

## **Appendix D**

### **Key Issues Identified from the Public Submissions**

# Key issues identified from the public submissions

## 1. Public Engagement Submission Categories

All views collected during PE3 have been recorded and are crucial for the refinement and finalisation of the RODP.

All submissions received are grouped under the following categories: individual submissions, group submissions and others (standard submissions, signature campaigns).

### 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 4,086 written submissions, there are a total of 558 individual submissions. Submissions signed under individual names but with identical contents are categorised as standard submissions and are detailed in Section 3.1.3.

In general, the public supports further development of Tung Chung and urges for the development to take place as soon as possible. The public also appreciates the deletion of the reclamation in Tung Chung West proposed in PE2 and the revised development proposal in Shek Mun Kap. Extensive comments were received on the proposed land uses in Tung Chung.

In terms of community facilities in Tung Chung, the public called for a more balanced provision of community facilities in the new town in terms of the variety and accessibility of these facilities. The public also opined that community facilities should meet the needs of various groups, such as the youth, elderly and ethnic minorities. Notable suggestions for new community facilities in the new town included wet market, flea market and arts venue/theatre. Suggestions on the provision of education facilities were noted, such as a review on provision of primary schools, secondary schools and tertiary education facilities, and setting up of international schools and vocational training facilities.

Public concern was noted on whether the current and future transportation network could cope with the needs of the proposed future population in Tung Chung. The public proposed various measures to improve transportation in the area, including increasing the frequency and types of transport available. Comments were also received urging for enhancement of the cycle track network to cater for local residents, tourists and professional/sports cyclists in the area. Comments on improving the connectivity for rural areas of the new town were also noted.

On environmental aspects, there were concerns on the cumulative impact of increased human activities, proposed development and/or nearby large-scale infrastructure projects. There is

support from the public for preservation of the natural environment of Tung Chung and Lantau, especially Tung Chung River and Tung Chung Bay.

Regarding economic development in Tung Chung New Town, the public supported careful design and development of local retail opportunities, such as flea markets and street shops. The availability of local job opportunities with consideration of skill sets of local residents and nearby developments in Lantau was also called for.

## **1.2 Group/Organisation Submissions**

58 stakeholders from the local communities and concerned organisations have submitted their comments or proposals during PE3 and a total of 65 proposals were received.

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

### Submissions from Environmental Concern Groups

#### **(1) Submission from Green Power and Eco-Education & Resource Centre**

The group submission focused on the environmental and ecological impacts brought by the proposed development along Tung Chung River and Tung Chung Bay, urging the Government to further protect these ecologically important sites from impacts from nearby residential development. The organisations supported the withdrawal of reclamation in Tung Chung west proposed in PE2. Request for a Development Permission Area (DPA) Plan for Tung Chung West was recommended. The organisations suggested various long-term and innovative measures to mitigate cumulative environmental impacts arising from nearby projects, which could also preserve the biodiversity and improving the drainage system in Tung Chung West.

#### **(2) Submission from WWF-Hong Kong**

WWF-Hong Kong expressed that Tung Chung West should be covered by a Development Permission Area (DPA) Plan to protect the area from development and environmental destructions, while meeting conservations needs of Lantau. It was mentioned that Tung Chung River and its riparian zones should be protected, and the Government was encouraged to explore feasibility and potential impacts of various flood prevention methods in the area. The Government was also urged to investigate sewerage issues from future developments in Tung Chung West. Various methods to mitigate ecological impacts and protect the environment in Tung Chung West were suggested, such as addressing sewerage issues from villages, restoration of channelised sections of Tung Chung River, usage of conservation zonings. Concern and recommendations on the water quality, marine traffic and marine ecology and habitats were also voiced, such as Strategic Environment Assessment on the environment.

### **(3) Submission from the Conservancy Association**

The Conservancy Association appreciated the decision of not having reclamation at Tung Chung Bay, and urged for more refined measures for protecting Tung Chung River and the surrounding sites with high ecological value, such as designation of Conservation Areas, green belt and Sites with Special Scientific Interest (SSSI) in Tung Chung West. The organisation opposed to residential development downstream of Tung Chung River, and urged the Government to consider suitable planning as a preventive measure to flooding and preservation of the natural environment of Tung Chung River and its estuary. The organisation also welcomed the proposal of recovering the natural outlook of the channelised section of Tung Chung River. In Tung Chung East, the organisation urged the Government to introduce the cumulative impacts of reclamation in the area especially on the proposed marine parks. They opined that agriculture should be promoted in Tung Chung. A suggested Development Permission Area (DPA) Plan was also submitted.

### **(4) Joint green groups submission**

The submission from joint green groups was submitted by Green Power on behalf of the Conservancy Association, Designing Hong Kong, Eco-Education & Resources Centre, Green Power, Hong Kong Bird Watching Society, Hong Kong Outdoors, Save Lantau Alliance and WWF-Hong Kong. In Tung Chung West, the organisations welcomed deletion of previously proposed reclamation in Tung Chung West and zoning of the estuary of Tung Chung River and Wong Lung Hang as ‘Coastal Protection Area’, and urged for the designation of Site of Special Scientific Interest for areas of high ecological value in Tung Chung Bay. The organisations also requested Tung Chung West to be covered by a statutory Development Permission Area (DPA) Plan to control human activities and possible environmental disturbance in the area. The organisations recommended various methods to protect the ecology of Tung Chung River Valley, estuary and coastal areas, such as prohibition of civil engineering works, channelisation and reclamation, and discharge of effluents, and rehabilitation of channelised river sections. Measures to deal with cumulative environmental impacts and adoption of appropriate conservation zones to protect the ecologically sensitive areas were also requested. For road networks in Tung Chung West, the organisations urged the Government to review proposed road network in the Study and prevent vandalism in Tung Chung Valley. Regarding reclamation in Tung Chung East, the organisations recommended measures such as a marine traffic impact assessment on the increased traffic in the area and evaluation on the need of proposed marina and impact on Chinese White Dolphins.

### **(5) Submission from Green Power**

In the submission from Green Power, the organisation urged for measures to be developed regarding flooding along Tung Chung River. The organisation advised against construction and zoning of residential and commercial land uses along Tung Chung River. Conservation of the vegetation at the catchment areas was also suggested to maintain the permeability of the river basin. Other ways of preventing the effect of flooding such as building bypass

floodways, relocation of housing away from the River and enforcement of laws to prevent illegal dumping and development were also suggested.

#### **(6) Submission from Kadoorie Farm & Botanic Garden Corporation**

Kadoorie Farm & Botanic Garden Corporation urged the Government to cover ecologically sensitive areas in Tung Chung West with a Development Permission Area (DPA) Plan. For ecological issues, requests were also made on a consistent approach in zoning fung shui woodland as Conservation Area (CA). The organisation also pointed out that the entire Tung Chung River system should be prevented from any river engineering works and more effective restoration plans, zonings and improvements should be done. The organisation also called for assessments on the cumulative impacts from future development. Enhanced protection of the remaining marshes and agricultural areas in Tung Chung Valley was also proposed. The organisation urged the Government to better utilise the land resources available in the development so that future reclamation projects would not be needed.

#### **(7) Submission from Green Sense**

Green Sense urged the Government to extend Stage 3 Public Engagement, and release more data regarding technical assessments on the environment and demographics in Tung Chung. The organisation opined that air quality in Tung Chung should be improved before the introduction of large-scale developments. Measures should also be developed to counter impact of air pollution in Tung Chung. Recommendations such as better utilisation of available land, refinement on the proposed scale of reclamation and study on the future population growth in the new town were made by the organisation. The organisation expressed that local ecology, habitats of Chinese White Dolphins and the natural environment of Tung Chung River should be protected. Extension on the existing coastal protection area, covering Tai Ho, Tung Chung River, Shek Mun Kap was suggested, along with the designation of a conservation area to cover fung shui woodland in Tung Chung West. In addition to improving community facilities and increasing job opportunities, Green Sense also urged the Government to evaluate the capacity of the existing Tung Chung Line and introduce a schedule for building Tung Chung East MTR Station. The organisation also recommended introducing more modes of transport in Tung Chung such as water transport.

#### **(8) Submission from Association for Geoconservation, Hong Kong**

The organisation welcomed the deletion of reclamation in Tung Chung West proposed in PE2 and efforts in conserving Tung Chung West shorelines, and stated that more visitors could be attracted to the area. They raised concerns about the impact of the development on the landscape of Tung Chung West and hoped that the natural scenery of the area would not be negatively affected by constructions in the future.

#### **(9) Submission from Eco-Environment Conservation & Education Association**

The organisation explained at the beginning the cross-border infrastructural development surrounding the North Lantau would impose significant pressure on the transportation and the

land. While the Government should explain the meaning of “Strategic Economic Activities”, it questioned if the “Regional Entertainment Hub” and “Marina and Water Sports Centres” are necessary. The need to reclaim lands should be re-considered. It is noted that the future development of Tung Chung, in the long run, may lead to the increase of inflation and property price. It also mentioned the negative impacts of the development in Tung Chung and expressed concerns on future commercial development. They suggested maintaining the diversification of local economy and preserve local villages. More efforts should be done to attract visitors such as developing local tourism and preserving sites with historical and cultural values. Concerns were noted on the need for the provision of public washrooms and potential impacts on air quality from cross-boundary vehicles in the new town. With regard to the potential increase in flow of traffic in Lantau, it was suggested that measures should be adopted to avoid conflict of usage between drivers and cyclists on roads in the area. It was also suggested that the proposed MTR station in Tung Chung West should be developed first and a light rail to link different parts of Tung Chung could be considered. In regard to increased population, apart from community activities, community education and employment services, more technical institute and institution of higher education should be established.

