

Appendix H

Gist of Focus Group Meetings

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with 關注東涌發展大聯盟

Date: 29 August 2014

Time: 19:00 – 21:00

Venue: Tung Chung Safe and Healthy City Community Library, Yat Tung Estate

Attendees:

Representatives from 關注東涌發展大聯盟

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Overall development in Tung Chung

- Representatives urged for development of Tung Chung to take place as soon as possible.
- A representative was concerned about the impact on the traffic and environment of Tung Chung from the expected increase in the traffic of construction vehicles due to proposed development.
- Representatives urged for consultation with villagers at Tai Ho during PE3 to seek their views on the proposed development.
- Representatives opined that landmarks could be developed around the proposed MTR stations to attract more visitors.

2. Commercial opportunities

- A representative said that small business opportunity should be developed at the site of Tat Tung Road Garden in Tung Chung town centre to promote entrepreneurship among young people in the new town.
- Representatives suggested more small-scale retail opportunities to cater to the needs of local residents.

3. Community facilities provision

- Representatives urged for a more balanced facilities provision throughout Tung Chung New Town.
- Representatives urged for more cultural facilities to be built at Tung Chung town centre.
- A representative opined that the proposed Town Park could be developed into a tourist attraction with the provision of walking trails and pavilions.
- A representative advised against building an escalator at the proposed Town Park and suggested a walking trail instead.
- Representatives supported the proposed waterfront promenade and hoped that it could improve the connectivity within Tung Chung.
- Representatives proposed to plant more valuable trees at the proposed Town Park to attract more visitors.
- A representative suggested building a theatre or civic centre at the site currently proposed for sports centre in Tung Chung West to avoid oversupply of sports facilities and develop the area into a cultural destination for both locals and tourists.

4. Rural development

- Representatives opined that rural development should not be hindered by the future development in Tung Chung.
- Representatives were concerned about the impact on the feng shui and preservation of rural heritage in Tung Chung West from the proposed road network and Town Park where graves are located.
- Representatives enquired about their rights in building small houses at Ma Wan Chung and other rural areas affected by proposed PE3 development.
- Representatives called for further study on the proposed village type development in Tung Chung West with consideration on providing for future rural development.
- Representatives opined that measures should be developed to improve the hygiene of rural areas in Tung Chung.
- Representatives opined that there should be more measures to improve the living conditions of Tai Ho villagers in proposed PE3 development.

5. Development in Tung Chung West

- A representative pointed out that some private land have been zoned as Conservation Area in proposed PE3 development, which should be resumed by the Government with proper compensation to affected residents.
- Representatives enquired if farmland could be developed in the proposed Conservation Area in Tung Chung West.
- Representatives pointed out that land should be reserved for the use of non-governmental organisations and ethnic minorities in Tung Chung West.

6. Housing development

- A representative suggested building high-density private housing at the proposed Green Belt near Ngong Ping 360.
- A representative stated that high-density housing public or private housing development could be built near the river mouth of Tung Chung River.

7. Environment

- Representatives urged for protection of the coastline at Mui Wo.

8. Transport and Infrastructure

- A representative opined that the transport connectivity within Tung Chung and with other areas should be improved.
- Representatives supported the development of proposed MTR station in Tung Chung West.
- Representatives requested more parking for both tourists and local residents in Tung Chung, especially in Ma Wan Chung.
- A representative suggested building a footbridge at the proposed waterfront promenade for better connectivity in the area.
- A representative proposed a road connecting Ma Wan Chung with the proposed development in Tung Chung East.
- A representative opined that the proposed MTR Tung Chung East station could be located nearer to the Tai Ho inlet.
- A representative stated that a bus stop for airport buses should be planned at the proposed transport interchange at Tai Ho.
- A representative suggested an exit from the roundabouts at Tai Ho Interchange to Cheung Tung Road.
- Representative suggested improving the cycle track network in Tung Chung to better connect Tung Chung East and West.
- A representative suggested underground parking facilities at the town centre of Tung Chung.
- A representative suggested a tunnel under Cheung Tung Road for access to proposed MTR station in Tung Chung East.

- Representatives urged for more provision for cycling in Tung Chung, such as cycle parking, velodrome and bicycle sharing and rental system.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Tung Chung River Working Group

Date: 2 September 2014

Time: 09:30 – 11:00

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

Attendees:

Kadoorie Farm and Botanic Garden

Mr Tony Nip

Ms Woo Ming Chuan

Green Power

Dr Cheng Luk-ki

Mr Henry Lui

Mr Conrad Tsang

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Mr Dennis Lo

Planning Department

Ms Donna Tam

Ove Arup and Partners Hong Kong Limited

Dr Daman Lee

Mr Franki Chiu

Ms Theresa Yeung

Mr Jeffrey Lo

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Potential source of sewage

- A representative urged the Study Team to consider the impact of street cleaning and car washing on the drainage system in Tung Chung.
- A representative requested more information on expected pollution level of the sewage in Tung Chung.
- A representative urged for a profile on the expected varieties of pollutants for the drainage system in Tung Chung.
- A suggested the Study Team to visit the urban area around Tung Chung to know further study the potential source of sewage.
- A representative reminded the Study Team that storm water might also carry pollutants.
- A representative opined that it is not feasible to restrict the development of restaurants in proposed area for village type development to control pollution, and suggested zoning parts of the area into Conservation Area.
- A representative pointed out that illegal discharge of sewage from farms and villages are common along Tung Chung River.
- A representative enquired whether it would be useful to restrict the activities of pollution sources (e.g. restaurants, street shops and housing development), which are included in the Outline Zoning Plan (OZP), to protect Tung Chung River.

2. Sewerage and drainage

- A representative urged the Study Team to carefully select vegetation for sewage treatment in Tung Chung West.
- Representatives stressed that polluted water should not be discharged directly into Tung Chung River.
- A representative reminded the Study Team to consider the distinctive seasonal changes of weather and precipitation level in Hong Kong on the proposed artificial wetland.
- A representative suggested having an alternative in preparation for the failure of the proposed sewage treatment system, which should help discharge the treated sewage to other parts of Tung Chung.
- A representative enquired if the planned drainage system would be able to cope with floods.

- Representatives enquired whether there are emergency outfalls in the drainage system.
- Representatives requested more detailed information on proposed drainage system.

