

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

參考編號: 170423-155252-68079
Reference Number:

提交限期: 12/05/2017
Deadline for submission:

提交日期及時間: 23/04/2017 15:52:52
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: 先生 Mr. T F CHAN
Name of person making this comment:

意見詳情**Details of the Comment :**

1. The Discovery Bay OZP No.S/I-DB/4 was approved on 2005/02/01 by the Chief Executive which states to limit the planned population to 25,000 in Discovery Bay. The application by the representative of Hong Kong Resort to increase the population to 29,000 is contrary to the approved plan and the Town Planning Board should reject its application strict away.
2. The Town Planning Board did know its application is in breach of the above referenced OZP, but still passed it to various government departments for consultation and public comments continuously. The process has been dragging on over a year. I really don't understand the point behind it.
3. The representative of Hong Kong Resort points out that it is a response to the present Chief Executive's Policy for additional housing units. What a marvellous statement!
4. Item 7 of the OZP states that " in line with the original concept as a holiday resort, a variety of recreation and leisure facilities are allowed for....." The staff quarter area is therefore also being zoned into the OZP to support and complement the planned residential zones because at the initial planning stage, the Discovery Bay Tunnel was not implemented. The staff quarter area is therefore not appropriate to be rezoned to residential which is purely for the sake of profit making by the developer.
5. Should the Town Planning Board approve the Application, it is very likely that this act will be challenged by someone to apply judicial review in this malpractice.
6. Should someone initiate any judicial review, it is very likely that at the end of the day, all the Hong Kong people have to pay such legal fee. May be the Secretary for Justice need to look into this matter to give his comments to the public and to the Town Planning Board before its meeting?

Yours faithfully

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

參考編號

170424-161213-80998

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

24/04/2017 16:12:13

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. Nicolo' Bellotto Hk

Name of person making this comment:

意見詳情

Details of the Comment :

Please do not allow this new construction! Aside of being illegal for different reasons as stated by other comments, it will seriously affect the quality of life of the Apartments nearby: HKR has not been able to provide viable solutions for the traffic and for the sewage issues!! Please protect the interests of all the other citizens that are already affected by the poor management of Discovery Bay!
Thanks and best regards

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

參考編號 170426-121700-27556
Reference Number:

提交限期 12/05/2017
Deadline for submission:

提交日期及時間 26/04/2017 12:17:00
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
Name of person making this comment:

意見詳情
Details of the Comment :

Many information has been submitted to substantiate the application for the development and it is quite sufficient, if not too much. When new development comes, impact will also follow. It is unavoidable but the point is that whether the impact has been kept to the maintenance and the impact can be reimbursed directly and in-directly. Housing is a really hot topic in Hong Kong and a lot of people is looking for affordable residential units, for both leasing and purchasing. We shouldn't ignore their desire and jeopardize any opportunity for new housing provision, particularly those have had a comfortable home and don't wish to share good environment and community with those haven't had yet. Don't be selfish! Government and the Board shouldn't tolerate and encourage such selfish behavior while the housing demanders in majority are disregarded.

I support the development.

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

參考編號

170504-130009-71976

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

04/05/2017 13:00:09

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Wong

Name of person making this comment:

意見詳情

Details of the Comment :

Trust all residents would like to see improvement on the common facilities and services such as utilities, recreation facilities, commercial variety, bus & ferry services, schooling, etc. Why don't achieve the same while new development is going to be added in Discovery Bay? It is worth to support the new development with the above being considered, at least I am.

5892

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Object to Y/I-DB/2 Area 6f
05/05/2017 16:20

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

From: estelle davies <[REDACTED]>
To: tpbpd@pland.gov.hk,

I strongly object to Y/I-DB/2 Area 6f,

This will ruin the reason why so many of us live in Discovery Bay,

Estelle Davies

[REDACTED]
Discovery Bay

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Y/I-DB/2 Area 6f
05/05/2017 14:07

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

From:

To:

[REDACTED]
tpbpd@pland.gov.hk,

Eric COLLADO, Owner of flat 9C
Verdant Court, DISCOVERY BAY.

Subject : Objection to the Area 6f Development

Dear Sir, Madam,

we already feel the pressure on the roads caused by the closure of the transport hub at the Plaza. On an event day, we feel relief when the day trippers go home and DB returns to "normal".

The two proposed, relatively high-density, apartment blocks at the south end of DB will create a permanent and excessive pressure on the roads, even after the (elevated) Plaza transport hub is restored. The new residents from the additional apartments would never experience the tranquility and balance that is the essence of Discovery Bay, making it one of the few really desirable places to live (and not just a place to shop, eat and sleep).

Increasing the population would have obvious benefits for the developer, however the individual owners (shareholders in the lot), will struggle to feel benefit.

Indeed there are disadvantages :

Our infrastructure is old and was not designed to go beyond the agreed 25,000 population - to grow further could have costly consequences in terms of maintainance.

The current developments around the Plaza and near the reservoir, would both provide additional attractions for visitors. Owners have sacrificed the private car in favour of minimum traffic using communal transport, which is what DB is designed for. Owners already feel the negative effects of increased traffic, which includes more communal buses and more DB registered vehicles and the "delivery vehicles". An increased population, especially at the south end of Discovery Bay, would exacerbate the road traffic problems, which has reached its design limit.