#### **(10) Submission from Designing Hong Kong**

Designing Hong Kong made two submissions for the proposed development. The organisation fully supported having a sheltered water area for local vessels in the RODP, but opposed to the construction of a marina as it was regarded as an exclusive club facility. Moreover, they expressed their concerns on the ecology of Tung Chung River Valley and estuary. The organisation suggested for parts of Tung Chung West to be designated as a park managed by the Government, who should ensure the land zoned for conservation uses would be protected with its use supported by all stakeholders. The organisation also proposed having a progressive and comprehensive conservation plan for both private and public land. Enhancements for sewerage system in Ma Wan Chung village, and comprehensive improvement on the connection between existing Tung Chung Town Centre, Yat Tung Estate and Ma Wan Chung village such as by enhancing pedestrian and cycle networks were also suggested. Concern on the capacity of the MTR network was raised. Suggestion was made on minimising the lands reserved for roads for greenery walkways. In terms of housing, the organisation opined that public and private housings should not be divided to obtain a balanced development on community facilities and conducting a social impact assessment. A sustainable provision of local job opportunities was also suggested.

#### **(11) Submission from Friends of the Earth**

Friends of the Earth expressed that a thorough study, specifically on the air quality, water quality and ecology of Tung Chung should be conducted to provide sufficient information, for public consultation. The organisation was concerned that the air quality of Tung Chung would not meet the threshold of the Air Quality Objectives when the third runway of the Hong Kong International Airport is in place. It was mentioned that a Strategic Environmental

Assessment should be conducted for Lantau development to evaluate the cumulative impact brought by surrounding large-scale infrastructure developments in Lantau at earlier stages of decision-making process.

**(12) Submission from Hong Kong Coast Watch and Hong Kong Marine Biodiversity Impacts Group**

The joint submission was concerned about the environmental impact of anthropogenic activities in Tung Chung Bay. To prevent the cumulative impacts of activities, they suggested designating areas according to the nature of different activities held in Tung Chung Bay so that ecological-sensitive sites could be left undisturbed and protected, such as by constructing a boardwalk that can help protect and promote the environment. The organisation stressed that *T. tridentatus* would become extinct if no appropriate protection measures and control of human activities were exercised. A report on anthropogenic activities that threaten horseshoe crab habitats in Tung Chung Bay was attached with the submission.

Submissions from Professional Bodies

**(13) Submission from Business and Professionals Federation of Hong Kong**

Business and Professionals Federation of Hong Kong suggested leaving a body of water between the Airport Island and Tung Chung that would be open to tidal flushing. The organisation suggested reserving a place for installing plant for town cooling system. The organisation also expressed the wish to have a city hall in Tung Chung.

Submissions from Sports Organisations

**(14) Submission from Hong Kong Rugby Football Union**

Hong Kong Rugby Football Union supported building a multi-sport stadium as a focal point for the community and a chance for schools, community groups and members of the public to have recreational activities. The organisation also expressed their support to the submission by Tung Chung Rugby Club.

**(15) Submission from Ossa Cycle Team**

In addition to their agreement with the submission made by Lantau Buffalos Multisport Club, Ossa Cycle Team expressed in their submission that the natural environment of Lantau should be preserved, and the harmony and balance with nature maintained to maintain its attractiveness and uniqueness of the area and avoid developing Lantau into another Mega-city in the world.

**(16) Submission from Tung Chung Rugby Club**

A submission from Tung Chung Rugby Club was received regarding their proposal on a new rugby pitch. It was suggested that Tung Chung should be considered as a sports hub with

good sports facilities. The new rugby pitch could be located near the proposed Tung Chung East MTR station with a medical room coordinated with North Lantau Hospital. Overhead lighting, public address system, toilets and shower facilities for men and women, a clubhouse, maintenance sheds for storage of sports equipment and sufficient seating should be included in the new rugby pitch. Moreover, they suggested that a multi-purpose sports stadium for hosting major rugby games by making use of the advantages brought by the nearby transport infrastructures could be beneficial. Some photos of members of Tung Chung Rugby Club and their families were also attached in the submission.

**(17) Submission from Lantau Buffalos Multisport Club**

Lantau Buffalos Multisport Club stressed that there should not be any restrictions for cyclists to use Cheung Tung Road and that strict speed limits should be set for all users for safety reasons to decrease risk of accidents. The organisation also proposed widening Cheung Tung Road into four lanes with the left lane reserved for slower traffic and cyclists to create a much safer roadway. It was hoped that experienced cyclists could be able to share their use of proper roads with other road users.

Submissions from Concern Groups

**(18) Submission from Save Lantau Alliance**

Save Lantau Alliance suggested that the planning should comply with the needs of the locals and sustainability. The organisation opposed to reclamation in Tung Chung without understanding the cumulative impacts from nearby infrastructures and environmental capacity, which would be against the principles of sustainable development. The organisation agreed with the decision on not having any reclamation in Tung Chung West, but was also concerned that excessive residential development in Tung Chung West might bring adverse environmental and ecological impacts on Tung Chung River and Tung Chung Bay. It also proposed having a diversified economy in Tung Chung that is designed according to the environment and characteristics of the population in the new town, offering job opportunities through developing technology and environment-related industries. A local flea market and public markets could also be set up. The organisation suggested having more community facilities in Tung Chung such as open theatres, elderly and childcare centres. In terms of transportation, they raised ideas such as better utilisation of the capacity of MTR Tung Chung line, increase in the frequency of buses, maintenance of ferry services to different parts of Hong Kong and improvement on the cycle track network in Tung Chung. The organisation was also concerned about the adverse impacts of air quality due to air pollution from Mainland China and an excessive level of ozone.

**(19) Submission from the Neighbourhood Advice-Action Council**

The submission focused on the impact brought by the proposed development on the community of ethnic minorities in Tung Chung, as the existing services provided by the Neighbourhood Advice-Action Council might be affected by proposed development. The



organisation opined that cultural diversity, concepts of social inclusion and development for ethnic minority youth and families should be considered in future development of Tung Chung. The organisation proposed having more community facilities to cater for the needs of ethnic minorities, such as reserving an area 130 sqm more than the original size of the organisation for expansion of their service and moving the existing centre to a nearby area so service from the organisation for ethnic minorities would not be affected.

**(20) Submission from 反對香港被規劃行動組**

反對香港被規劃行動組 was concerned that the proposed commercial and office development and local job opportunities in Tung Chung focused more on regional needs than those of Tung Chung and Hong Kong residents. The organisation was also concerned on the capacity of MTR Tung Chung line in coping with the future needs in transportation for residents in the area. The organisation pointed out the economy in the new town should be developed in a multi-faceted manner with participation from different stakeholders in the local community. The organisation also suggested extending the Stage 3 Public Engagement for at least a month.

**(21) Submission from Community for Road Safety**

Community for Road Safety was concerned about road safety in Tung Chung, and deemed it necessary to enhance the attractiveness of urban roads and streets. The organisation suggested adopting the London model for the development of road layout with important elements such as speed management and associated street design techniques. Photos of the London model of road design were attached. The organisation proposed connecting cycling tracks in both Tung Chung West and Tung Chung East. In addition to developing a strategy of signage, it also suggested providing extensive traffic calming design features for cyclists.

**(22) Submission from Lantau Development Alliance**

Lantau Development Alliance supported the development in Tung Chung and advocated the concept of Green City. Regarding connectivity within Tung Chung and with other parts of Hong Kong, the organisation recommended extending MTR Tung Chung line, connecting cycle tracks, better cycling ancillary provisions and introducing electric cars. The organisation also recommended cancelling toll for accessing Lantau Link to lower cost of travelling. In development of economy in the new town, the organisation opined that the focus of development at the promenade and North Commercial District could be on entertainment and tourism, while small scale retail opportunities could also be provided. Education facilities such as international schools, vocational training institutions, community colleges were suggested. More community facilities and improvements on the local communication network were also mentioned.

**(23) Submission from Chatteris Educational Foundation**

Two submissions were received from Chatteris Educational Foundation. The organisation criticised the small area reserved for institution and community land use in both Tung Chung East and Tung Chung West. The organisation recommended building a hostel and a community centre operated by a charitable foundation that would benefit Tung Chung residents. They also expressed their wish to operate a hostel and community centre for residents in Tung Chung, offering programmes such as extra-curricular activities, youth leadership camps, cultural exchange opportunities, other service learning and environmental education related experience.

#### Submissions from Political Parties

##### **(24) Submission from New People's Party**

New People's Party supported the development proposals in principle. As the public expressed concerns on the limited capacity of the MTR services, the Government could explore linking Airport Express with Tung Chung. The organisation stated that higher value-added job opportunities in addition to those in the retail and catering industries should be developed to provide diversified job opportunities, and suggested including lands for airplane and vessel maintenance and scientific research centres in Tung Chung.

