

Appendix N

Summary table of comments received

Topics/ Key comments	Frequency
A. Development Intensity	
Oppose to high density residential development in Tung Chung	2
Suggest less than 5 residential PR in Tung Chung	3
Suggest low to medium density residential development in Tung Chung	1
Suggest low density development along waterfront/ near private housing	2
Question the need for high density residential development in the East	2
Suggest high residential PR in Tung Chung East	2
Suggest low density residential development near existing MTR station	1
Oppose to residential development in Tung Chung West	3
Request for lower density residential development in Tung Chung West (village areas, Ma Wan Chung)	5
Support for high density residential development in Tung Chung West	82
Concern about high density development may affect the tranquility of the nature and village environs, quality of life in villages would be affected	3
Medium to high density development is acceptable near the hillslopes of Tung Chung West	1
Plot ratio near the proposed Tung Chung West MTR station is too low	1
Support high density residential development near proposed MTR West Station (Suggest more public housing development near the station)	214
Oppose to high density residential development near proposed MTR West station	174
Support low density development near the village clusters	273
Oppose to low density development near the village clusters	42
Oppose to proposed development density around Shek Mun Kap/ Prajna Dhyana Temple.	431
Request for low-density residential development around Shek Mun Kap/ Prajna Dhyana Temple to avoid possible conflicts with the new residents. High-density residential development is prone to the spreading of infectious disease and would worsen the air quality in the area (already of concern as Shek Mun Kap is affected by the pollutants from China and the mega infrastructure projects nearby). There is a need to preserve the natural environment, scenery and habitat around the temple area.	565

Topics/ Key comments	Frequency
Oppose to low density residential development around Shek Mun Kap/ Prajna Dhyana Temple	74
Request for buffer zone around Prajna Dhyana Temple	125
Request for relocation of high density residential development to the village areas	1
Request to increase PR around the village areas (to have development up to 6 storeys as this allows better land utilization)	1
B. Land Supply/ Reclamation	
Support reclamation in general to cater for Tung Chung development, comprehensive planning needed	4
Oppose to any reclamation in Tung Chung	56
Reconsider the scale of reclamation - need better utilization of existing land: develop vacant land / government owned land/ resume abandoned farmland/ temporarily occupied land/ develop countryside/mountains, for development	12
Question the need for and the proposed scale of reclamation for development in Tung Chung East	4
Support reclamation in Tung Chung East (moderate)	4
Oppose to/ reduce the size of reclamation in Tung Chung East	91
Oppose to reclamation near Caribbean Coast, Coastal Skyline	2
Propose to restore the natural shoreline in Tung Chung East prior to any reclamation plan	0
Oppose to reclamation near Hau Wong Temple	1
Oppose to reclamation near Tung Chung Battery	1
Oppose to reclamation in Tung Chung West (possible impact on areas of high ecological value e.g. Tung Chung River/ estuary, impact on Ma Wan Chung (eg, river dry up, increase current along river, unpleasant odour, mud and rubbish accumulation, "too much population in Tung Chung, community facilities could not meet the demands of residents, tourism industry and commercial development should be focused, lack of transportation facilities, affect air quality, affect landscape, block natural scenery Ngong Ping 360, should develop on existing land instead of reclamation etc." (PS499). Request for study prior to reclamation, need reclamation timeframe and its completion date)	433
Question the need for and the proposed scale of reclamation in Tung Chung West. Concern about whether Ma Wan Chung will be eventually reclaimed. Wonder what kind of housing mix would be on the reclaimed land. Suggest only low density housing development on reclaimed land	19

