

From: Amy Yung [<mailto:awsyung@netvigator.com>]

Sent: Thursday, May 29, 2014 4:23 PM

To: 'William Hui'; 'Shirley Hon'

Cc: 'CN'; 'LV'; 'MV'; 'PN'; 'SN2B'; 'GV'; 'LC'; 'AF'; 'NH'; 'PV'; 'PK'; 'DBP'; 'SN1'; 'HV';

Subject: FW: Consultation : Proposed Discovery Bay Master Plan No. 7.0E of Discovery Bay, Lantau Island

Dear Shirley & William,

Thank you for the consultation paper sent to me yesterday. Since we need time to study the plans in detail, I would be grateful if you could extend the consultation period till 25 June 2014.

I understand the last Master Layout Plan (MLP) was approved on 28 February 2000. There have been a lot of developments since then. Some might not be in accordance with the approved MLP. I note that the developer insists that the changes are in line with the Outline Zoning Plan approved in 2004. That said, there have been some irregularities, deviations and encroachments on government land.

The following is a sample off the top of my head and not a complete list:

1. Part of the sea promenade around the hotel encroaches on government land. The developer has built a horse paddock in this area and fenced it off, preventing any access by DB residents and the public. I urge the Lands Department to take prompt action to defend its ownership rights and prevent any adverse possession.
2. The basketball court, tennis courts and children's playground within the fence at Club Siena are shown as open space on the OZP. The developer has never sought approval from the Town Planning Board to make this area part of the Club facilities. Yet, since opening, the Club has enclosed this area, restricting access to Club members only. As far as I am aware, the developer did not seek approval from Lands Department either. I have brought the issue to the attention of the Planning and Lands departments several times, both at IDC meetings as well as by correspondence. I am disappointed that no action has been taken by the Government to prevent such malpractice.
3. Under MP 6.0E there should have been a Transport Interchange of up to 10,000 square meters in DB North, as another transportation hub similar to that at the south.

It seems that all the developer has provided is space for 30 golf cart parking spaces. This is not sufficient for present needs, as the roads in DB North are now used by Residents Services, hire cars, village buses, delivery trucks and vans, HKR and CM's private cars, golf carts, horse carts and pedestrians. There will be road safety hazards as more developments are launched into the market and taxis and tourist coaches are expected to be permitted. Furthermore the DB South Transport Interchange, i.e. bus terminus, has been enlarged with unauthorized buildings works. These problems should be reviewed and resolved before consideration of a new MLP.

Finally I would stress that the Lands Department has the obligation to keep a record of the as built Public Recreational Facilities. I would appreciate it if you could send the list and associated plans to me together with the draft MLP 7.0E in colour and the draft approval letter to assist me in preparing my response to the consultation. If you do not provide me with the draft MLP and approval letter, what exactly am I supposed to be commenting on?

Thanks & regards,

Amy Yung

Islands District Council Member (Discovery Bay)

21/F. Fortune House, 61 Connaught Road Central

Hong Kong

Tel. 2541 5190

Fax 2541 5660

E-mail awsyung@netvigator.com

From: lee_wing_hui@had.gov.hk [mailto:lee_wing_hui@had.gov.hk]

Sent: Wednesday, May 28, 2014 2:33 PM

To: Amy Yung

Subject: Consultation : Proposed Discovery Bay Master Plan No. 7.0E of Discovery Bay, Lantau Island

To: Miss Amy YUNG

Islands District Councillor (Discovery Bay Constituency)

Chairlady, Beach Village Owners Committee,

Member of Discovery Bay City Owners Committee

Dear Miss YUNG,

Attached please find a consultation on the captioned subject by Lands Department.

I should be grateful if you could let me have your comments on the proposal by completing the reply slip, so that I could relay the message to Lands Department direct. Your reply by 11 June 2014 is highly appreciated.

For queries on the consultation, please contact Ms. Shirley HON of Lands Department at 2852 4285 direct.

Regards,
William HUI
Liaison Officer (Peng Chau/ Discovery Bay)
Islands District Office
Tel: 2852 4313