##### **(25) Submission from Liberal Party**

Liberal Party opined that the estimated population for Tung Chung West was very low compared with that of Tung Chung East, and therefore the Government could consider increasing the plot ratio for residential development to increase the population in the area, and increasing the amount of private housing in Tung Chung West. It also expressed their concerns over the use of resources for the proposed clinic/healthcare centre, which would be located 500 meters away from North Lantau Hospital. Following-up with their submission in Stage II of Public Consultation, they hoped the Government could take into account the changes arising from nearby infrastructural developments in Tung Chung when implementing the proposed development plans.

##### **(26) Submission from Civic Party**

Civic Party welcomed the Government's decision to withdraw the reclamation plan in Tung Chung West. The organisation mentioned that space should be reserved for use by Non-Government Organisations (NGOs) and charities within the Government, Institution and Community land use in Tung Chung. To offer more choices in retail for Tung Chung residents, the organisation recommended building a municipal services building operated by the Government. Development of local economy and provision of diversified job opportunities were urged for. The organisation suggested the capacity of the existing road networks and railway services should be considered in the Study, and expressed concerns over the possible adverse impacts on air quality arising from the large-scale infrastructure nearby.

#### Submissions from Statutory Bodies

**(27) Submission from Vocational Training Council**

Vocational Training Council supported having vocational education and training facilities in Tung Chung, such as a Youth College, so young people could be properly equipped to grasp local employment opportunities. The organisation proposed grouping several lots in Tung Chung East, with an approximate area of 19,000m<sup>2</sup>, and reserving it for the Youth Collage at the east part of the Tung Chung Extension.

Submission from Community Groups in Tung Chung

**(28) Submission from Tung Chung Rural Committee**

The submission from Tung Chung Rural Committee objected designating the village area, in particular the area around Lam Che and Nim Yuen in Tung Chung West, as “Conservation Area” and green belt. The committee suggested changing the land use of the two places to areas available for development (i.e. “Government, Institution or Communities” sites). The committee suggested revitalising Ma Wan Chung (e.g. improvement of road, sewage, car park provision, etc.) and improving the transportation network for the villages. It is recommended to accept the suggestions from the village representative of Nim Yuen village to review the area designated for “Village-type Development”. Designating the area around Tung Chung East as “Conservation Area” and green belt is unfair and unjust, depriving the right of private developers for development. It opined that the Government should consider suggestions from the Policy Address 2013 for development: to maximise the development potentials of Tung Chung, the Government should consider from a rural development perspective when planning the provisions for infrastructure and transportation, with reference to the development on North East New Territories. At the same time, it commented that the Government should first resume private land for development and compensate the owners before developing the land.

**(29) Submission from 逸東社區網絡協會**

Two main areas were mentioned in the submission from 逸東社區網絡協會, namely the planning of reclamation area in Tung Chung East and that of Tung Chung Valley. The organisation showed strong support on the strategic planning for reclamation area in Tung Chung East and suggested various refinements to the proposed planning of the area. In Tung Chung Valley, the organisation opined that village type development and environmental conservation should be equally emphasised. It was pointed out that the proposed planning in Tung Chung Valley should be refined with consideration on aspects such as community facilities, village and community development. Traffic capacity of the area and south Lantau should also be considered. In general, they urged more industrial land use to be designated to support the commercial development in Tung Chung.

**(30) Submission from EagleOwl On Lantau**

EagleOwl On Lantau objected to the PE2 proposal of the 14-hectre reclamation in Tung Chung West. The organisation stated that Tung Chung River should be kept in its natural conditions and that concrete channelling should not be done. The organisation also proposed a conservation area of 50 meter along the Tung Chung River, and avoidance of developments at Tung Chung Bay to protect the local ecosystem.

**(31) Submission from Homemade Tung Chung**

Homemade Tung Chung urged the Government to enhance shopping facilities and provide more convenient places with reasonable price for the locals to shop. Examples include flea markets, government-operated public markets and cooked food markets. The organisation suggested that two management companies could at the same time operate a shopping centre or public market. In terms of social economic activities, markets selling artefacts and products with local characteristics could be established. In terms of local economy, the organisation suggested setting up flea markets for local residents, which could also complement tourism development of the new town.

**(32) Submission from 改善東涌居民組**

In response to the remote siting of the residential buildings near Shek Mun Kap, the organisation proposed relocating the public housing blocks proposed in Tung Chung West, especially those near Shek Mun Kap, closer to Tung Chung town centre and the proposed Tung Chung West MTR Station. In terms of local economy, the organisaiton proposed that local flea markets should be considered as they could offer opportunities for small businesses for locals to improve their living. They suggested that connectivity within Tung Chung and with others areas in Hong Kong should be improved by reviewing bus routes and introducing more modes of transport such as trams and minibuses. The organisation opined that the Government should ensure the local traffic capacity would be adequate in meeting future demands. Photos of tram system used in other countries were attached with the submission.

**(33) Submission from 關注東涌墟市發展居民組**

In terms of retail in Tung Chung, 關注東涌墟市發展居民組 suggested that the Government should consider setting up of a wet market and cooked food centre in Tung Chung operated by the Government as a venue for locals to shop at a reasonable price and avoid retail monopoly. Regarding local job opportunities, the organisation pointed out the mismatch in job opportunities and skills of Tung Chung residents and opined that provision of smaller retail opportunities at locations such as wet markets and flea markets in the new town would be a way to provide flexible job opportunities for locals. The organisaiton also proposed better planning for community facilities and education facilities in the new town.

**(34) Submission from 關注東涌發展大聯盟**

關注東涌發展大聯盟 supported expediting the future development of Tung Chung. The organisation suggested developing the new town as a vibrant city with enhanced living

environment with consideration on the principles of sustainability and rural development. For Tung Chung West, the organisation felt that local culture should be preserved and revitalised, with use of abandoned farmland for green areas, temporary uses by the community and residential purposes. For Tung Chung East, the organisation opined that development should be planned as a whole with consideration on the current Tung Chung Town Centre and rural areas. Recommendations such as developing leisure space with local characteristics, and developing Tai Ho as an ecological education centre with transportation as a crucial element for enhancing the local and external connectivity were made. Regarding connectivity within Tung Chung and transport to other areas, the organisation opined that the coverage of local roads and cycling paths should be enhanced and the capacity of the existing MTR services strengthened to meet future public demands.

**(35) Submission from 離島區青年聯會**

離島區青年聯會 suggested enhancing the provision for cycling and ancillary facilities, including parking spaces and rental kiosks. It opined that while the public supported the proposed Tung Chung West MTR Station, existing road networks could be further extended to Tai Ho Bay and local railway network and mini-bus services could be developed or strengthened to improve local connectivity. In terms of community facilities, it suggested that underground shopping centre and theatres could be built, and the promenade could be extended to Tung Chung West. The organisation recommended utilising the existing ferry pier to help ease existing saturated flow of traffic. It also recommended revitalising Ma Wan Chung with house renovation works and a better sewage system to preserve the precious local culture and improve the quality of living.

**(36) Submission from 守護大嶼聯盟**

守護大嶼聯盟 submitted two comments, and expressed concern on the arrangement of the Public Forum held on 11 October 2014, and the information available in the leaflets was not enough. The organisation urged the Government to release data on the population and environment in Tung Chung. The organisation hoped to extend the Stage 3 Public Consultation, and suggested holding forums near Fu Tung Estate and Caribbean Coast with proper management. They also recommended that more time should be given to the Stage 3 Public Engagement. The organisation also criticised that the Public Forum held on 11 October 2014 was not properly arranged and an additional forum held near Fu Tung Estate and Caribbean Coast was therefore necessary for people in Tung Chung.

**(37) Submission from Mok Ka Village**

The submission from Mok Ka Village focused mainly on the rural development and environmental protection in Tung Chung West. For example, the village suggested moving the R3 development near the village eastward, adding that the agricultural area should also be maintained. Some other suggestions included extension of the boundary of Mok Ka Village for future rural development and the proposed green belt north of the village. There were also

comments on the land uses proposed in PE3, such as the lack of District Open Space (DO) surrounding Mok Ka Village and request for a clearer definition of Other Specified Uses (OU). They criticised that the village boundary shown in map was incorrect and urged for it to be reinstated. In the submission, it was also mentioned that the heritage or culture of Mok Ka Village should not be impacted by proposed development, and urged for assurance to be provided to safeguard the future of Mok Ka Village.

**(38) Submission from United Three Villages**

Two submissions were made by United Three Villages, both expressing their concern on the environmental impact of proposed development and requesting for compensation for areas affected by development. Suggestions were given regarding the future development of Tung Chung and Lantau, such as utilising existing land for future development, conducting technical assessments on the environmental impact of reclamation and inclusion of more areas for village type development. In terms of transport and infrastructure, United Three Villages opined that the connectivity into the Three Villages should be improved, with better utilisation of the Tai Ho Interchange. More community facilities such as drainage and sewerage were also suggested.

**(39) Submission from 白芒村村公所**

The submission from 白芒村村公所 urged for a balance between development of Tung Chung New Town and rural areas. They opined that development of large-scale infrastructure near the Three Villages would affect the fung shui and other rural development in the area, and suggested building a decorated archway at Pak Mong village to mitigate the issue. The organisation also suggested improving the connectivity to and from the Three Villages.

