

Appendix I

Gist of Focus Group meetings

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Tung Chung Rural Committee**

Date: 31 May 2013

Time: 15:00-18:00

Venue: Tung Chung Rural Committee, 1 Sheung Ling Pei Village, Tung Chung

Attendees:

Representatives from Tung Chung Rural Committee

Planning Department

Mrs Margaret WF Lam

Civil Engineering and Development Department

Mr CK Lam

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Ms Wingki Kwok

Executive Counsel Limited

Ms Vicky So

Ms Kenix Lee

Key discussion issues:

1. General direction of development

- Representatives supported the development plans in general and wished to see well-organised and balanced future development in Tung Chung.

2. Tung Chung River

- Representatives were concerned that the proposed reclamation near Tung Chung River might drive up the water level and lead to bigger tidal waves in the nearby waters.
- Representatives expressed concern that reclamation at Tung Chung West might lead to extinction of certain unique aquatic life species and thus affect the livelihood of fishermen. They suggested reasonable compensation to the fishermen if their livelihood was affected.

3. Land Development in the villages

- Representatives wished to increase the plot ratio in the development of villages and allow them to have houses up to 6 storeys to better utilise the land.
- Representatives were concerned about the construction of a waterfront promenade and community spaces around Hau Wong Temple. They wished that the area of surrounding open space near Hau Wong Temple would not be downsized and traditional ritual and cultural activities at the Temple such as Chinese opera would not be affected.
- They wished that local village culture could be preserved. They hoped the Government could reserve land for building small houses if the villages need to be relocated in the future.
- They raised the concern of Ma Wan Chung villagers. The Ma Wan Chung villagers wished the Government could help to repair or rebuild their dilapidated houses and improve their living conditions in the development.

4. Economic Development

- Representatives wished to see more economic development in Tung Chung to create more local jobs for Tung Chung residents.

5. Transportation

- The TCRC expressed the urgent need to improve transportation link between the villages and other areas. They hoped that access to distant villages and areas could be enhanced with construction of roads. Representatives saw improvements in transportation as the driving force behind attracting more visitors to the area and further economic development.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with 關注東涌發展大聯盟

Date: 9 June 2013

Time: 18:00-20:00

Venue: HKFEW Wong Cho Bau School, Yat Tung, Tung Chung

Attendees:

Representatives from 關注東涌發展大聯盟

Planning Department

Mr Ivan Chung

Mr Lui Wing-Cho

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Ove Arup & Partners Hong Kong Limited

Mr Jeffrey Lo

Ms Bess Cheng

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. General direction of development

- A representative opined that development should be balanced in both Tung Chung East and West.
- A representative was concerned that the proposed conservation area in Tung Chung West would affect the private properties of villagers and limit the development of rural villages.

2. Housing

- A representative questioned the proposed private to public housing ratios in Tung Chung East and West.

- Representatives were concerned that if Tung Chung would be a liveable town for low-income families in the future.
- A representative was concerned that high public to private housing ratio in Tung Chung West would affect the overall image of Tung Chung.

3. Environment

- A representative stated that 60% of the area on Lantau Island was Country Park and questioned if it was necessary to establish new conservation area.
- Representatives were concerned about possible pollution brought by large-scale infrastructures such as Hong Kong-Zhuhai-Macao Bridge.
- A representative was concerned that the air quality in Tung Chung would be affected because of the proposed high-density housing in Tung Chung West.
- Representatives urged the Government to improve air quality in Tung Chung.

4. Community facilities

- Representatives agreed that there should be more community facilities in Tung Chung West.
- A representative enquired if space would be reserved for building wet markets in Tung Chung.
- A representative was concerned if there would be a municipal services building if the population in Tung Chung would be increased to 200,000.
- A representative opined that if more schools were built in Tung Chung, some of the existing schools would have to be shut down due to over provision.
- A representative suggested having post-secondary education institutions in Tung Chung.
- A representative questioned if the proposed marina could really benefit local residents in Tung Chung.

5. Transportation

- Representatives pointed out that the capacity of existing road networks would not be adequate for proposed development.
- Representatives were concerned about the accessibility of the proposed new MTR station in Tung Chung West to residents in Yat Tung Estate.
- A representative stated that the linkage between the Hong Kong International Airport and Tung Chung could be improved.
- A member would like the government to clarify if the proposed cycle track in Tung Chung would be extended to Sunny Bay, and suggested having small retail shops

along the cycle track, waterfront promenade and waterfront park to promote economic development.

6. Reclamation

- A representative suggested reducing the proposed area of reclamation.
- A representative worried that the water flow of Ma Wan Chung River would be stagnated after proposed reclamation and would cause unpleasant smells.
- The representative added that reclamation would be dangerous to fishermen during high tide and low tide.
- A representative pointed out that mud and rubbish might accumulate in Ma Wan Chung during high tide and low tide because the water flow would be affected by reclamation.
- A representative was concerned that the proposed reclamation in Tung Chung West would affect Ma Wan Chung.
- A representative expressed that reclamation in Tung Chung would affect the livelihood of fishermen.

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Green Groups**

Date: 14 June 2013

Time: 09:30-11:30

Venue: Meeting room, CEDD Office, 13/F, North Point Government Offices

Attendees:

WWF (Hong Kong)

Dr Alan Leung

Mr Tobi Lau

Mr Andrew Chan

Kadoorie Farm and Botanic Garden

Ms Woo Ming Chuan

Mr Tony Nip

Green Power

Dr Cheng Luk Ki

Mr Henry Lui

The Conservancy Association

Mr Roy Ng

Green Lantau Association

Mr Clive Noffke

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Planning Department

Mr Ivan Chung

Ove Arup and Partners Hong Kong Limited

Dr Daman Lee

Mr Franki Chiu

Mr Henry Shiu

Ms Bess Cheng

Ecosystems Limited

Mr Vincent CS Lai

Executive Counsel Limited
Mr Timothy Peirson-Smith
Ms Mavis Chan

Key discussion issues:

1. General direction of the Study

- Green groups questioned the necessity of expanding Tung Chung into a new town with population up to 220,000.
- Green groups were concerned that Tung Chung River has been included in development in the Study.
- Green groups stated that the public might not put environment as the priority for consideration.
- Green groups recommended more frequent dialogue between green groups and the Government at the design stage of Tung Chung development.
- Green groups hoped that the Government could enhance the communication with other departments on the Study.
- Green groups urged the Government to implement their policies on environmental conservation in Tung Chung as soon as possible.

2. Project Profile of the Study

- Green groups stated that actual environmental situation should be accurately reflected in the Project Profile.
- Green groups urged the Government to complete revisions on the Project Profile before submission.
- Green groups hoped to have another meeting with the Government before the submission of the Project Profile.

3. Development in Tung Chung West

- Green groups expressed their concern on the possible effects of development on the water quality in Wong Lung Hang and Tung Chung Bay.
- Green groups were concerned that preventive measures against landslides in the area might clash with conservation.
- A green group opined that the agricultural zoning in Shek Lau Po was in conflict with environment protection in Tung Chung.
- Green groups suggested zoning the areas with mangrove under conservation.