3. Tung Chung River Valley

- Representatives stressed the importance of restoring the natural condition of Tung Chung River.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Green Groups

Date: 2 September 2014

Time: 11:00 – 12:30

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

Attendees:

WWF (Hong Kong)

Mr Andrew Chan

Mr Tobi Lau

Green Power

Dr Cheng Luk-ki

Mr Henry Lui

Mr Conrad Tsang

Kadoorie Farm and Botanic Garden

Mr Tony Nip

Ms Woo Ming Chuan

Hong Kong Bird Watching Society

Ms Jocelyn Ho

The Conservancy Association

Mr Peter Li

Mr Wick Leung

Designing Hong Kong

Ms Debby Chan

Conservation Committee of the Eco-Education & Resources Centre

Mr Stanley Chan

Hong Kong Coast Watch / Hong Kong Marine Biodiversity Impacts Group

Mr Kevin Laurie

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Mr Dennis Lo

Planning Department

Ms Donna Tam

Ove Arup and Partners Hong Kong Limited

Dr Daman Lee

Mr Franki Chiu

Ms Theresa Yeung

Mr Henry Shiu

Mr Jeffrey Lo

Mr Mathew Bamm

Mr Lawrence Kan

Ms Jessica Sin

Ecosystems Limited

Mr Vincent CS Lai

Executive Counsel Limited

Ms Stef Lo

Ms Mavis Chan

Key discussion issues:

1. Air Quality Assessment

- Green groups enquired whether the preliminary assessment had considered ozone as well, other than NO₂, RSP and FSP. The Consultant confirmed that the preliminary assessment had considered all the pollutants stipulated under the new AQO, including ozone.

- Green groups also enquired that the predictions air pollutants level presented by the Consultant seemed to be inconsistent with the historical monitoring data. The Consultant clarified that the assessment year for prediction is 2025 / 2026, which is at least 10 years from now. For ozone in particular, there had been a number of scientific publications saying that it was a regional pollution issues and hence needed to be resolved at a regional level. In this regards, the governments of HK and Guangdong had implemented a series of initiatives to reduce the regional air quality issues progressively. The effectiveness of these initiatives would need time to become more apparent.
- Green groups expressed their concerns on the need for any contingency plans in case the effectiveness of the emission reduction initiatives ended up to be less optimistic. The Consultant shared that, given the formal commitments from the two governments in abating air quality pollution, it would be legitimate to expect proactive actions from the two governments be timely implemented to strengthen the efforts to achieve the emission control targets agreed.
- Nevertheless, the Consultant assured that both the preliminary assessment and the subsequent EIA would incorporate the latest available information in the assessment to demonstrate compliance of the new AQO. This is also consistent with the requirements in the TM-EIAO.

2. Development in Tung Chung West

- A green group commented that increase in population would put a lot of pressure on the environment of Tung Chung West and therefore opined that future population increase in Tung Chung West should not be too high. CEDD advised that one of the key tasks of this Study is to strike a balance between environment and development.
- A green group enquired if the areas proposed for subsidised housing and residential land use at a plot ratio of 0.75 along Tung Chung River could be restored.

3. Conservation of mudflats in Tung Chung West

- The Green groups appreciated that the Project Proponent had proactively remove the original reclamation in Tung Chung West and Coastal Protection Areas would be zoned along the shoreline. Some of the Green groups nevertheless reminded that the changes of the sediment composition, e.g. the proportion of the sand in the sediment, should be considered in the subsequent assessment, especially there would be interactions from tidal wave and discharge from Tung Chung River. The Consultant clarified that all the parameters in the WQO would be considered in the subsequent assessment.
- Green groups reminded the Study Team to consider the indirect impact of development in the upstream of Tung Chung River on the ecology and hydrology in the downstream.
- A green group pointed out that a small portion of the mudflats near Ma Wan Chung had not been included in the proposed Draft Recommended Outline Development Plans. The Consultant clarified that it may be due to the low level of the land with respect to high water mark, and this issue would be further checked.
- Some of the Green groups also opined that the introduction of additional population to Tung Chung West may result in further exploitation of ecologically sensitive mudflats in Tung Chung West. This would cause further indirect impacts.

4. Issues on Drainage in Tung Chung West

- A green group enquired if the water level of Tung Chung River during different seasons would be assessed. The Consultant advised that the future drainage impact assessment would consider both wet and dry season.
- A green group enquired if there were records of major flooding at Tung Chung River. The Consultant advised that no major flooding at Tung Chung River was recorded; nevertheless, the future flood protection will be designed for a 1 in 200 years return period.
- A green group enquired if the entire polder system proposed in Tung Chung West would be assessed in the Environmental Impact Assessment for the area. The Consultant advised that the assessment will be included as part of the future EIA.
- A green group requested more details on the polders and walls by Tung Chung River.

5. Tung Chung River Valley

- Green groups identified some mangroves and terrestrial areas near Tung Chung River and Ma Wan Chung that are not protected under the proposed plans in the current Study. The Consultant advised that this will be investigated in details.
- Green groups urged the Project Proponent to formulate measures with more enforcement power in protecting ecological sensitive areas in Tung Chung West, such as a Development Permission Area (DPA) Plan.
- Green groups reminded the Project Proponent that a number of rare fresh water fish species had been reported in Tung Chung River and hence it had high ecological value. The Consultant echoed that the ecological survey findings were consistent with the observations.
- A green group commented that for tributaries of Tung Chung River, only one tributary was protected by the proposed buffer zone, and suggested for extension of buffer zone to other smaller tributaries of the western branch of Tung Chung River. The Consultant clarified that, buffer zone has been recommended for the major river tributary with high ecological value to ensure the integrity of the ecological system. Nevertheless, the Consultant would further study this suggestion by the Green groups.
- Some of the green groups reminded that the loss of potential connectivity and hence fragmentation etc for fauna in Tung Chung Valley, especially when the drainage boulder scheme was implemented, shall not be forgotten in the assessment. Reference was made to the ecological mitigation measures implemented for Tung Chung Road. The Consultant advised that the polder would only be constructed between developed areas and the buffer zone along Tung Chung River but would not obstruct movement of fauna from other natural habitats to the buffer zone or the river. The buffer zone and some area (e.g. Green belt, etc.) may also help providing an ecological connection.

6. Conservation

- A green group expressed that the conservation should be about protection of existing ecologically sensitive areas and not just avoidance of development in those areas, and hence the whole approach on conservation for the Study shall be re-considered.

- Some of the green group suggested including more conservation-oriented land uses in Tung Chung West, such as eco-parks. Other more stringent conservation measures, such as setting up restricted areas in Tung Chung under the Wild Animal Protection Ordinance, were also raised.
- A green group enquired if the existing Romer's Tree Frog in Tung Chung was an original or transplanted population. The Consultant clarified that both survey and literature review had confirmed the occurrence of the Romer's Tree Frog and they had been identified as species of concern in the assessment. Whether they were original or transplanted make no difference in terms of ecological impact assessment.

7. Village Zones in Tung Chung West

- A green group commented that in order to minimize the impact on Tung Chung River due to direct discharge of sewage by the villages, public sewage system shall be provided for V-zones near Tung Chung River. CEDD advised that the villagers have proposed public sewage system to each village for future connection of sewers.
- Green groups questioned how the corresponding habitat maps would be made for village zones, which included different types of land uses such as farmland. A green group suggested calculating the loss of wildlife habitat caused by nearby village development in Tung Chung West. The Consultant clarified that any habitat losses caused by areas within existing V zone are existing impacts and would NOT be counted as part of impacts caused by this study, hence would not be included in the subsequent EIA. Even if these areas were computed and included in the EIA, they should be strictly used for information only and shall NOT be considered for recommending mitigation measures under the EIAO.