Best Regards,

Eric COLLADO



5894

Y/I-DB/2 Area 6f
05/05/2017 18:26

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

From: Jim Hood [REDACTED]
To: tpbpd@pland.gov.hk,

Object to: Y/I-DB/2 Area 6f

Give : [REDACTED]

Dear All,

The two villages most obviously affected (due to their proximity to the 6f development), are PARKVALE ("THE WOODS") and HILLGROVE - however, the **consequences of this development will have far-reaching effects on the future character of the whole of Discovery Bay.**

Simply put, we already feel the pressure on the roads caused by the closure of the transport hub at the Plaza. On an event day, we feel relief when the day trippers go home and DB returns to "normal".

The two proposed, relatively high-density, apartment blocks at the south end of DB will create a permanent and excessive pressure on the roads, even after the (elevated) Plaza transport hub is restored. **The new residents from the additional apartments would never experience the tranquility and balance that is the essence of Discovery Bay,** making it one of the few really desirable places to live (and not just a place to shop, eat and sleep).

Increasing the population would have obvious benefits for the developer, however the individual owners (shareholders in the lot), will struggle to feel benefit. Indeed there are disadvantages :

- Our infrastructure is old and was not designed to go beyond the agreed 25,000 population - to grow further could have costly consequences in terms of maintainance.
- The current developments around the Plaza and near the reservoir, would both provide additional attractions for visitors. Owners have sacrificed the private car in favour of minimum traffic using communal transport, which is what DB is designed for. Owners already feel the negative effects of increased traffic, which includes more communal buses and more DB registered vehicles and the " delivery vehicles". An increased population, especially at the south end of Discovery Bay, would exacerbate the road traffic problems, which has reached its design limit.

There is a 25,000 population limit imposed by the current OZP. This issue is not addressed in the submission and if not raised with the TPB by the residents of DB, they will have been seriously misdirected and ultimately have negative consequences on our lifestyle.

Our desire to preserve our lifestyle alone, may not be enough to persuade the Town Planning Board to reject the 6f Application, however, happily, there are a number elements existing that place restrictions on development and **all owners and residents**

have every right to complain.

The current submission misleads on the question of population:

The submission completely ignores MP 7.0E and pretends that the TPB should be basing its population considerations on MP 6.0E7h(a).

There are other issues:

1. The Lands Department has pointed out that their questions about our ownership of the lot have not been answered and yet the consultant, Masterplan, says that they have explained this to the TPB directly. **None of this discussion, which is fundamental for individual owners (owners of undivided shares), is on the public record.** We have a right to know what has been said, and considered, in a statutory public consultation.
2. Area 6f is part of the "Reserved Portion" under the New Grant and HKR does not have unfettered ownership of the area. The New Grant imposes restrictions on the Reserved Portion.

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Object to Y/I-DB/2 Area 6f
06/05/2017 00:13

5895

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

From: Paola Marchisio - [Redacted]
To: tpbpd@pland.gov.hk,

Hi,
My name is Paola Marchisio, owner of the flat [Redacted]. I am writing to express my deep concerns about the proposed development in Discovery Bay. I feel that all these new apartments will bring the population of our district to a level that will exceed by far the infrastructures that are currently available, and are already stretched over their limit.

Regards
Paola Marchisio



Objection to the area 6f Development

05/05/2017 19:49

5896

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

From: Alexandra Collado <[REDACTED]>

To: tpbpd@pland.gov.hk,

>
>
>
> Aleksandra COLLADO, Owner of flat 9C
> Verdant Court, DISCOVERY BAY.
>
>
> Subject : Objection to the Area 6f Development
>
>
> Dear Sir, Madam,
>
>
>
> we already feel the pressure on the roads caused by the closure of
> the transport hub at the Plaza. On an event day, we feel relief when
> the day trippers go home and DB returns to "normal".
>
> The two proposed, relatively high-density, apartment blocks at the
> south end of DB will create a permanent and excessive pressure on the
> roads, even after the (elevated) Plaza transport hub is restored. The
> new residents from the additional apartments would never experience
> the tranquility and balance that is the essence of Discovery Bay,
> making it one of the few really desirable places to live (and not just
> a place to shop, eat and sleep).
>
> Increasing the population would have obvious benefits for the
> developer, however the individual owners (shareholders in the lot),
> will struggle to feel benefit.
>
> Indeed there are disadvantages :
>
> Our infrastructure is old and was not designed to go beyond the
> agreed 25,000 population - to grow further could have costly
> consequences in terms of maintainance.
> The current developments around the Plaza and near the reservoir,
> would both provide additional attractions for visitors. Owners have
> sacrificed the private car in favour of minimum traffic using communal
> transport, which is what DB is designed for. Owners already feel the
> negative effects of increased traffic, which includes more communal
> buses and more DB registered vehicles and the "delivery vehicles". An
> increased population, especially at the south end of Discovery Bay,
> would exacerbate the road traffic problems, which has reached its
> design limit.
>
> Best Regards,
>
> Aleksandra COLLADO

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Objection to Y/I-DB/2 Area 6f
08/05/2017 18:50

5897

[REDACTED] to: tpbpd@pland.gov.hk
From: Douglas Nairne [REDACTED]
To: tpbpd@pland.gov.hk,

Reference: Y/I-DB/2 Area 6f

Douglas Nairne
Flat 4B Block 38 Crestmont Villa
Discovery Bay, Hong Kong

I object to the 6f development in Discovery Bay.

The two proposed, relatively high-density, apartment blocks will create a permanent and excessive pressure on the roads and infrastructure in Discovery Bay. There is already a significant safety problem due to the high volume of traffic on the single north-south road in Discovery Bay. Children, the elderly and indeed all residents and visitors are forced to traverse the road without the benefit of a single controlled pedestrian crossing. This situation is already unsafe and it will become even more so with addition traffic due to construction and increased population.

Our infrastructure is old and was not designed for the pressure it is now under. The road leading up to area 6F is steep and narrow. So much so that there is no sidewalk available for pedestrians near the existing buildings.

