 shares issued). Allowing a population of over 25,000 and cramming in more tourist attractions will definitely take us past the optimum foreseen and agreed in the DMC and then the special story will be

lost, despite what the developers marketing says. Trust me, I live here.

The decision by our co-shareholder developer is, by all accounts, continuing and I appeal to the members of the Town Planning Board to look very carefully at the replies from owners, few of whom will support any of the developments, unless they have been taken in by the slick marketing campaign and the full story has not reached them or had the impact it should.

Finally, this was shared with me today, apparently noticed by a person who has intimate knowledge of building developments in Hong Kong.:

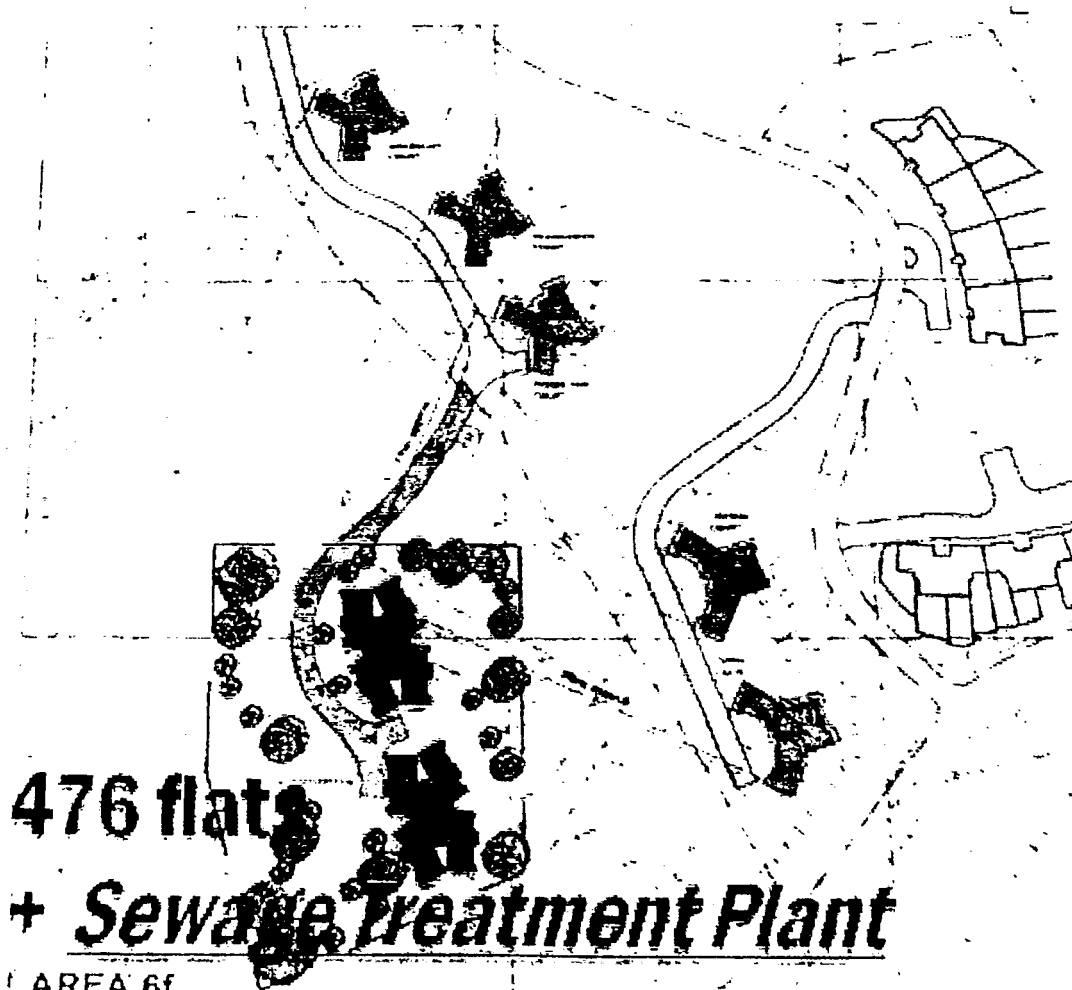
2.3. Planning Statement *The planning statement is hogwash. They [HKR] are not contributing to alleviating housing shortage. There is no affordable housing in the scheme. They are simply a developer exploiting a piece of land to the maximum.*

