

2 Summary of Public Views

2.1 Public Engagement Submission Categories

All views collected during PE2 are logged and are crucial for the formulation of the draft RODP for the next stage.

All submissions received are grouped under the following categories: individual submissions, group submissions, opinion forms (questionnaires) and others (standard submissions/signature campaigns/resident questionnaire campaign).

A list of all submissions is tabled under **Appendix C**.

2.1.1 Individual Submissions

Submissions made under an individual capacity rather than as an agent of any organisation or campaign are categorised as individual submissions. Among the 2,185 written submissions, 1,397 submissions are under individual capacity. Submissions signed under individual name but with identical contents are categorised as standard submissions and are detailed in Section 2.1.3.

Comments received from the individual submissions were diverse and covered a wide range of issues. Notably, a considerable number of submissions by followers of the Prajna Dhyana Temple were related to the objection to the proposed development plot ratio near Shek Mun Kap and the Prajna Dhyana Temple and they suggested for a lower development density in the area. Many submissions expressing concerns on the proposed reclamation in Tung Chung West were also recorded. Extensive comments on serious lacking of community facilities were also widely received.

On environmental aspects, there were many opinions on the preservation of Tung Chung River and Tung Chung Bay. Comments urging for preservation of the local cultural heritage such as Hau Wong Temple, Tung Chung Fort, Tung Chung Battery and the local village environs were widely received.

Urging for tourism development was another key issue in the individual submissions received. Public opinions agreed that Tung Chung had great potential in developing tourism and the meeting, incentives, conferencing and exhibitions market (MICE market). More commercial facilities such as hotels, commercial premises and shopping malls were recommended to facilitate tourism and MICE market development.

2.1.2 Group/Organisation Submissions

39 stakeholder groups from the local communities and concerned organisations have also submitted comments or proposals during PE2. A total of 48 proposals were received.

A full list of group submissions is tabled in **Appendix D**.

Submissions from Environmental Concerned Groups

(1) Submissions from Green Sense

Green Sense expressed the need for the protection of Chinese White Dolphins and that reclamation should not be carried out as the works could affect the dolphin's natural habitat. The group pointed out that there were already reclamation works in progress in the vicinity and should more works be carried out, there would be severe cumulative effects on the marine life and their habitats.

Green Sense also reiterated their opposition to reclamation and pointed out that Tung Chung development was not imminent. They indicated that Tung Chung lacked good connectivity, community facilities and job opportunities. So, there should not be a further growth of population in the new town. Moreover, Green Sense believed that reclamation would affect sea currents and would lead to negative effects on the marine life. They suggested that new development should only be proposed after the existing problems were tackled.

In their submissions, Green Sense also identified potential impacts on the environment and the marine habitat caused by the proposed reclamation. The Green Sense pointed out that the waste to be used for reclamation would be construction waste and was harmful to the environment. They also stressed that the proposed residential land use would bring disturbance to religious organisations.

(2) Submission from 生態回歸

The submission from 生態回歸 suggested a few principles for the development and future extension of TCNT, namely protection of ecologically important sites such as the estuary of Tung Chung River, preservation of local heritage and promotion of eco and cultural tourism etc.

(3) Submission from Greeners Action

Greeners Action opined that the development of Tung Chung should be considered comprehensively together with other development projects on Lantau, such as those in Siu Ho Wan, Sunny Bay and Tsing Yi to gain a better understanding on their cumulative effects on the ecology of the area. Greeners Action pointed out that the Government should consider the effects of development on the local culture of Tung Chung, the habitat of Chinese White Dolphins and the health of Tung Chung residents. They also recommended the Government to study the capacity of the transportation network and to consult the public on long-term population policies to analyse the demand for development space needed for future housing developments.

(4) Submission from The Conservancy Association

The Conservancy Association appreciated that the Study would not plan to channelise Tung Chung River and would implement the 30m buffer zone on both sides of the river. For Tung Chung Bay, they were concerned that reclamation would affect the marine biodiversity, including mangroves, horseshoe crab and other ecology. The Association reiterated that since there were green areas with high Fung Shui value and healthy old trees in Tung Chung Valley, they suggested rezoning the area to Green Belt or Conservation Area. The Association also pointed out that there were different development projects around TCE and they should be taken into consideration in the Study. The Association requested for a comprehensive assessment on the impacts on the marine habitat by all projects nearby.

(5) Submission from Association of Geoconservation

A submission from the Association of Geoconservation was received regarding natural landform, shoreline of the north of Tung Chung headland, urban planning and the road system and structure. They supported the Conservation Area and Green Belt zonings around Tung Chung Bay and Tung Chung River to avoid impacts on the habitats of high ecological value. They strongly objected to reclamation proposals and demanded to conserve the natural shoreline by careful planning and to preserve the integrity of the natural landscape character.

(6) Submission from Green Power

Concerns on the environmental impacts of development on Tung Chung River and Tung Chung Bay were expressed in Green Power's submission. Green Power's position on preservation of Tung Chung River and Tung Chung Bay were stated and sustainable land uses for Tung Chung River and Tung Chung Bay were suggested. Green Power recommended that DPA plan should be prepared for sustainable planning for Tung Chung River and Tung Chung Valley and Green Power's Odonata (carnivorous insects) Survey in Tung Chung River and Tung Chung Valley in 2012 was attached in the submission.

