

tpbpd

寄件者: Chan Merrick [REDACTED]  
寄件日期: 07日04月2016年星期四 22:40  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to Application No.: TPB/Y/I-DB/2  
附件: ATT00301.docx; ATT00304.htm

1970

**Subject: Objection to Application No.: TPB/Y/I-DB/2**

To whom it may concern,

I object to the mentioned development application, please find the attached Word file for details.

Merrick Chan  
[REDACTED]

To: Secretary, Town Planning Board

(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sirs,

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

I have the following comments:

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

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

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

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

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

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

- 9
- Due to Government's to provide potable water and sewerage services beyond a population of 25,000, HKR is proposing to restart the water treatment and waste water treatment plants on the Lot. Under the Deed of Mutual Covenant (DMC), HKR may further develop the lot, provided such development does not impose any new financial obligations on existing owners (Clause 8(b), P. 10).

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

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

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

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

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

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

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



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

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

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

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

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

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

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

I also have concerns on the following issues:

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

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

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

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

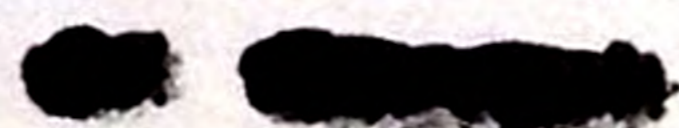
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The Master Plan for Discovery Bay is an integral part of the Land Grant (IS6122 in the Land Registry). The Land Grant requires that no development or redevelopment may take place on the Lot until an approved Master Plan showing the development is in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

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Name: Chan Yin Yat Merrick



寄件者: yasmun jiwa [REDACTED]  
 寄件日期: 07日04月2016年星期四 22:38  
 收件者: tpbpd@pland.gov.hk  
 主旨: To: Secretary, Town Planning Board re Application No.: TPB/Y/I-DB/2

1971

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

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

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Yours sincerely

John Brennan

Name: Yasmin Jiwa (owner)

[Redacted signature area]

tpbpd

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寄件者: [REDACTED] 代理 Pam Hui [REDACTED]  
寄件日期: 07日04月2016年星期四 22:51  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to application TPB/Y/I-DB/2  
附件: DB\_area\_6F.doc

1972



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

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Yours sincerely

Name: Hui Sau Ying

tpbpd

寄件者:  
寄件日期:  
收件者:  
主旨:  
附件:

KW CHAI [REDACTED]  
07日04月2016年星期四 22:51  
tpbpd@pland.gov.hk  
Objection to Application No.: TPB/Y/1-DB/2  
Submission to TPB on Area 6f (behind Parkvale) Development.docx

1973

Please see objection letter attached.

To: Secretary, Town Planning Board

(Via email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

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

Dear Sirs,

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

I have the following objections:

(1) The Applications TPB/Y/I-DB/2 and TPB/Y/I-DB/3 seek approval to increase the population at Discovery Bay from 25,000 under the current OZP to 29,000 under the revised OZP. However, under the Land Grant, the Government has no obligation to provide potable water and sewerage services to the Lot.

- Discovery Bay is required to be self-sufficient in water and sewerage services under the Land Grant. HKR has stated that the reservoir was built for a maximum population of 25,000 but now choose to ignore this fact.

***I object to increasing the population beyond 25,000, which would breach the Land Grant.***

- Despite conditions stipulated in the Land Grant, when the tunnel was built the Government agreed to allow potable water and sewerage connections to Siu Ho Wan. However, the agreements between HKR and the Government are secret! Now, the Government is refusing to provide additional water and sewerage services for a population beyond 25,000.

***I object to the secrecy of the existing water and sewerage services agreements, which should be made public.***

(2) Should TPB buckle to pressure from Hong Kong Resorts to approve the Applications, then the following issues should be addressed.

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

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

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

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HKR also needs to explain how it will minimize the disturbance to existing residents and hikers during the construction periods.

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Yours truly

Name: CHAI Kim Wah

[Redacted signature]

[Redacted signature]

[Redacted signature]



寄件者: [REDACTED]  
寄件日期: 07日04月2016年星期四 22:57  
收件者: tpbpd@pland.gov.hk  
主旨: Re: Hong Kong Resort Co Ltd's Application to Develop Areas 6f (behind Parkvale)

1974

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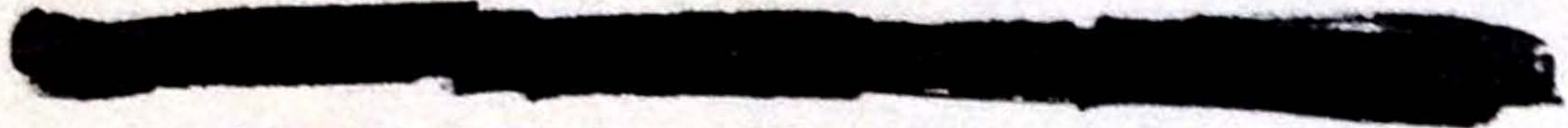