4. Tung Chung River Valley

- Green groups emphasised the importance of the entire Tung Chung River, as it is an ecological system that would definitely be affected by development.
- Green groups regarded the resumption of private land along Tung Chung River Valley as a necessary measure to better preserve the area, as they were concerned that it would still be polluted because of small houses nearby.
- Green groups urged the Government to address the drainage problem and restore Tung Chung River Valley in ways that would not affect the natural sections of the river.
- Green groups urged the Government to restore parts of Tung Chung River that had been damaged by the illegal removal of boulders some years ago.
- Green group mentioned that the area near Tung Chung River was prone to floods as there were paddy fields in the area. They were against the proposed housing in the area.
- Green groups urged the Government to prevent dumping of construction and demolition waste from proposed development into areas with high ecological importance such as Tung Chung River Valley.
- Green groups hoped that Tung Chung River valley would still be opened to the public for passive recreational purposes and if a park would be built in the area.
- A green group enquired if historical data on Tung Chung River would be available.
- Green groups hoped more details on the proposed 30m buffer zone along Tung Chung River would be released.

5. Issues on water quality and drainage

- A green group suggested the Government to study the water quality of Wong Lung Hang in the future.
- Green groups stated that Tung Chung River would not be able to cope with future surface runoff and recommended incorporating an innovative drainage system.
- Green groups stated that there should be more options to reduce the risk of flooding other than embankment.
- Green groups suggested incorporation of permeable pavements and sedimentation tanks to help alleviate the flooding problem in Tung Chung West.
- Green groups recommended setting up a taskforce to address the drainage problem in the area.

6. Proposed Reclamation

- Green groups voiced their concern on proposed reclamation near the headland of Tung Chung River. They were worried that Ma Wan Chung would eventually be reclaimed.

- Green group enquired about the estimated height of buildings in the proposed reclamation areas with plot ratio 6.
- Green groups stated that the proposed Marina in Tung Chung East was located close to a Site of Special Scientific Interest (SSSI) where pollution should be prevented. They suggested that the marina should not be near conservation areas and the area originally proposed for the marina could be used for residential purpose.

7. Chinese White Dolphins

- Green groups questioned whether there were acoustic monitoring devices to detect Chinese White Dolphins at night. They believed that these devices would allow the Government to have more comprehensive data to be used in the Study.
- Green groups mentioned that the knowledge on Chinese White Dolphins and their habitat in Hong Kong was incomprehensive.

東涌新市鎮擴展研究 第二階段公眾參與 社區小組會議（般若禪寺）紀錄

日期：二零一三年六月十七日（星期一）

時間：上午十時至十二時

地點：大嶼山東涌石門甲 100 號 般若禪寺

出席者：

般若禪寺

釋傳般法師（般若禪寺住持）

伍啟池先生（般若禪寺建委會主席）

般若禪寺建委會成員

般若禪寺出家眾

規劃署

林葉惠芬女士

土木工程拓展署

林志強先生

王清標先生

杜蕙芷小姐

奧雅納香港公司

鄭頌儀小姐

毅信顧問公司

陳顥媛小姐

第一項 東涌新市鎮擴展研究簡介

- 一、林葉惠芬女士向各出席者介紹東涌新市鎮擴展研究（下稱研究），並指出政府在制訂東涌發展大綱圖時，會慎重考慮在第二階段公眾諮詢所收集到的意見。

- 二、鄭頌儀小姐為各出席者簡介東涌新市鎮擴展研究東涌西之初步土地用途方案，並表示於進一步規劃東涌西發展時，會充份考慮般若禪寺（下稱禪寺）與未來人口的不同需求。
- 三、鄭頌儀小姐表示，雖然禪寺現時並非法定古蹟，在現階段之研究中亦有計劃保留禪寺；研究團隊需要通過與持分者對話，了解更多禪寺的現況。
- 四、禪寺建委會成員向林葉惠芬女士查詢有關申請成為法定古蹟之事宜。林葉惠芬女士回應指，把建築物列為法定古蹟，是由康樂及文化事務署轄下的古物古蹟辦事處負責審批，有既定的法則去處理。

第二項 般若禪寺擴建計劃簡介

- 五、禪寺建委會成員簡介禪寺擴建計劃，擴建計劃內容大致如下：
 - 興建佛教綜合大樓，設施包括停車場、佛教圖書館、佛學講堂等
 - 興建宿舍供禪寺工作人員
 - 太陽能發電計劃
 - 開辦有機農莊及中醫綜合診所
 - 建造 108 米高金身觀音像（於 1088 及 1631 地段，土地由善信捐贈）
- 六、禪寺建委會成員亦表示，禪寺正計劃興建素食安老院，初步建議第一期提供 500 宿位，之後會增加至 700 個宿位，並期望可與政府合作，由政府撥地及提供院舍資助。
- 七、禪寺建委會成員指出，東涌西的初步土地用途方案涵蓋整個禪寺計劃中的擴建範圍，影響禪寺的發展。禪寺已持有擴建需要的數塊土地，並有意增購餘下所需土地，所需的經資亦在籌集中。

- 八、釋傳般法師指出，由於禪寺有部分日常運作，例如晨鐘暮鼓、唱頌經文等，可能會對附近民居造成影響，而東涌西的住屋土地發展計劃亦會影響禪寺的寧靜環境。
- 九、釋傳般法師希望有關當局能制訂一個既能惠及市民大眾，亦不影響禪寺日常運作的發展計劃，使兩者能並存。
- 十、禪寺建委會成員指出，禪寺有計劃於本年九月開始向地政總署申請換地作禪寺發展用途，希望當局會於研究中預留用地供禪寺擴建。

第三項 般若禪寺歷史簡介

- 十一、禪寺建委會成員為各出席者簡介禪寺歷史，並說明禪寺乃大嶼山法門古道一部分，歷史悠久，寺內更有逾百年歷史的古蹟。及後由釋傳般法師接管，近年重新修建，取名般若禪寺，現在共有 17 位出家人在禪寺居住。禪寺的地方，部分由禪寺擁有，包括 116、117 地段，其餘是租用的，包括 113 地段。禪寺經常舉辦宗教活動及慈善活動。

第四項 般若禪寺對東涌西發展之意見

- 十二、禪寺建委會成員讀出有關反對發展東涌般若禪寺一帶為住宅用途之信件。
- 十三、信件內容總結如下：
 - 同意增加東涌人口，以舒緩香港現有住屋問題
 - 反對發展禪寺附近一帶為住宅用途
 - 望當局尊重禪寺歷史文化及各僧眾，考慮發展計劃對現有及未來居民之影響
 - 希望當局保留禪寺清幽環境作禪修用途

- 十四、 禪寺建委會成員擔心禪寺現址後之小路會否保留，因為禪寺每年於該處進行叩拜活動。
- 十五、 禪寺建委會成員認為方案中在禪寺附近建議 5 倍住宅地積比率屬太高，希望擴展能集中在東涌河的對岸進行，令禪寺與將來興建的住宅保持一定距離，並能預留土地予禪寺擴建。

會議於正午十二時結束。

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with 關注東涌發展大聯盟

Date: 18 June 2013

Time: 19:00-20:00

Venue: HKFEW Wong Cho Bau School, Yat Tung, Tung Chung

Attendees:

Representatives from 關注東涌發展大聯盟

Home Affairs Bureau

Mr Niki Kwok

Planning Department

Mr Ivan Chung

Mr Lui Wing-Cho

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Ove Arup & Partners Hong Kong Limited

Mr Jeffrey Lo

Ms Bess Cheng

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Housing

- A participant suggested building housing in areas of the proposed green belt that were less valuable ecologically.
- A representative mentioned that the proposed ratio of public and private housing in Tung Chung was too high.
- A representative stated that more people should be attracted to live in Tung Chung, and opined that the potential of Tung Chung could only be realised if there were enough residents in the new town.