8. Tung Chung East

- The Consultant briefed Green Groups on the establishment of baseline information for dolphins, including those from available information sources such as the monitoring data from AFCD, TMCLKL, HKBCF and 3RS etc. The Consultant also briefly introduced the potential need for Road P1 Extension to Siu Ho Wan. All the available monitoring results indicated that Tung Chung East was not the location for frequent observations of dolphins. None of the Green Groups expressed different views on this.
- A green group questioned about the target boat types for the proposed marina, and whether there are parking facilities for local sampans. The Consultant advised that detailed design of the marina will be carried out in later stage with consideration of all related views received from the public.
- A green group reminded that consultation with relevant Government departments, such as the Marine Police if there are any constraints on the types of boats using the Marina from marine traffic point of view.
- A green group considered that the location of the proposed marina is too close to navigation channel and may have safety concern. The Consultant advised that navigation safety had been considered in coming up with this marina location, which will be further ascertained in details in detailed design stage.
- A green group expressed concerns about the potential impact of construction on future marine parks, such as construction boats travelling in the area. The Consultant advised that the impact will be assessed in the subsequent EIA under the EIAO.
- A green group opined that the proposed cycling tracks and improvements on the existing ones seemed to be designed for leisure rather than daily use by locals.
- A green group suggested that more recreational facilities for the elderly should be proposed in Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Residents of Yat Tung Estate (A)

Date: 2 September 2014

Time: 20:00-21:30

Venue: Lai Shuk Ying Memorial Plaza, Yat Tung Estate, Tung Chung

Attendees:

Residents of Yat Tung Estate

Office of Hon Bill Tang, Islands District Council member (Yat Tung Estate North)

Mr Bill Tang

Office of Hon Alice Mak Mei-kuen, Legislative Council (New Territories West)

Ms Alice Mak Mei-Kuen

Civil Engineering and Development Department

Mr Bosco Chan

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Development of Tung Chung West

- A resident was concerned if there would be enough transportation network linking to Tung Chung West.
- A resident was concerned if the development of Tung Chung West would continue if the proposal of implementing the Tung Chung West MTR station was turned down.

2. Transportation

- Residents generally agreed that the transportation network in Tung Chung should be improved.
- A resident pointed out that transport connection between proposed residential housing in Shek Mun Kap and MTR station in Tung Chung West should be provided.
- Residents suggested introduction of more modes of transport in the new town.
- A resident stated that the connectivity between Tung Chung and Hong Kong International Airport should be improved.
- Residents supported the proposed MTR station in Tung Chung West and urged for it to be in service as soon as possible.
- A resident pointed out that transportation cost was high for Tung Chung residents and suggested having more discounted fares.

3. Community facilities

- Various community facilities were suggested at the meeting, such as barbecue site, municipal services building, wet market, elderly centres, columbarium, special needs schools, performance venues, indoor sports centre, beaches etc.
- A resident suggested building vocational training facilities in Tung Chung that match the job opportunities in the area.
- A resident suggested adding more community facilities for the ethnic minorities in the area.

- A resident opined that more covered public area should be developed in Yat Tung Estate and Fu Tung Estate.
- A resident suggested reserving area near the coast in Tung Chung for water sports.

4. Housing development

- A resident supported reclamation as a way to develop more land for housing development.
- A resident suggested more housing developments in Sunny Bay and Siu Ho Wan.

5. Commercial and job opportunities

- Residents requested more retail options that cater to the needs of local residents.
- A resident stated that measures should be developed to attract more businesses to set up offices in Tung Chung.
- A resident was concerned if small business opportunities could be provided for local residents.
- A resident suggested constructing industrial buildings and warehouses in Tung Chung to increase employment opportunities.

6. Environment

- Residents urged for preservation of Tung Chung Bay.
- A resident was concerned with the environmental impact in Tung Chung from the Third Runway.
- A resident was concerned about possible pollution due to proposed PE3 development.
- A resident suggested maintaining distance between the Third Runway and proposed Tung Chung East development to minimise possible environmental impact.

7. Others

- A resident suggested extension of PE3 period.
- A resident suggested consultation with different stakeholders in Tung Chung, such as rural villages and ethnic minorities.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Residents of Fu Tung Estate and Yu Tung Court

Date: 3 September 2014

Time: 19:30 – 21:00

Venue: Open plaza at Fu Tung Plaza, Tung Chung

Attendees:

Residents of Fu Tung Estate and Yu Tung Court

Office of Hon Chan Han-pan, member of Legislative Council (New Territories West)
Hon Chan Han-pan

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

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

Planning Department
Mr Ivan Chung
Mr Lui Wing-cho

Civil Engineering and Development Department
Mr David KC Lo
Mr Kenneth Wong

Ove Arup and Partners Hong Kong Limited
Ms Theresa Yeung
Ms Natalie Leung

Executive Counsel Limited
Ms Mavis Chan

Key discussion issues:

1. Overall direction of development

- Mr Chan Han-pan opined that Tung Chung development should emphasise on improving the convenience for the existing residents.

2. Development of Tung Chung West

- Ms Chau Chuen-heung supported revitalisation of the waterfront area by constructing a waterfront promenade and setting up of night market.
- Ms Chau suggested constructing a road extending the proposed waterfront promenade along the hillside by using environmentally friendly construction materials to improve the appearance of the waterfront and better connect Tung Chung East and West.
- Ms Chau hoped that a municipal services building including a wet market in Tung Chung West would be constructed.
- Ms Chau suggested that walking trails instead of escalators could be constructed in the proposed Town Park.
- Ms Chau supported revitalisation of Ma Wan Chung.

3. Transport and infrastructure

- Mr Chan Han-pan suggested changing the names of proposed MTR stations in Tung Chung East and Tung Chung West to avoid confusion.
- Participants generally agreed that the transport and infrastructure in Tung Chung could be improved.
- Mr Chan suggested introducing minibus service in Tung Chung to improve the accessibility of the new town.
- Mr Chan suggested constructing additional cycle paths along the waterfront to connect different parts of Tung Chung.
- Mr Chan suggested increasing the frequency and number of compartments of Tung Chung Line to cater to the demands of residents.

- Mr Chan suggested adding a new MTR station in the reclaimed area to link Sunny Bay and the Central and Western district, which could shorten the travel time between Tung Chung and the Central and Western district.
- Ms Chau Chuen-heung expressed the necessity of constructing a new terminal for buses and coaches at Tung Chung town centre.