(7) Submission from Kadoorie Farm and Botanical Garden (KFBG) Corporation

KFBG expressed their appreciation to the Study for identifying and preserving important ecological assets of the area. Their submissions pointed out that the proposed conservation zones, as shown in the PE Digest, did not seem to be a very accurate figure to reflect the actual situation of some areas. KFBG also requested for a more precise and workable proposal to solve the potential conflict between the proposed Green Belt and the Village zones as the proposed Green Belt zone overlapped with the existing village area. They also advocated for protection of important habitats identified by KFBG as areas of Fung Shui Woodlands in Tung Chung West. They also suggested that the channelised Tung Chung stream, which served as a migration corridor for important aquatic species, should be included in the Conservation Area.

(8) Submission from Joint Green Groups

A submission from seven joint Green Groups, i.e. Designing Hong Kong Limited, Eco-Education & Resources Centre, Green Lantau Association, Green Power, Hong Kong Bird Watching Society, The Conservancy Association and WWF-Hong Kong was received. They expressed concerns on the conservation of Tung Chung River and Tung Chung Valley and the need to enhance the ecological value and the functionality of the area. They were also concerned that the proposed residential development would affect the natural landscape, hydrology and ecology of Tung Chung River and threaten the wildlife habitats. They demanded the Government to carry out wise and sustainable planning to protect and conserve the natural resources in Tung Chung River and Tung Chung Valley for compatible community use and enjoyment to enhance the tourism appeal of Tung Chung.

Submissions from Private Sector

(9) Submission from Asia World-Expo Management Limited

The Asia World-Expo Management Limited expressed that the new town extension should not be dominated by housing development but should focus on commercial and tourism growth. The company pointed out that as many Tung Chung residents were unemployed, more commercial facilities including retail premises should be built so that more job opportunities could be created. The company also urged for more tourism related facilities development, for instance hotels, and to enhance the connectivity of Tung Chung, so as to cope with the future HKZMB and the exhibition visitors in the area.

(10) Submissions from Crown Surplus Limited

Crown Surplus Limited made two submissions to express their intention to develop two sites for religious and tourism purposes with an organic farm and a memorial hall. The group opposed the proposed land uses as they were incompatible with their development intentions. They also objected to the proposed Green Belt, Conservation Area and Agriculture zone of the two sites.

(11) Submission from Coral Ching Limited

Coral Ching Limited criticised that reclamation would be an irreversible act and would affect the ecologically sensitive areas in Tung Chung West. They opined that reclamation should be kept to the minimum to achieve the planning objectives. They urged the Government to identify all other available sites with development potential before making any reclamation proposals. They suggested making better use of the fallow agricultural land in Tung Chung West and increasing plot ratio rather than reclaiming land to alleviate the housing problem and meet the imminent housing demand. If reclamation was to be considered, it would be essential to include a well-planned pedestrian network and transportation system. They supported the increase of land and housing supply to address the territorial needs with a balanced housing mix. They believed that the development potential of Tung Chung Valley had not been fully realised. The company preferred Theme 1 to Theme 2 for Tung Chung East as they considered that the planned commercial area would be far more than required. They also expressed concerns on the necessity and scale of the proposed 100m breezeway/view corridors. The company also proposed to extend the Study Area boundary.

(12) Submission from Cathay Pacific Airways Limited

Cathay Pacific Airways Limited supported the visions of the Study such as addressing the housing needs, improving Tung Chung connectivity, providing adequate facilities and open space, promoting economic development, adopting sustainable urban design and preserving heritage and ecology. They stressed the need of including sustainability considerations in the design and construction of TCNT. They recommended the Study to consider cumulative impacts from the surrounding developments and to take them into consideration during the planning process. They stressed the importance of matching the job opportunities and the skill sets for the future workforce. Adequate transportation facilities would be required.

(13) Submission from Nam Fung Development Limited

Nam Fung Development Limited submitted a proposal to share their visions on how Tung Chung East should be developed. The theme of their proposal was “Gateway City” of which major uses were commercial and residential with a target population at 90,000. A SWOT Analysis on Tung Chung was also included

in the submission with supplementary illustrations. Nam Fung Development Limited indicated that by carefully designing the development plan of Tung Chung, balance could be restored in the provision of community facilities and job opportunities in the new town.

(14) Submission from Urban Design & Planning Consultants Limited

Their submission expressed concerns on the balance of both private and public housing, also stressing the need to build more community facilities in Tung Chung West for Yat Tung Estate residents. They also believed that by creating an extensive waterfront area consisting of the existing coastline and new promenades, an opportunity for land-marine interface would be provided, which would accommodate different activities such as water sports and water transport.

(15) Submission from Sun Hung Kai Properties, Swire Properties and Hong Kong Land

The group supported Theme 1 - Liveable Town, as there were more residential development and other community facilities for Tung Chung residents. They also supported the conservation of Tung Chung Bay to preserve the ecologically sensitive environment. Their submission also expressed concerns on the development of Tai Ho Bay since the area was a site of high ecological value and had a long history of human occupation. The Government should take the utmost care in protecting Tai Ho Bay from any development.

(16) Submission from Forestside Limited

The submission from Forestside Limited made comments on Tung Chung West. Development of ecotourism in Tung Chung Valley was suggested and the proposal of constructing the Tung Chung West Railway Station was supported.

(17) Submission from Heliservices (HK) Ltd

Heliservices (HK) Ltd supported the proposal of relocating the helicopter base of the Government Flying Services (GFS) from the current location near the Hong Kong International Airport. They proposed engaging locally based Air Operator's Certificate (AOC) helicopter service companies to work with the Government to identify an optimal co-located site that allowed both public and private helicopter services to operate.