Yours faithfully

M.Comrie

**OBJECT TO PARKVALE SEWAGE TREATMENT PLANT AND
MEGATOWERS** (now with handy ready-made objection letters)

4377



476 flats

+ Sewage Treatment Plant

AREA 6f

PROPOSED RESIDENTIAL DEVELOPMENT

Application No. Y/I-DB/2
12/07/2016 16:43

4378

to: tpbpd@pland.gov.hk

From: Paul Tsang <[REDACTED]>
To: tpbpd@pland.gov.hk, Paul Tsang <[REDACTED]>

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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

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| | |
|--|--|
| <u>Area 6f #15</u> | Queries the rationale provided for the development |
| <u>Area 6f #34</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #204</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>Area 6f #1109</u> | Detailed review of the TIA and the Passageway |
| <u>Area 6f #1458</u> | Comprehensive review of issues affecting Area 6f from a senior engineer |
| <u>Area 6f #1512</u> | Significant submission by the Parkvale VOC |
| <u>Area 6f No Number (after #1892)</u> | Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access |
| Multiple | Failure to consult with the co-owners of the lot |
| Multiple | Complete absence of information on the sewage treatment plant between Area 10b and La Costa |
| Multiple | The Outline Zoning Plan and the Master Plan are not aligned |
| Multiple | HKR is not the sole land owner, as the lot is held under a DMC. |
| Multiple | The population cap of 25,000 should be preserved. |
| Multiple | HKR should release the existing water, sewage and LPG agreements |
| Multiple | DBSML, not HKR, is the sole party authorised under the DMC to conclude agreements with the government and other suppliers of services to the lot |
| Multiple | The TIA has ignored the road safety issues arising from the interaction of increasing traffic and golf carts |
| Multiple | Vehicle parking has not been addressed |
| Multiple | The bus depot should be zoned G/IC. |

Best wishes

Paul Tsang

12 July 2016



Comments on Application No Y/I-DB/2: Area 6f, Lot 385 RP & Ext (Part) in D.D.
352, Discovery Bay
12/07/2016 17:21

[Redacted]
[Redacted] tobpd@pland.gov.hk

4379

From: "Y N Yiu"
To: <tobpd@pland.gov.hk>

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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

- | | |
|-----------------------|---|
| <u>Area 6f #15</u> | Queries the rationale provided for the development |
| <u>Area 6f #34</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #204</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>Area 6f #: 109</u> | Detailed review of the TIA and the Passageway |

Area 6f #1458 Comprehensive review of issues affecting Area 6f from a senior engineer
Area 6f #1512 Significant submission by the Parkvale VOC
Area 6f No
Number (after
#1892) Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

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

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

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

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

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

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

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

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

Multiple Vehicle parking has not been addressed

Multiple The bus depot should be zoned G/IC.

Name of Discovery Bay Owner/Resident: YIU YAN NANG/Mr.

Address: 

Information from ESET Smart Security, version of virus signature database
 13788 (20160712) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

tpbpd

寄件者:
寄件日期:
收件者:
主題:

vivienne boulik
13日07月2016年 星期三 12:55
tpbpd@pland.gov.hk
Application No. Y/T-DB/2: Area 6f, Lot 385 RP & Ext (Part) in D.D. 352 - Comments

4380

To: Secretary, Town Planning Board

(Via email: tpbpd@pland.gov.hk)

Application No.: TPB/Y/T-DB/2

Dear Sirs,

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

The owners and residents of Discovery Bay have made highly detailed and well documented comments both via the Parkvale VOC, and personally, on the original HKR submission. Most of these important comments appear to have been ignored.