**(40) Submission from 東涌社區服務綜合大樓管理委員會**

Suggestions on the proposed development at the current site of the Tung Chung Community Services Complex were made in the submission from 東涌社區服務綜合大樓管理委員會. The Committee suggested relocating the Tung Chung Community Services Complex to the sports centre proposed at the west of Yat Tung Estate before demolishing the current building. Another suggestion was to relocate the non-government organisations in phases, without affecting the provision of service and job opportunities offered by the organisations.

Submissions from Religious Groups

**(41) Submission from 佛教導航精舍**

佛教導航精舍 was in support of the proposed planning on Shek Mun Kap and the designation of the site of Prajna Dhyana Temple as “Institution or Communities” zone, which also facilitates the future development of Prajna Dhyana Temple. The organisation welcomed the designation of the two banks of the Tung Chung River near Fong Yuen and Shek Mun Kap as conservation area and green belt to protect the natural environment and the habitats

for butterflies. The organisation suggested relocating the nearby residential buildings to the other side of Tung Chung River in order to maintain an adequate distance with the Temple and alleviate the potential impacts on lighting and air ventilation.

**(42) Submission from 般若禪寺**

般若禪寺 expressed their support on the proposed zoning of Institution and Community land use at the site of the organisation, which is a match with its current operations. The organisation pointed out that distance should be maintained between the organisation and residential development nearby, such as by relocating residential development to the other side of Tung Chung River. Moreover, the organisation agreed to protect the natural environment and the habitats for butterflies through the proposed designation of conservation area and green belt along Tung Chung River.

**(43) Submission from 基督教香港信義會**

基督教香港信義會 opined that the Church should be considered in the future development in Tung Chung. The organisation expressed their wish to stay at the existing site and continue their services to residents.

**(44) Submission from 基督教香港信義會道恩堂**

基督教香港信義會道恩堂 voiced their opinion on the effect of proposed development on Tao Yan Church located in Wong Nai Uk Village in Tung Chung. They were against the relocation and dismantling of the Church at their current site and urged for related proposed development in the area to be reconsidered.

**(45) Submission from the Catholic Diocese of Hong Kong**

The Catholic Diocese of Hong Kong pointed out that development should focus on the entire Tung Chung rather than the extension areas only. The organisation supported the study objectives on the balanced provision on community facilities and hoped that there could be a church-cum-community hall in Tung Chung. The organisation expressed the urgent need to have a purpose-designed Catholic church building in Tung Chung to cater for the local Catholic community, adding that continuous negotiation had been done with the Government. The proposed church-cum-community hall, which could be located on a Government, Institution or Communities land use, could serve visitors and tourists in North Lantau as well as offer different community programmes. The organisation therefore urged the government to consider their church proposal in Area 1 in Tung Chung while planning to serve both the existing and future local population and visitors and to meet a broad range of community and social needs.

**(46) Submission from the Evangelical Free Church of China Tung Fook Tung Chung Church**

In the submission from the Evangelical Free Church of China Tung Fook Tung Chung Church, the organisation voiced their support for future development of Tung Chung and called for more attention on the environment of the new town and need for social services of future Tung Chung residents. They also urged for the Tao Yan Church of the Evangelical Lutheran Church of Hong Kong to be kept at their existing site to maintain the service currently offered by Tao Yan Church to residents in Tung Chung.

**(47) Submission from Ladder Mission Yat Tung Service Centre**

The Ladder Mission Yat Tung Service Centre opposed to the resumption of the current site of the Tao Yan Church of the Evangelical Lutheran Church of Hong Kong in Wong Nai Uk Village. As a long-term partner of Tao Yan Church, the Ladder Mission Yat Tung Service Centre were in the opinion that Tao Yan Church should remain at Wong Nai Uk Village and continue offering social services to both residents in Tung Chung and Hong Kong people.

Submission from Private Sector

**(48) Submission from Nan Fung Development Ltd**

The submission from Nan Fung Development Ltd supported the development proposal for Tung Chung Extension in terms of the proposed Tung Chung East MTR Station, increased commercial space, more diversified forms of open space and the provision of waterfront retail and street shops. In the submission, they proposed an extension of the covered walkway linking Tung Chung Centre and Tung Chung North to other new development area. The organisation also advocated a stepped height profile and a stringent building height restriction near the waterfront. It suggested that facilities such as an international school, networks of cycling tracks and storage facilities and sufficient transport infrastructure should be provided at new development areas. To better utilise the waterfront environment, it also suggested that the waterfront area could be used for commercial, recreational, cultural and educational purposes, and that public access to waterfront events should be encouraged.

**(49) Submission from Forestside Limited**

Two submissions were received from Forestside Limited, one of which prepared by Masterplan Limited. Forestside Limited objected to the draft RODP for Tung Chung West, as government facilities should not be located on private land. The organisation opined that more measures should be adopted in the development of Tung Chung to increase housing supply in the territory, which was advocated in the 2013 Policy Address. It was commented that the present situation of unbalanced housing mix and height profile of Tung Chung West would not be eased from the proposed extension, and the organisation suggested a slight increase of the plot ratios of the private housing sites and relaxation of Building Height Restrictions. Residential zone with a low to medium development density was proposed to preserve the natural coastal area and the view of Hau Wong Temple. The organisation also suggested upholding a Transport Oriented Development (TOD) in the draft RODP, which will effectively increase housing supply. Better planning for the neighbourhood west of the



proposed Tung Chung West MTR station was recommended by the organisation, one of the suggestions was the designation of an OU (Mixed use) zoning and a civic centre with the application of TOD to create a vibrant district centre near the proposed Tung Chung West station. Refinement of the zoning boundary of the draft RODP that could be tallied with the existing land boundaries was also suggested. In addition, the organisation opined that proposed attenuation ponds in Tung Chung West should be supported by technical assessments.

**(50) Submission from Coral Ching Limited**

Coral Ching Limited appreciated the decision of the Government on not reclaiming Tung Chung Bay to conserve the ecologically sensitive area. In terms of land use and zonings, the organisation supported the proposed Conservation Area along Tung Chung River and preservation of the ecology of Tung Chung Bay and Tung Chung River where educational and ecological tours could be offered. It opined that the Government should respect current OZP zonings, especially the area currently zoned as ‘Residential (Group A)’ with a maximum plot ratio of 5 in Tung Chung West. The organisation opined that non-building Areas in Tung Chung West should be removed. In terms of transport and connectivity, the organisation deemed it essential to carefully design the road network in Tung Chung West with linkage to proposed MTR station in Tung Chung West and other areas of the new town. In commercial development in the new town, the organisation stated that uses such as Science Park and Industrial Estate for innovative industries could be considered in Tung Chung. The organisation also suggested expediting Tung Chung New Town Extension to alleviate the imminent housing shortage problem.

**(51) Submission from Halifax Management Consulting Ltd.**

Halifax Management Consulting Ltd. was in support of having more international schools to meet the future growing demands in Tung Chung. The organisation hoped that the planning would take account of their future project in Tung Chung.

**(52) Submission from Lotlink Development Ltd.**

The submission from Lotlink Development Ltd. voiced their opinion on the proposed change of land use from Residential (Group A) to District Open Space and Education uses, which would cover a site owned by the organisation in Area 23. Area 23 was considered by the organisation as a suitable site for high-density development, therefore it was opined that the change of land use to District Open Space and Education was not justified and might impact on neighbourhood coherence and social integrity. The organisation also opposed the residential development on Area 29 and opined it should be used as a town park for public enjoyment. The organisation was concerned about the natural vegetation in the area being cleared, which would cause permanent impacts on the site. The organisation urged the Government to conduct a comprehensive Environmental Impact Assessment in this regard and to improve the infrastructure and connectivity of the Area 29.

**(53) Submission from Albert So Surveyors Ltd.**

Albert So Surveyors Ltd. made three submissions on behalf of Uni-Creation Investment Limited. In two of the submissions, concerns were noted on the planning on Nim Yuen, Lam Che and Shek Lau Po. While there should be more institutional and community facilities developed in the area around Nim Yuen, the organisation pointed out that three lots at the site should be excluded from the village zone and be changed to “IC” use. The “R4” zone in front of Nim Yuen and Lam Che should be changed to “IC” use, particularly for those lots owned by private owners. A link road connecting the end of the cul-de-sac with the new access road next to the schools at Chung Yat Street should be constructed. Albert So Surveyors Ltd. also submitted another proposal on a project with Dzongsar Temple to establish a structure in Hong Kong to promote Tibetan Buddhism and other related arts and medicine, which could also promote conservation, recreation and green tourism in Lantau. It is hoped that this project could be considered with appropriate zoning in the new town plan.

**(54) Submission from FKM Group**

Two issues were raised in the submission from FKM Group. The organisation opined that it was important to consider setting up public markets and cooked food centres or a municipal services complex as they could provide more choices and supply of products in affordable price to the locals. Moreover, they commented that the proposed marina in Tung Chung East should be opened for public access and be integrated into the pedestrian walkway network so that the promenade and scenic views of the water area and Airport could be better utilised. The provision of the Municipal Services Complex with public markets, cooked food centre and other proposed government, institution and recreation facilities were recommended.