Submissions from Professional Bodies

(18) Submission from the Civil Engineering Committee of the Hong Kong Construction Association Limited

Two key comments were mentioned by the Civil Engineering Committee of the Hong Kong Construction Association Limited via Opinion Form. Firstly, they believed that Tung Chung should be developed as a new tourism and MICE market hub integrating the HKZMB and HKIA with retail and commercial facilities. Such development could bring enormous economic benefits and create ample opportunities for the district and Hong Kong. Secondly, the group requested the Government to "consider implementation of electrification of the transportation system and green-road infrastructures" to connect to the tourist

facilities, so as to develop Tung Chung into a green city for sustainable living and transportation.

(19) Submission from Hong Kong Professionals and Senior Executives Association

Hong Kong Professionals and Senior Executives Association requested for a Lantau Development Committee to enhance the communication between the Government and the Lantau residents. They believed that Tung Chung should be developed into a business centre due to its locational advantage. They opined that transportation linkages between Tung Chung and other places in Hong Kong should be enhanced in order to boost tourism development. A tertiary education centre should be built in Tung Chung to provide adequate training for Tung Chung residences to alleviate the unemployment problem.

(20) Submission from Business and Professional Federation of Hong Kong

A proposal from Business and Professional Federation of Hong Kong was received and three key issues were identified. They appreciated all the efforts to protect Tung Chung River and Tung Chung Valley and hoped that the Government could proceed with a 'Development Permission Area' plan to freeze development in the valley area. They also pointed out that engineering expertise and professional knowledge should be employed to make sure that the impact of pollution caused by the proposed development would be taken into consideration. In addition, existing population should be taken into account in the new town extension proposals. They supported the marina/yacht club development.

Submissions from Community Groups in Tung Chung

(21) Submission from Buddhist Navigation Vihara

The Buddhist Navigation Vihara proposed to zone the Prajna Dhyana Temple as Government, Institution or Community (G/IC) in the RODP. They hoped that the Government could help to retain the open view from the temple with no or less development nearby.

(22) Submission from 般若禪寺建寺委員會, Buddhist Navigation Vihara and Prajna Dhyana Temple

The three organisations co-signed a submission regarding the development of Tung Chung West and the development proposal of Prajna Dhyana Temple. The submission proposed to develop Tung Chung West into a new recreational tourist spot under a theme with Buddhism characteristics. They proposed to zone 5,000m² of land including the existing Prajna Dhyana Temple and its peripheral area to G/IC use.

(23) Submission from 石榴埔村公所

石榴埔村公所 expressed opposition to the zoning of the village area for remaining development of Tung Chung and invited the Government to hold meetings with the Tung Chung Rural Committee to discuss the issue further.

(24) Submission from 東涌社區發展陣線

The group suggested that should public housing be developed, the development should be well planned with adequate community facilities. They opined that Yat Tung Estate in Tung Chung West was suffering from an overall lacking of community facilities especially for the young, the elderly and the minority groups. A mismatch of the current job opportunities and the skill sets of the local work force was also noted and the group was concerned that a further population increase would worsen the current situation. The group also suggested that better connectivity was needed and reiterated that sole reliance on rail development would not be adequate.

(25) Submission from 香港離島各界協會

The submission from 香港離島各界協會 supported both development themes for Tung Chung East. They supported to improve the living standard of Tung Chung residents. They hoped that transportation linkages could be enhanced and they supported the development of the new railway station in Tung Chung West. They stressed the need to have tertiary education facilities, school for special needs students and more community facilities. They objected to reclamation, supported preservation of the natural habitats and urged the Government to develop on existing land as priority.

(26) Submission from 昇平村保育關注組

昇平村保育關注組 pointed out that the proposed population increase was too high as existing resources in Tung Chung was insufficient. The group was concerned on whether community facilities would be provided in locations that could be easily accessed by all Tung Chung residents. They opposed the development of marina/yacht club. The group also indicated that reclamation should not be allowed so as to preserve the natural habitat in Tung Chung West and Tung Chung River and Tung Chung Valley could be preserved.

(27) Submission from the Island Youth Association

The Island Youth Association opined that the Study should consider the development of Tung Chung in a broader sense instead of focusing narrowly on the Study Area. They observed that transportation would be the key factor in developing Tung Chung. They suggested making use of the seven existing piers and to develop a monorail system to improve the connectivity between Tung Chung and other parts of Hong Kong and to alleviate pressure on the road traffic and railway. They believed that Lantau had high potential to be further developed and cooperation was required among different government departments, the public and private stakeholders.

(28) Submission from 離島區家長教師會聯會

離島區家長教師會聯會 supported the Study and believed that it could improve the living standard of Tung Chung residents. In order to improve the transportation linkages, they supported the development of Tung Chung West Railway Station. The Government should also build more community facilities in Tung Chung West. They however had reservations on the proposed reclamation, especially around Tung Chung Bay, and hoped to utilise existing developable land first. They also opined that there was no imminent need for more educational facilities in Tung Chung.

(29) Submission from 離島婦聯

離島婦聯 expressed their support to Theme 2 – Economic Vibrancy for Tung Chung East since they believed that it could boost tourism development in Tung Chung. They opined that a balance between private housing and public housing should be taken into consideration and more community facilities should be built in Tung Chung. They considered that transportation linkages from Tung Chung to other places in Hong Kong should be improved.

(30) Submission from 金巴崙長老會牧民堂

金巴崙長老會牧民堂 expressed their concerns on the serious unemployment rate that Tung Chung residents were facing. They suggested that value-added industries should be moved to Tung Chung to provide more job opportunities. They also recommended that more community facilities should be provided to Tung Chung residents and more child care centres and youth centres should be provided to cope with the increasing demand. The Government should develop a comprehensive plan with a mix of public housing and private housing.