2. Development in Tung Chung East

- Ms Chau Chuen-Heung mentioned that more support had been received for Theme 2: Economic Vibrancy.

3. Development in rural areas of Tung Chung

- A representative suggested the Government to help develop rural villages in Hong Kong, such as those in Tung Chung.
- A representative stated that the existing farmlands should not be included in the proposed green belt in Tung Chung West.
- A representative urged the Government to explain clearly on the effect of the proposed development on private land.
- A representative suggested further developing Nim Yuen, such as building a community centre in the area.
- A participant was concerned with how the Hau Wong Temple in Tung Chung West would be preserved.

4. Community facilities

- Representatives identified a lack of community facilities in Tung Chung West and urged the Government to have more community facilities in the area, such as car parks.
- A representative suggested building religious facilities for the South East Asian community in Tung Chung.
- A representative enquired if there will be a car park near the proposed town park in Tung Chung West.
- Representatives suggested having a night market in Tung Chung.
- Representatives suggested having more opportunities for small-scale retail shops in Tung Chung.

5. Tourism

- Representatives urged the Government to develop tourism in Tung Chung, and to make good use of opportunities brought by large-scale infrastructures nearby, such as the Hong Kong International Airport.
- A participant stated that Tung Chung had high potential for tourism such as the fishing village in Tung Chung West.
- A representative suggested having more facilities for tourists in Tung Chung, such as hotels and car parks.
- A representative identified the potential of turning rural villages in Tung Chung as tourist attractions.

- A representative suggested revitalising the existing piers in Tung Chung and turning them into tourist attractions.
- A participant suggested having a golf course in Tung Chung West.

6. Transportation

- Representatives questioned if the capacity of the existing road network in Tung Chung would be adequate with the expected increase in traffic in the new town.

7. Reclamation

- Some representatives were against the proposed 14 hectares of reclamation in Tung Chung West.
- A participant questioned if Ma Wan Chung was prone to flooding due to the proposed reclamation. He also questioned if the fisherman would be affected by reclamation and whether the view in Ma Wan Chung would be affected.
- A representative enquired if the proposed reclamation would affect the livelihood of fishermen in Tung Chung.
- A representative was concerned that the view of Ma Wan Chung Village would be affected by the proposed reclamation.
- A representative was concerned that the possible noise pollution and construction waste from the proposed reclamation would affect the villages nearby.
- A representative stated that the impact of reclamation on nearby villages should be evaluated before the actual constructions.

8. Education

- A representative stated that the Government should plan comprehensively on providing more education facilities in Tung Chung.
- A representative suggested the Government to conduct a meeting with the Education Bureau and the principals of schools in Islands District.
- A participant suggested having tertiary education institutions in Tung Chung to attract both local students and those from Mainland China.

9. Others

- Representatives suggested the Government to provide more graphics on the development plans in future stages of the Study.

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Tung Chung Rural Committee**

Date: 19 June 2013 (Wednesday)

Time: 10:30-12:00

Venue: Tung Chung Rural Committee, 1 Sheung Ling Pei Road, Tung Chung

Attendees:

Representatives of Tung Chung Rural Committee

Planning Department

Mr Ivan Chung

Mr Lui Wing-Cho

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Ms Isabella To

Ove Arup and Partners Hong Kong Limited

Ms Bess Cheng

Mr Jeffrey Lo

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Rural development

- A representative enquired if the reclamation in Ma Wan Chung would be for public or private housing. It was worried that high-raised private housing may affect the air ventilation.
- Representatives suggested developing Nim Yuen and Nam Che. Only few villagers were living there.
- Representatives stated that the Government should consider the standard of living in rural villages.
- Representatives mentioned that the Government could resume farmland for development.
- Representatives suggested the Government to develop abandoned rural villages.
- Representatives suggested the Government to provide compensation to villagers who might be affected by the proposed reclamation.

2. Reclamation

- A representative stated that there should only be low-density housing on the proposed area of reclamation in order to minimise the influence of reclamation on rural villages.
- A representative opined that the proposed 14 hectares of reclamation should be reduced.
- A representative believed that reclamation might increase the risk of flooding in rural villages.
- Representatives were concerned whether the reclamation in Tung Chung East and West would affect the livelihood of fishermen in the area, and suggested the Government to set up a compensation mechanism to help the affected fishermen.
- A representative suggested the Government to study the possible effects of reclamation on rural villages in Tung Chung West including the structures of existing housing.

3. Environmental Conservation

- A representative doubted that the pollution from Mainland China was a reason for the death of Chinese White Dolphin.
- A representative was interested in the purpose of the proposed green belt in Tung Chung West and worried that it would hinder development.

4. Transportation

- A representative wanted further information of the benefits of the proposed new MTR station in Tung Chung West to villagers.
- A representative stated that transportation network in Tung Chung should be improved.
- A representative enquired about the exact route of MTR Tung Chung Line with the proposed addition of two new MTR stations and when it would be in use.
- A representative pointed out that it was inconvenient to rural villagers with proper road access.
- A representative hoped the Government would develop the areas atop the proposed new MTR station in Tung Chung West.

5. Community facilities

- A representative believed that there was a lot of space in Tung Chung for building parks.
- Representatives generally agreed that there should be more community facilities in Tung Chung West.

6. Tourism

- Representatives urged the Government to promote tourism in rural villages in Tung Chung such as Ma Wan Chung and Wong Nai Uk.
- A representative suggested that Ma Wan Chung with seafood restaurants should be linked with other tourist attractions such as the Big Buddha, Tung Chug Battery and Hong Kong Disneyland.
- A representative suggested that Ma Wan Chung should be promoted to outsiders as a tourist spot rather than focusing on business with the locals.

7. Others

- Representatives were interested in the exact date for Stage 3 of the Study.

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Tung Chung Crescent**

Date: 25 June 2013

Time: 19:00-21:00

Venue: Function Room, Clubhouse of Tung Chung Crescent, 2 Mei Tung Street, Tung Chung

Attendees:

Representatives from the Management Office of Tung Chung Crescent

Residents of Tung Chung Crescent

Planning Department

Mr Ivan Chung

Mr Lui Wing-Cho

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Ms Bess Cheng

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Transportation

- A resident requested the Government to clarify on the exact location of the Hong Kong-Zhuhai-Macau Bridge (HKZMB) exit in Tung Chung.
- A resident was concerned whether the capacity of the existing MTR system would be enough for the proposed increase in Tung Chung population. The resident suggested having two separate tracks for the Airport Express and MTR Tung Chung line.
- A resident suggested having a comprehensive study on the transport for Tung Chung before starting all other developments.
- A resident suggested placing more public housing nearer to the proposed new MTR station in Tung Chung West.

2. Population and Housing

- A resident was concerned whether the proposed housing in Tung Chung West would be affected by the Hong Kong International Airport (HKIA)
- Many residents were concerned that walled buildings would be built if plot ratio 5 was adopted in Tung Chung West; they suggested lowering the plot ratio in the area.
- A resident opined that the population should not be too high in Tung Chung, worrying that the new town would not be able to serve the proposed high number of residents and tourists at the same time.
- A resident enquired about the ratio of public to private housing in the proposed development in Tung Chung.
- A resident stated that there should not be too much housing near the tourist spots in Tung Chung.
- Residents enquired on how the future residents of Tung Chung would support their living.
- A resident pointed out that the proposed housing in Tung Chung West was very close to the fuel storage facilities in HKIA which was highly dangerous if accidents happen.