**(55) Submission from Full Fame Development Limited**

Full Fame Development Limited submitted their comments about retaining Area 23 for residential purposes and the inappropriate land use of Residential (2) on Area 29. The organisation considered the landscape constraints of, and the weak connectivity in, Area 29 not suitable for residential development. It also opined that the clearance of natural vegetation involved was not desirable. The organisation however was in support of using Area 23 for residential rather than District Open Space and Education land use. The organisation opined that the site was suitable for high-density residential development. The organisation also recommended a review on the detailed population growth projection and provision of open space to local and non-local residents or visitors to examine whether Area 23 would be adversely affected by the growing population and potential overuse of the proposed Town Park, and whether provision of open space is in accordance with Hong Kong Planning Standards and Guidelines.

**(56) Submissions from Sun Hung Kai Properties, Swire Properties and Hong Kong Land**

The group in general supported proposed green metro core with mixed developments and community facilities in Tung Chung East, where Transport Oriented Development Model is adopted. The organisations agreed that the marina should be relocated from Tai Ho inlet to the northern tip of the Tung Chung East reclamation area, but suggested limiting its capacity to 300 vessels. The groups suggested developing eco-tourism in the Tai Ho valley, which should also be converted as an “Ecology and Heritage Park”. They opined that the issues of private lands could be resumed by non-in-situ land exchange. They also supported the proposed Tai Ho Interchange and P1 Road to improve the connectivity of Tung Chung. Suggestions were also made to extend the road networks, including linking Cheung Tung Road to the Tai Ho Interchange and extending the existing pedestrian and cycling underpass from Tai Ho access point to the shoreline of Tung Chung East.

**(57) Submission from Kicers Group Limited.**

The organisation suggested developing Tung Chung West with dual emphasis on the natural ecological scenery and potential to develop eco-tourism at Tung Chung River and local cultural and historical characteristics. Five areas could be designated for different types of development including central market, traditional fisheries experience zone, eco-agriculture experience zone, worshipping the past area and eco-leisure area. The organisation proposed two corridors linking these areas through the themes of river landscape and creative liveliness. A sightseeing route linking different parts of Tung Chung West for visitors was also suggested. A report was attached with some overseas examples and explanation on their suggestions.

**(58) Submission from MTR Corporation**

In their submission, the MTR Corporation opined that a public transport interchange (PTI) should be planned as close as possible to the proposed Tung Chung East Station to facilitate convenient intermodal interchange and encourage greater use of railway services. The MTR Corporation also wished that a pleasant pedestrian environment should be created, and more vibrant community space between the Metro Core Area and the station, footbridge links to the proposed station should be used to accommodate retail uses. They also stated that topside development above and around the Tung Chung East MTR station should be considered in order to optimise land utilisation and enhance vibrancy of the Metro Core Area.

## **1.3 Other Submissions**

3,515 standard submissions and 10 signature campaigns were received during PE3. A list of submissions under this category is tabled in Appendix E.

**(1) Standard Submissions**

- (a) 2,024 standard submissions were received from Prajna Dhyana Temple during PE3. The major points raised in the submissions are as below:

- Support zoning of the site of Prajna Dhyana Temple as “G/IC” land use;
  - Strengthen the existing provision of community services; include more community facilities for Tung Chung residents (e.g. elderly care centre, child care centre, shopping centres, library etc.);
  - Include the peripheral lands as Green Belt and for promoting organic farming;
  - Consider better noise mitigation measures and building design for the proposed high-density housing development in Shek Mun Kap;
  - Strengthen the connection of roads and cycling path; and
  - Improve the provision of transport and infrastructure (e.g. bus terminal, parking spaces for cars and bicycles etc.).
- (b) A standard submission comprising 56 submissions were submitted by San Tau Village urging for a better road connection and use of land in Tung Chung West. Major comments include:
- Improve road connection to San Tau Village e.g. provision of roads for emergency vehicles, extending the road to other parts of Tung Chung and Lantau; and
  - Object to the designation of Green Belt / Conservation Area in Tung Chung West that could be utilised for provision of community facilities.
- (c) A standard submission that consists of 1,007 individual comments on development in Tung Chung East and Three Villages was received during PE3. The details of the issues raised are summarised as follows:
- Object to reclamation in Tung Chung East; suggest utilising existing land for future development and technical assessments on the environmental impact of reclamation;
  - Improve connectivity into the Three Villages (e.g. by widening the road into the Three Villages, improving pedestrian footpaths, building a MTR exit at the Olympic trail, utilising proposed Tai Ho Interchange, etc.);
  - Include more areas for village type development;
  - Develop community facilities such as better drainage and sewage; and
  - Request compensation for areas affected by proposed development.
- (d) 121 standard submissions urging for further development of Tung Chung were received. The points raised in the submissions are summarised as below:
- Urge for future development of Tung Chung;

- Enhance local transport and infrastructure (e.g. introducing new modes of transport, increasing the frequency of current transport and strengthening bus services, constructing a tunnel linking Lantau North and South, etc.); build bridges to improve the external connectivity of Tung Chung;
  - Speed up the construction of Tung Chung West MTR Station;
  - Improve local cycling infrastructure (e.g. extending cycling paths, providing more bicycle parking, etc.);
  - Develop tourism in Ma Wan Chung focusing on conservation and small businesses (e.g. setting up night markets);
  - Provide more tertiary education facilities;
  - Improve drainage and sewage system for Sheung/Ha Ling Pei and Ma Wan Chung;
  - Include more community facilities (e.g. sports ground, theatre, public markets, waterfront promenade, etc.); and
  - Opine that two primary schools and a secondary school would be enough in the planning of Tung Chung; no more schools should be built in Tung Chung West.
- (e) 4 standard submissions were received concerning the overall development of Tung Chung. The points raised include the following:
- Urge for construction of Tung Chung West MTR Station;
  - Enhance the services of MTR; opine that construction of Tung Chung East MTR Station would be necessary if Tung Chung East is planned for development;
  - Enhance existing transport services e.g. bus, ferry;
  - Prioritise the needs of locals in the planning of commercial and housing development;
  - Include more community facilities (e.g. elderly care centre, child care centre, community hall, etc.);
  - Concern about environmental impact of proposed development, such as reclamation in Tung Chung East, development along Tung Chung River, proposed marina and emissions from expected increase of cross-boundary traffic; and
  - Request for extension of PE3 period for three months.
- (f) 132 standard submissions were received on the development of Tung Chung West. Salient points are summarised as below:
- Support future development of Tung Chung New Town.;

- Support the deletion of Tung Chung West reclamation proposed in PE2;
  - Urge for revitalisation of Ma Wan Chung with adequate community facilities and infrastructure; extend the promenade from the town centre to Ma Wan Chung;
  - Develop more community facilities (e.g. library, theatre, wet market, sewage system, etc.); suggest a better design of the proposed Town Park;
  - Reserve land for future rural development;
  - Suggest housing development in areas with lower ecological value in Tung Chung West; and
  - Request widening of the section of Tung Chung road. North of Shek Mun Kap.
- (g) 8 standard submissions in support of the proposed development in Tung Chung West were received. The comments are summarised as follows:
- Support proposed development in Tung Chung West;
  - Appreciate efforts in preserving local community;
  - Support proposed planning of road networks, and
  - Support conserving the natural environment of Tung Chun River and proposed Green Belt in the peripheral area.
- (h) The last set of standard submissions comprising 163 submissions was received regarding the RODP of Tung Chung. A summary of points is as follows:
- Urge to increase the development density of Tung Chung West to allow more housing development;
  - Consider mix-type development in the lands adjoining the proposed Tung Chung West MTR Station to better utilise the convenience of the railway;
  - Increase the provision of private housing to balance the overall residential development in Tung Chung West, and
  - Include community, recreation and harbourfront facilities near the residential area for convenience of the locals.

## **(2) Signature Campaigns**

During PE3, 13 signature campaigns with a total of 7,536 signatures were submitted by organisations such as Prajna Dhyana Temple, San Tau Village, Wong Nai Uk Village, Mok Ka Village and Yat Tung Estate. The comments are summarised as follows:

- (a) Five Signature Campaigns were submitted by Prajna Dhyana Temple with a total of 6,863 signatures. The number of signatures in each campaign is shown in Table 6 below:

**Table 1: Number of signatures in campaigns submitted by Prajna Dhyana Temple**

<b>Campaign</b>	<b>Number of signatures</b>
Campaign 1 (Submitted by Abbot Sik Chuan-bo)	4,845
Campaign 2	1,344
Campaign 3	524
Campaign 4	127
Campaign 5	23
<b>Total number of signatures</b>	<b>6,863</b>

The key comments from these campaigns are as follows:

- Supported zoning of the grounds of Prajna Dhyana Temple as Government, Institution or Community Facilities (G/IC) land use;
- Supported the proposed Green Belt zoning and Conservation Area (CA zone) along the banks of Tung Chung River; and
- Suggested the relocation of proposed housing development to the opposite bank of Tung Chung River to maintain distance between the Temple and nearby proposed housing development so that it could minimise the noise from the daily operation of the Temple and ensure the area is well lighted and ventilated.