4. Community Facilities

- Various community facilities were suggested at the meeting, such as wet market, cooked food centre, and open space with grass.
- Mr Holden Chow opined that a standard sports ground with multipurpose grass space for different sports activities was necessary.
- A participant hoped that a Catholic church would be constructed in the new town.
- A participant was concerned if more shaded areas would be constructed in the outdoor areas in Tung Chung.
- A participant mentioned that a new international school with sufficient outdoor facilities is needed for residents of different ethnicities in Tung Chung.
- Ms Chau Chuen-heung opined that drainage and sewerage at rural areas in Tung Chung should be improved.

5. Commercial and job opportunities

- Mr Chan Han-pan was concerned if more opportunity for small businesses would be provided by proposed PE3 development.
- Mr Holden Chow urged for more local job opportunities in Tung Chung.
- Participants urged for more small food outlets in Tung Chung that serves both local residents and tourists.
- Ms Chau Chuen-heung opined that the underground area of Area 1-3 in Tung Chung town centre could be developed into a transport interchange while shops could be set up on the ground level.

東涌新市鎮擴展研究 第三階段公眾參與
社區小組會議紀錄- 般若禪寺

日期：二零一四年九月四日

時間：下午三時正至四時三十分

地點：大嶼山東涌石門甲 100 號 般若禪寺

出席者：

般若禪寺

釋傳般法師（般若禪寺住持）

般若禪寺建委會成員

般若禪寺出家眾

般若禪寺信眾

規劃署

譚燕萍女士

呂榮祖先生

土木工程拓展署

盧國中先生

王清標先生

杜蕙芷小姐

奧雅納香港公司

蕭新衍先生

梁銘茵小姐

冼文蔚小姐

毅信顧問公司

陳顥媛小姐

第一項 東涌新市鎮擴展研究簡介

一、 梁銘茵小姐簡介東涌新市鎮擴展研究（下稱研究）、第二階段公眾參與所收到的主要意見及東涌建議發展大綱草圖。

第二項 討論

- 二、 禪寺代表表示研究中的東涌東規劃完善，能照顧不同就業元素。禪寺代表亦認同利用農地及荒廢土地作發展，也希望研究團隊能加以說明禪寺附近土地的綠化規劃。
- 三、 研究團隊代表表示，禪寺附近私人土地仍是暫時性根據禪寺土地業權而作的規劃。研究團隊在經過第二階段公眾諮詢及顧問研究後，發現附近一帶為蝴蝶棲息地，故研究保留為綠化地帶，河流兩岸則建議作保育用途。研究團隊代表補充，雖然在這些土地上不能用作發展用途，但若有政府政策或足夠資料支持該項發展，規劃署會評估該項發展之規模及位置，並考慮通過規劃將之落實。
- 四、 禪寺代表認為，若只有禪寺範圍被規劃為社區用途，周圍則被規劃為綠化地帶，其正在規劃的安老院就不能建於禪寺附近。若使用其他土地則要面對收地問題。禪寺代表望能以市價買得土地來興建安老院。
- 五、 禪寺代表亦指出，希望能在屋頂加建太陽能板，為環保出一分力。此外，禪寺代表也關注將來能否繼續在禪寺附近以耕種方式進行教育工作。
- 六、 禪寺代表希望禪寺附近土地可建低矮的建築物，配合禪寺周圍的環境。
- 七、 研究團隊代表表示，現時的範圍是按禪寺的私人擁有的土地來劃定。將來的土地在規劃上會變成「政府、機構或社區」用地。這些土地用途是允許禪寺在將來發展安老院的。但若要利用到周圍綠化地帶作發展，則需要更改土地用途或向城規會申請。不過，研究團隊在經過兩段公眾諮詢後都未有收到有關的計劃。此外，在綠化地帶內是允許在私人土地上耕種。
- 八、 禪寺代表詢問「政府、機構或社區」用地有否高度限制。
- 九、 研究團隊代表表示，草擬中的圖則列明，發展這些土地時只可建三層高的建築物。這是根據禪寺現時的高度來劃定的。研究團隊代表歡迎禪寺代表就此發表意見。
- 十、 禪寺代表憂慮將高度限制為三層未必足夠將來發展。

- 十一、 研究團隊代表解釋，這高度限制是根據附近現有的建築物層數來制定的。若想更改的話，便要向城規會提出規劃申請。
- 十二、 禪寺代表詢問研究團隊代表附近美化地帶的用途及會否以收地方式取得土地作美化。
- 十三、 研究團隊代表續解釋在東涌發展中各種收地的情況。
- 十四、 禪寺代表詢問研究團隊代表可否取消東涌住石門甲道路禁區從而吸引更多 人使用。
- 十五、 研究團隊代表解釋，東涌住石門甲道路禁區涉及政府運輸政策，這並不是規劃署可以左右的。
- 十六、 禪寺代表詢問日後所興建的公屋有沒有隔音設施。賣地時又會否加入一些買地者必須要遵守而又具有法律效力的條款。禪寺代表亦詢問為何政府有能力收回一些已喪失業權的土地。此外，若以購買禪寺旁而又位於綠化地帶之私人土地來發展，會否較購買其他位於綠化地帶之私人土地來發展為快
- 十七、 研究團隊代表解釋，因為土地是用來興建公屋，規劃署會聯同房屋署議定規劃大綱，提出有關規劃要求，包括對噪音的緩減措施。此外，批出發展申請與否會考慮多項因素，而非只考慮土地所在的位置。
- 十八、 禪寺代表同意將禪寺附近地方劃綠化地帶，日後會就禪寺將來的發展計劃提交上規劃署。
- 十九、 禪寺代表表示，若在發展大綱圖獲批後地權擁有人才提出規劃申請，有關當局可能要更長時間處理申請。禪寺代表亦詢問，現時在綠化地帶上其他的土地用途是否可一直保留而毋須額外提出發展申請。
- 二十、 研究團隊代表解釋，若發展得到政策局政策支持和有詳細計劃，規劃署也會考慮將這些用途納入在草擬中的發展大綱圖。當日後發展大綱圖獲批時，地權擁有人也可在城規條例下提出改變土地用途申請。署方也根據法定時限下處理這些申請。除非涉及實質用途改變，否則一些發展大綱圖獲批前已有的土地用途並不須要再作發展申請。

- 二十一、 禪寺代表詢問，政府會如何介定那些土地用途及設施是在綠化地帶上，以及地權擁有者是否也可以一直保留土地而不作其他用途。
- 二十二、 研究團隊代表表示，若土地一直保留而不作其他用途，土地上仍會有自然草被生長。這種情況也附合綠化的規劃意向。另外，綠化地帶是容許農業用途的。一些如假日非農莊的土地利用則是屬於康樂用途。
- 二十三、 禪寺代表表示，禪寺一直有經營有機農莊，未知在日後可否有限度擴展。
- 二十四、 研究團隊代表表示，綠化地帶是容許真正的農業用途，例如耕種。
- 二十五、 禪寺代表詢問，本身在美化地帶內的土地用途會否一直保留。
- 二十六、 研究團隊代表表示，本身土地用途會一直保留，並交由康文署管理。
- 二十七、 禪寺代表表示滿意今天的發展規劃。
- 二十八、 禪寺代表詢問附近的交通交匯處會有什麼措施配合附近居，及日後會有什麼交通配套連接禪寺和東涌西地鐵站。
- 二十九、 研究團隊代表表示，日後通往石門甲的公路會擴闊，而巴士總站會坐落於這交通交匯處。禪寺也會有東西道路及單車徑連接。

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Owners' Sub-committees in Tung Chung North

Date: 12 September 2014

Time: 19:30 - 21:00

Venue: Clubhouse, Caribbean Coast, Tung Chung

Attendees:

Representatives from Owners' Sub-committees in Tung Chung North

Office of Peter Yu, member of Islands District Council (Tung Chung North)

Mr Peter Yu

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Overall direction of development

- A resident stated that the problems from previous stages of planning in Tung Chung should be further studied and solved.