In addition to the submissions already put forward and listed below, I have included photographs of the area in question taken from our flat, relating to Area 6F – our property is in Coral Court – as you can see the new structures, if approved, will impact significantly on both Coral Court and Crystal Court, with the new structures being extremely close to these existing buildings. It would destroy the view, which we all enjoy, and is an area constantly and consistently used by hikers, dog walkers, keep fitters, visitors, children and families alike.



proximity of steps to Coral Court - see red line



and area of flat land next to Woodgreen etc (as marked by red

line on the right).
Steps behind Coral Court
(as marked by red line)



Entire view that will be lost if two blocks are built at back of Coral Court and Crystal Court

No prior consultation was done by the HKR with the residents of Parkview Village (especially those who will be most affected). The proposed development does not appear to take into account the amount of land works that would have to be carried out and the noise and dust pollution this would cause to residents many of whom have babies and young families.

It should be noted that there are still plenty of empty properties available in Discovery Bay, and there is always a constant supply of apartments available for sale. Hence, this development is not required or wanted by DB Owners/Residents.

The whole reason people moved to Discovery Bay was because of the greenery, open views, lifestyle it offers for those who like to walk/hike, and a less densely populated than Kowloon or Hong Kong Island.

I trust that the Town Planning Board will take into account the comments and concerns of the Owners / Residents of Parkvale Village and Discovery Bay as a whole.

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

PREVIOUSLY SUBMITTED DOCUMENTS:

Area 6f #15 Queries the rationale provided for the development

Area 6f #34 Inadequate infrastructure to support increase in population

Area 6f #204 Safety and sustainability issues

Area 6f #352 Access issues. Concern over supply of potable water in drought conditions

Area 6f #493 Unresolved issues of encroachment on government land elsewhere on the lot

Area 6f #1104 Legal opinion on the status of the Passageway at Area 6f

Area 6f #1109 Detailed review of the TIA and the Passageway

Area 6f #1458 Comprehensive review of issues affecting Area 6f from a senior engineer

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Area 6f No

Number (after #1892) Comprehensive review of Area 6f submission, including detailed analysis
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- Multiple Failure to consult with the co-owners of the lot
- Multiple Complete absence of information on the sewage treatment plant between
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agreements with the government and other suppliers of services to the lot
- Multiple The TIA has ignored the road safety issues arising from the interaction of
increasing traffic and golf carts
- Multiple Vehicle parking has not been addressed
- Multiple The bus depot should be zoned G/IC.

Name of Discovery Bay Owner/Resident: Mr. Christopher Bourke

Address: 

tpbpd

寄件者:
寄件日期:
收件者:
主旨:
附件:

Ebba Lo [REDACTED]
14日07月2016年星期四 10:06
tpbpd@pland.gov.hk
Re: HKR's Applications to The Town Planning Board - Area 6f and 10b
14072016100124-0001.pdf

4381

Y/I-DB/z

Dear Sir

Re: HKR's Applications to The Town Planning Board - Are 6f and 10B

See attached document with signature.

Best Regards,
Ebba

4381

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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| | |
|--|---|
| <u>Area 6f #18</u> | Queries the rationale provided for the development |
| <u>Area 6f #24</u> | Inadequate infrastructure to support increase in population |
| <u>Area 6f #204</u> | Safety and sustainability issues |
| <u>Area 6f #352</u> | Access issues. Concern over supply of potable water in drought conditions |
| <u>Area 6f #493</u> | Unresolved issues of encroachment on government land elsewhere on the lot |
| <u>Area 6f #1104</u> | Legal opinion on the status of the Passageway at Area 6f |
| <u>Area 6f #1109</u> | Detailed review of the TIA and the Passageway |
| <u>Area 6f #1438</u> | Comprehensive review of issues affecting Area 6f from a senior engineer |
| <u>Area 6f #1512</u> | Significant submission by the Parkvale VOC |
| <u>Area 6f No Number (after #1892)</u> | Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access |
| Multiple | Failure to consult with the co-owners of the lot |
| Multiple | Complete absence of information on the sewage treatment plant between Area 10b and La Costa |

寄件者: Ellen Lau
寄件日期: 14日07月2016年星期四 16:36
收件者: tpbpd@pland.gov.hk
主旨: Comments on Application No.TPB/Y/I-DB/2

4382

To whom it may concern,

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

I am writing to express my objection to the said town planning application.