(b) San Tau Village Village Office submitted a signature campaign with 500 signatures. The key comments are as follows:

- Called for study on transport connectivity between Tung Chung and nearby rural villages;
- Expressed safety concern on current road into San Tau Village due to clashes between cyclists, tourists and local residents; and
- Urged for provision/widening of a road that would allow access of emergency vehicles into San Tau Village from Tung Chung New Town.

(c) Four signature campaigns with a total of 68 signatures were submitted by Wong Nai Uk Village, voicing their concerns regarding proposed development. The first campaign collected 21 signatures; the second campaign collected 23 signatures; the third campaign collected 17 signatures and the fourth campaign collected 7 signatures. Their comments are summarised as follows:

- Supported rural development in Tung Chung;
- Supported zoning of Wong Nai Uk village as Village Type Development (V zone) to preserve rural characteristics of the area;

- Expressed concern about inclusion of Tung Chung Community Services Complex and Tao Yan Church of Evangelical Lutheran Church of Hong Kong in proposed Education land use (E zone);
  - Opined that the Tao Yan Church of Evangelical Lutheran Church of Hong Kong should be allowed to remain at their current site in Wong Nai Uk Village;
  - Expressed concern about the possible walled effect at Wong Nai Uk village as it would be surrounded by North Lantau Hospital, Yat Tung Estate and the proposed Residential 2 (R2) development;
  - Suggested development of more V zone at various locations, such as land lot DD3-1835RP and proposed E zone;
  - Suggested refining the design of R2 development to maintain the view at the proposed Town Park; and
  - Requested compensation for villagers affected by the development (e.g. a possible resumption of private land). This included allocation of same size of land in proposed V zone and Agriculture land use for villagers to build small houses and farming.
- (d) Mok Ka Village submitted a signature campaign with 57 signatures. Mok Ka Village generally supported the proposed development in Tung Chung West and proposed some refinements in development in the area. Their views are summarised as below:
- Commented on rural development (e.g. maintaining/expanding the boundary of Mok Ka village, using Government land use south of Mok Ka Village for rural development);
  - Suggested improving the connectivity in Tung Chung West (e.g. widening the proposed road into the village to allow access of emergency vehicles, increasing transport frequency and introducing new modes of transport);
  - Expressed concern about the effect on environment caused by proposed development;
  - Pointed out that Tung Chung River should be preserved, and suggested the extension of proposed Conservation Area along Tung Chung River;
  - Urged for comprehensive planning of community facilities around Mok Ka village, such as proper drainage and sewerage, more recreational area, increase frequency of pest control, drain clearance and application of herbicide etc.;
  - Expressed other opinion on proposed land uses in Tung Chung West, such as objection to proposed R2 development near Wong Nai Uk village, zoning of proposed RS sites in Shek Mun Kap into R4, and moving proposed Non-Building Area to the area east of Mok Ka Village, etc.



- (e) A group of residents from Yat Tung Estate submitted a signature campaign with 24 signatures. In their submission, support for the Tao Yan Church of the Evangelical Lutheran Church of Hong Kong to remain at their current site was voiced and examples of the community activities held at the Church were listed.
- (f) A signature campaign with 24 signatures was submitted to voice their opposition in relocation of the Tao Yan Church of the Evangelical Lutheran Church of Hong Kong.

## **2. Public Engagement Events**

### **2.1 Public Forum**

At the forum, attendees were provided with blue Comment Forms to write down their comments on the Tung Chung Extension Study. All Comment Forms were recorded as submissions for the study.

While the proposed future development of Tung Chung was generally supported, various improvements to the proposed RODP were voiced. Many attendees expressed the urgent need of having more community facilities such as wet markets, elderly and childcare centres and municipal services buildings. Small business opportunities with local characteristics in Tung Chung were also requested. There were also requests for provision of tertiary education and EMI schools. A special focus on the relocation arrangement for NGOs in Tung Chung East was expressed. Attendees would also like to see more opportunities for organic farming in the green area for leisure and local tourism in the countryside of Tung Chung West.

Environment was another topic of focus at the Public Forum. Support for the withdrawal of proposed reclamation in Tung Chung West in PE2 was received. Some attendees enquired about the proposed reclamation in Tung Chung East and were concerned about the environmental protection measures in handling the potential impacts of the development on Tung Chung and the pollutions arising from expected increase in traffic. There were also comments regarding the potential conflict between Prajna Dhyana Temple and the land uses nearby, and measures to prevent such conflicts, such as noise mitigation facilities, careful positioning of proposed residential development nearby and buffer zone between the Temple and other areas were suggested. Most importantly, the public urged for more balance between development, conservation and environmental protection.

Many attendees commented that there should be better transport infrastructure in Tung Chung. Suggestions included more diverse choices of transportation, such as more bus routes, minibuses and marine traffic. Some pointed out the need of a comprehensive management of bicycles in Tung Chung and supported a better planning on cycling paths, e.g. better linkage and wider coverage of the current cycle track network. Concern over the service capacity of existing road network, buses and MTR Tung Chung Line was highlighted and ideas such as extending the railway service to other parts of Tung Chung and Lantau were raised. Moreover, attendees urged for better connectivity of Tung Chung with rural villages, other parts of Lantau and Hong Kong. Regarding cycling, different improvement methods were

explored, such as integration of the road network and cycling tracks, connecting segmented cycle tracks and more provision of cycle parking.

The gist of the Public Forum is available in **Appendix F**.

## 2.2 Focus Group and Statutory Advisory Bodies Meetings

25 Focus Group meetings were held during PE3 with different organisations including the local community, green groups and other organisations. They were all concerned about the future development of Tung Chung and wanted to gain a more thorough understanding of the stakeholders' needs in Tung Chung. Representatives from the Study Team attended the meetings to introduce the Study to the public and answer their queries. Consultations with statutory advisory bodies such as the Lantau Development advisory Committee and the Town Planning Board were also held. Table 7 provides the schedule of the Focus Group meetings and Table 8 provides the schedule of Statutory Advisory Bodies Meetings.

The gists of Focus Group meetings are provided in **Appendix G**.

**Table 2: Schedule of Focus Group Meetings**

<b>Date</b>	<b>Organisation / Representative</b>
29 Aug 2014	關注東涌發展大聯盟
2 Sep 2014	Tung Chung River Working Group
2 Sep 2014	Joint Green Groups
2 Sep 2014	Residents of Yat Tung Estate (through Hon Bill Tang of Islands District Council)
3 Sep 2014	Tung Chung Rural Committee**
3 Sep 2014	Residents of Fu Tung Estate and Yu Tung Court (through Ms Chau Chuen-heung of Islands District Council)
4 Sep 2014	Prajna Dhyana Temple
12 Sep 2014	Owners' Sub-Committee of Tung Chung North (through Mr Peter Yu of Islands District Council)
17 Sep 2014	Owners' Sub-Committee of Tung Chung Crescent
19 Sep 2014	Mui Wo Rural Committee
24 Sep 2014	United Welfare Union
25 Sep 2014	Lantau Development Alliance
3 Oct 2014	Federation of Parent Teacher Associations of Islands District
4 Oct 2014	Residents of Tai Ho Village
7 Oct 2014	Residents of Yat Tung Estate (through Mr. Andy Lo of Islands District Council)
14 Oct 2014	Cycling community in Tung Chung
20 Oct 2014	Association of School Heads of Islands District
21 Oct 2014	Community groups in Tung Chung: Tung Chung Community Development Alliance (東涌社區發展陣線), Mu Min Cumberland Presbyterian Church (金巴

	倫長老會牧民堂); and Tao Yan Lutheran Church of Evangelical Lutheran Church of Hong Kong (基督教香港信義會道恩堂)
22 Oct 2014	Save Lantau Alliance
24 Oct 2014	Hong Kong Federation of Trade Unions (Hon Chan Yuanhan, Hon Mak Mei-kuen and Hon Bill Tang)
27 Oct 2014	Residents of Wong Nai Uk Village
27 Oct 2014	Democratic Party (Hon Wu Chi-wai)
30 Oct 2014	Community groups in Tung Chung: The Neighbourhood Advice-Action Council (鄰舍輔導會); Hong Kong Sheng Kung Hui (香港聖公會); Chinese YMCA of Hong Kong (香港中華基督教青年會); and Hong Kong Outlying Islands Women's Association (香港離島婦女聯會)
13 Nov 2014	Community groups in Tung Chung (逸東社區網絡協會)*
21 Nov 2014	Evangelical Lutheran Church of HK (信義會) (Mr Tik Chi-yuen)*

\*Meetings held after PE3 on request by various groups/organisations.

\*\*Follow-up meeting with Chairman of TCRC was held on 15 Oct 2014.

**Table 3: Schedule of Statutory Advisory Bodies meetings**

<b>Date</b>	<b>Statutory Advisory Body</b>
18 Aug 2014	Lantau Development Advisory Committee
1 Sep 2014	Islands District Council*
19 Sep 2014	Town Planning Board
22 Sep 2014	Planning Sub-Committee of the Land and Development Advisory Committee
21 Oct 2014	Airport Authority Hong Kong
28 Oct 2014	Panel on Development of Legislative Council

\* Chairman of Islands District Council was briefed on 22 Aug 2014.