Topics/ Key comments	Frequency
Question on whether the proposed reclamation will affect the Ma Wan Chung residents and the livelihood of fishermen (especially at high and low tide, narrowing of inlet, flooding etc.), consider compensation to those affected. Question on whether the proposed reclamation would worsen the flooding at Ma Wan Chung. Views from Ma Wan Chung would also be affected because of the reclamation. Reclamation proposal would not help the revitalization of Ma Wan Chung	6
Concern about the proposed reclamation would lead to the extinction of certain unique aquatic life	1
Concern about the potential air, water, noise pollution during reclamation	15
Concern about the proposed reclamation would affect the water quality/ water flow at Wong Lung Hang and Tung Chung Valley	2
Concern about the proposed reclamation would affect the nearby villages	1
Government should take into consideration the impact of reclamation	6
Question on whether EIA will be done prior to reclamation. More info regarding the timeframe, related permits/ approval for reclamation works needed (water quality and the habitat of Chinese White Dolphins must be considered)	2
Concern about the proposed reclamation in Tung Chung: environmental impact must be minimized: should use local materials - minimize pollution of transporting the materials needed, reclamation would further affect the environment (mega infrastructure project eg HKZMB) near Brothers Islands, where Chinese White Dolphins are usually found	2
C. Housing, Public-Private Housing Mix	
Tung Chung new town helps to address territorial housing issue	1
Housing development should be carefully consider if they are around tourist attractions	1
Concern about whether Tung Chung will still be a livable town for low income families	1
Suggest to reserve public housing allocation for civil servants	1
Need clarification of the proposed number of new housing as there are a number of unoccupied units (public housing) in Tung Chung	1
Proposed housing development in Tung Chung West is in close proximity to the fuel storage facilities at HKIA. Preventive measures should be considered.	1
Suggest Government to develop village housing in Tung Chung West	1
Suggest housing to be developed within the less ecologically sensitive/ proposed green belt area	1
Consider the social problems associated when adding in a large amount of public housing population in Tung Chung West	1
Suggest no further residential development in Tung Chung East	1
Suggest residential development in Tung Chung West	38

Topics/ Key comments	Frequency
Oppose to have public housing adjacent to seafront on the new reclamation area	2
Proposed housing development near the flight path would be affected by noise pollution (NEF25)	1
Proposed ratio: 7:3 public-private housing would affect the overall image of Tung Chung, public/ low income population labelling effect	2
Concern about proposed residential development in Tung Chung may worsen the current social segregation associated with the current unbalance housing mix. Government needs to suggest ways to avoid social segregation	6
Need to address the current unbalance mix of private and public housing	2
Increase the ratio of public housing to private housing (more public housing)	2
Increase the ratio of private housing to public housing (more private housing)	5
More public housing in Tung Chung West	2
Oppose to have more public housing in Tung Chung West	1
Need to balance the public-private housing mix in Tung Chung West	263
Unnecessary to balance public-private housing in Tung Chung West	135
Need to balance the public-private housing mix in Tung Chung East	259
Unnecessary to balance public and private housing in Tung Chung East	59
D. Proposed Target Population	
Suggest to consider more on the population mix but not the target population during the planning stage	6
Request for comprehensive development plan/ justifications prior to setting out target population	5
Ensure the quality of life in Tung Chung, consider transportation capacity when planning for more population	678
Proposals for population increase should be carefully considered - the area cannot support more residents and tourists at the same time	7
Agree to population increase in Tung Chung helps to alleviate the territorial housing problem	1
Agree to population increase to realize the potential of Tung Chung development	1
Skeptical / Not support increase in Tung Chung population	8
Question the need of increase the population of Tung Chung to 220,000	1
Suggest target population 200,000	1
Target population \leq 95,000	239

Topics/ Key comments	Frequency
Target population between 95,001 - 109,999	64
Target population => 110,000	103
Oppose to increase population in Tung Chung West	1
Support target population 43,000	182
Oppose target population 43,000	198
E. Specific land use issues	
Oppose/ skeptical to the development of marina/ yacht club - located at SSSI, the area could develop for residential use (M3)	784
Propose for study for the need of marina/ yacht club development (territorial wide) then reassess whether this is a need for such development in Tung Chung	1
Marina/ yacht club is unnecessary and would not benefit the local economy, needs of the local residents would not be addressed. Preference is for a larger sports ground/ water park to marina/ yacht club	3
Question on the impact of the proposed marina/ yacht club on current (proximity to Tai Ho Inlet)	2
Request for the marina/ yacht Club to be accessible to the public	1
Suggest to relocate the marina/ yacht club to Tung Chung East (further north)	2
Marina/ yacht club should be relocated near HKIA	2
Support marina/ yacht club development as it boost the image of Tung Chung. Development can attract high spender/ higher income group to reside in Tung Chung. Inclusion of clubhouse and small shops to benefit local residents	78
Consider more development near NP360	1
Develop Tai Ho (no high rise building)	2
Not to develop Tai Ho	1
Propose to relocate the population in Yat Tung Estate to Siu Ho Wan and Kei Tau Kwok/residential development in Siu Ho Wan	3
Develop Yat Tung into marina	1
More development around Yat Tung (possibly via land resumption)	2
Propose mixed development (residential, commercial, hotels, office, educational facilities) in Tung Chung West	1
Develop Shek Lau Po instead of Tung Chung West	1
Develop Nim Yuen and Nam Che	1
Prajna Dhyana Temple generally welcome the overall development proposals but with concerns	1