There is a 25,000 population limit imposed by the current OZP. This issue is not addressed by HKR in its submission. The submission completely ignores MP 7.0E and pretends that the TPB should be basing its population considerations on MP 6.0E7h(a).

Increasing the population would have obvious benefits for the developer but the individual owners (shareholders in the lot), will see many disadvantages.

Area 6f is part of the "Reserved Portion" under the New Grant and HKR does not have unfettered ownership of the area. The New Grant imposes restrictions on the Reserved Portion.

The Lands Department has pointed out that their questions about our ownership of the lot have not been answered and yet the consultant, Masterplan, says that they have explained this to the TPB directly. None of this discussion, which is fundamental for individual owners, is on the public record. We have a right to know what has been said and considered in a statutory public consultation.

I urge you to reject the application by HKR.

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Re: Y/ I-DB/2 Discovery Bay
09/05/2017 01:26

[REDACTED] tpbpd@pland.gov.hk

From:

To: tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

This is another application that has been allowed to drag on and on, over one year since the first deferment.

In line with the criticism on the part of the Institute of Surveyors that the process is taking too long, TPB should kick this plan out.

Government depts, local residents and the general public have significant issues that have not been addressed.

TPB should advise applicant to come back to the table when it has a plan that ticks the boxes and is in line with public expectations,

All previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 14, 2016 1:37:19 AM
Subject: Re: Y/ I-DB/2 Discovery Bay

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-DB/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"

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Section 12A Application No. Y/I-DB/2
08/05/2017 09:43

5899-5901

[Redacted] tpbpd@pland.gov.hk

From: "Wilson Chan" [Redacted]
To: tpbpd@pland.gov.hk,

Dear Sirs,

Please find attached 3 comments to support the captioned application.

Regards,

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YI-DB2 - support 3 (8.5.17).pdf YI-DB2 - support 2 (8.5.17).pdf YI-DB2 - support 1 (8.5.17).pdf

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

5899

Section 12A Application No. Y/I-DB/2
Public comment- application at Area 6f, Discovery Bay

The proposal makes use of the land designated for staff quarters which means its suitability for housing. The design is also in harmony with the surrounding development and nature.

The plan has conducted very detailed technical and impact assessments on the affordability of community infrastructure, and provided viable options for water supply and sewage treatment.

Through optimizing the land use on a logical site for low-density development, the developer can continuously invest on enhancing the community facilities. New residents from the project will also help support the local businesses, which will benefit the whole community.

Name: Mr. W. Chan

Contact (address/ email/ fax): [REDACTED]

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

5900

第 12A 條 - 規劃申請編號 Y/I-DB/2
公眾意見-愉景灣第 6f 區發展計劃

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋居住，設計亦與周邊環境及景觀融合。

計劃並進行了詳盡的技術評估，充份考慮社區基建承受力，亦就供水和排水處理提供可行的方案。

透過善用土地資源作低密度發展，令發展商可持續投放資金提升社區的配套設施，新居民亦有助支持小商店的營運，整體社區因而受惠

姓名：

陳生

聯絡 (地址/電郵/傳真/):

[REDACTED]

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

5901

Section 12A Application No. Y/I-DB/2
Public comment- application at Area 6f, Discovery Bay

The proposal makes use of the land designated for staff quarters which means its suitability for housing. The design is also in harmony with the surrounding development and nature.

The plan has conducted very detailed technical and impact assessments on the affordability of community infrastructure, and provided viable options for water supply and sewage treatment.

Through optimizing the land use on a logical site for low-density development, the developer can continuously invest on enhancing the community facilities. New residents from the project will also help support the local businesses, which will benefit the whole community.

Name: Mr. Chan

Contact (address/ email/ fax): [REDACTED]

5902

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

參考編號

170508-160335-95788

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 16:03:35

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

夫人 Mrs. Paul Neale

Name of person making this comment:

意見詳情

Details of the Comment :

This development is unsuitable for the following reasons

- the additional traffic at a very bad junction will lead to accidents, some potentially fatal
- the bus facilities are insufficient at the current time, and are likely to be for the foreseeable future
- Discovery Bay is a low density development which has been marketed as such. This goes against this principle.

I strongly urge Planning for this to be refused.

5903

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

參考編號

170509-163928-94924

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:39:28

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. Tsang

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5904

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

參考編號

170509-163235-55324

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:32:35

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. Zhang

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-164410-84172

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:44:10

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

先生 Mr. Leo Lo

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-164300-43719

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:43:00

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:

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5907

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

參考編號

170509-164139-07294

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:41:39

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 May Ip

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5908

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

參考編號

170509-164035-18177

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:40:35

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

先生 Mr. IP

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5909

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

參考編號

170509-163826-69108

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:38:26

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

女士 Ms. GRACE MAK

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5910

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號** 170509-163735-88069**Reference Number:****提交限期** 12/05/2017**Deadline for submission:****提交日期及時間** 09/05/2017 16:37:35**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. Yip**Name of person making this comment:****意見詳情****Details of the Comment :**

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5911

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

參考編號

170509-163619-83575

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:36:19

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. Sophia Lau

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-163514-17615

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:35:14

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. GARY LEE

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5913

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

參考編號

170509-163401-53556

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:34:01

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Jacky Ip

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5914

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

參考編號

170509-163111-56122

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:31:11

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. Ricky Luk

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-162941-02377

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:29:41

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

先生 Mr. Samuel Ip

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-162025-11352

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:20:25

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. William Yau

Name of person making this comment:

意見詳情

Details of the Comment :

Housing is a hot topic in Hong Kong and the government has emphasized more land should be released for housing development. Now, Hong Kong Resort is making an application for housing development. Both the government and Hong Kong people, including the local community in Discovery Bay, should give support. As I am a Hong Konger, I support the development. Government should provide more infrastructure and the local community should tolerate for slight increase of population in Discovery Bay. Everybody should contribute to tackle the housing issue.