3. Community Facilities

- Residents stated that more community facilities, such as big public squares, community complex should be built to cater for the needs of local residents.
- Residents suggested having a new wet market in Tung Chung to give them more choices.
- Residents also suggested having a cycle park and cycling trail for mountain bikes in Tung Chung, which would also be possible tourist attractions in the new town.

4. Tourism and Business Opportunities

- Many residents stated that there should be more small-scale retail outlets in Tung Chung.
- A resident stated that ecotourism should be developed in Tung Chung.

5. Environmental Conservation

- Many residents were against reclamation and instead suggested having a water park.
- Many residents were against the proposed 14 hectares of reclamation in Tung Chung West because of the possible damages to Ma Wan Chung and other ecologically valuable areas.
- Residents were concerned about the possible dead water effect brought by the proposed reclamation in Tung Chung West, and enquired if studies would be conducted on water currents.

- Residents were also concerned about pollutions caused by large-scale infrastructures in Tung Chung, such as HKIA, HKZMB and the proposed reclamation.
- Some residents would like to know if Environmental Impact Assessment (EIA) would be carried out before reclamation, and the time frame and procedures for getting related permits on constructions.
- A resident suggested developing areas near Tung Chung River partially so the natural environment could be preserved as much as possible.

6. Others

- Residents requested clearer graphics on the proposed development plans in Tung Chung.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Representatives from the Hong Kong Federation of Trade Unions (HKFTU)

Date: 3 July 2013 (Wednesday)

Time: 17:30-18:30

Venue: Room 1014, Legislative Council Complex, Central

Attendees:

Hong Kong Federation of Trade Unions (HKFTU)

Ms Chan Yuen-Han

Mr Bill Tang

Ms Mak Mei-Kuen

Planning Department

Mr Wilson So

Mr Ivan Chung

Civil Engineering and Development Department

Mr Bosco Chan

Mr David KC Lo

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Executive Counsel Limited

Ms Stef Lo

Key discussion issues:

1. Reclamation

- Representatives were against reclamation in Tung Chung West because of the worry about possible damages to the ecology of Tung Chung River.
- Representatives had reservations with the proposed reclamation in Tung Chung East.
- Mr Bill Tang stated that the environment of Tai Ho should be protected against any possible damages from reclamation.
- Representative expressed that area with the proposed plan should be well ventilated.
- Representatives mentioned that there were concerns on whether development in the proposed reclaimed area in Tung Chung West would block the view of Ma Wan Chung.

2. Environmental conservation

- Representatives hoped that the habitat of Chinese White Dolphins would be preserved.
- Mr Bill Tang opined that shoreline of Tung Chung River should be preserved.
- Mr Tang supported the idea of having a 30m buffer zone along Tung Chung River.
- Ms Chan Yuen-Han stated that there should be more green area in Tung Chung.
- Representatives identified heritage preservation as the key to future development of rural villages such as Ma Wan Chung, and urged the Government to develop tourism in rural villages.

3. Transportation

- Mr Bill Tang stated that the proposed new MTR station in Tung Chung West should be built underground so other development could be built above ground.

4. Others

- Ms Chan Yuen-Han suggested another meeting and site visit in Tung Chung with the representatives from HKFTU and 7 green groups.

東涌新市鎮擴展研究 第二階段公眾參與

社區小組會議紀錄 - 般若禪寺

日期：二零一三年七月四日（星期四）

時間：上午十時至十二時

地點：大嶼山東涌石門甲 100 號 般若禪寺

出席者：

般若禪寺

釋傳般法師（般若禪寺住持）

伍啟池先生（般若禪寺建委會主席）

莊起運先生

曾焱和先生

蕭詠小姐

甄靜雯女士

楊麗兒女士

連佩珊小姐

規劃署

鍾文傑先生

呂榮祖先生

土木工程拓展署

盧國中先生

林志強先生

王清標先生

奧雅納香港公司

蕭新衍先生

鄭頌儀女士

毅信顧問公司

盧芷琦小姐

李紫欣小姐

研究團隊於二零一三年六月十七日與般若禪寺代表會面，了解到般若禪寺對東涌西發展的意見，因此與般若禪寺代表舉行了是次會議，跟進及詳細了解般若禪寺的發展計劃。

第一項 般若禪寺禪寺歷史及組織簡介

- 一、 般若禪寺（禪寺）建委會成員為各出席者簡介禪寺歷史及組織，講述禪寺由一九三二年開始至二零零九年的發展。

第二項 般若禪寺用地及發展藍圖

- 二、 禪寺建委會成員介紹般若禪寺現時於東涌擁有或租用之地段。
- 三、 禪寺建委會成員簡介禪寺發展藍圖。
- 四、 禪寺建委會成員表示，禪寺未來發展包括：開辦素食安老院、有機農莊及綜合大樓等。
- 五、 禪寺建委會成員介紹擬議規劃用途，建議禪寺附近共 5000 平方米的土地劃為「政府、機構或社區用地」，發展三倍地積比率的中高密度建築。

第三項 討論

- 六、 禪寺代表表示關注規劃，特別是禪寺附近的五倍地積比率發展，希望規劃署能加以說明。
- 七、 禪寺代表認為，東涌西有很多地點有清晰保育需要，例如東涌河河口的生態保育，因此不應在該處填海及應計劃盡力保持原有生態。

- 八、禪寺代表了解現時發展方案只屬初步性質，並表示會向其他弟子反映政府有關關注禪寺。禪寺代表續說，禪寺並不反對發展，亦希望與政府一同服務大眾。
- 九、禪寺代表指出，禪寺的日常運作，例如早課、晨鐘暮鼓等，或會對居民做成影響，在香港亦曾有相似例子。禪寺由石屎森林中搬到現址目的是清休，希望與社區各持分者和平共存。
- 十、禪寺代表指出，禪寺常供應食物予東涌居民，亦有規劃安老院供社區老人使用，並計劃在屋頂加建太陽能板，為環保出一分力。禪寺亦會舉辦親子活動，使市區家庭於假日有地方及活動拉近關係。
- 十一、禪寺代表指出，禪寺可利用其豐富歷史宣揚佛學，成為一所佛教研究院。
- 十二、禪寺代表表示有計劃興建一個 108 米高的觀音像，而其高度並無特別考量，可再作更改。

會議於正午十二時結束。

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Residents of Coastal Skyline**

Date: 9 July 2013

Time: 19:00-21:00

Venue: Sports Hall, Clubhouse, Coastal Skyline, 12 Tung Chung Waterfront Road, Tung Chung

Attendees:

Residents of Coastal Skyline

Representatives from the management office of Coastal Skyline

Planning Department

Mr Ivan Chung

Mr Lui Wing-Cho

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Ms Bess Cheng

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Reclamation

- Residents questioned whether the proposed reclamation in Tung Chung West is necessary, as the damage brought by reclamation to the ecology of the area might be irreversible.
- A resident enquired about the estimated year of completion for the proposed reclamation.
- A resident was concerned with the possible pollution brought by the proposed reclamation, and enquired about the exact method of reclamation that would be employed in Tung Chung.
- A resident asked the source of fill materials.