### **(1) 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 29 August 2014 at the Tung Chung Safe and Healthy City Community Library in Yat Tung Estate. Representatives from the organisation identified various areas of attention in the proposed development, such as environment, housing supply, community facilities, transport, tourism and heritage preservation. Representatives generally agreed that careful planning of the proposed Town Park and its impact on preservation of rural heritage should be carried out. They also urged for improvement of connectivity between Tung Chung West and other parts of Tung Chung

and suggested new roads and more parking in the area to cater for the needs of the local residents and tourists. The design of the proposed waterfront promenade was also discussed.

## **(2) Focus Group meeting with Tung Chung River Working Group**

A Focus Group meeting with Tung Chung River Working Group was held on 2 September 2014. Participants expressed concern on the potential sources of sewage that could pollute Tung Chung River. While there were doubts on the effectiveness of attenuation ponds, participants highlighted the need to have a well-designed sewage treatment system in the area. They also opined that illegal discharge of sewage should be dealt with through restricting human activities by zoning or cooperation between different Government departments. Participants also urged for the restoration of Tung Chung River.

## **(3) Focus Group meeting with Joint Green Groups**

On 2 September 2014, a Focus Group meeting with several green groups was held. Participants were concerned about the details of air quality assessment and if any contingency plans would be developed for when emissions were over the estimated level. Participants opined that excessive pressure would be put on the environment by the proposed development. While participants appreciated the withdrawal of reclamation in TCW proposed in PE2, they reminded the team that the upstream of Tung Chung River might be polluted by the development. They pointed out that the mudflats and ecological sensitive areas in Tung Chung East should be protected, and that drainage system should be a focus to prevent flooding. They suggested designating more conservation areas in Tung Chung West such as eco-parks. There were requests concerning the construction of public sewage system for V-zones near Tung Chung River. Participants were also concerned about the environmental impacts brought by the proposed marina. Recreational facilities for the elderly in Tung Chung were also suggested.

## **(4) Focus Group meetings with residents of Yat Tung Estate**

Two focus group meetings were held with residents of Yat Tung Estate on 2 September and 7 October 2014 respectively.

A Focus Group meeting was held on 2 September 2014 at Lai Shuk Ying Memorial Plaza of Yat Tung Estate. Participants envisioned a more balanced provision of community facilities, which included a wet market, elderly centres and municipal service building. They urged for improving the connectivity within the new town and with other parts of Hong Kong by increasing the frequency and modes of transport and speeding up the development of proposed MTR station in Tung Chung West. There were also requests for more community facilities, such as an elderly centre, a wet market, a municipal services building and an indoor sports centre.

Another Focus Group meeting was held on 7 October 2014 at Lai Shuk Ying Memorial Plaza. In general, the participants called for a balanced approach in rural development, environmental conservation and improvement of living conditions of current residents in

Tung Chung. Concern on the possible walled effect at Wong Nai Uk village caused by proposed housing near the Town Park was mentioned. The participants also discussed aspects of rural development, for example, the planning of drainage and sewerage facilities and the compensation for rural areas that would be impacted by the proposed development. Requests for a variety of community facilities were also noted at the meeting.

#### **(5) Focus Group meeting with Tung Chung Rural Committee**

The Focus Group meeting with Tung Chung Rural Committee was held on 3 September 2014. Participants stressed that rural development and the future development of Tung Chung New Town should go hand in hand with consideration on the welfare of local residents. Enquiries from participants were noted on different proposed land uses in Tung Chung West with suggestions on alternatives. The participants were concerned about the impact on feng shui and rural heritage at the proposed Town Park where many graves are located. Some participants opined that the revitalisation of rural areas (e.g. Ma Wan Chung) should be carried out with compensation for residents who would be affected by the development. The impact of the proposed development on the environment and livelihood of residents at Wong Nai Uk was also considered.

#### **(6) Focus Group meeting with residents of Fu Tung Estate and Yu Tung Court**

At the Focus Group meeting with residents of Fu Tung Estate and Yu Tung Court on 3 September 2014, it was generally agreed that the development of Tung Chung would improve the living conditions of current residents and provide for the future population at the same time. In addition to measures on improving the connectivity and community facilities provision in the new town, participants also pointed out areas with development potential in the current Tung Chung town centre. Participants mentioned that Tung Chung West could still be revitalised after the deletion of previously proposed reclamation in the area, for example, by developing walking trails and a waterfront promenade. Provision of a wet market, street shops and job opportunities matching different skills levels were supported.

#### **(7) Focus Group meeting with Prajna Dhyana Temple**

On 14 September 2014, the Focus Group meeting with Prajna Dhyana Temple was held. Representatives of the Temple supported the proposed PE3 development and welcomed the zoning of G/IC land use at the Temple and surrounding Green Belt. However, they were concerned about the proximity between the Temple and the proposed subsidised housing in the area, and stated that measures should be taken to minimise the noise impact on future residents from the daily operation of the Temple. Enquiries on land resumption and transportation network in Tung Chung West were noted.

#### **(8) Focus Group meeting with the Owners' Sub-committees in Tung Chung North**

The Focus Group meeting with the Owners' Subcommittees in Tung Chung North was held on 12 September 2014 at the Clubhouse of Caribbean Coast in Tung Chung. Transport and infrastructure in Tung Chung New Town was discussed (e.g. better planning of cycle track

network, room for increasing the transport frequency and request for details on proposed Road P1, etc.) Concerns and possible mitigation measured on the cumulative impact on the environment caused by development within and outside of the new town were mentioned. Provision of community facilities in the proposed TCE development area was also discussed.

**(9) Focus Group meeting with the Owners' Sub-committee of Tung Chung Crescent**

The Focus Group meeting with the Owners' Subcommittee of Tung Chung Crescent was held on 17 September 2014 at the Clubhouse of Tung Chung Crescent. Participants supported the deletion of the reclamation in Tung Chung West proposed in PE2 and expressed concern on the overall air quality in Tung Chung. They pointed out that the needs of current and future Tung Chung residents and tourists should be acknowledged in the future development of the transportation of the new town. Moreover, they opined that the needs of locals, tourists and professional/sports cyclists should be considered in the planning of future cycle track network and proposed refinements in the design of the current one. Participants also requested a clearer positioning and design of the proposed marina in Tung Chung East.

**(10) Focus Group meeting with Mui Wo Rural Committee**

A focus group meeting with the Mui Wo Rural Committee was held on 19 September 2014. Participants had concerns on the proposed reclamation in Tung Chung East. The assessment of the hydrology of Tai Ho River was mentioned. Participants urged strongly for the improvement of road networks at Tai Ho area. They questioned the site selection of some community facilities and the impact of the proposed conservation area in rural development. They expressed a strong demand to develop the nearby areas of Tung Chung and Tai Ho Wan. They requested that potential impacts of the construction to these areas should also be considered.

**(11) Focus Group meeting with United Welfare Union**

The Focus Group meeting with United Welfare Union was held on 24 September 2014 at North Point Government Offices. At the meeting, the organisation introduced its plan on building a mosque in Tung Chung West with aspects such as possible locations and the design of the structure. The organisation also voiced their support for the proposed job opportunities in PE3.

**(12) Focus Group meeting with the Lantau Development Alliance (LaDA)**

On 25 September 2014, a Focus Group meeting with the Lantau Development Alliance was held. In the meeting, participants envisioned a balance between tourism development and improvement on the living conditions of locals, and opined that both short-term and long-term needs of different residents should be taken into account in the planning of Tung Chung. The planning and provision of community facilities were discussed in detail. Development of street shops and provision of education facilities were also discussed. Participants stressed the importance of providing diversified choices of local transportation for residents (e.g. more

green transport). Participants also highlighted the need to have a balance development of business opportunities between Tung Chung East and Tung Chung West.

**(13) Focus Group meeting with Federation of Parent Teacher Associations of Islands District**

The Focus Group meeting with Federation of Parent Teacher Associations of Islands District was held on 3 October 2014 at HKFEW Wong Cho Bau School at Yat Tung Estate. Participants were most concerned about the provision of education facilities in the new town, and suggested having a community college and/or vocational training facilities in Tung Chung West. They also suggested that the proposed sports ground in Tung Chung East should be relocated to Tung Chung West, as the provision of sports facilities in TCE was adequate. Provision of other community facilities such as a library and a town hall in Tung Chung West was also requested.

**(14) Site Visit with residents of Tai Ho Village**

During a site visit on 4 October 2014, the residents of Tai Ho Village stressed that rural development and the future development of Tung Chung New Town should go hand in hand. There was concern on the impact of proposed development such as reclamation and large-scale infrastructure in the neighbourhood, which residents believed would affect the feng shui and future rural development. They requested the Study Team to conduct technical assessments on both the possibility of including more village type development and the environmental impact of reclamation. Suggestions were given on improving the connectivity of the Three Villages, including a MTR exit at the Olympic Trail, a tunnel from Pak Mong village to Tung Chung East development area etc. More community facilities and appropriate compensation for villagers who would be affected by future development were also suggested.

**(15) Focus Group meeting with the cycling community in Tung Chung**

The Focus Group meeting with Cycling Community in Tung Chung was held on 14 October 2014 at North Point Government Offices. The design of a cycle track network in the new town was the main concern of the participants who generally agreed that the current cycle track network should be improved to cater for the needs of residents, tourists, beginner cyclists and professional/sports cyclists. Suggestions for improvement included wider cycle paths, more cycle parking spaces and more safety measures such as car-free avenues and crossings at the end of cycle paths, etc. They stressed that cycling should be considered as a primary mode of transport in the new town instead of a leisure activity.