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

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

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

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

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

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

Multiple

The bus depot should be zoned G/IC.

4382

Regards,

YL Lau



tpbpd

寄件者: Andrew Burns [REDACTED]
寄件日期: 14日07月2016年星期四 14:31
收件者: tpbpd@pland.gov.hk
主旨: Application No. Y/I-DB/2. Area 6f, Discovery Bay, LPG / Dangerous Goods
附件: Application YI-DB2 Area 6f LPG Dangerous Goods 14JL16.pdf

4383

To: Secretary, Town Planning Board

Date: 14 July, 2016

Dear Sirs,

Re: Application No. Y/I-DB/2. Area 6f, Discovery Bay, LPG / Dangerous Goods

I take pleasure in submitting the attached comment to the Town Planning Board in respect of the subject Application.

Yours sincerely,

Andrew Burns

To: Secretary, Town Planning Board

4383

Date: 14 July, 2016

Dear Sirs,

Application No. Y/I-DB/2. Area 6f, Discovery Bay – LPG / Dangerous Goods

The present zoning for Area 10b under Outline Zoning Plan S/I-DB/4 provides for an LPG store/dangerous goods store. The rezoning and redevelopment proposal by Hong Kong Resort Company Limited (HKR) will remove this zoning and facility.

Numerous concerns were raised about the deletion of the LPG store/dangerous goods store in the first round of public comments on the redevelopment proposals. However, HKR did not respond to these comments, nor has it provided any information on the location of replacement facilities.

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

As a result, a new potable water treatment facility and one or more sewage treatment plants will be required at Areas 6f and 10b. These facilities will need to use dangerous chemicals as part of their normal operations.

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

Marine re-fuelling

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

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

At present, the fuel supply operator serves both road and marine traffic. With the removal of the marine refuelling facilities, it is unclear whether there is sufficient commercial demand to support the provision of a petrol filling station within Discovery Bay.

The TPB should require that HKR provides a comprehensive analysis to demonstrate that removal of the marine refuelling facilities will not unduly affect

current users through higher prices, nor affect the commercial viability of the re-provisioned petrol filling station, prior to approval of the application.

LPG

The redevelopment and rezoning proposals will increase the ultimate population at Discovery Bay to 29,000 and beyond. It is unclear whether the existing LPG system can sustain this increase in population. HKR has provided no analysis of the capability of the existing LPG supply network, and any upgrades that may be required to sustain such an increase in population.

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

At the same time, the TPB should ensure that the supply agreement with the LPG operator is released for public comment prior to approval of the current rezoning proposals. The Discovery Bay Deed of Mutual Covenant (DMC) stipulates that the Manager, Discovery Bay Services Management Limited (DBSML), shall "represent the Owners in all matters and dealings with Government or any utility or other competent authority or any other person whomsoever in any way touching or concerning the due management of the City."

The "Owners" includes HKR. However, ignoring the above DMC provision and the tendering requirements under Schedule 7 of the Building Management Ordinance (Cap. 344), HKR has negotiated and concluded the LPG supply agreement direct and in secret with the existing supplier. No details of the supply agreement are known to the other Owners of the lot.

The TPB must ensure full transparency and adherence to the DMC and the BMO prior to approving the rezoning application.

Yours sincerely,
Andrew Burns
Discovery Bay Owner & Resident

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates X1-DB 2ktual

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Agree and support, if it extend
the DP bus road larger, it to the
route can divide into 4 long chunk or
other nearest place.

