

MASTERPLAN LIMITED*Planning and Development Advisors***領賢規劃顧問有限公司****Agenda Item No. 3****Tabling at RNTPC Meeting on 17.02.2017**

Your Ref: Y/I-DB/2

14 February 2017

The Secretariat

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point

Hong Kong

By Fax

Dear Sir,

Section 12A Application No. Y/I-DB/2**For rezoning the permissible use from staff quarters to permit flats at Area 6f, Discovery Bay
Objection to Planning Department's Deferment Request (RNTPC Paper No. Y/I-DB/2B)**

I refer to the abovementioned application which is scheduled for Town Planning Board's hearing on 17 February 2017, and RNTPC Paper No. Y/I-DB/2B which contains Planning Department's request to defer the Board's consideration of the application.

I am writing to object to Planning Department's deferment request, which we were only made aware in the letter received 10 February 2017. The objection reasons are as follows:

1. This application and Application No. Y/I-DB/3 at Area 10b are different in nature and scale, and do not relate to each other in any sense.
2. This application has conveyed its planning merit, addressed the general planning intention for the area, with detailed feasibility investigations on infrastructure and environmental capacities. It is an independent application.
3. The proposal at Area 6f is self-sufficient, including its sewerage treatment and water supply facilities. It does not rely on the concurrent consideration of Application No. Y/I-DB/3 at Area 10b, and can be determined on its own merit.
4. The supporting documents have addressed the possible impact as a result of the development at both Area 6f and Area 10b so that there is no adverse cumulative impact should both application be approved. Treated effluent from both proposed development would be discharged to separate water bodies at Tsoi Yuen Wan and Nim Shue Wan respectively. Paragraph 1.5 is incorrect in this regard.

We request to have this letter tabled for Board member's consideration in conjunction with RNTPC Paper No. Y/I-DB/2B, and that the application not to be deferred so that it will be determined by the Board on 17 February 2017 as scheduled.

Yours faithfully,

P.P.

Ian Brownlee

For and on behalf of

Masterplan Limited

cc. Client