

Appendix D

Minutes of Briefing Session to 關注東涌發展大聯盟

Tung Chung New Town Extension Study
Stage 1 Public Engagement
Briefing Session with the Island District Council Members Chau Chuen Heung and Holden
Chow (Representing 關注東涌發展大聯盟)

Date: 13th June 2012
Time: 10:00 a.m. - 11:30 a.m.
Venue: G/F, Tung Ma House, Fu Tung Estate, Tung Chung, Lantau Island

Attendees:

1. Ms. Chau Chuen Heung – Vice Chairlady, Island District Council
2. Mr. Holden Chow – Member, Island District Council
3. Mr. David KC Lo – Chief Engineer, CEDD
4. Mr. CK Lam – Senior Engineer, CEDD
5. Mr. Ivan Chung, Town Planner, PlanD
6. Mr. Daman Lee – Director, Arup
7. Ms. Teresa Yeung – Director, Arup
8. Mr. Henry Shiu – Associate, Arup
9. Ms. Kenix Lee – Public Relations Consultant, Executive Counsel Ltd

The Stage 1 Public Engagement of the study was officially launched on 12th June 2012. To keep Tung Chung residents informed about this study, Ms Teresa Yeung from Arup presented the study progress and explained what PlanD, CEDD and Arup would be doing during Stage 1 PE to Ms Chau Chuen Heung and Mr Holden Chow. Below are the major issues discussed in the meeting:

1. Ms Chau Chuen Heung agreed to keep the local villages in Tung Chung.
2. Ms Chau Chuen Heung expressed the wish to develop the South Western part of Tung Chung and suggested to turn areas near Shek Lau Po Village into commercial land use. She thought that moving the development to the west is the key to solve the land supply problem in Tung Chung. In her opinion, the possibilities of developing Tung Chung East is quite limited.
3. Ms Chau Chuen Heung suggested to turn the proposed cultural/recreational land use of Zone 1 into commercial land use and merged it with Zone 3. This would increase the incentive for the bid as Zone 1 is too small. The transport facilities also need to be upgraded as these zones were very inaccessible at present.
4. Ms Chau Chuen Heung expressed the need of having cultural and recreational facilities in Yat Tung Estate. The lack of community facilities in less better-off area is very serious. Also, schools wanted to have sports ground.

5. Mr Ivan Chung asked Ms Chau Chuen Heung and Mr Holden Chow if they had any ideal ratio between public and private housing. Ms Chau Chuen Heung said the ratio between private and public housing would be ideal at around 6:4. She wished the government could introduce more private housings in Tung Chung. She also highlighted that private and public housings should not be too segregated, otherwise negative labeling on public housing areas would occur.
6. As mentioned before, Ms Chau Chuen Heung thought Tung Chung East had a lot of limitations in further development. Therefore, land acquisition in Tung Chung South and West was quite unavoidable. In her opinion, the villagers would be supportive if the compensation was reasonable, as they also wanted further development to enhance facilities in the vicinity.
7. Ms Chau Chuen Heung commented on Tai O residents' suggestion of having reclamation on Tung Chung. She objected this idea. Tung Chung Bay could be beautified or enhanced but reclamation was not an option.
8. Ms Chau Chuen Heung expressed concerns on local business. She said initially there were many local small businesses in Tung Chung. Now they were all driven away by the Link. She requested the need to prevent the Link from getting involved in further development in Tung Chung. She also suggested to have small bazaar in Zone 39 to support local businesses. Local needs should be put as the first priority in development.
9. Ms Chau Chuen Heung questioned on the Rural Committee's proposal of developing low-density residential area. Mr Holden Chow thought this land use zoning could not fully utilize the land or meet the population target. He also doubted if there would be enough demands for low-level residential housing in Tung Chung and if people could afford such type of housing.
10. Ms Chau Chuen Heung said that reclamation of the Tung Chung East was acceptable, but the extent should not be too large. She also suggested to have a new MTR station at Siu Ho Wan and to develop this area into a commercial-residential area like Kowloon Bay.
11. Ms Chau Chuen Heung hoped the government could come up with a proposal to keep transient people in the district.