2. Population and Housing

- Residents enquired about the methods that would be employed by the Government to control the height of new constructions and prevent having walled buildings in Tung Chung.
- A resident would like the Government to clarify on the proposed number of new housing in Tung Chung, as there should be a number of unoccupied public housing in the new town to his understanding.

3. Commercial opportunities

- Residents suggested having more opportunities for small-scale retail shops as soon as possible.

4. Transportation

- Residents enquired if there would be a road going from the Lantau Link to Tung Chung directly in the future.
- Residents suggested improving the outbound transportation from Tung Chung to other parts of Hong Kong.
- Residents worried the traffic impact of new development and opined that the transportation network should be planned ahead of other aspects of new development, such as housing.

5. Community facilities

- A resident suggested having international sports facilities in Tung Chung.
- A resident enquired about the construction of the proposed town park in Tung Chung West, and whether the existing hill would be preserved.
- A resident questioned the need for marina.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with the Lantau Development Alliance (LaDA)

Date: 12 July 2013

Time: 16:00-17:30

Venue: Boardroom, Office of AsiaWorld-Expo Management Limited, AsiaWorld-Expo

Attendees:

Representatives of the Lantau Development Alliance (LaDA)

Planning Department

Mr Ivan Chung

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Ove Arup & Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. General direction of development in Tung Chung

- LaDA generally agreed that Tung Chung should be further developed.
- LaDA preferred Theme 2- Economic Vibrancy in the proposed development in Tung Chung East, and hoped to see a more detailed plan.

2. Transportation

- LaDA opined that the transportation network in Tung Chung could be improved.
- A representative suggested the Government to better connect Tung Chung with other new towns in Hong Kong, such as Tin Shui Wai.
- A representative from LaDA stated that there should be more modes of transportation in Tung Chung and Lantau Island, such as boats and water taxis.
- LaDA suggested the Government to remove the toll of Tsing Ma Bridge to help lowering transportation cost and retail price in Tung Chung.

- LaDA mentioned that cycling tracks in Tung Chung should be connected with Sunny Bay to create a round-island cycling track.

3. Commercial opportunities

- LaDA urged the Government to provide more commercial opportunities with the needs of Tung Chung residents in mind.
- LaDA opined that there should be more office space in Tung Chung to attract companies to set up offices in the new town.
- A representative of LaDA stated that encouraging local employment could alleviate the current transport-related problems in Tung Chung.

4. Tourism

- A representative of LaDA urged the Government to have a comprehensive plan in developing tourism in Tung Chung and Lantau.
- LaDA identified Hong Kong Disneyland, AsiaWorld-Expo and Siu Ho Wan as three main tourist attractions on Lantau Island.
- LaDA stated that a water sports park and other large-scale sports facilities could be set up in Tung Chung as tourist attractions.
- LaDA opined that eco-tourism in Tung Chung West could be encouraged by setting up guesthouses with rural characters.
- LaDA suggested setting up mid-range hotels in Tung Chung, and the Government could provide incentives to hotel groups to encourage investment in the new town.
- A representative of LaDA pointed out that the proposed marina in Tung Chung East could attract high-spending tourists to Tung Chung.

5. Education

- LaDA agreed that there should be more vocational training institutions in Tung Chung, which could help training local talents and promote local employment.
- LaDA expressed that more international schools were needed in Tung Chung since the population of the new town was made up of many ethnicities.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Community Groups in Tung Chung

Date: 15 July 2013

Time: 15:00-17:00

Venue: HKFEW Wong Cho Bau Secondary School, Fu Tung, Tung Chung

Attendees:

東涌社區發展陣線

Ms Chiu Sin-Ting

Residents of Yat Tung Estate

逸東社區網絡協會

Mr Kwok Chung-Man

Hong Kong Federation of Education Workers

Mr Leung Siu-Tong

Islands Youth Association

Mr Yip Kam-Hung

Planning Department

Mr Ivan Chung

Civil Engineering and Development Department

Mr CK Lam

Ms Isabella To

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Ms Bess Cheng

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. General direction of Tung Chung development

- Mr Yip Kam-Hung stated that a clearer positioning for Tung Chung is needed, i.e. its position in Hong Kong and regional position in China and Asia.

- Ms Chiu Sin-Ting urged the Government to have clearer goals in the positioning of Tung Chung, i.e. to decide whether the new town would cater to the needs of tourists or local residents.
- Mr Yip questioned if Tung Chung would be able to satisfy the future needs of the development of Hong Kong International Airport (HKIA).
- Mr Leung Siu-Tong opined that the proposed reclamation size could be reduced and space in Tung Chung could be better utilised.
- Mr Kwok wished that the Government would tackle social segregation issue between Tung Chung East and West.

2. Development in Tung Chung West

- Mr Leung Siu-Tong stated that historical monuments in Tung Chung, such as Tung Chung Fort and Tung Chung Battery should be preserved.
- Mr Yip Kam-Hung hoped that the seven public piers from Siu Ho Wan to Tai Ho could be revitalised.
- Mr Kwok Chung-Man suggested the Government to lower the population density in Tung Chung West.
- Mr Kwok was concerned about the water flow in Tung Chung West, particularly in Ma Wan Chung and Wong Lung Hang.
- Mr Kwok supported the preservation of Tung Chung Valley and suggested to build the linear parks there.

3. Transportation

- Representatives from all community groups at the meeting hoped that the proposed new MTR stations in Tung Chung could be constructed as soon as possible.
- Mr Yip Kam-Hung stated that a comprehensive plan on transport in Tung Chung was needed.
- Mr Yip mentioned that the needs of residents in Lantau South should also be considered while planning the location of the proposed new MTR station in Tung Chung West.
- Mr Yip suggested the Government to consider building a monorail transport system to connect Tung Chung and the airport. He mentioned that the similar idea was proposed in 2000.
- A resident of Yat Tung Estate pointed out that transportation cost was a heavy burden to residents in Yat Tung.
- A resident of Yat Tung opined that the location of the proposed new MTR station in Tung Chung West would still be too far away from Yat Tung Estate.
- A resident of Yat Tung suggested adding a bus stop at Yat Tung Estate.
- Ms Chiu Sin-Ting stated that improving the connectivity between Tung Chung and other parts of Hong Kong would be able to help lowering the retail prices in the new town.

- Ms Chiu was concerned whether the capacity of the current transportation facilities would be able to serve both existing Tung Chung residents, the expected increase in the number of tourists and new population.
- Ms Chiu was in favour of having more diversified modes of transportation in Tung Chung such as minibuses.
- Mr Kwok Chung-Man pointed out that the capacity of Yu Tung Road would not be enough to support the expected increase in traffic under the proposed plan for development.
- Mr Kwok was not in favour of the location of the proposed new MTR station in Tung Chung West, and suggested moving the proposed new station underground.

4. Community facilities

- Mr Leung Siu-Tong believed that having more community facilities in Tung Chung could be a way to encourage local employment.
- A resident of Yat Tung Estate opined that community facilities should be more dispersed throughout Tung Chung.
- Representatives from all participating organisations hoped that there would be more community facilities in Tung Chung West.
- Various residents of Yat Tung Estate stated that there should be more small shops in Tung Chung for local residents, especially in Yat Tung Estate.
- Residents of Yat Tung Estate hoped that street markets with low rent could be set up in Tung Chung.
- Ms Chiu Sin-Ting believed that more community facilities in Tung Chung West would be a possible solution to the youth problem in the area.
- Ms Chiu urged the Government to provide community facilities with the needs of Yat Tung residents in mind.
- Ms Chiu suggested the Government to set up shopping malls similar to Kwai Chung Plaza in Kwai Fong, Nam Fung Centre in Tsuen Wan and Argyle Centre in Mongkok, which could better serve the local residents.
- Ms Chiu suggested the Government to pay attention to the difference in needs for public housing estates residents and Home Ownership Scheme residents.
- Ms Kwok Chung-Man did not support the proposed of the town park in Tung Chung West and opined that it would segregate residents in Tung Chung East and West.
- Mr Kwok suggested moving the proposed sports ground from Tung Chung East to Tung Chung West.