2. Community facilities provision

- A resident was concerned about the proximity of pumping stations to nearby residential areas.
- Residents requested community facilities e.g. hospitals and wet markets.

3. Environment

- A resident was concerned about the air quality in Tung Chung, especially the impact from pollution particles from Mainland China.
- A resident was concerned about the possible air pollution from Third Runway.
- A resident suggested restoration of the channelised parts of Tung Chung River.
- Residents were concerned about the environmental impact from nearby large-scale infrastructure development such as the Hong Kong-Zhuhai-Macao Bridge.
- A resident opined that measures should be developed to reduce pollution in Tung Chung.

4. Commercial opportunities

- A representative opined that measures should be developed to counter retail monopoly in Tung Chung.
- Representatives urged for more small-scale business and retail opportunities (e.g. small shops and flea markets) to be provided in Tung Chung.

5. Transport and infrastructure

- A resident commented on the need to improve connectivity between Tung Chung East and West, which would allow residents to access community facilities in the new town more conveniently.
- A representative said that more cycle parking should be provided.
- A representative suggested referencing the design of cycle track system in Amsterdam and Tokyo in planning the one in Tung Chung.
- A resident requested more information on the proposed Road P1 in Tung Chung East.
- A resident requested more information on proposed increase in frequency of MTR Tung Chung line.
- Residents were concerned that Tung Chung line would not be able to cope with future population in the new town even if the frequency of trains could be increased.
- A resident was concerned about the capacity of Tsing Ma Bridge.
- A representative stated that a footbridge should be built between the Visionary to the current Tung Chung MTR station.

6. Others

- A resident opined that data collected in the technical assessments in PE3 should be available to the public.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Owners' Sub-Committee of Tung Chung Crescent

Date: 17 September 2014

Time: 20:00 – 21:30

Venue: Clubhouse of Tung Chung Crescent, Tung Chung

Attendees:

Representatives from the Owners' Sub-Committee of Tung Chung Crescent

Residents of Tung Chung Crescent

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Environment

- A resident was concerned about the impact on noise and water quality from the construction of the Third Runway.
- A resident opined that the green areas near Yat Tung Estate should be preserved.

- A resident opined that the air quality of the new town should be improved.

2. Development in Tung Chung West

- Residents generally supported the deletion of reclamation in Tung Chung West proposed in PE2.
- A resident was concerned that the proposed Residential 2 housing development would affect the view from the hill in the Town Park, and suggested lowering the plot ratio of the housing development.
- A resident opined that the natural landscape should be incorporated in the design of the Town Park in Tung Chung West.

3. Development in Tung Chung East

- Residents stated that there should be clear positioning on the target of the proposed marina.
- A resident requested more details on the design of the proposed Marina.
- A resident suggested including watersports opportunities at the area proposed for the marina in Tung Chung East.

4. Transport and infrastructure

- A resident was concerned if the transport network in Tung Chung would be improved according to the proposed increase in population.
- Residents opined that the proposed MTR station in Tung Chung East should be built first to divert traffic from the current MTR station.
- A resident opined that new modes of transport such as minibuses, light rail and trams could be introduced to the new town.
- A resident pointed out the cycle network in Tung Chung should accommodate the needs of local residents, tourists and professional/sports cyclists.
- A resident enquired if measures would be developed to prevent flooding along Tung Chung River.
- Residents suggested improving the current cycle track network in Tung Chung, such as connecting segmented cycle tracks and extending the current network to other parts of Lantau.

5. Others

- A resident suggested holding a meeting with the cycling community in Tung Chung to consult their opinions of the existing cycle track network in Tung Chung.
- A resident proposed to develop Tung Chung into a resort town.
- A resident opined that the Study Team should conduct site visits to Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Mui Wo Rural Committee

Date: 19 September 2014

Time: 19:30 – 21:00

Venue: Site office for Hong Kong-Zhuhai-Macao Bridge, Tung Chung

Attendees:

Representatives from Mui Wo Rural Committee

Home Affairs Department

Ms Cheng Lai-yin

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Mr Jeffrey Lo

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. General direction of development

- Representatives generally agreed that Tung Chung should be developed sustainably with attention to the needs of rural villagers.

- A representative suggested reserving an area at the proposed development in Tung Chung East for village type development.
- Representatives urged for consideration on the welfare of villagers in Tai Ho in proposed future development in Tung Chung.
- Representatives opined that compensation should be given to the residents at the Three Villagers who would be affected by proposed PE3 development.

2. Community facilities provision

- A representative enquired about the distance between the Tai Ho Inlet and nearby drainage facilities.
- A representative pointed out that more community facilities should be available to residents at the Three Villages, e.g. drainage and sewerage.
- Representatives stated that the target of proposed marina in Tung Chung East should be clearly defined.

3. Transport and infrastructure

- Representatives opined that the proposed MTR station in Tung Chung East should be connected with Cheung Tung Road for the convenience of villagers at Tai Ho.
- Representatives urged for improvement on the road network to the Three Villages (Tai Ho, Pak Mong and Ngau Ku Long), especially road that allows access of emergency vehicles.
- A representative opined that the proposed MTR station in Tung Chung East should be moved closer to the Three Villages.
- A representative asked the possibility of linking the Tuen Mun - Chek Lap Kok Link to Cheung Tung Road.
- Representatives opined that bus stops should be set up at the proposed Tai Ho Interchange.

4. Environment

- Representatives objected to the proposed reclamation in Tung Chung East.
- Representatives were concerned about the impact on water current at Tai Ho River from proposed development nearby.