Submissions from Concern Groups

(31) Submission from Lantau Development Alliance

Lantau Development Alliance submitted three planning and policy proposals on transportation, local economy and tourism. On transportation, they provided various suggestions to improve the public transportation connectivity and suggested different phases of implementation. As for local economy, they pointed out that planning policies should be made basing on the locational advantages of Tung Chung to cater for future major infrastructure development. They opined that tourism should be another focus in the Study as Tung Chung had the potential to hold business exhibitions and to develop leisure tours such as eco-tourism and concert tours.

(32) Submission from Designing Hong Kong Limited

Designing Hong Kong Limited expressed their appreciation for the efforts made to protect Tung Chung River and Tung Chung Valley in the Study. They urged the Government to immediately proceed with the gazettal of a DPA Plan freezing development in the area until more detailed outline zoning plan was available. Designing Hong Kong Limited opined that it would be difficult to protect an area from unlawful development and destruction if the area was not covered under DPA. They stated that the increased population and economic activity in the extended new town would increase the economic incentives for unlawful and destructive uses in Tung Chung Valley.

(33) Submission from 關注東涌發展大聯盟

關注東涌發展大聯盟 urged for the development of the remaining land in Tung Chung as soon as possible. The group also suggested that Tung Chung should be developed under a holistic approach rather than isolating the planning of Tung Chung East and Tung Chung West. The group suggested to develop Tung Chung West under the themes of promoting cultural conservation and improving the community facilities for local villagers. A designated area in Tung Chung town centre should be developed for a public transport terminus and coach parking area. The group also proposed to combine Themes 1 and 2 for the development of Tung Chung East and harness the benefits of the bridgehead economy. Improvement of both internal and external transport networks was also a key concern of the group.

Submissions from Sports Organisations

(34) Submission from Tung Chung Rugby Club

The Tung Chung Rugby Club expressed their wish to have a full size artificial rugby pitch to be shared with other sports activities in Tung Chung. The Club also requested for a clubhouse development where food and beverage could be served.

(35) Submission from Hong Kong Water Sports Council

Masterplan Limited made a submission on behalf of the Hong Kong Water Sports Council on the relationship of the land and the water in Tung Chung. They opined that the proposed waterfront promenade would be a barrier to the water and would not facilitate access to the water from the new town. They also expressed reservation on the proposed marina in Tung Chung East and found it confusing. The council believed that the waterfront should be designed as a place of interaction between land and water. Recreational areas including beaches and water sports venues should be incorporated into the development proposal at the early stage. The council also supported Theme 1: Liveable Town in the development of Tung Chung East but stressed that more public space along the waterfront should be provided.

(36) Submission from Tritons Triathlon Club

Tritons Triathlon Club submitted a proposal on behalf of the athletes (cyclists, triathletes, runners) to better utilise the area around Tung Chung for sports training and recreation. They expressed the need to have comprehensive bike routes for training and for general commuting. They believed that this proposal could lessen the reliance on motor vehicles on busy and polluted routes.

Submissions from Political Parties

(37) Submission from Civic Party

Civic Party opposed reclamation, especially near Tung Chung Bay and Tai Ho Bay, in order to protect natural habitats. They also opined that the Government should first develop on the existing land. The existing problems in Tung Chung, such as pollution and lack of connectivity, should be tackled before further development in Tung Chung was proceeded.

Submissions from Statutory Bodies

(38) Submission from Tung Chung Rural Committee (TCRC)

TCRC opposed zoning village areas as Green Belt and instead, recommended that the area should be zoned for Residential, Agriculture, G/IC and Recreation uses. TCRC was against reclamation near Ma Wan Chung village as this would affect the livelihood of the fishermen who live there. TCRC considered that housing development on the reclaimed land would result in wall effect development. TCRC also demanded for a well-planned transportation system for better connectivity between the villages.

(39) Submission from the Airport Authority Hong Kong (AAHK)

AAHK expressed that Theme 2 – Economic Vibrancy would be a more balanced development approach compared with Theme 1. Theme 2 could facilitate the development of a Bridgehead Economic Zone in Tung Chung. AAHK also proposed the Government to investigate the preliminary engineering feasibility of a spur line allowing an airport shuttle train service to be run between Tung Chung East Railway Station and Hong Kong International Airport Station via the existing Airport Express Line.

2.1.3 Other Submissions

Three standard submissions, three signature campaigns and one resident questionnaire survey were received during PE2. A list of submissions under this category is tabled in **Appendix E**.

(1) Standard Submissions

(a) A standard submission mobilised by 反對香港「被規劃」行動組、東涌填海關注組 and 「東涌陸沉！反對政府硬塞十萬人口及大型跨境基建破壞自然環境生活！」 was received during PE2. 577 numbers of this standard submission were received and the details of the submission are summarised as follows:

- request to expand the population only if the quality of the current service of the transportation system could be maintained; object to any development proposal that may overload the overall Tung Chung transportation system;
- to include other parts of Lantau such as Sunny Bay, Tai Ho and Siu Ho Wan into the Study Area and to develop the existing available land in the above mentioned areas; object to unnecessary reclamation and development of village areas;
- avoid building development that would create “wall effect”;
- object to private housing development near the Tung Chung Town Park; and
- object to marina development in Tung Chung East as it may only benefit the affluent minority.