「提意見人」姓名/名稱 Name of person/company making this comment FE xing
簽署 Signature [Signature] 日期 Date 20.06.2007

致城市規劃委員會秘書

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y1-DB2.html

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

可增加香港房屋供應 支持

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

簽署 Signature 李偉強 日期 Date 14/07/2016

新城市規劃委員會秘書

專人送遞或寄遞 香港北角道 333 號北角政府合署 15 樓

傳真 2877 6445 或 2522 8426

電郵 spop@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax 2877 6445 or 2522 8426

By e-mail: spop@pland.gov.hk

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

Y/1/1-D8/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Support

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

李偉雄

簽署 Signature

9307

日期 Date

12-6-16

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y11-DB/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Support

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

簽署 Signature Angela

日期 Date 10 July 2006

4390

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y/1-DB/2

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持

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

簽署 Signature 賴志軒

日期 Date 14/7/2016

4391

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y1-DB2.htm1

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

可增加房屋供應, 支持

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

簽署 Signature Wong Si

日期 Date 14/07/2014

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y1-DB2 hfinl

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

可增加店屋供應, 增加就業機會.

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

簽署 Signature Steve Li 日期 Date 14-07-16

4393

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

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

Y1-DB2 hTm1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

可以養狗又可享受綠化社區本人支持

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

崔楚

簽署 Signature

崔楚

日期 Date

14-07-2016

寄件者:
寄件日期:
收件者:
主题:
附件:

nichelle.comrie
15/10/2016年星期五 17:35
tpbysl@pland.gov.hk
RIF 6f near Parkvale Village Application No.: TPB/Y/1-DB/2
Sewage.jpg; ATT00358.htm; Application Y-J-DB-2 Area 6f Passageways 14JL16.pdf; ATT00361.htm

4395

To
: Secretary, Town Planning Board
From: M. Comrie, Owner

I object to the proposed development, and whilst I have little time to study all the detail concerning it, I am aware that others have knowledge and I endorse the observations made by Kenneth Bradley and Andrew Burns(both attached), I note that the the Parkvale Village has very justifiable reasons to object due to the huge impact on their village but also they have concern for the burden on the whole of Discovery Bay. I know there are many more reasons to object than this.

It does not escape my notice that the consultation is being held at the peak of the holiday period and I have heard that our management company, who should not be involved, supported the project in large numbers in the first round. I appeal to the members of the TPB to take these questionable practices into account in their deliberations.

We co-shareholders in lot 385 signed up for a peaceful, car free environment of around 25,000 population maximum. HKR are stealthily pushing for 29,000 and beyond, with added tourist attractions, more visitors and associated problems . Discovery Bay is unique in Hong Kong and possibly the world - a safe, relaxed place close to a major global CBD and the International Airport and its very existence is an attraction for professionals to come to Hong Kong to work. In its present form DB a very special asset for the city. Anything more will completely wreck its special lifestyle and this will be negative for Hong Kong especially as a place for families to live and peace seekers. The building at 6f and 10b and the building planned at the north end will leave us like any other building estate and not worth the extra hassle to reach it. There would be no distinction between Caribbean Coast in Tung Chung or Wah Fu in Pokfulam.

Over the years Discovery Bay has been increasingly praised its imagination and vision. It is a source of pride for all shareholders - the developer and the folks they sold thier shares to (250,000 shares issued). Allowing a population of over 25,000 and cramming in more tourist attractions will definitely take us past the optimum foreseen and agreed in the DMC and then the special story will be lost, despite what the developers marketing says. Trust me, I live here.

The deception by our co-shareholder developer is, by all accounts, continuing and I appeal to the members of the Town Planning Board to look very carefully at the replies from owners, few of whom will support any of the developments, unless they have been taken in by the slick marketing campaign and the full story has not reached them or had the impact it should.