- A representative requested the results from technical assessments on the water current in Tung Chung East.
- A representative suggested having noise barriers on the track of the proposed MTR station in Tung Chung East.
- A representative questioned the prediction of assessment models on sedimentation after reclamation in Tung Chung and near Tai Ho.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with United Welfare Union

Date: 24 September 2014

Time: 16:30 – 17:30

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

Attendees:

United Welfare Union

Mr Mohammad Ilyas

Mr Muhammad Ramzan

Mr Osama Asghar

Mr Iqbal Mohammad Waheed

Mr Khan Pir

Mr Muhammad Manzoor

Planning Department

Mr Ivan Chung

Civil Engineering and Development Department

Mr Kenneth Wong

Ms Chelsey Yuen

Ove Arup & Partners Hong Kong Limited

Mr Jeffrey Lo

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Proposed PE3 Development

- Representatives supported the proposed development in PE3.

2. Provision of Community Facilities

- A representative observed that space is inadequate in Tung Chung for a standard cricket pitch.
- A representative enquired if the plan of United Welfare Union on the development of a permanent freestanding mosque in Tung Chung West would be affected by proposed development in PE3, especially the proposed road near the site in the proposed Recommended Outline Development Plan.
- Representatives stated that if a site could be allocated for the planned mosque in Tung Chung, its development could be amended according to nearby future development.
- A representative mentioned that the site of their planned development is near Him Yat House and Tak Yat House of Yat Tung Estate.
- Representatives opined that a permanent allocation of land instead of a short-term allocation in Tung Chung West was necessary for construction of the mosque.
- Representatives opined that any allocation of land for the planned mosque should ideally be located in Tung Chung West, where it benefit the Muslim population in Tung Chung.
- Representatives opined that the planned mosque could become a tourist attraction in Tung Chung.
- Representatives expressed that their planned mosque could be in the same location with other community groups, but advised against placing it with organisations of other religions.
- Representatives also suggested constructing a community hall for gathering of people of different ethnic groups.

3. Employment and job opportunities

- Representatives welcomed the proposal of more than 40,000 job opportunities in Tung Chung.
- Representatives suggested that more offices could be built in Tung Chung to create more local job opportunities.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with the Lantau Development Alliance (LaDA)

Date: 25 September 2014

Time: 17:00 – 18:30

Venue: AsiaWorld-Expo

Attendees:

Members of the Lantau Development Alliance

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Stef Lo

Ms Mavis Chan

Key discussion issues:

1. General direction of development

- A member suggested that needs of the locals should be considered during the implementation of the proposed development in Tung Chung.
- A member stressed the importance of balancing different needs from stakeholders involved in the Study.
- A member opined that Tung Chung should be developed sustainably.

2. Commercial and job opportunities

- A member pointed out the importance of the provision of daily necessities for the locals.
- A member pointed out the essential role of street shops with local characteristics in fostering economic development in Tung Chung.
- A member stated that the Study Team should develop a central business area in both Tung Chung East and West.
- A member stated that community waste management facilities should be developed in Tung Chung.
- A member urged the Study Team to have a better planning in the business area to cater for the need of businesses from Pearl River Delta wishing to establish their businesses in Hong Kong. The Study Team should consider better planning of communication infrastructure in the business area in Tung Chung to capture the opportunities brought by Hong Kong - Zhuhai - Macao Bridge.
- A member stated that there should be a proper study on the overall supply and the types of retail opportunities in Tung Chung and the number of tourists that could be attracted.
- A member suggested having more green area in the business area in Tung Chung.
- A member quoted an example of the Island East when illustrating her wishes in having more supporting facilities and infrastructure in the business area.
- A member pointed out the importance of balancing the livelihood of locals with tourism development.
- A member concerned how the planned tourist facilities in Tung Chung Bay could be incorporated with the surrounding environment.
- A member opined that better planning of catering facilities in the promenade should take place.
- A member was satisfied with the planning of the Town Park and green area in Tung Chung and recommended planting special plant species to boost tourism.

3. Community facilities provision

- A member stated that more international schools should be provided in Tung Chung.
- A member suggested having vocational training institute in tourism, convention and exhibition that matches the existing advantages of Tung Chung for future development.

- A member suggested that there should be more coach parking spaces in Tung Chung.

4. Transportation

- Members wished to see more choices for local transportation and strengthening the connectivity of Tung Chung more modes of transport.
- A member supported including green transportation (e.g. electric vehicles, monorail and bicycles etc.) in the Study. He emphasised the need to have enough public transport that could enhance local connectivity, between the residential areas and the business areas.
- A member questioned if the maximum capacity of MTR Tung Chung line could cater for future increase of population.
- Members discussed the possibility of introducing marine transport in Tung Chung.

5. Housing

- A member recommended having more HOS housing in Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Federation of Parent Teacher Associations of Islands District

Date: 3 October 2014

Time: 18:00-19:30

Venue: HKFEW Wong Cho Bau School, Yat Tung Estate

Attendees:

Representatives from Federation of Parent Teacher Associations of Islands District

Civil Engineering and Development Department

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Community facilities provision

- Representatives suggested various community facilities to be built in Tung Chung, such as a library, town hall and sports centre.
- A representative was concerned about the location of the proposed sports ground in Tung Chung East and suggested relocating it to near to Ma Wan Chung or Hau Wong Temple for the convenience of residents in Tung Chung West.

2. Education facilities provision

- Representatives urged for careful consideration on the number of schools that would be provided in Tung Chung to avoid overprovision.
- A representative enquired about the planning of special needs schools in Tung Chung West.
- A representative suggested converting Caritas Charles Vath College into a community college or vocational training facility to meet the need of the residents in Tung Chung.
- A representative suggested developing a campus suitable for both primary and secondary schools instead of two separate school buildings, which could then be adapted according to the prospective number of students in Tung Chung.

3. Housing development

- A representative enquired about the proposed ratio of public to private housing in Tung Chung.
- A representative enquired about the proposed number of flats that would be provided in Tung Chung East and West.

4. Others

- A representative would like to know about the submission methods of public views regarding the Tung Chung New Town Extension Study.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Residents of Yat Tung Estate (B)

Date: 7 October 2014

Time: 19:30 – 21:00

Venue: Lai Shuk Ying Memorial Plaza, Yat Tung Estate

Attendees:

Residents of Yat Tung Estate

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

Mr Andy KS Lo

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Mr Pakin Cheung

Planning Department

Mr Ivan Chung

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Transport and infrastructure

- A resident enquired about how the pressure on public facilities and transportation aroused from the future increase of population would be alleviated.
- A resident asked the future bus services in Tung Chung East.

- A resident urged the Study Team to improve the road networks in Tung Chung to cater for future increase of tourists.
- Mr Andy Lo proposed that an high-speed transportation system could be built to connect different parts of Tung Chung which could benefit both locals and tourists.