5917

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

參考編號

170509-165426-04700

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:54:26

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. KEITH HO

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5918

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

參考編號

170509-165036-45456

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:50:36

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

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5919

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

參考編號

170509-164945-76184

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:49:45

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

先生 Mr. Samuel

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5920

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

參考編號

170509-164846-96618

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:48:46

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Edmund Lai

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-164759-36320

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 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

先生 Mr. Chu

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

170509-164700-77564

Reference Number:**提交限期**

12/05/2017

Deadline for submission:**提交日期及時間**

09/05/2017 16:47:00

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 Choy

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

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5923

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

參考編號

170509-165333-01457

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:53:33

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. TRACEY LEUNG

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-165235-18381

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:52:35

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

小姐 Miss Ip

Name of person making this comment:

意見詳情

Details of the Comment:

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5925

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

參考編號

170509-165135-06485

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:51:35

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

先生 Mr. Luk

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

170509-164545-64629

Reference Number:**提交限期**

12/05/2017

Deadline for submission:**提交日期及時間**

09/05/2017 16:45:45

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**

小姐 Miss Leung

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

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5927

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

參考編號

170509-165743-09721

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:57:43

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

先生 Mr. Stanley Ng

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-165654-16274

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:56:54

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 Amy Ko

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5929

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

參考編號

Reference Number:

170509-165611-37620

提交限期

Deadline for submission:

12/05/2017

提交日期及時間

Date and time of submission:

09/05/2017 16:56:11

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. Terry Ko

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-165515-28950

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:55:15

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

女士 Ms. SALLY KO

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5931

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

參考編號

170509-170019-86900

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 17:00:19

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. PAUL YEUNG

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170509-165935-65900

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:59:35

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

小姐 Miss Mickey Lee

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5933

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

參考編號

170509-165836-68717

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

09/05/2017 16:58:36

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. Anka Lee

Name of person making this comment:

意見詳情

Details of the Comment :

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5934

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

參考編號

170510-010145-43018

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

10/05/2017 01:01:45

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

先生 Mr. 5103

Name of person making this comment:

意見詳情

Details of the Comment :

I strongly against the proposed plan even enhancements have been carried out. It's because the ever-expanding of Discovery Bay has reflected the profit-making oriented nature of Hong Kong Resort. Also, the population among Discovery Bay is very high already, and it has brought serious burden to the transportation service in Discovery Bay. The new developments within the area would further deteriorate the living environment of the community.

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Objection to Y/I-DB/2 Area 6f - Hong Kong Resort's submission to further
"develop" Discovery Bay's Infrastructure
09/05/2017 12:57

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

From: Michael John Bishop <[REDACTED]>
To: tpbpd@pland.gov.hk,

To whom it may concern :

The two villages most obviously affected (due to their proximity to the 6f development), are PARKVALE ("THE WOODS") and HILLGROVE - however, the consequences of this development will have far-reaching effects on the future character of the whole of Discovery Bay.

Simply put, we already feel the pressure on the roads caused by the closure of the transport hub at the Plaza. On an event day, we feel relief when the day trippers go home and DB returns to "normal".

The two proposed, relatively high-density, apartment blocks at the south end of DB will create a permanent and excessive pressure on the roads, even after the (elevated) Plaza transport hub is restored. The new residents from the additional apartments would never experience the tranquility and balance that is the essence of Discovery Bay, making it one of the few really desirable places to live (and not just a place to shop, eat and sleep).

Increasing the population would have obvious benefits for the developer, however the individual owners (shareholders in the lot), will struggle to feel benefit. Indeed there are disadvantages :

- Our infrastructure is old and was not designed to go beyond the agreed 25,000 population - to grow further could have costly consequences in terms of maintainance.

- The current developments around the Plaza and near the reservoir, would both provide additional attractions for visitors. Owners have sacrificed the private car in favour of minimum traffic using communal transport, which is what DB is designed for. Owners already feel the negative effects of increased traffic, which includes more communal buses and more DB registered vehicles and the "delivery vehicles". An increased population, especially at the south end of Discovery Bay, would exacerbate the road traffic problems, which has reached its design limit - and impose massive pressure on the most used means of ingress and egress to and from Discovery Bay - the ferry service. Will the Government undertake to underwrite the ferry service in the event that a vastly increased population of Discovery Bay renders it untenable?

There is a 25,000 population limit imposed by the current OZP. This needs to be addressed by the TPB or it will have been seriously misdirected and ultimately have negative consequences on our lifestyle.

The current submission misleads on the question of population, in that it completely ignores MP 7.0E and purports that the TPB should be basing its population considerations on MP 6.0E7h(a).

There are other issues:

• The Lands Department has pointed out that their questions about our ownership of the lot have not been answered and yet the consultant, Masterplan, says that they have explained this to the TPB directly. None of this discussion, which is fundamental for individual owners (owners of undivided shares), is on the public record. We have a right to know what has been said, and considered, in a statutory public consultation.

• Area 6f is part of the "Reserved Portion" under the New Grant and HKR does not have unfettered ownership of the area. The New Grant imposes restrictions on the Reserved Portion.

