

Hong Kong Resort Co Ltd (HKR) have applied to the Town Planning Board to develop areas 6f (behind Parkvale) and 10b (Service Area) at Discovery Bay.

- At Parkvale, proposing two 18-storey towers with a total of 476 flats.
- At the Service Area, proposing a mix of housing ranging from 4 storeys to 18 storeys with a total of 1,125 flats.

HKR's complete submission is available for download at **dbConfidential.com**

Make your comments direct to the Town Planning Board (TPB) on its website!

Parkvale: www.info.gov.hk/tpb/en/plan_application/Y_I-DB_2.html

Service Area: www.info.gov.hk/tpb/en/plan_application/Y_I-DB_3.html

(1) The Applications 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.
 - ***Demand that the population cap of 25,000 be preserved, so as not to breach 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.
 - ***Demand that Government release the existing water and sewerage services agreements.***
- Due to Government's refusal, 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).
 - ***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, we 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. We are also paying for all maintenance of the pipelines and pumping systems.
 - ***Demand that Government provide potable water and sewerage connections to the Lot boundary, just like every other residential development in Hong Kong.***

- (2) *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.
 - ***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.***
 - ***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.
 - ***Demand that Government review vehicle parking before any population increase.***
- (3) *The Schedule of Uses proposed for the Promenade at Area 10b states that “This zone is intended primarily for the provision of outdoor open-air space at the foreshore promenade, for active and/ or passive recreational uses serving the needs of the local residents and visitors.” Under the DMC, there is no provision to allow public access to the Lot, nor is there any requirement for the residential owners to pay for the maintenance of public areas. Public access is only allowed if an area is declared to be Public Recreation on the Master Plan, and HKR undertakes to pay for management and maintenance of the public area.*
- ***Demand that either (i) the reference to visitors be removed or (ii) the Master Plan be revised and HKR undertake all management and maintenance of new public areas.***
- (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.*
- ***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 we 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.*
- ***Demand that the LPG supply agreement with San Hing be made public.***
 - ***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.***
- (6) *The Area 10b Application claims that HKR has the right to reclaim additional land from the sea at Nim Shue Wan, and cites Gazette Notice 710 of Gazette 14/1976. However, this Notice does not include the area of the proposed reclamation. HKR only secured the relevant seabed and foreshore lease in 1980 (see New Grant IS6788, registered in the Land Registry).*
- ***Demand that HKR obtain all relevant permission for reclamation at Nim Shue Wan anew.***
- (7) *The Area 10b Application removes the existing dangerous goods store and vehicular pier.*
- ***Demand proper studies showing how dangerous goods will be handled in the future.***
- (8) *The Master Plan forms part of the Land Grant at Discovery Bay, yet the current Master Plan, 6.0E1, and the current OZP are not aligned.*
- ***Demand that the Government and HKR first update the existing Master Plan and OZP to ensure that they are properly aligned, before considering any amendments to the OZP.***