5. Education

- Residents of Yat Tung Estate expressed that many students in Yat Tung had to travel to schools in other districts in Hong Kong.
- The residents of Yat Tung Estate also pointed out that there were none of the schools in Tung Chung uses English as the Medium of Instruction (MOI).

- Mr Leung Siu-Tong explained that certain education policies after 1998 and fine-tuning in MOI of secondary schools in 2010 were two factors that affected schools in the Islands district.
- Mr Leung Siu-Tong did not wish to build too many primary or secondary schools as there were lots of vacancies. He suggested building the vocational training centre.
- Mr Kwok Chun-Man agreed that there should be more education facilities for students in Tung Chung West.

6. Business and employment opportunities

- Mr Leung Siu-Tong believed that Tung Chung had great potential in developing tourism.
- A resident of Yat Tung Estate pointed out that the wages of many jobs on Lantau Island were low, which could not help the low-income families.
- Ms Chiu Sin-Ting believed that many young people in Yat Tung Estate were living in poverty because of the mismatch between their skills and jobs available on Lantau Island.

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Green Sense**

Date: 18 July 2013

Time: 10:00-12:00

Venue: Arup office, Level 5 Festival Walk, 80 Tat Chee Avenue, Kowloon Tong

Attendees:

Green Sense

Mr Roy Tam

Mr Wong Kai Nang

Planning Department

Mr Ivan Chung

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Ms Isabella To

Ove Arup & Partners Hong Kong Limited

Dr Damen Lee

Mr Henry Shiu

Mr Franki Chiu

Ecosystems Limited

Mr Vincent Lai

Executive Counsel Limited

Ms Kenix Lee

Ms Stef Lo

Key issues discussed:

1. Presentation on ecological survey by Mr Vincent Lai, Ecosystems Limited

- Mr Vincent Lai presented results of the ecological survey on Tung Chung conducted in early 2013.
- Mr Lai stated that the ecological survey confirmed that Tung Chung River and Tung Chung Bay were of ecological importance.
- Mr Lai pointed out that the ecological value of Tung Chung Bay and nearby mangroves was proven to be high; sites with high ecological value would be preserved during development.

- Mr Lai stated that a 30m-conservation buffer zone along Tung Chung River was proposed.
- Mr Lai stated that influence on water quality and habitat of Chinese White Dolphins would be assessed in the Environmental Impact Assessment (EIA).

2. Development in Tung Chung East

- Mr Roy Tam opined that the proposed area of reclamation needed to be reduced.
- Mr Tam proposed restoring the shores in Tung Chung East before making further plans of reclamation in the area.
- Mr Roy Tam opined that at least 30,000 local job vacancies in different skills levels were needed to support the proposed 110,000 increase in Tung Chung's population.
- Mr Roy Tam was concerned that the proposed housing development near the existing navigation channels would be affected by noise; he stated that the Noise Exposure Forecast (NEF) 25 contour might not be applicable in the area.

3. Habitats of Chinese White Dolphins

- Mr Tam stated that the proposed reclamation in Tung Chung would further affect the environment near Brothers Island, which was a hotspot for Chinese White Dolphins. He also stated that the area was already affected by the construction of the artificial island for the Hong Kong-Zhuhai-Macao Bridge (HKZMB).
- Mr Tam stated that Chinese White Dolphins were dispersed in different parts of Lantau Island. He also mentioned that the number of Chinese White Dolphins in Hong Kong has decreased from 158 to 61.

4. Development in Tai Ho

- Mr Roy Tam suggested building a cycling track to connect Tai Ho and Tung Chung.
- Mr Tam opined that high-rise buildings should be avoided in the area.
- The Study Team responded that a visual impact assessment would be conducted and a preliminary assessment had already begun.

5. Development in Tung Chung West

- Mr Roy Tam proposed as little development in Tung Chung West as possible to preserve its natural environment.
- Mr Tam expressed his agreement on the proposed mitigation measures along Tung Chung River.
- Mr Tam commented that low-density development in the upper course of Tung Chung River would be acceptable, and housing in the area should cater to the needs of citizens.

- Mr Tam stated that there should not be any development in the estuary of Tung Chung River as the entire area should be preserved.
- Mr Tam was concerned that the HKZMB would affect the view of Tung Chung West.
- Mr Tam agreed that setting up height restrictions on development would be one of the ways to preserve the environment in Tung Chug West.
- Mr Tam suggested placing medium to high-density development near the hills in Tung Chung West.
- Mr Tam pointed out that existing navigation channels and possible noise pollution in the area also needs to be considered while planning the development in Tung Chung West.
- Mr Wong Kai Nang urged the Government to provide more community facilities in Tung Chung West, such as special schools.
- Mr Tam also suggested setting up a conservation fund to help preserving the environment of Tung Chung West.

6. Development in Ma Wan Chung

- Mr Tam was against the proposed reclamation near Ma Wan Chung and was concerned about the possible impacts on the water flow in Ma Wan Chung.

7. Transportation

- Mr Roy Tam stressed that the capacity of the existing transportation network should be considered while developing Tung Chung into a liveable town.
- Mr Wong Kai Nang stated that Yat Tung Estate needed to be better connected to Tung Chung town centre.
- Mr Wong opined that the location of the proposed new MTR station in Tung Chung West was still inconvenient to residents of Yat Tung Estate.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Owners' Sub-Committees in Tung Chung North

Date: 22 July 2013

Time: 20:00-22:00

Venue: Phase 1 Clubhouse, Caribbean Coast, Tung Chung

Attendees:

Representatives from the Owners' Sub-Committees in Tung Chung North

Mr Jeff Lam, elected member of District Council (Tung Chung North)

Planning Department

Mrs Margaret WF Lam

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Ove Arup & Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Proposed development in Tung Chung East

- A representative opined that the proposed marina was unnecessary and would not benefit the local community, as the marina was not catered to the need of local residents. He suggested having a bigger sports ground instead of the marina.
- A representative suggested that economic development to be the focus of future development of Tung Chung. He pointed out that the marina could improve the image of Tung Chung and attract people with higher income to move in.
- A representative suggested that, apart from setting up the marina, space could also be allocated for setting up a clubhouse and small shops that could benefit local residents.
- Mr Jeff Lam preferred Theme 2: Economic Vibrancy for the development in Tung Chung East.

2. Education

- A representative suggested the Government to invite renowned tertiary institutions to set up in Tung Chung.
- A representative opined that the proposed School of Veterinary Medicine of City University of Hong Kong could be invited to set up their campus in the large green area in Tung Chung West.
- A representative suggested having more international primary schools in Tung Chung. He also supported having post-secondary institutions and vocational training schools that specialised in training human resources for tourism.
- A representative suggested setting up post-secondary institutions with student residences in Tung Chung.