Yours sincerely,

Michael J, Bishop I.D.S.
[REDACTED]
[REDACTED]

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



OBJECTION TO Y/I-DB/2 Area 6f HONG KONG RESORT'S SUBMISSION TO FURTHER "DEVELOP" DISCOVERY BAY INFRASTRUCTURE

09/05/2017 13:22

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

From: Michael John Bishop <[REDACTED]>
To: tpbpd@pland.gov.hk,

To whom it may concern :

The two villages most obviously affected (due to their proximity to the 6f development), are PARKVALE ("THE WOODS") and HILLGROVE - however, the consequences of this development will have far-reaching effects on the future character of the whole of Discovery Bay.

Simply put, we already feel the pressure on the roads caused by the closure of the transport hub at the Plaza. On an event day, we feel relief when the day trippers go home and DB returns to "normal".

The two proposed, relatively high-density, apartment blocks at the south end of DB will create a permanent and excessive pressure on the roads, even after the (elevated) Plaza transport hub is restored. The new residents from the additional apartments would never experience the tranquility and balance that is the essence of Discovery Bay, making it one of the few really desirable places to live (and not just a place to shop, eat and sleep).

Increasing the population would have obvious benefits for the developer, however the individual owners (shareholders in the lot), will struggle to feel benefit. Indeed there are disadvantages :

- Our infrastructure is old and was not designed to go beyond the agreed 25,000 population - to grow further could have costly consequences in terms of maintainance.

- The current developments around the Plaza and near the reservoir, would both provide additional attractions for visitors. Owners have sacrificed the private car in favour of minimum traffic using communal transport, which is what DB is designed for. Owners already feel the negative effects of increased traffic, which includes more communal buses and more DB registered vehicles and the "delivery vehicles". An increased population, especially at the south end of Discovery Bay, would exacerbate the road traffic problems, which has reached its design limit - and impose massive pressure on the most used means of ingress and egress to and from Discovery Bay - the ferry service. Will the Government undertake to underwrite the ferry service in the event that a vastly increased population of Discovery Bay renders it untenable?

There is a 25,000 population limit imposed by the current OZP. This needs to be addressed by the TPB or it will have been seriously misdirected and ultimately have negative consequences on our lifestyle.

The current submission misleads on the question of population, in that it completely ignores MP 7.0E and purports that the TPB should be basing its population considerations on MP 6.0E7h(a).

There are other issues:

• The Lands Department has pointed out that their questions about our ownership of the lot have not been answered and yet the consultant, Masterplan, says that they have explained this to the TPB directly. None of this discussion, which is fundamental for individual owners (owners of undivided shares), is on the public record. We have a right to know what has been said, and considered, in a statutory public consultation.

• Area 6f is part of the "Reserved Portion" under the New Grant and HKR does not have unfettered ownership of the area. The New Grant imposes restrictions on the Reserved Portion.

Yours sincerely,

Bessie Woon Pik Ho I.M.S.
[REDACTED]
[REDACTED]

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Objection to the Proposed Development of Lot 6F, Discovery Bay (Part 1)
09/05/2017 09:39

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

From:

Grant David <[REDACTED]>

To:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Y/1-DB/2

Dear Sir,

I am a resident of Woodgreen Court, Parkvale Village which abuts the proposed development site.

This is the FOURTH time I have been called upon to make submissions on this proposal. Surely there must be a limit on how many submissions the proposed developer can make ? Otherwise it just becomes a matter of attrition.

MY OBJECTIONS :-

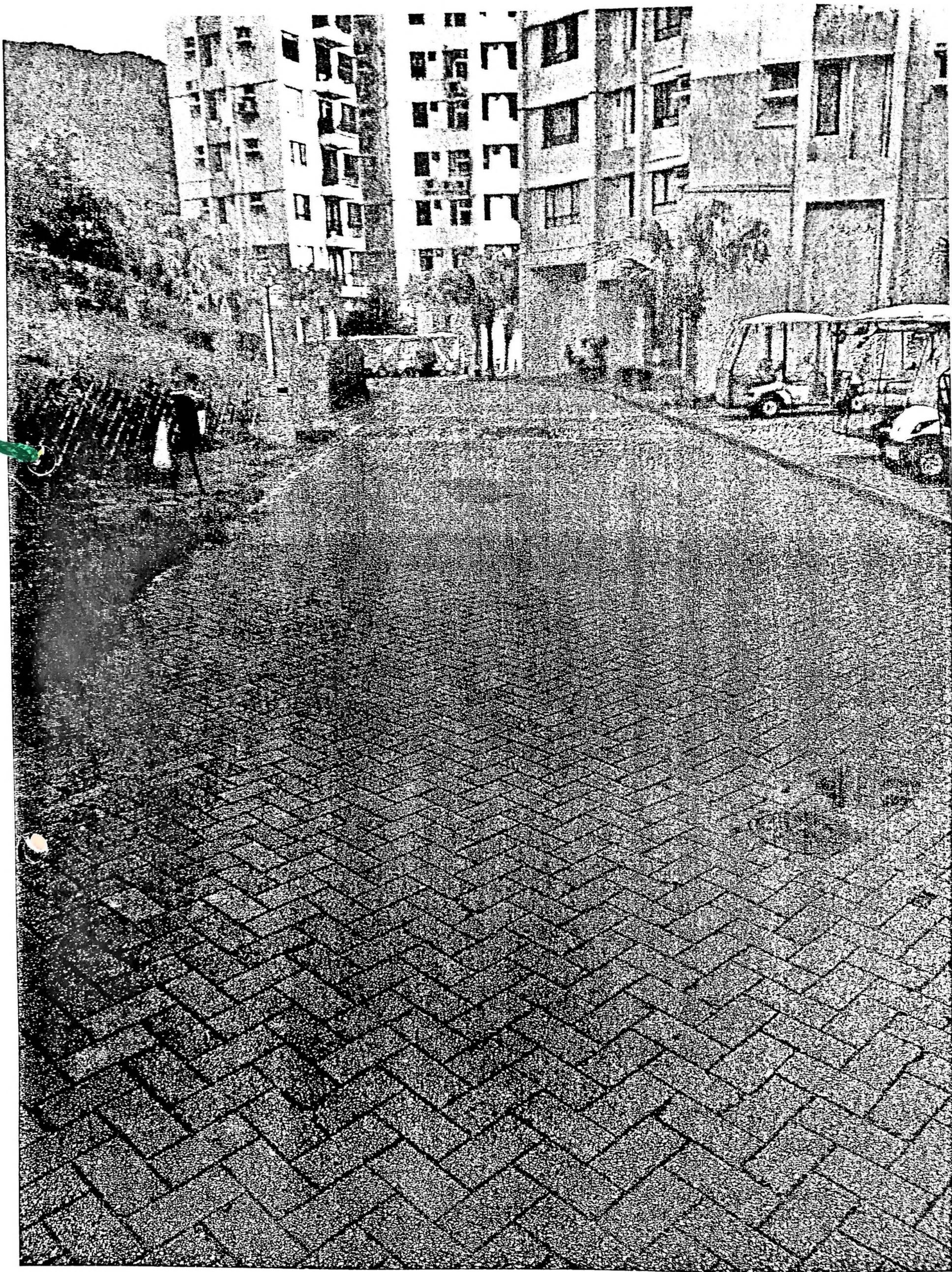
I have thrice previously forwarded my objections to the proposal. In sum, the proposed site is simply inappropriate for the development because:-