Finally, this was shared with me today, apparently noticed by a person who has intimate knowledge of building developments in Hong Kong.:

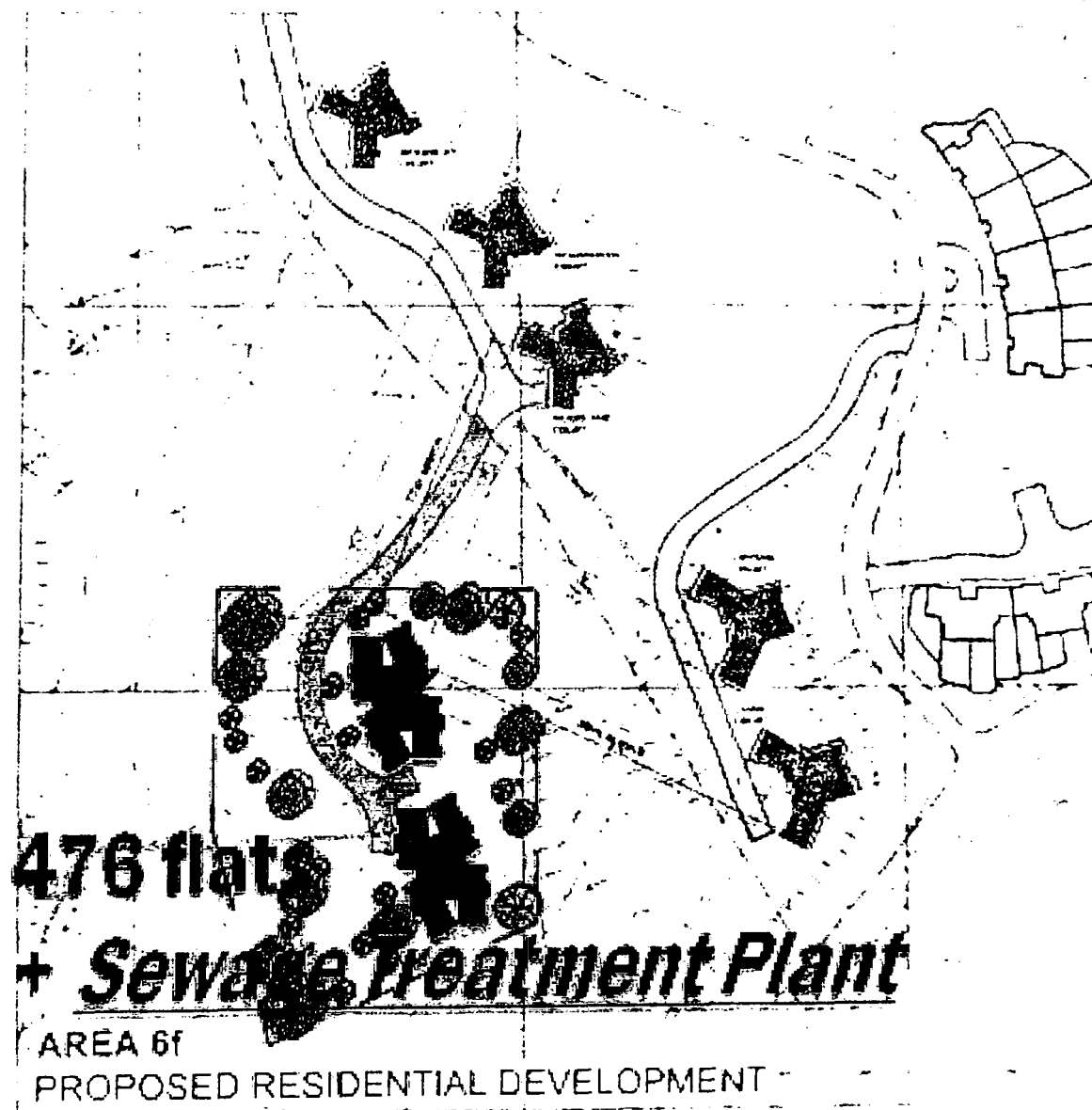
2.3. Planning Statement *The planning statement is hogwash. They [HKR] are not contributing to alleviating housing shortage. There is no affordable housing in the scheme. They are simply a developer exploiting a piece of land to the maximum.*