**(16) Focus Group meeting with the Association of School Heads of Islands District**

The Focus Group meeting with Federation of Parent Teacher Associations of Islands District was held on 20 October 2014 at the Harbour Building in Central. The participants cautioned against the overprovision of primary and secondary schools in Tung Chung and recommended a review on the proposed education facilities in PE3. It was suggested that the

existing schools could be relocated to proposed sites for education facilities instead of introducing new school sponsoring bodies into the area. Participants expressed that the planning of education facilities in Tung Chung should be based on an accurate projection of the population and number of students in the area.

**(17) Focus Group meeting with community groups in Tung Chung (1)**

On 21 October 2014, a meeting with community groups in Tung Chung was held. Organisations in attendance included representatives from Tung Chung Community Development Alliance, Mu Min Cumberland Presbyterian Church and Tao Yan Church of the Evangelical Lutheran Church of Hong Kong. At the meeting, participants urged for better planning in transportation, community facilities and commercial opportunities. High cost in transportation and retail was a major concern. Local retail opportunities such as small shops, a wet market and flea a market were suggested to counter retail monopoly. Participants also wished for more local job opportunities and measures to better connect Tung Chung East and West.

**(18) Focus Group meeting with Save Lantau Alliance**

At the Focus Group meeting with Save Lantau Alliance on 22 October 2014, participants expressed concern on aspects such as transportation, employment opportunities, community facilities provision, environmental protection and the overall development of Tung Chung and Lantau. In general participants envisioned a sustainably developed Tung Chung New Town with balanced provision of both commercial and community facilities designed with the needs of local residents in mind. They were particularly concerned about transportation, especially the capacity of MTR Tung Chung line and whether its service frequency could be increased in future. Concern was also noted on the impact on the air quality of Tung Chung by the increasing local and cross-boundary traffic from nearby large-scale infrastructure projects such as HZMB and TM-CLKL.

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

A focus group meeting with the Hong Kong Federation of Trade Union was held on 24 October 2014. Representatives put an emphasis on the balance between environmental conservation and catering for the needs of local residents. Main areas of discussion included specific land uses in Tung Chung such as Town Park, planning of commercial opportunities, transportation connectivity, etc. Participants urged for the revitalisation of Ma Wan Chung and the preventive measures against illegal usage of the proposed Green Belt along Tung Chung River.

**(20) Focus Group meeting with residents of Wong Nai Uk village**

On 27 October 2014, a meeting with the residents of Wong Nai Uk village was held. Also in attendance were representatives from Tao Yan Church of the Evangelical Lutheran Church of



Hong Kong, which is located in the same neighbourhood. Many participants advised that the development of proposed Town Park and residential land use by the village should be carefully considered to fully utilise the development potential of the area without compromising the natural landscape, local heritage and rural development opportunities. Participants also expressed concern on the impact of proposed development on social service organisations in Tung Chung West, such as Tao Yan Church and those in the Tung Chung Community Services Complex on Tung Chung Road.

**(21) Focus Group meeting with Mr Wu Chi-wai of Lantau Development Advisory Committee**

A focus group meeting with Mr Wu Chi-wai of Lantau Development Advisory Committee was held on 27 October 2014. In the meeting, Mr Wu raised his concern on the noise impact in Tung Chung. He also commented on the distribution of public housing, private housing and village type development. Illegal uses in proposed Conservation Area were also highlighted. He opined that community facilities should best be located in areas with a high pedestrian flow. And a better connectivity of the current cycle track network was also suggested.

**(22) Focus Group meeting with community groups in Tung Chung (2)**

The Neighbourhood Advice-Action Council, Hong Kong Sheng Kung Hui, YMCA of Hong Kong and the Outlying Islands Women's Association attended the meeting on 30 October 2014. The organisations were concerned about the impact of the proposed development on the provision of social services in Tung Chung West by the non-governmental organisations in the Tung Chung Community Services Complex on Tung Chung Road. They explained that the services provided at Tung Chung Community Services Complex are essential for the welfare of local residents and should not be hindered by development.

**(23) Focus Group meeting with 逸東社區網絡協會**

The meeting with 逸東社區網絡協會 was held on 13 November 2014. The organisation commented on aspects such as environment, transportation and infrastructure and provision of community facilities. Regarding development in Tung Chung East, the organisation opined that the education land use should be more balanced within the area, while suggesting a review on the location and scale of the proposed education land use and nearby road network. It also opined that the underground area of Tung Chung East should be better utilised and the proposed MTR Tung Chung East station could be developed as an underground structure. The organisation also urged for a review on the proposed development in Tung Chung West and more measures on environmental conservation, such as a buffer zone to protect the proposed Green Belt. It was suggested that a columbaria could be developed instead in the proposed area of the Town Park.

**(24) Focus Group meeting with the Evangelical Lutheran Church of Hong Kong**

The meeting with the Evangelical Lutheran Church of Hong Kong was held on 21 November 2014. In the meeting, the organisation urged the Government to retain the existing premises of Tao Yan Church to maintain the provision of social services in the area. Participants stressed the importance of providing social services to the local community. They opined that the church was worth keeping for its historical value. Participants also considered the possibility of integrating their existing services with the ones planned in the development.

#### Statutory Advisory Bodies meeting

The minutes of the meetings with statutory advisory bodies are included in **Appendix H**.

#### **(1) Consultation with the Lantau Development Advisory Committee**

At the consultation with the Lantau Development Advisory Committee on 18 August 2014, the Committee generally agreed that Tung Chung should be further developed. Suggestion was noted on planning the development of Tung Chung New Town with consideration of the opportunities from the North Commercial District of the Hong Kong International Airport and Boundary Crossing Facilities of the Hong Kong-Zhuhai-Macau Bridge. Other issues discussed included improvements on transport and connectivity, recycling and waste disposal, job opportunities and provision of higher education facilities, etc.

Official meeting minutes of meeting are being prepared by the committee separately.

#### **(2) Consultation with the Islands District Council**

A briefing session for the Island District Council was conducted on 1 September 2014. In general, members welcomed the removal of reclamation in Tung Chung West proposed in PE2 and opined that there should be more zoning of institutional and community land uses. Suggestions were also made with regard to the provision of community facilities, local job opportunities and improvement on transport connectivity, in particular the capacity of MTR Tung Chung line. It was stated that improvements should be made to the current cycling track network and infrastructures so Tung Chung could be more well-connected.

#### **(3) Consultation with the Town Planning Board**

A briefing session with members of the Town Planning Board was held on 19 September 2014. Issues such as village type development, urban design, transportation, proposed marina and the balance of different land uses were discussed in detail. Members considered the provision of open space and housing development important, and expressed concern on the pedestrian and cycling network in Tung Chung. Supporting facilities for the marina were also mentioned.

#### **(4) Consultation with Airport Authority Hong Kong**

The Focus Group meeting with Airport Authority Hong Kong was held on 21 October 2014. Participants expressed concern on the manpower support within Tung Chung and its support to the Airport. Besides the provision of different land use, the impact of the proposed

development on the retail industry was discussed. There was concern regarding the noise impact of the Airport to Tung Chung. Enhancement of transport and connectivity between the Airport and Tung Chung New Town was also discussed.

#### **(5) Consultation with the Planning Sub-Committee of the Land and Development Advisory Committee**

At the consultation with the Planning Sub-Committee of the Land and Development Advisory Committee on 22 September 2014, participants opined that the proposed TCE and TCW should be better connected and aligned with the Tung Chung Town Centre. They also opined that the proposed land uses in TCE and TCW of the draft RODP are generally acceptable. The participants pointed out various development opportunities which should be integrated and in support of the future development of Tung Chung, such as the adjoining country parks in the area, HKBCF, HZMB and the proposed retail and hotel development in the North Commercial District of the HKIA. Suggestions were also given on various proposed facilities and land uses, such as the marina, Central Green, storm water management, pedestrian path and cycle track, etc.

Official meeting minutes of meeting are being prepared by the committee separately.

#### **(6) Consultation with the Panel on Development of the Legislative Council**

At the meeting with the Panel on Development of the Legislative Council on 28 October 2014, panel members were in support of proposed initiatives in the protection of the environment, including the reduction of future population in Tung Chung West, withdrawal of the proposed reclamation in Tung Chung Bay and development of buffer zone at Tung Chung Valley. More village type development was supported in Tung Chung West and suggestions on more measures to support the development of Ma Wan Chung were recorded.

The provision of different types of business opportunities and sufficient and diversified job opportunities for residents in the area in Tung Chung was also a concern of the Panel. Members of the Panel had suggested developing tertiary education and vocational training institutes in Tung Chung. Members of the Panel suggested that the service of MTR Tung Chung line could be enhanced to cater for the need of the residents in Tung Chung. Local public transportation, including non-rail transport, should be improved. Members of the Panel urged the MTRC to complete the construction of the proposed new railway stations in Tung Chung on time. In terms of the environment, Panel members were concerned that the environment of the area might be adversely impacted by proposed reclamation and nearby infrastructures, affecting air, noise and the marine life.