- The proposed site is TOO SMALL to accommodate a development of this size
- Any expansion of the area would IMPACT SEVERELY on the surrounding countryside. A large area of green land and rock would have to be removed, numerous (200+) trees would be destroyed and wildlife including barking deer, porcupines, wild pigs, snakes etc would be affected.
- The proposed building size and design does not blend in with the landscape. It would be a MONSTROSITY and an EYESORE affecting the whole of Discovery Bay.
- There is a PUBLIC RIGHT OF WAY through the proposed site. This means that the public have enjoyed unchallenged access through this area to the surrounding hillside for more than 20 years. IT IS ONLY IN RECENT MONTHS THAT HKR have sought to impose ownership on the area through placing warning signs at the entrance to the site. These signs are new. THIS IS A MATTER OF COMMON LAW.
- There is ONE ACCESS ROAD to the site. That road is 20' wide and passes directly beside three buildings, Woodbury, Woodgreen and Woodland. It is a PRIVATE ROAD which has an EXTREMELY STEEP SLOPE which already presents a problem, for buses, goods vehicles and EMERGENCY SERVICE vehicles. On several occasions recently buses and fire engines have had difficulties accessing this stretch of road. Has the FIRE SERVICES been consulted on the suitability of EMERGENCY ACCESS to the proposed development? As said, the road passes directly beside Woodbury, Woodgreen and Woodland. There is NO PAVEMENT and even now children playing in this area, people walking or walking dogs are at risk from vehicles on this CONGESTED stretch of road. This has necessitated the installation of a speed bump outside Woodbury. If there

was not an EXISTING DANGER TO PEDESTRIANS there would be no need for a speed bump. THIS ROAD IS TOO SMALL TO ACCOMMODATE ANY INCREASE IN TRAFFIC WITHOUT PRESENTING A REAL DANGER TO PEDESTRIANS

- Still dealing with ACCESS, any increase in vehicular traffic would result in a SIGNIFICANT INCREASE IN NOISE AND ATMOSPHERIC POLLUTION that would affect the existing residents.
- Finally, the population of Discovery Bay is already at capacity. The transport, water and sewage systems are struggling to keep pace. This proposal is badly conceived and shows the 'profit at any cost' philosophy of the developer.

The TPB is urged to visit the proposed site for development to see for themselves that the proposed site is NOT SUITABLE FOR A DEVELOPMENT OF THIS MAGNITUDE.



Objection to the Proposed Development of Lot 6F, Discovery Bay (Part 2)