Topics/ Key comments	Frequency
Concern about the area around Temple is proposed for PR5 (estimated 30-40 storeys), need more info and propose to restrict height limit. Temple administration suggests to zone the area around Temple as G/IC at PR3, 5,000m2.	1
Prajna Dhyana Temple concerns about the exiting road development behind the temple.	1
Prajna Dhyana Temple proposal (FGM M4 M9) as follows - phase 2 development proposals include parking facilities, Buddhist library, lecture hall, staff quarters, organic farming facilities, TCM clinic, Guan Yin statue (on plot 1088 and 1031), elderly home (500 beds - government to provide land and subsidy for this development), development of solar power. Representatives from temple confirmed that some of the land ownership for development is under Prajna Dhyana Temple but some are not, urging government to reserve land (government to advise size of allocated land and the related infrastructure - planning to discuss with Lands Department for lands exchange) for possible future temple development. Reiterate that the temple environs should be kept as of now. Temple activities may cause nuisance to the residents of the proposed development and vice versa.	14
Need clarification of the implications of development on private land	8
Concern about the purpose of the Green Belt	1
Request not to zone area near Tung Chung Bay/ River as green area	1
Oppose to zone the existing farmland in the proposed green belt, preserve the existing farmland	3
Object to zone Shek Lau Po Village's original village boundary as land available for development in the Study	1
Object to zone Ngau Nu, Nam Che, Nim Yuen, Mok Ka and Shek Mun Kap etc. to 'green belt'	2
Concern about/ object to zone the village area to 'conservation zone' and 'green belt'/ 30m green belt buffer (as this may encroach to private properties/ limit the future development of villages/ issue on fairness on villagers/ need compensation)	5
Proposed "conservation area" and "green belt" zoning in Tung Chung West cannot reflect actual conditions in the whole area	1
Propose to develop Tung Chung West as (organic, green) park	5
Concern about agricultural zoning in Shek Lau Po would aggregate government responsibilities on the environment in Tung Chung	1

Topics/ Key comments	Frequency
F. Community Facilities Provisions	
Needs of different communities at different housing types/ schemes (public/ HOS/ private) can be very different. Need special attention to cater for different needs	1
General lack of facilities in the West. Provide more facilities in Tung Chung West (adequate facilities in Tung Chung East, facilities should be more disperse)	24
Provide more facilities in Tung Chung East	1
General lack of facilities/ traffic and transportation provisions around the rural villages. Villagers are marginalized. Need better development of the village area.	2
Provide community facilities south of Tung Chung River, Nim Yuen	2
Allocate more premises (indoor) for general community services. Better community services	3
Propose Government office/ administrative building/ customs building development at Town Centre	2
Suggest for a municipal service building with community/ town hall/ government offices/ wet market/ restaurants/ food stalls and premises for small local businesses. Concern about whether there would be a municipal service building if the population reaches 200,000.	252
Proposals have suggested for a few high-end development (marina/ yacht club, shopping malls etc.). Concern about whether such development would further increase the consumer price index of Tung Chung. Development of municipal service building allows small scale retail business which offers cheaper goods and services, this could possibly lower the living cost of the local residents	1
Provide elderly care facilities (need to tackle aging population)	51
Provide youth facilities (sitting out area, playgrounds etc.) - could possible alleviate the problem of juvenile delinquency	9
Provide more childcare/ day care centres	3
Provide more parking facilities (consider underground parking - possible shopping mall/ conference centre/ recreation facilities above parking) in general, parking provisions at the Town Centre, the proposed Town Park, and the proposed MTR West station	19
Provide theatres	1
More public toilets	1
Provide public squares	1
More parks, open space and green space	8