3. Tourism

- A representative suggested that the proximity of Hong Kong International Airport (HKIA) and Hong Kong-Zhuhai-Macau Bridge (HKZMB) could boost tourism and retail activities in Tung Chung.
- A representative stated that the geographical advantages of Tung Chung should be better utilised and more tourist attractions could be set up in the Tung Chung.

4. Transportation

- A representative commented that improvements in provision of transport facilities were needed.
- A representative questioned if the capacity of the current MTR network could support the proposed increase in population.
- A representative enquired after the dates of completion for the proposed new MTR stations.
- A representative opined that the current MTR Tung Chung Line could be able to increase the train frequency, and suggested to increase the frequency to every 4-5 minutes a train.
- A representative suggested reserving space for more MTR exits in the current development plan. He also suggested having travelators in the MTR stations.
- A representative suggested having ferries that go from Tung Chung to other areas such as Discovery Bay and other outlying islands.
- A representative questioned whether the capacity of the current transportation facilities could handle the expected increase of traffic brought by HKZMB and HKIA.
- A representative enquired on how the frequency of the MTR Tung Chung line could be increased, as MTR Tung Chung Line runs on the same track as the Airport Express.

5. Employment

- A representative supported Theme 2: Economic Vibrancy in the proposed development in Tung Chung East, as 33,000 job opportunities could be provided under the theme.
- A representative questioned if the government would consider providing local job opportunities to residents in the public housing.

6. Community facilities

- Representatives agreed that more community facilities should be available in Tung Chung.
- A representative suggested having a private hospital near North Lantau Hospital.

7. Population

- A representative opined that over-population in Tung Chung had to be avoided, and the Government should be more selective in introducing new population into Tung Chung.
- A representative stated that Tung Chung could be developed into a town with international flare (e.g. Mediterranean style). He also suggested the Government to consider the needs of non-Chinese population in Tung Chung during planning.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with United Welfare Union (合眾福利社)

Date: 24 July 2013

Time: 15:00-16:00

Venue: HKFEW Wong Cho Bau School, Yat Tung Estate, Tung Chung

Attendees:

United Welfare Union

Mr Muhammad Ramzan

Mr Osama Asghar

Mr Zubair Ilyas Balouch

Mr Muhammad Manzoor

Mr Ali Hyatt Khan

Mr Mohammad Javeed

Planning Department

Mrs Margaret WF Lam

Civil Engineering and Development Department

Mr CK Lam

Ms Isabella To

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Population and Housing

- A representative enquired on the ratio of public and private housing in Tung Chung West.

2. Community Facilities

- The United Welfare Union stated that more community facilities were needed in Tung Chung West.

- A representative was concerned whether the existing football pitch in Area 39 will be closed.
- Representatives suggested that to have more outdoor sports facilities in Tung Chung West.
- The United Welfare Union were highly concerned whether there would be any land allocated for religious facilities in Tung Chung under the current development plans. The United Welfare Union shared their plans of building more religious facilities for the ethnic minorities in Tung Chung, and discussed the possibility of building a mosque and Islamic centre. The Islamic Centre would consist of Prayer Hall, Study Room, Islamic Library, Community Hall, Halal Canteen and Islamic Museum.

3. Education

- Representatives were concerned with the possible education facilities that could be provided in Tung Chung.

4. Connectivity in Tung Chung

- Representatives stated that more modes of transport to connect different parts of Tung Chung were needed.

**Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Residents of Yat Tung Estate**

Date: 31 July 2013

Time: 19:00-21:00

Venue: Lai Shuk Ying Memorial Plaza, Yat Tung Estate

Attendees:

Residents of Yat Tung Estate

Mr Andy KS Lo, District Council Member (Yat Tung Estate South)

Mr Chan Han-Pan, Legislative Council member (New Territories West)

Planning Department

Mrs Margaret WF Lam

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Ove Arup & Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Development of Tung Chung West

- Residents were concerned if there would be walled buildings in Tung Chung West.
- A resident opined that the areas surrounding existing rural villages in Tung Chung West should not be included in the proposed green belt.
- Residents were concerned about the possible pollution brought by the Hong Kong-Zhuhai-Macau Bridge (HKZMB).
- Mr Andy Lo stated that abandoned farmland and vacant land could be used to develop housing.
- A resident was concerned with the possible air and water pollution brought by the proposed development in Tung Chung West.

2. Transportation

- A resident was concerned if more roads would be built to better connect Tung Chung with other parts of Hong Kong.
- Residents hoped that there would be roads to connect Yat Tung Estate and the rural villages with the Tung Chung town centre.
- A resident commented that the location of the proposed MTR station in Tung Chung West was still inconvenient for certain Yat Tung Estate residents.
- A resident hoped that there would be a road to connect Tung Chung, San Tau and Tai O in the future.
- A resident pointed out that there were no roads to connect San Tau with other parts of Tung Chung.

3. Reclamation

- Some residents were against reclamation in Tung Chung West because of the possible environmental impacts on Ma Wan Chung and other rural villages.
- A resident suggested reducing area of reclamation to the smallest possible, if reclamation was unavoidable.
- Some residents opined that reclamation would be unnecessary if existing vacant land in Tung Chung was developed.
- Mr Andy Lo opined that high-density housing in the proposed reclaimed area should be avoided in Tung Chung West because the environment of Ma Wan Chung might be affected.

4. Community facilities

- Residents opined that more community facilities in Tung Chung West such as sports grounds, theatres, civil centre, homes for the elderly, car parks and government complex were needed.
- Mr Chan Han-Pan suggested having more indoor community facilities in Tung Chung, especially in Tung Chung West.
- Residents hoped there would be more facilities for teenagers in Tung Chung, especially in Tung Chung West.
- A resident hoped that the Government would allocate land in Tung Chung West for setting up elderly homes.
- Residents stated that space for the ethnic minorities in Tung Chung to build community facilities was needed. The community facilities could also be tourist attractions of Tung Chung.
- A resident was concerned whether the proposed town park would be adequate as it would be the only recreational area in Tung Chung West.
- A resident mentioned that facilities for ex-mentally ill people were needed in Tung Chung.

- Residents supported the proposed promenade in Tung Chung West.
- A resident pointed out that several areas in Tung Chung West that were prone to cycling accidents, such as the area near North Lantau Hospital and in the tunnel near North Lantau Police Station. There are many slopes and turns on these routes.

5. Education

- Mr Andy Lo suggested setting up post-secondary institutions in Tung Chung. Mr Lo stated that these institutions could help to provide labour needed for the Hong Kong International Airport.

6. Business and employment opportunities

- A resident doubted whether Tung Chung residents would prefer to be employed locally. The resident suggested the Government to conduct surveys to collect more information on the issue.
- Mr Chan Han-Pan suggested having more tourist facilities and opportunities for small businesses in Tung Chung.