09/05/2017 10:07

5938

djghk@hotmail.com to:tpbpd@pland.gov.hk

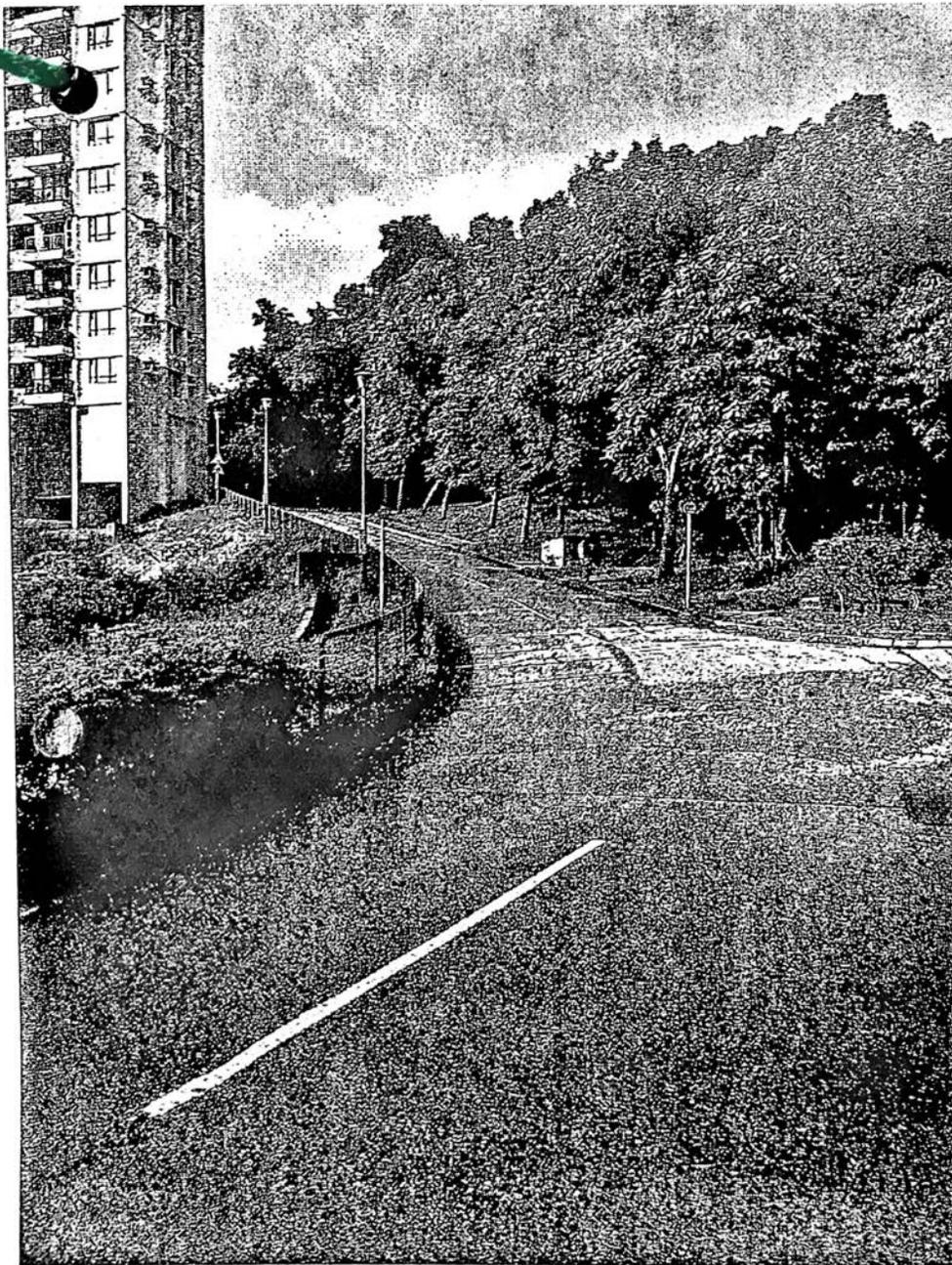
V/1-DB/2

From: Grant David <[REDACTED]>

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>,

Dear Sir,

Further to my Part (1) I attach some more explanatory photos.



Th
da

Photograph Above - Shows Steep Bend and Steep gradient of proposed Access Road which prevents easy access of emergency vehicles as well as normal public transport



(Above) - Photo shows listed Dangerous Slope. Any attempt to excavate this slope to widen the proposed access road would pose a serious risk of landslip

(Below) - Photo shows the entrance to the proposed site. The existing path is extremely narrow, about 2 metres wide, at the point where the rock face abuts the path. On the left hand side is an almost vertical drop, whereas on the right hand side there is rock face which if removed would cause serious risk of landslip.

The signage was only placed at this location recently



This is listed as a Dangerous Slope - Any attempt at widening of the road would pose a serious danger of landslips

(Below) - Photo shows the steep gradient of the proposed access road. Emergency vehicles such as fire engines and ambulances, and sometimes buses, frequently get stuck on this stretch of road.

5938



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Y/I-DB/2 Area 6f
09/05/2017 11:30

5939

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

From: "Bunker, Brian" <[Redacted]>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

To whom it may concern,
I would like to oppose the planned development of Y/I-DB/2 Area 6f.
Yours faithfully,
Brian Bunker



Peninsula Quorum.docx

To: tpbpd@pland.gov.hk

Objection to: Y/I-DB/2 Area 6f

Dear Sir/Madam,

The two villages most obviously affected (due to their proximity to the 6f development), are PARKVALE ("THE WOODS") and HILLGROVE - however, the **consequences of this development will have far-reaching effects on the future character of the whole of Discovery Bay.**

Simply put, we already feel the pressure on the roads caused by the closure of the transport hub at the Plaza. On an event day, we feel relief when the day trippers go home and DB returns to "normal".

The two proposed, relatively high-density, apartment blocks at the south end of DB will create a permanent and excessive pressure on the roads, even after the (elevated) Plaza transport hub is restored. **The new residents from the additional apartments would never experience the tranquility and balance that is the essence of Discovery Bay, making it one of the few desirable places to live (and not just a place to shop, eat and sleep).**

Increasing the population would have obvious benefits for the developer, however the individual owners (shareholders in the lot), will struggle to feel benefit. Indeed, there are disadvantages:

- Our infrastructure is old and was not designed to go beyond the agreed 25,000 population - to grow further could have costly consequences in terms of maintenance. ☑
- The current developments around the Plaza and near the reservoir, would both provide additional attractions for visitors. Owners have sacrificed the private car in favor of minimum traffic using communal transport, which is what DB is designed for. Owners already feel the negative effects of increased traffic, which includes more communal buses and more DB registered vehicles and the "delivery vehicles ". An increased population, especially at the south end of Discovery Bay, would exacerbate the road traffic problems, which has reached its design limit. **There is a 25,000-population limit imposed by the current OZP. This issue is not addressed in the submission and if not raised with the TPB by the residents of DB, they will have been seriously misdirected and ultimately have negative consequences on our lifestyle.**

Our desire to preserve our lifestyle alone, may not be enough to persuade the Town Planning Board to reject the 6f Application, however, happily, there are a number of elements existing that place restrictions on development and all owners and residents **have every right to complain.**

The current submission misleads on the question of population:

The submission completely ignores MP 7.0E and pretends that the TPB should be basing its population considerations on MP 6.0E7h(a).