2. Community facilities provision

- A resident questioned how the Study Team could ensure that local residents will benefit from the proposed plans for local small businesses.
- A resident opined that planning of shopping malls, wet markets and community facilities should be included in Tung Chung West.
- A resident urged the Study Team to include wet market, which would serve both Yat Tung Estate and the future residents in Area 39 in Tung Chung West.
- Residents urged the Study Team to include a recreational centre in Tung Chung West.
- A resident requested details of the proposed sports centre.
- A resident suggested having a boardwalk from Ma Wan Chung to the proposed Town Park.
- Mr Andy Lo added that the Study Team should focus on the provision and design of well-connected bicycle tracks and waterfront promenade.
- Mr Lo also suggested a bicycle sharing system to be implemented in Tung Chung.
- Mr Lo suggested moving the existing recreation centre in Tung Chung town centre to the proposed site for sports centre, which could become a landmark in Tung Chung.
- Mr Lo suggested building the proposed sports centre in the existing site in Tung Chung rather than on reclaimed land in the future Tung Chung East.
- Mr Lo suggested having more land for developing tertiary education institutions in Tung Chung East.
- A resident hoped to have special needs in Tung Chung.

3. Development in Tung Chung West

- A resident opined against zoning farmland as Conservation Area in future development of Tung Chung.
- A resident opined that more area should be reserved for village type development.

- A resident enquired if compensation would be provided for parties that would be impacted by proposed development.
- A resident questioned whether villagers would have the right to use nearby Conservation Area in Tung Chung River Valley for rural development.
- Mr Andy Lo suggested more religious facilities in Tung Chung.
- Mr Andy Lo suggested including more HOS housing development in Tung Chung.
- A resident opined that local economy should be developed and the provision of facilities such as farms and BBQ sites could introduce more local job opportunities.
- Mr Andy Lo suggested improving the design of drainage system near Tung Chung River and opined that the system should be well maintained to avoid flooding in Tung Chung West.

4. R2 residential development area

- Residents expressed concern on the proposed residential development near Wong Nai Uk village and levelling of knolls, as it would negatively impact both villagers and the nearby graves.
- A resident suggested lowering the development density at Wong Nai Uk village.
- A resident suggested moving the proposed Residential 2 development near Wong Nai Uk village to the Conservation Area near Hau Wong Temple.

5. Others

- A resident suggested extension of PE3 consultation period.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Cycling Community in Tung Chung

Date: 14 October 2014

Time: 16:30 – 18:00

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

Attendees:

Representatives from the cycling community in Tung Chung

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Ms Donna Tam

Ove Arup & Partners Hong Kong Limited

Mr Henry Shiu

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Provision of cycle track network

- A representative was concerned about the actual length and locations of the proposed cycle tracks in Tung Chung.
- A representative was concerned if more cycle paths could be constructed in addition to the one from Tung Chung West to Sunny Bay proposed in PE3.
- Representatives requested more details and guidelines on constructing cycle tracks in Tung Chung.

- Representatives suggested various refinements in the design of cycle track network in Tung Chung in terms of the location, direction and width etc.
- Representatives opined that cycling should be considered as a mode of transport in Tung Chung as there were more bicycles than cars in Tung Chung.
- Representatives opined that the cycle tracks should be widened.
- Representatives wished for a well-planned cycle track network that could cater to the needs of local residents, tourists and professional/sports cyclists.
- A representative expressed that cycle parking should be planned along with the cycle track network.
- A representative opined that the needs of beginner cyclists should also be taken into account.
- A representative opined that road signs should be put at the end of cycle paths to as a safety measure to prevent accidents.
- A representative requested information on the cycling population in Tung Chung.
- A representative pointed out that there might be conflicts between the planning of cycle track network and drainage in Tung Chung.
- A representative suggested having a bicycle sharing system in Tung Chung, which should target groups in addition to recreational cyclists.

2. Community facilities provision

- A representative was concerned if there would be shops or supermarkets along the cycling paths to meet the needs of locals, tourists and cyclists.
- A representative suggested constructing a cricket pitch for ethnic minorities in Tung Chung.
- A representative opined that more parking for cars was needed in the new town.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Association of School Heads of Islands District

Date: 20 October 2014

Time: 17:00 – 18:30

Venue: Harbour Building, Central

Attendees:

Representatives from the Association of School Heads of Islands District

Civil Engineering and Development Department

Mr David KC Lo

Mr Pakin Cheung

Planning Department

Ms Donna Tam

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Education facilities provision

- Representatives cautioned against oversupply of education facilities, especially primary and secondary schools in Tung Chung, and urged the Study Team to critically review the proposed number of schools in the area.
- A representative requested a clarification on the number of proposed primary and secondary schools that would be constructed in Tung Chung.
- Representatives pointed out the decline in the number of students in Tung Chung in recent years

- Representatives opined that the planning of schools in Tung Chung should be based on accurate representations of the birth rate and population numbers in the new town.
- A representative opined that school-sponsoring bodies currently operating in Tung Chung should be allowed to apply for use of the planned new school campuses.
- A representative objected to inviting new school sponsoring bodies to Tung Chung to operate new schools.
- A representative was concerned if the demand of proposed schools constructed in Tung Chung would be much lower than the supply because the estimated increase in population in Tung Chung was not high.
- A representative was concerned of the proposed two new primary schools in Tung Chung West and stated that the number of students in Tung Chung West had been low.
- A representative supported the idea of constructing a community college in Tung Chung.
- A representative questioned if constructing more international schools in Tung Chung was necessary.
- A representative expressed that the increase in the number of students in Tung Chung would be low, as the population in neighbouring areas such as Tsuen Wan and Tsing Yi were also aging.
- A representative pointed out that some students might opt to study in other districts instead of Tung Chung, affecting the number of intake at proposed new schools in Tung Chung.
- A representative suggested holding another meeting with the Planning Department and Education Bureau to express their opinions regarding the proposed new schools in Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Airport Authority Hong Kong

Date: 21 October 2014

Time: 14:00 – 16:00

Venue: Boardroom, HKIA Tower, Hong Kong International Airport

Attendees:

Representatives from Airport Authority Hong Kong

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Mr Pakin Cheung

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup & Partners Hong Kong Limited

Dr Daman Lee

Mr Jeffrey Lo

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Commercial and job opportunities

- A representative support the increase in office space instead of retail opportunities to promote commercial development in Tung Chung.

- A representative enquired about the number of jobs that would be created at the Hong Kong International Airport (HKIA).
- A representative enquired about the distribution of the 40,000 local job opportunities that would be provided in the proposed development of Tung Chung.
- A representative was concerned if market studies have been conducted on the proposed office space in Tung Chung.
- A representative enquired about the design details of the North Commercial District (NCD) of HKIA and the Hong Kong Boundary Crossing Facilities of the Hong Kong-Zhuhai-Macau Bridge (BCF).
- Representatives enquired about the capacity of MTR Tung Chung line and its ability in coping with the expected increase in demand in Tung Chung.
- Representatives proposed to link NCD and Tung Chung East by extending the tracks for MTR Airport Express line, which could encourage more people to work at HKIA.

2. Community facilities provision

- A representative asked for clarification on the location of proposed marina in Tung Chung East.