Yours faithfully

M. Comnc

OBJECT TO PARKVALE SEWAGE TREATMENT PLANT AND MEGATOWERS (now with handy ready-made objection letters)

4395



tpbpd

寄件者: Andrew Burns
寄件日期: 15日07月2016年 星期五 17:26
收件者: tpbpd@pland.gov.hk
主题: Re: Application No. Y/I-DB/2. Area 6f, Discovery Bay, Potable Water
附件: Application Y-I-DB-2 Area 6f Discovery Bay Potable Water.pdf

4396

To: Secretary, Town Planning Board

Date: 15 July, 2016

Dear Sirs,

Re: Application No. Y/I-DB/2. Area 6f, Discovery Bay, Potable Water

I take pleasure in submitting the attached comment to the Town Planning Board in respect of the subject Application.

Yours sincerely,

Andrew Burns

To: Secretary, Town Planning Board

Date: 15 July, 2016

Dear Sirs,

Application No. Y/I-DB/2. Area 6f, Discovery Bay – Potable Water

In its original submissions to the Town Planning Board (TPB) in respect of the rezoning applications for Areas 6f and 10b, the Applicant, Hong Kong Resort Company Limited (HKR), suggested that it was highly likely that the new developments would be served by government potable water from Siu Ho Wan. Alternate supply proposals were sketched out in the briefest terms.

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

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

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

A number of submissions from owners and residents of Discovery Bay noted that the study period for drought conditions provided in the original submission was far too short. Future water demand from the reservoir will include not only potable water for the new developments, but also all water for flushing and irrigation for a residential population of 29,000 or higher and all commercial users including the hotel, multiple restaurants and four large schools.

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

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

system, including upgrades to the water treatment facility, new storage tanks and new pipelines linking the storage tanks to Areas 6f and 10b are required.

Important questions have not been answered. Will maintenance of the new water supply and treatment infrastructure be paid for by the owners of Areas 6f and 10b? Will Area 6f and 10b owners pay a larger share of the maintenance responsibility for the reservoir? Will they continue to pay their proper share of other City water supply expenses?

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

The TPB should require that HKR provide full details of the proposed supply network and clarification of the cost implications and responsibilities for comment by the public and government departments prior to granting approval to the proposals. Safe and reliable supply of potable water is far too important to be left unresolved.

Furthermore, in the event that WSD eventually agrees to supply potable water to Discovery Bay, it is essential that WSD also agrees to supply all potable water for Discovery Bay to the Lot boundary, as is the norm throughout Hong Kong. The TPB should stipulate clear conditions that address this eventuality.

The present arrangement, with the water supply pipes running across government land under short term tenancies, was agreed in secret between the government and HKR without reference to the other Owners or the City Owners' Committee. This arrangement contravenes the DMC, which stipulates at Section IV, Paragraph B.(30) that the Manager shall "represent the Owners in all matters and dealings with Government or any utility or other competent authority or any other person whomsoever in any way touching or concerning the due management of the City." HKR is one of the Owners as defined in the DMC, and had no right to carry out negotiations and enter into agreements with government on behalf of all the other Owners. Only the Manager has such right. The TPB shall take note.

Yours sincerely,
Andrew Burns
Owner and Resident, Discovery Bay

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

Anna Pitina
15/10/2016年 星期五 16:42
tpbpd@pland.gov.hk
Comments on Application No. Y/I-DB/2: Area 6f, Lot 385 RP & Ext (Part) in D.D. 352, Discovery Bay

4397

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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

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

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

| | |
|------------------------------------|---|
| Area 6f #34 | Inadequate infrastructure to support increase in population |
| Area of #204 | Safety and sustainability issues |
| Area of #352 | Access issues. Concern over supply of potable water in drought conditions |
| Area of #493 | Unresolved issues of encroachment on government land elsewhere on the lot |
| Area of #1104 | Legal opinion on the status of the Passageway at Area 6f |
| Area 6f #1109 | Detailed review of the TIA and the Passageway |
| Area 6f #1458 | Comprehensive review of issues affecting Area 6f from a senior engineer |
| Area 6f #1512 | Significant submission by the Parkvale VOC |
| Area 6f No Number (after #1892) | Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access |

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

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

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

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

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

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

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

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

Multiple

Vehicle parking has not been addressed

Multiple

The bus depot should be zoned G/IC.