Topics/ Key comments	Frequency
Develop north-south linear parks	143
More country park/recreation/education facilities (e.g. observation deck, barbecue site, man-made beach, fishing park, camp site, visitor centres, walking trails)	8
Oppose to Town Park proposal as this would further separate residents in Tung Chung East and Tung Chung West	1
Enquire whether the existing hill is preserved for the proposal Town Park, more info about how to construct the Town Park	2
Support for the proposed Town Park	239
Oppose to the proposed Town Park at the hillside	1
Request covered walkways and eco-trails	549
Provide more recreational/ leisure facilities (parks/ sitting out area)	2
Provide adequate/ more sports grounds (outdoor)/ facilities such as full size rugby pitch, cricket pitch etc. Facilities should be of international standards. Consider moving the proposed sports ground from Tung Chung East to West (M12, M17)	376
Moving sportsground from Tung Chung East to the proposed metro park in Tung Chung West. Object any residential use on or right next to the metro park	683
Concern about whether the existing football pitch is Area 39 will be closed	1
Provide more public swimming pools	1
Suggest development of dog park/ swimming pool	3
Propose water sports centre in Tung Chung West/Propose to include water sports development opportunities in the plan	2
Propose for golf facilities in Tung Chung	1
Reserve Area 38 for community facilities use	1
Reserve adequate land for community facilities (elderly home, community center, cultural tourism facilities etc.)	30
Propose more retail/ office/ hotels/ business centre/ parking facilities in the area proposed for sports ground in Tung Chung East	237
Propose more retail/ office/ hotels/ business centre in Tung Chung West	75
Support the development of metro core area near MTR station	145
More shopping malls (designation of zones for shoppers) and/or catering facilities	4
Oppose to have more commercial and shopping facilities (make reference to Kwai Chung Plaza, Nam Fung Centre, Argyle Centre)	3
More small shops should be provided at Yat Tung (suggest Government to work with local community organization for small retail outlets provision)	1

Topics/ Key comments	Frequency
Suggest for a night market development at Tung Chung	1
Suggest for street market development at Tung Chung	1
Support waterfront park, promenade, dining facilities proposal	451
Link Tung Chung East and West with waterfront promenade	1
Develop waterfront promenade at Ma Wan Chung, revitalize Ma Wan Chung	2
Provide bicycle rental service in Tung Chung or near waterfront promenade, support cycle tracks along promenade	4
Suggest for the development of marina park	1
Provide/optimize cycling tracks (residents and tourists use)	246
Object to cycle tracks development	1
Provide more facilities for various religious groups (Muslim, Hinduism etc.), possibility of building a Mosque and Muslim education centre (possibly beneficial to tourism development)	4
Provide adequate medical facilities	1
Propose for a private hospital development near North Lantau Hospital	2
Location of the North Lantau Hospital should be closer to the Police Station	1
Concern about air pollution from the North Lantau Hospital	1
Provide facilities for mentally ill/ rehabilitation centre	1
General lack of education facilities, need more in Tung Chung (especially in the West). Propose for meetings with Education Bureau and school principals. Students need to go to school outside Tung Chung, local schools not up to par	4
Concern about whether more school is needed as some of the existing schools are forced to close down due of lack of student. Need to study/ consult Education Bureau	2
Oppose to primary and secondary school development	1
Development of higher education facilities. Government should invite well known tertiary education institutions to set up facilities in Tung Chung. For instance, School of Veterinary Medicine of CUHK could be invited. VCTs for skills need at HKIA/ tourism professional training could be considered. Boarding school can be part of the facilities.	59
Need more international schools (none of the school in Tung Chung use English as a teaching media (MOI), in particular primary school	88
Need tuition center for local students	1
Need school network for non-English speaking students	3
Need more facilities to take care of special needs students	2