(b) 84 standard submissions that were all individually signed under an identical format were received with the following comments mainly related to environmental protection:

- the proposed target population is too high; population expansion should be carefully considered and it is only feasible with the provision of adequate transport facilities and infrastructure;
- to reduce the extent of reclamation in Tung Chung East;
- object to private housing development near Tung Chung Town Park; and

- object to marina development in Tung Chung East; and
 - to preserve the entire Tung Chung Valley and oppose reclamation in Ma Wan Chung.
- (c) The last set of standard submission comprises 79 submissions urging for better development of Tung Chung West. Salient points are summarised as follows:
- the general lacking of development in TCNT had created many social and economic problems in Yat Tung Estate;
 - development density of Tung Chung should be increased especially within the 500m zone of the proposed railway station; and
 - development of low-density housing, tourists centres, elderly home and educational facilities were proposed while preserving the existing villages, Tung Chung River, historical monuments, temples and buffer zone for environmentally sensitive areas.

(2) Signature Campaigns

Three signature campaigns submitted by the temple-goers of the Prajna Dhyana Temple were noted. These campaigns sought to secure lower development density in the vicinity of the temple environs. The first campaign collected 116 signatures, the second campaign collected 3,973 signatures, whereas the third campaign collected 50 signatures. Their comments are summarised as follows:

- noise from the temple activities would be a nuisance to the future residents around the temple and would create potential conflicts in the neighbourhood;
- open view from the temple might be blocked by the Tung Chung extension development;
- worsening of air pollution due to proposed Tung Chung extension development in the area; and
- the Temple was planning plans to provide community services such as elderly care and to promote organic farming.

(3) Resident Questionnaire Campaign

A submission with 383 questionnaires from the Owner's Sub-Committee of Tung Chung Crescent was received. The Committee had conducted a questionnaire survey on the development of Tung Chung with the residents. Questions on reclamation, land uses, distribution and types of facilities had been asked. The submission covers letter from the Committee highlighting that a considerable number of the respondents were against the proposed 14 ha reclamation in Tung Chung West as they were concerned about the possible damage to the natural scenery and ecology of the area. They were also concerned that the existing transportation and community facilities would not be able to accommodate the proposed increase in population. A majority of the respondents also agreed that tourism would be a possible direction of development in the area.

2.1.4 Opinion Form

An Opinion Form was designed to solicit the opinions of the general public on the overall development proposals of the Study. A total of 428 opinion forms were received.

There were seven questions in the Opinion Form. The first four questions are on the development of Tung Chung East, followed by two on Tung Chung West and the last one is for other comments. A sample Opinion Form is provided in **Appendix F**.

Preference on the two proposed land use options in Tung Chung East

When being asked about the preference on the two themes of the proposed initial land use options of Tung Chung East, 189 respondents chose Theme 1: Livable Town while 134 respondents chose Theme 2: Economic Vibrancy.

Target population for future development in Tung Chung East

When being asked about the most appropriate target population for future development of Tung Chung East, a majority of the respondents (172) chose the option of “Population less than 95,000”. 79 respondents chose the option of “Population more than 110,000” whereas 64 respondents chose “Population between 95,001-109,999”. All other options have less than 50 counts.

Community facilities for future development in Tung Chung East

Facilities needed for the future development of Tung Chung is one of the key issues in the Study. A new railway station, waterfront park and promenade and retail/office/hotel are the three options most respondents preferred, with the highest counts at 292, 286 and 235 respectively. Other options with lesser counts are sports ground, waterfront dining, metro core development area (near railway station), north-south linear parks and marina. All of them have less than 200 counts.

Planning concepts for the future development of Tung Chung East

For the future development in Tung Chung East, a majority of the respondents agreed with all the planning concepts proposed, with 390 counts in favour of the concept of ‘enhancing connectivity and transportation networks’, followed by 286 counts for ‘views corridors’ and 259 counts for ‘balance public and private housing development’.

Community facilities for the future development of Tung Chung West

When being asked about the development of Tung Chung West, the facilities/usage that people wish to adopt most is a conservation buffer zone (along Tung Chung Bay and Tung Chung River) with 292 counts. Continuous walkways and eco-trails, a new railway station and Town Park are the next three options chosen with 280, 273 and 234 counts respectively.

Planning concepts for the future development of Tung Chung West

For the future development of Tung Chung West, the public generally agreed with most of the concepts suggested. 368 respondents supported a “balance of conservation and development” and the option had the highest counts. The next three planning concepts with the greatest support were “integrate cultural heritage

to nearby open space”, “view corridors” and “enhance the maritime character of Ma Wan Chung”, with 352, 330 and 283 counts, respectively. The option “targeted population 43,000” received a slightly lower number of ‘agree’ counts (182) when compared to ‘disagree’ counts (198).

Other comments

An open-ended question on other comments was asked at the end of the questionnaire. Varied comments covered key issues including reclamation, population and housing, facilities and transportation, and commercial/economic/cultural/ tourism development were recorded.

2.2 Public Engagement Events

2.2.1 Community Workshop

Many groups expressed their concerns on reclamation and its impact on the environment, with the majority of groups opposed the proposed reclamation in Tung Chung West. On the population and housing aspects, most were uncertain or sceptical about the proposed target population. The public also expressed their concerns on the need and justifications of the proposed marina in Tung Chung East. On transportation aspects, some groups called for the need to address the problems related to connectivity within Tung Chung itself as well as between Tung Chung and other parts of Hong Kong. Some groups also shared concerns on the proposed land use near Prajna Dhyana Temple, facilities to be built, impacts on the natural habitat and cultural heritage. All presentations agreed to the urgent need of improving employment opportunities in Tung Chung, with a few groups suggested considering the development of eco-tourism. Regarding the preference of the initial land use options, a majority opted for Theme 2 – Economic Vibrancy and the requests for balancing the development proposals for Theme 1 – Livable Town and Theme 2 – Economic Vibrancy were also noted.