4397

Name of Discovery Bay Owner/Resident: Anna Putina

Address



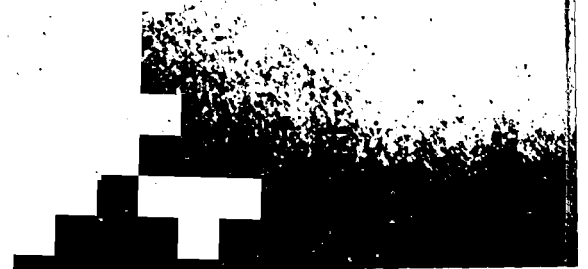
Anna Putina

Office:



Mob:

Skype:



寄件者:
收件日期:
收件者:
主旨:

15日07月2016年星期五 16:04

tpbpd@pland.gov.hk

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

4398

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

Area 6f #15

Queries the rationale provided for the development

Area 6f #34

Inadequate infrastructure to support increase in population

Area 6f #204

Safety and sustainability issues

Area 6f #352

Access issues. Concern over supply of potable water in drought conditions

Area 6f #493

Unresolved issues of encroachment on government land elsewhere on the lot

Area 6f #1104

Legal opinion on the status of the Passageway at Area 6f

Area 6f #1109

Detailed review of the TIA and the Passageway

Area 6f #1458

Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512

Significant submission by the Parkvale VOC

Area 6f No Number (after #1892)

Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

Multiple

Failure to consult with the co-owners of the lot

Multiple

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The Outline Zoning Plan and the Master Plan are not aligned

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

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The population cap of 25,000 should be preserved.

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

Multiple

4398

Vehicle parking has not been addressed

Multiple

The bus depot should be zoned G/IC.

Name of Discovery Bay Owner/Resident: Jennifer Smith

Address:



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Block or report abuse: <https://www.guerrillamail.com/abuse/?a=VVF2FQkgU7gUhgr693EJPBzM>

tpbpd

郵件編號:
郵件日期:
收件者:
主題:

15/10/2016年 星期五 16:01

tpbpd@pland.gov.hk

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

4399

To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

Dear Sirs,

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

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

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

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

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

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

Area 6f #15

Queries the rationale provided for the development

Area 6f #34

Inadequate infrastructure to support increase in population

Area 6f #204

Safety and sustainability issues

Area 6f #352

Access issues. Concern over supply of potable water in drought conditions

Area 6f #493

Unresolved issues of encroachment on government land elsewhere on the lot

Area 6f #1104

Legal opinion on the status of the Passageway at Area 6f

Area 6f #1109

Detailed review of the TIA and the Passageway

Area 6f #1458

Comprehensive review of issues affecting Area 6f from a senior engineer

Area 6f #1512

Significant submission by the Parkvale VOC

Area 6f No Number (after #1892)

Comprehensive review of Area 6f submission, including detailed analysis of drought impact and road access

Multiple

Failure to consult with the co-owners of the lot

Multiple

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

Multiple

The Outline Zoning Plan and the Master Plan are not aligned

Multiple

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

Multiple

The population cap of 25,000 should be preserved.

Multiple

HKR should release the existing water, sewage and LPG agreements

Multiple

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

Multiple

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

Multiple

Vehicle parking has not been addressed

4399

Multiple

The bus depot should be zoned G/IC.

Name of Discovery Bay Owner/Resident: Justin Ma

Address:



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To: Secretary, Town Planning Board
(Via email: tpbpd@pland.gov.hk)
Application No.: TPB/Y/I-DB/2

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