Topics/ Key comments	Frequency
Need Buddhism school for local residents	5
Consider building a sports academy	2
Lack of street lightings and signage from Tung Chung Station to Pak Mong Village	1
Lack of street lightings and police patrol at night for the present waterfront cycling track	1
Propose to build a 5,000 sq m Arts Workshops at Fong Yuen	1
Propose to build more art workshops/ facilities	4
More social workers in Tung Chung	1
The Prajna Dhyana Temple can help to provide community services (elderly centre, cultural tourism, organic farm, renewable energy, schools, child care center). Seeking for Government/ Departments concern support	96
G. Environment	
Request for balance of conservation and development	369
Object to balance of conservation and development	24
Concern about whether there is a need to extend the conservation area in Tung Chung as 60% of the area on Lantau Island is country park	1
Support the proposed "conservation area" and "green belt" around Tung Chung Bay and Tung Chung River as the areas are of high ecologically value	58
Support land resumption (private land along Tung Chung River) for conservation as public interest. Small house development nearby may pollute the river (very low density development upstream is acceptable, no development at the estuary)	4
Reiterate the importance of the entire ecosystem of Tung Chung River would definitely affect by the development proposals	1
Concern about if Tung Chung River has been included for development for the Study	1
Request/ support for conservation buffer zone 30m (Tung Chung Bay and Tung Chung River)	569
30m conservation buffer zone may need to reconsider as it may affect village development (compensation needed for villagers needed)	1
Preserve the Tung Chung Valley/ Bay/River/ Seabed/ Mangroves/ estuary, no development is the best to preserve the area	162
Propose Mangrove areas to zone under Conservation Area	1

Topics/ Key comments	Frequency
Urge Government to address the drainage problem of the Tung Chung River (require innovative drainage measures as the river will not be able to cope with future surface runoff), restore the natural conditions of the river, restore section of the river which was once damaged by the boulders from the Hong Kong Disneyland construction dumping. Urge Government to ban dumping of construction waste from the proposed development areas into the river.	1
Suggest for embankment. Incorporations of permeable pavement/ sedimentation tanks as options to reduce flood risk of the Tung Chung River. Task Force for drainage issues required	1
Urge for park/ passive recreational uses for public use along the Tung Chung River	1
Enquire if the history of Tung Chung River is available	1
Appreciate the mitigation measures are proposed along the Tung Chung River	1
Request to have more measures for environmental optimization, air and noise mitigation measures	2
Concern about preventive measures against landslides may come into conflict with conservation measures	1
Urge for early implementation of environmental conservation policies in Tung Chung	1
Concern about the overall environmental impacts of the Tung Chung development, should reserve and have more green area	6
Concern about existing and future air quality in Tung Chung East (caused by infrastructure projects such as HKIA, HKZMB, reclamation etc.)	13
Concern about air quality in Tung Chung West (caused by the proposed development)	76
Suggest Government to study the water quality of Wong Lung Hang in the future	1
Concern about the environmental cumulative effects on dolphins/set up conservation zone for Chinese White Dolphins (pollution from China is the possible cause of death of dolphins). Dolphins habitat should be protected	14

Enquire if acoustic monitoring devices are used to detect nocturnal activities of Chinese White Dolphins. Such information would be beneficial and ensure comprehensive data available for the Study. Concerns that AFCD data for the dolphins is incomprehensive.	1
Concern about/ need to preserve the navigation channels at Tung Chung East and West	2
Preserve/optimize/extend the existing hiking trails/ green area	15
Preserve Fung Shui woods in Tung Chung West	2