Different people held different standpoints and diverse comments were received and raised at the Community Workshop. Participants, however, generally agreed to develop Tung Chung into a more liveable town and enhance the quality of life for the local residents. The experts noted that there was a consensus of supporting a sustainable development in the area and there was a need to strike the balance between development and conservation. As pointed out by the expert panellists, no single planning option could meet all the aspirations of the community and compromises would be needed from different stakeholders.

The gist of the community workshop is available in **Appendix G**.

2.2.2 Public Forum

Participants were provided with different colour coded Comment Forms for four different discussion topics. All Comment Forms collected at the Public Forum are recorded as submission for the study. Table 3 summarised the number of Comment Forms received:

Table 3: Comment Forms received at the Public Forum

Forum Topics	Forms received	Forms drawn out at the Public Forum
Topic 1: Initial land use in Tung Chung East	114	14
Topic 2: Initial land use in Tung Chung West	123	14
Topic 3: Distribution of facilities	115	10
Topic 4: Transportation & Integration of Tung Chung East and West	130	14

14 out of 114 comments on Topic 1: Initial land use in Tung Chung East were drawn out and presented during the Public Forum, in which four of them were read by the facilitator. Some attendees expressed scepticism on the target population while many others commented on the proposed plot ratio in different areas and specific housing locations especially for the area near Prajna Dhyana Temple. Transportation and social facilities were among the top development priorities. Some attendees pointed out that development of the local economy was needed and there was a mismatch between job opportunities available and the skill sets of Tung Chung residents. Some attendees expressed opposition to reclamation.

14 out of 123 comments on Topic 2: Initial Land Use in Tung Chung West was drawn out, 11 participants spoke about the topic and the other three decided not to speak but let the facilitator to read out the comments on their behalf. Comments covered different areas, with a considerable amount of attendees expressing objection or scepticism on the proposed land use near the Prajna Dhyana Temple. They pointed out that daily operations of the worshippers might disturb future residents. Some of the attendees recommended making good use of the vacant land in Tung Chung West. A majority of comments highlighted that while more facilities are needed in Tung Chung West, it was important to preserve areas of high ecological value.

Topic 3: Distribution of Facilities, 10 out of 115 Comment Forms were drawn out. Different types of facilities were proposed. Recreational facilities including sports grounds or water sports facilities were most mentioned. Some attendees also proposed the setting up of post-secondary education and vocational training institutions for local people to cater to future needs. Opinions on supporting the Prajna Dhyana Temple to establish a nursing home in Tung Chung West were also noted.

Topic 4: Transportation and Integration of Tung Chung East and West received a total of 130 Comment Forms and 14 were drawn out during the Public Forum. Almost all of the speakers highlighted the need to improve the traffic and transportation facilities in the area while others hoped to increase taxi and mini bus services, to have a better planned cycling path, a new Railway station to connect to the rural villages in Tung Chung West. Some mentioned the lack of community facilities for the elderly, youth and young children. Comments also remarked that when planning for new facilities, the needs of ethnic minority groups in Tung Chung had to be considered.

On a general note, people supported housing development in Tung Chung West but opposed to reclamation unless it was absolutely necessary and if the negative impact could be mitigated. Some stated that it was very important to have a good

town planning that could address the existing social issues such as social segregation in Tung Chung. To conclude, comments received were very diverse but all were valuable to the Study for understanding the needs of different stakeholders.

The Comment Forms received and the gist of the Public Forum is available in **Appendix H**.

2.2.3 Focus Group and Statutory Advisory Bodies Meetings

17 Focus Group meetings were held during PE2 with 15 different organisations including the local community, the concerned environmental groups and other professional bodies, associations/organisations concerned on the future development of Tung Chung. The Focus Group meetings were specifically arranged to get a more thorough understanding of the stakeholders' needs in Tung Chung. Local community groups and resident committees were met extensively and groups with specific concerns on the development in the area such as the green groups were also consulted. Representatives from the Study Team also attended the meetings to introduce the Study and answer the queries of the public. Consultation with the statutory advisory bodies such as the Islands District Council and the Town Planning Board were also held. Table 4 provides the schedule of the Focus Group meetings and Table 5 provides the schedule of Statutory Advisory Bodies Meetings.

The gist of Focus Group meetings is provided in **Appendix I**.

Table 4: Schedule of Focus Group Meetings

Date	Meetings
31 May 2013	Tung Chung Rural Committee (TCRC)
9 June 2013	關注東涌發展大聯盟
14 June 2013	Green groups
17 June 2013	Prajna Dhyana Temple
18 June 2013	關注東涌發展大聯盟
19 June 2013	Tung Chung Rural Committee (TCRC)
25 June 2013	Tung Chung Crescent
3 July 2013	Hong Kong Federation of Trade Unions (HKFTU)
4 July 2013	Prajna Dhyana Temple – follow up meeting
9 July 2013	Coastal Skyline
12 July 2013	Lantau Development Alliance (LaDA)
15 July 2013	Community groups in Tung Chung
18 July 2013	Green Sense
22 July 2013	Owners' Sub-Committees in Tung Chung North *
24 July 2013	United Welfare Union 合眾福利社 *
31 July 2013	Yat Tung Estate *
7 August 2013	Fu Tung and Yu Tung Estate *

*Meetings held after PE2 on request by various groups/organisations

Table 5: Schedule of Statutory Advisory Bodies meetings

Date	Meetings
28 May 2013	Panel on Development of Legislative Council
31 May 2013	Town Planning Board
24 June 2013	Islands District Council
27 June 2013	Planning Sub-Committee of Land and Development Advisory Committee

(1) Focus Group meeting with Tung Chung Rural Committee

The Focus Group meeting with Tung Chung Rural Committee (TCRC) was held on 31 May 2013 at the office of TCRC in Sheung Ling Pei, Tung Chung. Representatives from TCRC stated their support on further development in Tung Chung and envisioned an organised and balanced future development in the new town. The representatives also gave valuable advices on the preservation of the heritage and ecology in rural areas in Tung Chung.