Tung Chung New Town Extension Study
Stage 2 Public Engagement
Meeting with Residents of Yu Tung Estate and Fu Tung Estate

Date: 7 August 2013 (Wednesday)

Time: 19:00-21:00

Venue: G/F, Tung Chung Community Hall, Tung Chung Municipal Services Building,
39 Man Tung Road, Tung Chung

Attendees:

Tung Chung Rural Committee

Mr Fan Chi-Ping

Village representatives of Tung Chung

Hong Kong Federation of Education Workers

Mr Leung Siu-Tong

Outlying Islands District Committee of New Territories Association of Societies

Mr Luo Cheng-Huan

Islands Youth Association

Mr Yip Kam-Hung

離島婦聯聚賢社

Ms Li Yi-Chun

Mutual Aid Committee of Tung Ma House, Fu Tung Estate

Mr Kwok Sin-Man

Mutual Aid Committee of Tung Po House, Fu Tung Estate

Mr Tang Yiu-Keung

Office of Mr Holden Chow, appointed member of Islands District Council

Mr Holden Chow

Tung Chung Safe and Healthy City (Community Services) Foundation Limited

Ms Lau Suk-Han, Rita

Mr Wong Chi-Sing

Office of Ms Chau Chuen-Heung, Islands District Council Member (Tung Chung South)

Ms Chau Chuen-Heung,

Ms Hung Kit

離島區動

Mr Law Kwan

Planning Department

Mrs Margaret WF Lam

Civil Engineering and Development Department

Mr David KC Lo

Mr CK Lam

Mr Kenneth Wong

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Positioning of Tung Chung's development

- Ms Chau Chuen-Heung supported further development in Tung Chung.
- Representatives from all participating organisations emphasised on the need for clear positioning of Tung Chung's development.
- Representatives from all participating organisations agreed that needs of both Chinese and non-Chinese residents in Tung Chung should be catered to.
- Ms Chau pointed out that the stagnation in Tung Chung development in the last decade had caused social issues such as imbalance in population structure, lack of community facilities, manpower mismatch and challenges in the development of education in the new town.
- Ms Chau opined that a holistic approach to developing Tung Chung, rather than separating it into two parts as East and West, was needed. She commented that this would lead to social segregation among local residents.
- Ms Chau suggested utilising the opportunities brought by large-scale infrastructures and economic development in the Pearl River Delta.
- Ms Chau and Mr Law Kwan proposed to explore possibilities of developing the underground area of Tung Chung.
- Representatives from all participating organisations expressed the wish to carry out the plans for development as soon as possible.

2. Development of Tung Chung West

- Ms Chau Chuen-Heung supported the conservation of Tung Chung River and recognised its potential in becoming a resource for ecotourism and eco-education.
- A village representative of Tung Chung suggested reducing area of the proposed 30-meter buffer zone along Tung Chung River and providing compensation to affected villages.
- A village representative of Tung Chung mentioned that adequate compensation for residents affected by the proposed green belt was needed.

3. Rural development

- Ms Chau Chuen-Heung hoped that the rights of indigenous villagers would be respected, and a 300-foot zone along the village boundaries was suggested.
- Ms Chau, Mr Fan Chi-Ping and other village representatives in Tung Chung suggested resuming abandoned farmland and temporarily occupied land for the development of housing and community facilities. Ms Chau stated that the proposed reclamation area in Tung Chung West could be reduced by locating land for development through other means.
- Representatives from all participating organisations were against the proposed development of high-rise buildings near Ma Wan Chung.

4. Heritage preservation and revitalisation

- Ms Chau Chuen-Heung expressed the necessity to revitalise Ma Wan Chung into a tourist spot and improve the appearance of existing monuments such as the Tung Chung Battery. She also suggested integrating these monuments into the proposed town park.
- Ms Chau suggested revitalising Tung Chung Fort and using the open area near the Fort as a performance and sports training venue.
- Ms Chau suggested connecting various monuments in Tung Chung with each other to improve their accessibility.
- Ms Chau encouraged the Government to explore opportunities for small businesses such as souvenir shops near monuments in Tung Chung.
- A village representative in Tung Chung agreed that any reclamation near Hau Wong Temple should be avoided.

5. Community facilities

- Ms Chau Chuen-Heung stressed the importance of building community facilities with the needs of Tung Chung residents in mind.

- Ms Chau suggested relocating the proposed sports ground in Tung Chung East to the South-west of Tung Chung to satisfy the needs of residents in Tung Chung West and avoid pollution from the highways in Tung Chung East.
- Ms Chau also suggested having more community facilities in Tung Chung West, such as municipal building, community hall, covered sports centre, clinics etc.
- Ms Chau mentioned that the current temporary bus stop, Tat Tung Road Garden and Tung Chung Community Garden could be changed into a transportation terminus.
- Ms Chau and Mr Law Kwan suggested building an underground parking facility in the town centre of Tung Chung. Ms Chau also suggested building a large shopping centre or recreation and conference centre.
- Ms Chau recommended building government offices in Tung Chung town centre.
- Representatives from all participating organisation agreed that more opportunities for small businesses such as food stalls should be provided in Tung Chung.
- Representatives from all participating organisations stated that more homes and recreational facilities for the elderly were needed in Tung Chung.

6. Development of Tung Chung East

- Ms Chau Chuen-Heung stressed that the two themes in the proposed development in Tung Chung East under the current Study could be integrated into one.
- Ms Chau suggested considering developing abandoned farmland and government rather than opting for reclamation.
- Ms Chau recommended setting up an eco-education centre in Tai Ho.
- Ms Chau suggested building a business centre and parking facilities in the area originally proposed for the standard sports ground in Tung Chung East.

7. Reclamation in Tung Chung East

- Ms Chau Chuen-Heung supported moderate reclamation in the Northeast of Tung Chung.
- Ms Chau proposed that reclamation in Tung Chung East should be carried out under two principles: 1) environmental impact of reclamation on surrounding areas should be minimised; 2) materials used for reclamation should be sourced from surrounding areas (e.g. by removing mountains) to control possible pollution during transportation of such materials. She mentioned that the land created from removing mountains in Tung Chung could also be used for development.
- Ms Chau supported building hotels, offices, restaurants and retail outlets in the proposed reclaimed area in Tung Chung East.
- Ms Chau welcomed the proposal of Waterfront Park and promenade and suggested having more commercial opportunities near the park and promenade.

8. Transportation

- Ms Chau urged the Government to assess the capacity of the transport facilities and network in Tung Chung.
- Regarding outbound transportation from Tung Chung, Ms Chau Chuen-Heung pointed out that the North Lantau Highway was the only route for outbound transportation and urged the Government to develop a contingency plan for major accidents on North Lantau Highway.
- Ms Chau recommended adding a new track and increasing in the frequency of trains for MTR Tung Chung Line to serve the proposed increase in population.
- In terms of inbound transportation, Ms Chau hoped to see better transportation connection between rural villages in the Southwest of Tung Chung.
- Ms Chau mentioned the need for having a standard road in Ma Wan Chung and from Yu Tung Road to the North of Shek Mun Kap.
- Ms Chau suggested building a single-track light rail in Tung Chung to connect the tourist spots in the new town.
- Ms Chau welcomed the idea of a cycling track along the proposed promenade and park.
- Ms Chau hoped that the cycling tracks from Yat Tung Estate to San Tau Village could be connected, and rest stops could be set up along the cycling tracks to encourage tourism and small businesses.
- Mr Law Kwan stated that the number and design of parking spaces for bicycles could be improved.
- Mr Law also stated that there should be more modes of transportation in Tung Chung, such as ships.
- Mr Yip Kam-Hung opined that the seven old piers in Tung Chung should be revitalised.

9. Education

- Mr Leung Siu-Tong was against the proposal of building new primary and secondary schools in Tung Chung.
- Mr Leung also urged the Government to explore the possibility of better utilising existing schools by studying education bureau information.
- Ms Chau Chuen-Heung suggested building tertiary education institutions with student residences in the proposed reclaimed area in Tung Chung East.