Topics/ Key comments	Frequency
Concern about the public may not put environment as the priority concern - this depends on how Government presents the environmental issues to the public	1
Propose conservation fund for Tung Chun West	1
Develop renewable energy	1
Preserve Siu Ho Wan, object to any development	2
H. Cultural Heritage	
Preserve Tung Chung cultural heritage eg Temples, Fort, Battery, village environs (also beneficial to tourism development, need better connections between these sites)	107
Concern about how Hau Wong Temple would be preserved, concern on the development of waterfront promenade and community facilities around the temple. Suggest not to affect the size of the existing open space as regular traditional ceremonies/ cultural activities (eg Chinese Opera would take place there)	2
Revitalize Tung Chung Fort and use the open air for performance/ training venue	1
Support to integrate cultural heritage to the nearby open space	352
Object to integrate cultural heritage to the nearby open space	36
Object to preservation of the Old Tung Chung Pier	1
Preserve/ revitalize fishing village (Ma Wan Chung), as a part of cultural heritage	2
Enhance maritime character of the Ma Wan Chung/ Revitalize Ma Wan Chung	284
Object to enhance maritime character of the Man Wan Chung	104
Respect indigenous villagers' rights - keeping a 300ft zone outside the village boundary	1
Preserve local village culture (should relocation is needed suggest the Government to reserve land for such purpose)	1
Conserve Tai Ho Bay/ Turn Tai Ho Bay into an ecology, cultural and heritage park. Develop eco education at Tai Ho	4
Seven public piers from Siu Ho Wan to Tai Ho should be revitalized	2
I. Tourism development	
Need comprehensive tourism plan for Tung Chung and Lantau. Tung Chung has great tourism development potential	273
Develop Tung Chung for tourism and for the MICE market- close proximity to HKIA and HKZMB, rich cultural heritage in Tung Chung helps to develop the area as a tourist destination. Possible to develop more attractions in the area.	23

More facilities (possibly incentives for operators) should be provided for tourism development such as parking, hotel accommodations (medium price range), shopping malls (also that for small business development - kiosks/ souvenir shops), medium-sized exhibition centres, transportation linkages, theme park (Universal Studio), "Desire" avenue, waterfront resort, great park, outlets	153
Object to have more tourism facilities/develop tourism in Tung Chung	2
Revitalize the fishing village at Ma Wan Chung in Tung Chung West as it has high tourism development potential. Ma Wan Chung as a tourist attraction should be package with other attractions (Big Buddha, Tung Chung Battery, Disneyland etc) in Lantau.	5
Revitalize the existing piers as tourism attractions	1
Develop cycle tracks (also that for mountain bikes)/ parks - as tourism attraction	3
Develop ecotourism in Tung Chung/ Tung Chung River - suggest to develop some rural housing as guesthouses	93
Develop rural tourism - village (eg Wong Nai Uk) as tourism attractions	2
Develop water sports park/ large scale sport facilities to attract more tourists	6
Develop land/sea sightseeing transport e.g. amphibious vehicles, sea-planes	1
Develop single track light rail to connect all tourist spots	1
Need better training for tourism professionals	1
J. Traffic and Transportation	
Improve Tung Chung traffic and transportation in general as this boosts the economic development and attract more visitors. Synergy could be created if different parts of Tung Chung could be connected	3
Poor connectivity between the east, west and the centre of Tung Chung, also that for the village areas. High fares, insufficient bus services. Linkages to the airport / city (also that to Mainland) are not sufficient. Tung Chung residents bare high transportation costs. Existing capacity should be analyze and need comprehensive improvement (MTR, bus/minibus/any other form of transportation), need info for the improvement proposals and timeframe for completion.	701
Unnecessary to improve connectivity with Tung Chung East and other parts of Hong Kong	17
Question on whether the current capacity of the transportation network (e.g. Yu Tung Road) can handle the possible increase of traffic brought by HKZMB, HKIA, proposed population, more tourists. Need more study	23
"Consider implementation of electrification of the transportation system, green-road infrastructure"	2