There are other issues:

1. The Lands Department has pointed out that their questions about our ownership of the lot have not been answered and yet the consultant, Masterplan, says that they have explained this to the TPB directly. **None of this discussion, which is fundamental for individual owners (owners of undivided shares), is on the public record.** We have a right to know what has been said, and considered, in a statutory public consultation. ☐
2. Area 6f is part of the "Reserved Portion" under the New Grant and HKR does not have unfettered ownership of the area. The New Grant imposes restrictions on the Reserved Portion.

Yours faithfully,
Brian John Bunker

Owner: [REDACTED]

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Fwd: OBJECTION TO Y/I-DB/2 AREA 6F (HONG KONG RESORTS' SUBMISSION TO FURTHER "DEVELOP" DISCOVERY BAY INFRASTRUCTURE)
09/05/2017 12:39

to: tpbpd@pland.gov.hk

From: Michael John Bishop
To: tpbpd@pland.gov.hk,

To whom it may concern :

The two villages most obviously affected (due to their proximity to the 6f development), are PARKVALE ("THE WOODS") and HILLGROVE - however, the consequences of this development will have far-reaching effects on the future character of the whole of Discovery Bay.

Simply put, we already feel the pressure on the roads caused by the closure of the transport hub at the Plaza. On an event day, we feel relief when the day trippers go home and DB returns to "normal".

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- The current developments around the Plaza and near the reservoir, would both provide additional attractions for visitors. Owners have sacrificed the private car in favour of minimum traffic using communal transport, which is what DB is designed for. Owners already feel the negative effects of increased traffic, which includes more communal buses and more DB registered vehicles and the " delivery vehicles". An increased population, especially at the south end of Discovery Bay, would exacerbate the road traffic problems, which has reached its design limit - and impose massive pressure on the most used means of ingress and egress to and from Discovery Bay - the ferry service. Will the Government undertake to underwrite the ferry service in the event that a vastly increased population of Discovery Bay renders it untenable?

There is a 25,000 population limit imposed by the current OZP. This needs to be addressed by the TPB or it will have been seriously misdirected and ultimately

have negative consequences on our lifestyle.

The current submission misleads on the question of population, in that it completely ignores MP 7.0E and purports that the TPB should be basing its population considerations on MP 6.0E7h(a).

There are other issues:

- The Lands Department has pointed out that their questions about our ownership of the lot have not been answered and yet the consultant, Masterplan, says that they have explained this to the TPB directly. None of this discussion, which is fundamental for individual owners (owners of undivided shares), is on the public record. We have a right to know what has been said, and considered, in a statutory public consultation.
- Area 6f is part of the "Reserved Portion" under the New Grant and HKR does not have unfettered ownership of the area. The New Grant imposes restrictions on the Reserved Portion.

Yours sincerely,

Michael J, Bishop I.D.S.



5941

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



Y/I-DB/2 Area 6f
09/05/2017 13:45

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

From: Ruby Woo [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Dear sir

Im the owner of [REDACTED] y.

I strongly object the development of 6f development and against this future development

Object to : Y/I-DB/2 Area 6f

Regards
Woo Mei chun
Owner of [REDACTED]

5942

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

參考編號

170508-105650-32487

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 10:56:50

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. Jun

Name of person making this comment:

意見詳情

Details of the Comment :

Appreciate again the developer has provided more information and clarification for the development. I am fine with the same and always welcome more provision of housing for Hong Kong people. I hate some local voice to restrict only the local residents to agree before a development is allowed. Everybody wants to have more affordable housing in Hong Kong but commonly refuse to have it more in their local community. They are not considerate for the urgent need of housing in Hong Kong. They are blind to the extreme high and sharply increased property prices recently and how frustrate and worry of the potential buyers. Probably they like higher prices because the value of their housing keeps rising. The Board should listen to the voice from home seekers, not just the local objectors.

I buy the new development.

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

170508-123905-70635

Reference Number:**提交限期**

12/05/2017

Deadline for submission:**提交日期及時間**

08/05/2017 12:39:05

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. Benson Ho

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

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5944

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

參考編號

170508-123718-25084

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 12:37:18

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

小姐 Miss Mary Ann Saldares

Name of person making this comment:

意見詳情

Details of the Comment :

支持原因：

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170508-123459-37766

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 12:34:59

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Woon Ho

Name of person making this comment:

意見詳情

Details of the Comment :

支持原因：

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

5946

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

參考編號

170508-123257-19006

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 12:32:57

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. P Q Ho

Name of person making this comment:

意見詳情

Details of the Comment :

支持原因：

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170508-123115-26168

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 12:31:15

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. Bonnie Ho

Name of person making this comment:

意見詳情

Details of the Comment :

支持原因:

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。

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

參考編號

170508-122848-81612

Reference Number:

提交限期

12/05/2017

Deadline for submission:

提交日期及時間

08/05/2017 12:28:48

Date and time of submission:

有關的規劃申請編號

Y/I-DB/2

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. HO SHING YAN

Name of person making this comment:

意見詳情

Details of the Comment :

支持原因:

6f 一直已規劃為員工宿舍用途，證明土地適宜建屋。

這個項目透過善用土地資源作低密度發展，從而可持續投放資金提升社區的配套設施，新居民亦有助支持區內商店營運，令整個社區受惠。