On 19 June 2013, the second Focus Group meeting with TCRC was held at the office of TCRC in Sheung Ling Pei, Tung Chung. TCRC queried further on issues such as the proposed reclamation near Ma Wan Chung in Tung Chung West and transportation linkage between the villages and the Tung Chung Town Centre. Representatives were in favour of development in Tung Chung and expressed interest for more information for the next stage of the Study.

(2) Focus Group meeting with 關注東涌發展大聯盟

The focus group meeting with 關注東涌發展大聯盟 was held on 9 June 2013 at HKFEW Wong Cho Bau School in Yat Tung, Tung Chung. Members of 關注東涌發展大聯盟 raised their concerns on different aspects of the proposed development such as reclamation and provision of community facilities. They also hoped to see better connectivity within Tung Chung, with other parts of Hong Kong and with cities within the Pearl River Delta Region.

Another meeting with 關注東涌發展大聯盟 was held on 18 June 2013 at HKFEW Wong Cho Bau School in Yat Tung, Tung Chung as a follow up for the first Focus Group meeting held on 9 June 2013. Representatives from 關注東涌發展大聯盟 stressed on the importance of utilising the opportunities brought to Tung Chung by nearby large-scale infrastructure such as the Hong Kong-Zhuhai-Macao Bridge and Hong Kong International Airport. Various ideas on further developing Tung Chung were mentioned, for instance, transformation of rural villages into tourist attractions. The representatives also requested for more illustrations of the proposed plans in the future stages of the Study.

(3) Focus Group meeting with green groups

The Focus Group meeting with green groups was held on 14 June 2013 at the meeting room at CEDD's North Point Government Offices. Representatives of the five green groups, namely WWF (Hong Kong), Kadoorie Farm and Botanic Garden, Green Power, The Conservancy Association and Green Lantau Association attended the meeting. The green groups pointed out areas of concern in and around Tung Chung in terms of environmental protection of valuable ecological habitats, such as the habitat of Chinese White Dolphins and the ecology, water quality and drainage in Tung Chung River Valley. They urged the

Government to implement policies on environmental conservation in Tung Chung as soon as possible.

(4) Focus Group meeting with Prajna Dhyana Temple

The Focus Group meeting with Prajna Dhyana Temple was held on 17 June 2013 at Prajna Dhyana Temple in Shek Mun Kap, Tung Chung. Representatives from Prajna Dhyana Temple identified areas of concern in the proposed development in Tung Chung West. They also expressed interest in cooperating with the Government on future plans in the promotion of charitable works and welfare for the residents in Tung Chung.

A follow-up meeting with Prajna Dhyana Temple was held on 4 July 2013 in Prajna Dhyana Temple in Shek Mun Kap as a continuation of the first meeting held on 17 June 2013. Representatives from the Temple introduced their extension plan in Tung Chung West. They raised concerns on the possible conflicts between the Temple and future residents in the proposed housing development in the area. They also expressed their wish to integrate harmoniously with the surrounding neighbourhood.

(5) Focus Group meeting with Tung Chung Crescent

On 25 June 2013, a Focus Group meeting was held at the function room in the Clubhouse of Tung Chung Crescent. Attendees of the meeting were most concerned about the proposed target population and housing development in the new town, specifically their density and locations. They were also concerned on the capacity of the transportation network in Tung Chung and whether it could accommodate the proposed population number in the future. Attendees identified areas of attention on environmental conservation and the effects of the proposed reclamation in Tung Chung West were of their prime concern.

(6) Focus Group meeting with the Hong Kong Federation of Trade Unions

At the meeting with the Hong Kong Federation of Trade Unions (HKFTU) on 30 July 2013, issues such as reclamation, environmental conservation and transportation in Tung Chung were discussed. The effects of reclamation on the environment in Tung Chung were of their concern, especially in Tung Chung West due to its high ecological value. They supported the idea of having a buffer zone along Tung Chung River and identified heritage preservation as the key to future development of rural villages.

(7) Focus Group meeting with residents of Coastal Skyline

On 9 July 2013, a meeting with the residents of Coastal Skyline was held at the Sports Hall in the Clubhouse of Coastal Skyline. Residents explored topics such as reclamation, population and housing, commercial opportunities, transportation and community facilities. Specific details on the proposed development were also discussed, such as the methods that would be employed by the Government to prevent the wall effect from building development in Tung Chung.

(8) Focus Group meeting with the Lantau Development Alliance (LaDA)

The meeting with the LaDA was held on 12 July 2013 in the office of AsiaWorld-Expo. Representatives from LaDA suggested how Tung Chung could be further developed. Representatives generally agreed that Tung Chung should be further

developed. They hoped to see better transportation linkages with more transportation modes, more commercial opportunities, large-scale sports facilities and vocational training institutions in the new town.

(9) Focus Group meeting with Community Groups in Tung Chung

The Focus Group meeting with community groups in Tung Chung was held on 15 July 2013 at HKFEW Wong Cho Bau Secondary School in Fu Tung Estate. Representatives from 東涌社區發展陣線, 逸東社區網絡協會, Hong Kong Federation of Education Workers and Islands Youth Association attended the meeting to share their daily experience on living in Tung Chung and identified aspects that should be improved. Transportation was a major focus in the meeting, with representatives expressing concerns on the capacity and transportation cost. Another focus was on the high retail prices in Tung Chung. Representatives envisioned lower prices and more retail outlets to cater for the needs of the local residents.