Suggest multi transportation modes for Tung Chung - suggest for ferry/ water taxis services between Tung Chung and other areas (eg Discovery Bay Tai O, and other outlying islands), suggest to provide railway transport to Tuen Mun, Yuen Long and Tin Shui Wai, enhance the transportation linkage from Tung Chung to HKIA, e.g. extension of MTR Tung Chung line to the HKIA, shuttle bus/ shuttle train services	9
Suggest to provide light rail/electronic monorail (proposed in 2000)	4
Suggest for electronic bus provisions in Tung Chung	1
Suggest for free shutter bus instead of MTR station for Tung Chung residents	1
Possible transportation hub/ terminal development at the current temporary bus stop/ Yat Tung Road Garden, Tung Chung Community Garden	1
Suggest for underground tunnel to connect Tung Chung East and West	1
Need standard road from/ to Ma Wan Chung and from Yu Tung Road to north Shek Mun Kap. No road is currently connecting San Tau and Tung Chung	1
Propose to increase the frequency of MTR trains (possible to increase to the train intervals for every 4-5minutes). Others question on whether increase of train frequency is possible as Tung Chung line and the Airport Express share the same track (propose to double tracks). Doubt on the current train frequency can support the proposed population growth	7
Avoid further MTR development as it affects operation of other modes of transport/ Monopoly of MTR	1
Yat Tung Estate urgently need better connection to the town centre	2
Suggest bus station in Yat Tung Estate to be included in all bus routes	1
Oppose to Tung Chung West station	6
Support development of Tung Chung West station, request info on the completion date. Develop a system of travelators. Enquire any development on top of the Station. Station can be possibly built underground to allow more development space above station	375
Concern about whether the proposed Tung Chung West Station location is accessible to the Yat Tung residents/ also to the residents at the proposed residential development (PR5) next to Shek Mun Gap/ benefits to villages	5
Support development of Tung Chung East station, need info on completion date	297
Oppose to Tung Chung East station	2
Add an MTR station at the Caribbean Coast/link the new Tung Chung East MTR station with the Caribbean Coast	6
Support transport oriented development	237
Object to transport oriented development	69
Concern about safety of cycling in Tung Chung	1
Develop more and better the design for bike parking facilities	1

Add signage for bikes on the existing roads	1
Provide self-help bike rental services	3
Concern about / urge for a comprehensive cycling plan for the north coast of Lantau from Sunny Bay to Tung Chung West/ Cycling track to link up the waterfront. The plan should also consider small retail outlets along the route.	359
Provide a 1.5 m wide cycle lane on the carriage way of every major road	14
Suggest cycle track to connect Tai Ho and Tung Chung	1
Suggest cycle track to connect Yat Tung and San Tau village (possibly with rest stops and allow for small business development, also help develop tourism)	1
Suggest to abolish the toll fee for the Lantau Link	3
Enquire any direct link from Lantau Link to Tung Chung	1
Contingency plan (if accidents) needed as North Lantau Link/ Highway is the only major road connecting other parts of Hong Kong	1
Retrofit noise barriers along main roads	6
Request for discussing the relocation of GFS port with the helicopter service industry	1
Propose to include electronic vehicle charging station	1
Propose to have transportation subsidies to cover all transportation modes	1
Additional transit station at Siu Ho Wan	1
K. Job Opportunities and the Local Economy	
General lack of job opportunities for Tung Chung residents (esp. low income group - low average wage, many women from Tung Chung work as domestic helpers to subsidy household income)	241
There should be 30,000 local employment created for different skills set for the proposed 110,000 population in Tung Chung. However, increase of population does not necessary bring in more job opportunities	1
Support more economy development to create more job and business opportunities	1
Jobs opportunities (especially for the younger generation) must match the skills set of Tung Chung residents for local employment	8
Question on local employment opportunities are really preferred, need comprehensive study	1
Question proposed development (tourism and leisure, cross border activities) would benefit local economy	2
Encourage more street level shops development/ small scale retail outlets instead of shopping malls - more local employment	11

can be achieved	
More community facilities can be possibly a way to encourage local employment	1
Develop underground shopping areas	1
Avoid monopoly (The Link shopping malls/ markets). No MTR Malls	8
Develop shopping/ tourism facilities near HKIA	1
More commercial areas/ office space to create job opportunities for Tung Chung residents (local employment possibly alleviate the traffic and transportation issues)	5
Develop high value added industries or relocate factories to Tung Chung to boost employment	4
Propose to encourage environmental related industries in Tung Chung	1
Propose to develop medical/ pharmaceutical related industries in Tung Chung	1
Propose to encourage local fish farming industry	1
Provide opportunities for the youth training/ entrepreneurship	1
L. Urban Design/ Urban Form	
Avoid "wall" effect building blocks development (possibly created by PR 5 development), avoid wind tunnels, reserve view corridors, also need building height limit	935
Support 'wall' effect building	1
Support "stepped" height profile	227
Object "stepped" height profile	156
Support view corridors in Tung Chung East	286
Object view corridors in Tung Chung East	109
Support view corridors in Tung Chung West	330
Object view corridors in Tung Chung West	52
Support for residential setback to avoid road traffic noise and for air quality consideration	207
Object to residential setback to avoid road traffic noise and for air quality consideration	79
Separate private and public housing, shopping malls, GIC land use, commercial buildings, village housing and temple to different zoning	1
Request not to further develop near private housing area (maintain sea view)	2
Introduce traffic calming under a "30km/h zone" and pedestrianized streets	1