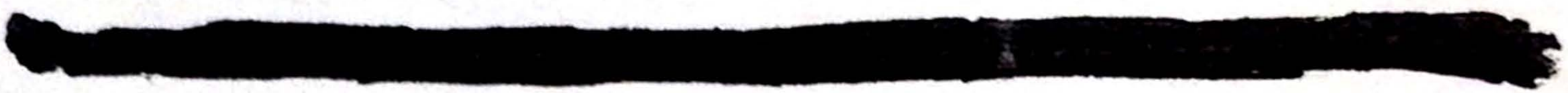
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Yours sincerely

Name: Grace Cheung



寄件者:  
寄件日期:  
收件者:  
主旨:

Emily Clarke [REDACTED]  
07日04月2016年星期四 23:02  
tpbpd@pland.gov.hk  
OBJECTION - Application No.: TPB/Y/I-DB/2

1975

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

Dear Sirs,

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

I have the following comments:

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

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

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

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

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

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- Due to Government' s to provide potable water and sewerage services beyond a population of 25,000, HKR is proposing to restart the water treatment and waste water treatment plants on the Lot. Under the Deed of Mutual Covenant (DMC), HKR may further develop the lot, provided such

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does not impose any new financial obligations on existing owners (Clause 8(b), P. 10).

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

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

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

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

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

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*demand that the proposed bus depot at Area 10bbe declared a public bus depot, and ensure that henceforth franchise d bus operators have the right to run bus services between Discovery Bay and other places.*

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Yours sincerely

Name: Emily Clarke

[REDACTED]

[REDACTED]

tpbpd

寄件者: [REDACTED]  
寄件日期: 07日04月2016年星期四 23:18  
收件者: tpbpd  
主旨: Y/I-DB/2 Discovery Bay

1976

Y/ I-DB/2  
[REDACTED]

Site area : About 7,623 m<sup>2</sup>

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



寄件者: Robbie Taylor  
 寄件日期: 07日04月2016年星期四 23:36  
 收件者: tpbpd@pland.gov.hk  
 主旨: Re: Hong Kong Resort Co Ltd' s Application to Develop Areas 6f (behind Parkvale)

1977

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

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Name:Robbie Taylor 





Sent from my iPad

tpbpd

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寄件者: Patrick Chan [REDACTED]  
寄件日期: 07日04月2016年星期四 23:40  
收件者: tpbpd@pland.gov.hk  
主旨: TPB/Y1-DB/2  
附件: TPB\_Y\_I-DB\_2 HKR 6f.docx

1978

Dear Sir

Please see attached

Best regards

Patrick Chan

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

7 April 2016

To: Secretary, Town Planning Board  
Application #: TPB/Y/I-DB/2

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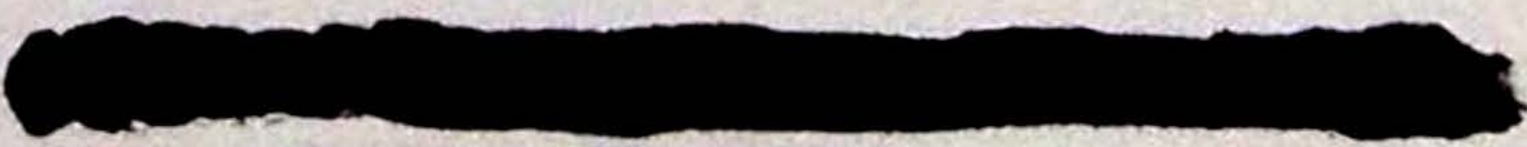
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Patrick Chan





tpbpd

1979

寄件者: stone koo [REDACTED]  
寄件日期: 07日04月2016年星期四 23:41  
收件者: tpbpd@pland.gov.hk  
主旨: Application No.: TPB/Y/I-DB/2 Hong Kong Resort Co Ltd's Application to Develop Areas 6f (behind Parkvale)  
附件: 160404submission\_to\_town\_planning\_board\_on\_area\_6f\_%28behind\_parkvale%29\_development\_2.doc

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

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

[REDACTED]

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古北奉

 KOO, Siu fung









寄件者: [REDACTED]  
 寄件日期: 07月04月2016年星期四 23:55  
 收件者: tpbpd@pland.gov.hk  
 主旨: Re: Hong Kong Resort Co Ltd's Application to Develop Areas 6f (behind Parkvale)

1980

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I have the following comments:

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

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

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

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

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

1. If the Town Planning Board insists on approving the Applications, I further request that the following issues be addressed.
  - o Due to Government's to provide potable water and sewerage services beyond a population of 25,000, HKR is proposing to restart the water treatment and waste water treatment plants on the Lot. Under the Deed of Mutual Covenant (DMC), HKR may further develop the lot, provided such development does not impose any new financial obligations on existing owners (Clause 8(b), P. 10).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I also have concerns on the following issues:

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

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

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

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

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

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

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

Yours sincerely

Name: Lue Bo Kong