(10) Focus Group meeting with Green Sense

The Focus Group meeting with Green Sense was held on 18 July 2013. At the meeting, a representative from the Study Team presented the findings from the ecological survey on Tung Chung conducted in early 2013. Representatives of Green Sense recommended restoring the shores of Tung Chung before making further plans of reclamation in the area. The effects of reclamation on the habitats of Chinese White Dolphins and the preservation of the ecology in Tung Chung West were also discussed.

(11) Focus Group meeting with Owners' Sub-Committees in Tung Chung North

A Focus Group meeting with the Owners' Sub-Committees in Tung Chung North was held on 22 July 2013. Representatives from the Owners' Sub-Committees of Caribbean Coast, Coastal Skyline and Seaview Crescent attended the meeting. Mr Jeff Lam, the elected member of District Council in Tung Chung North has attended the meeting. On the development in Tung Chung East, the representatives opined that economic development should be the focus in the future. Other suggestions such as more international education institutions and tourist attractions, a proposed increase in the frequency of trains on Tung Chung railway line and avoiding over-population in the new town were discussed.

(12) Focus Group meeting with United Welfare Union

At the Focus Group meeting on 24 July 2013, representatives from United Welfare Union pointed out specific needs of the ethnic minorities groups in Tung Chung. The needs for more community facilities in Tung Chung West and reservation of land for religious facilities such as mosque were discussed. Representatives also stated that more transportation modes should be available in Tung Chung.

(13) Focus Group meeting with residents of Yat Tung Estate

The Focus Group meeting on 31 July 2013 was held at Lai Shuk Ying Memorial Plaza and attended by residents of Yat Tung Estate, Mr Andy KS Lo, District Council Member of Yat Tung Estate South and Mr Chan Han-pan, Legislative Council member of New Territories West. Many residents opined that there should be more community facilities in Tung Chung West, for example indoor

and outdoor sports facilities, day cares centre, car parks, government offices etc. Residents also pointed out that the teenagers, elderly and ethnic minorities were all in need of resources that catered for their specific needs.

(14) Focus Group meeting with residents of Fu Tung Estate and Yu Tung Estate

The Focus Group meeting on 7 August 2013 was attended by representatives from various local organisations in Tung Chung, namely Tung Chung Rural Committee, Hong Kong Federation of Education Workers, Outlying Islands District Committee of New Territories Association of Societies, Islands Youth Association, Tung Chung Safe and Healthy City (Community Services) Foundation Limited, 離島婦聯聚賢社, 離島區動, Mr Holden Chow and Ms Chau Chuen-heung. Ms Chau Chuen-heung submitted a proposal on behalf of 關注東涌發展大聯盟 at the meeting, which included suggestions on the positioning of Tung Chung in Hong Kong and the Pearl River Delta region, development of Tung Chung East, Tung Chung West and the town centre, inbound and outbound transportation. It was stressed that Tung Chung should be developed comprehensively to avoid possible social segregation.

Statutory Advisory Bodies meeting

(1) Consultation with the Panel on Development of the Legislative Council

PE2 was discussed at the meeting of the Panel on Development of the Legislative Council on 28 May 2013. Members of the Panel expressed their views on issues such as the planning for TCNTE, housing developments, environment impact, employment opportunities and the connectivity for the new town. Opinions on the internal and external connectivity of Tung Chung, stepped height design, mix of public and private housing, scale and impact of reclamation in Tung Chung West, preservation of sites of high ecological value were received. Panel members also suggested more communication between the Government and the community on TCNTE

The extract of the minutes of the meeting is included in **Appendix J**.

(2) Consultation with the Town Planning Board

The Study Team presented the key public views in PE1, planning principles and the proposed land use options of the Study to the Town Planning Board on 31 May 2013. Members of the Board supported the direction and approach of the Study. Members expressed that the Study should examine the current problems encountered in the existing TCNT and address these problems in the Study. Opinions on reclamation at Tung Chung West, further development at Tung Chung East, the Tuen Mun-Chek Lap Kok Link, sports ground in Tung Chung East, marina in Tung Chung East, Town Park in Tung Chung West and the Tung Chung Battery were received.

The minutes of the meeting is included in **Appendix K**.

(3) Consultation with the Island District Council

The Study Team consulted the Island District Council on 24 June 2013. Supply of school places, transport facilities to be provided and development of Tung Chung West were discussed. District Councilors welcomed the proposed further

development in Tung Chung. It was highlighted that development of Tung Chung West should focus on improving the economy and transport facilities of the rural villages. Various District Councilors suggested to develop the fallow and abandoned farmland in the rural villages of Tung Chung West instead of having reclamation in the area. Regarding school places, it was suggested that the future population should be taken into account in determining the number of school places to be provided to avoid oversupply. Population composition should be taken into account to provide suitable types of schools to the local residents. It was suggested to have more international schools and schools with English as medium of interaction.

The minutes of the meeting is included in **Appendix L**.

(4) Consultation with the Planning Sub-Committee of the Land Development Advisory Committee

The meeting with the Planning Sub-Committee of the Land Development Advisory Committee was held on 27 June 2013. The Study Team introduced the planning principles in formulating the initial land use options for Tung Chung and the proposed reclamation in Tung Chung East and West to members of the Sub-Committee. Sub-Committee members agreed to the Study proposal and supported the initial land use options of the Study. They welcomed the optimisation of intensity of development, and stated that further development of existing land should be considered by the Study, such as extending the boundaries of the Study area. Members expressed concern over the possible impact on the natural coastline and views from Tung Chung Valley of the proposed reclamation in Tung Chung West.

The minutes of the meeting is included in **Appendix M**.