M. General Comments/ Others	
Support overall development in Tung Chung	1
Oppose to further/ any development in Tung Chung, development capacity reaches the threshold, oppose to have any further development	20
Demand for comprehensive and sustainable planning and development	8
Better integration of Tung Chung East and West, development considerations should not separate into East and West, possibly create more issues on social segregation	2
Tackle current problems (lack of facilities, poor transportation network, lack of job opportunities , youth problems etc) prior to proposing new development	262
Provide adequate infrastructure and facilities for further development - to serve as a "Bridgehead Economy"	5
Reconfirm Tung Chung development position (in Hong Kong and in Asia/ China) prior to planning, clearer goals of development - possible to cater for more population and more tourists	4
Develop Tung Chung to enhance Hong Kong competitiveness	1
Develop Tung Chung to a green-city/sustainable city	6
Keep Tung Chung as a residential area	1
Tap in the benefits bring forward by the mega projects around Tung Chung, eg development should be compatible to and satisfy the future needs of HKIA	3
Take into account the needs of non-Chinese population in Tung Chung during the planning process to achieve a harmonious society, a new town with international flare	4
Consider underground/ cave development in Tung Chung	1
Urge for early implementation of development projects	1
Support - Develop Tung Chung to a livable town (Theme 1)	204
Support - Enhance Tung Chung economic vibrancy (Theme 2) - need to know more detail	156
Develop Tung Chung to a livable town and enhance the economic vibrancy (Theme 1 and 2)	21
Do not support neither Theme 1 nor Theme 2 for Tung Chung East	3
Need clarification of the exact location of HKZMB	1
Concern about HKZMB may affect the view of Tung Chung West	1
Concern about possible pollution of HKZMB	1
Suggest for a new form of community (no public/ private housing development, only served with bus services and bikes)	1

Question on the time frame/ data consolidation methodology/ data accuracy/ comprehensiveness of the data and survey of the Study	1
Question of the fairness of the consultation process, request for better plans and graphical illustrations (better with animations for the key development areas) and more channels for residents to express their views	8
Suggest to add a "neutral" option in the questionnaire	1
Suggest to extend the Study Area to North Lantau, Tai Ho Wan, Siu Ho Wan, Sha Lo wan and Hau Hok Wan	745
Request dates/ program for next stage of the Study	1
Request for explanation of why PE1 proposals were not accepted	1
Request for response on submissions 0118, 1380 and 1370 at PE1 Stage	1
Request for immediately proceed with the gazettal of a "Development Permission Area" (DPA) plan	4
Propose land exchange with land owners at Tai Ho Valley for conservation & development	1
Provide incentives/ Government assistance (e.g. subsidies) for villagers in Tung Chung Valley and Ma Wan Chung to repair their houses and improve villagers living conditions	2
Allow land owners to participate in new town development through land exchange	45
Oppose land resumption by government for private property development	23
Suggest government to resume the land before any private development	2
Urge for processing small house applications and request for meeting with Shek Lau Po Village representatives	1
Enquire whether lots DD1 126, 2554, 2547, 2541, 87 and DD2 89,90, 91 are within the Study area	1
Request for meeting with cyclists, Hong Kong Water Sports Council, fishermen, marine industry and leisure marine users	11
Urge for actual environmental baseline situation should be accurately presented in the Project Profile. Need revisions of Project Profile prior to submissions (Green Groups meeting requests prior to submission)	1
Request for frequent dialogue with the Green Groups during the planning and design stage. Government should have better communication with other departments	1
HKFTU suggest for meeting and site visit with the Green Groups	1