3. Environment

- Representatives were concerned about the noise impact from HKIA on Tung Chung new town.
- Representatives requested more soundproofing design in the proposed structures in Tung Chung to mitigate noise pollution, especially for building at the waterfront.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Community Groups in Tung Chung (1)

Date: 21 October 2014

Time: 19:30 – 21:00

Venue: Meeting room, 1/F, Tung Chung Municipal Services Building

Attendees:

Representatives from community groups in Tung Chung

Tung Chung Community Development Alliance

Mu Min Cumberland Presbyterian Church

Tao Yan Lutheran Church of the Evangelical Lutheran Church Of Hong Kong

Civil Engineering and Development Department

Ms Chelsey Yuen

Planning Department

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Mr Henry Shiu

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. General direction of development

- Representatives stressed that the needs of local residents should be the priority in planning of the future development in Tung Chung.
- A representative was concerned about poverty in Tung Chung and enquired if the issue could be mitigated with proposed PE3 development.

2. Community facilities provision

- Representatives generally agreed that more community facilities should be built in Tung Chung.
- Representatives urged for a wet market to be developed in Tung Chung to provide more retail options and counter retail monopoly in the area.
- Representatives stated that more sports facilities were needed in Tung Chung.
- Representatives raised concerns on the impact of proposed development on the social service organisations at Tung Chung Community Services Complex on Tung Chung Road.
- A representative questioned the target users of proposed marina in Tung Chung East.
- A representative enquired if community colleges would be set up in Tung Chung.

3. Transport and infrastructure

- A representative was concerned about whether the MTR Tung Chung line would be able to cope with the proposed population of 230,000 in the new town.
- A representative pointed out that further population increase might be introduced in the new town when the Hong Kong-Zhuhai-Macau Bridge is in use in 2016.
- A representative questioned how the construction of proposed MTR station in Tung Chung West could vitalise the area.
- Representatives opined that the transport network in Tung Chung should be improved e.g. by increasing the modes of transport available.
- A representative expressed that the accessibility between proposed housing development in Tung Chung West could be improved.

4. Environment

- Representatives were concerned about air pollution in Tung Chung.
- A representative would like to know the rationale behind deletion of reclamation in Tung Chung West proposed in PE2.

5. Commercial and job opportunities

- A representative suggested reserving Government land in Tung Chung for retail opportunities targeting Tung Chung residents, e.g. flea markets and wet markets.
- A representative suggested countering retail monopoly in the new town by increasing the number of operators of businesses.
- A representative pointed out that the retail prices in Tung Chung were much higher than that in other districts in Hong Kong.
- A representative pointed out the mismatch between the available job opportunities and the skill levels of local residents in Tung Chung.
- A representative expressed that more small shops should be set up in Tung Chung to cater to the needs of residents with low income.
- A representative suggested that priority should be given to local residents in renting of small business opportunities in the new town.

6. Others

- Representatives suggested extending the consultation period of PE3.
- A representative questioned if a meeting could be set up between residents and government departments responsible for the future development of Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Save Lantau Alliance

Date: 22 October 2014

Time: 19:30 – 21:00

Venue: Office of Ove Arup and Partners Hong Kong Limited, Kowloon Tong

Attendees:

Representatives from Save Lantau Alliance

Civil Engineering and Development Department

Mr David KC Lo

Mr Kenneth Wong

Ms Chelsey Yuen

Mr Pakin Cheung

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Mr Franki Chiu

Ms Amanda Mo

Mr Henry Shiu

Mr Jeffrey Lo

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. General direction of development

- Representatives opined that Tung Chung should be developed sustainably with careful consideration on the proposed number of population.
- Representatives stated that the rural and agricultural characteristics of Tung Chung West should be maintained.

2. Transport and infrastructure

- Representatives were concerned if the capacity of MTR Tung Chung line could meet the expected increase in the population in Tung Chung.
- A representative opined that measures should be developed to disperse the crowd on Tung Chung line, especially during peak hours.
- A representative was concerned that new train carriages would not be purchased in time of the increase in the population in Tung Chung.
- Representatives requested more information on the technical assessments on transport in Tung Chung.
- A representative opined that refining the design of train carriages could increase the capacity of MTR Tung Chung line.
- A representative was concerned that traffic congestions would be more frequent on the North Lantau Highway due to increased traffic from future development in Tung Chung and Lantau.

3. Commercial and job opportunities

- Representatives requested more diversified job opportunities in Tung Chung.
- Representatives were concerned whether adequate number of jobs would be provided at proposed offices in Tung Chung.
- Representatives requested more details on the future job opportunities in Tung Chung.
- A representative enquired about the target of proposed office space in the new town.

- Representatives opined that more small-scale retail opportunities should be available in Tung Chung to counter retail monopoly.

4. Community facilities

- Representative expressed that more community facilities should be developed in Tung Chung.
- A representative requested a wet market to meet the needs of Tung Chung residents.
- A representative opined that more elderly facilities should be constructed in Tung Chung to meet the need of the aging population.
- There was request for a civic centre in Tung Chung.
- A representative would like to know the number of primary schools, secondary schools and community colleges that would be constructed in Tung Chung.
- A representative urged for a review on the number of schools that would be provided in the new town.
- A representative would like to know the location where the proposed school for special needs would be constructed in Tung Chung.
- A representative questioned the purpose and target of proposed marina in Tung Chung East.

5. Environment

- A representative enquired if contingency measures for reducing carbon emission in Tung Chung would be developed by the Government.
- A representative enquired about the impact on water current by proposed reclamation in Tung Chung East.
- A representative was concerned if the air quality would be greatly affected after the construction of the Third Runway.
- A representative was concerned if the area of proposed reclamation could be reduced to preserve the environment of Lantau.
- A representative opined that the wetland in the upstream area of Tung Chung River should be protected from development.
- A representative was concerned about possible pollution from increase in cross-boundary traffic from Mainland China.

6. Housing

- A representative would like to know the ratio of public to private housing in Tung Chung West and East.

7. Others

- Representatives suggested extending the PE3 period.
- Representatives requested more detailed information on Tung Chung, e.g. poverty rate and education level of residents.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Hong Kong Federation of Trade Unions

Date: 24 October 2014

Time: 16:30 – 18:00

Venue: Legislative Council, Central

Attendees:

Hong Kong Federation of Trade Unions (HKFTU)

Ms Chan Yuen-han

Mr Bill Tang

Ms Mak Mei-kuen

Development Bureau

Mr Thomas Chan

Mr Kevin Choi

Civil Engineering and Development Department

Mr Kenneth Wong

Mr Pakin Cheung

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. General direction of development

- Ms Chan Yuen-han suggested developing the natural resources, namely rivers, mountains and the surrounding environment, further in the proposed planning.
- Ms Chan opined that the needs of local residents should be considered in future development of Tung Chung.
- Ms Chan envisaged that there should be policy support to facilitate the implementation of planning.

2. Development in Tung Chung West

- Mr Bill Tang enquired the earliest time for the opening of the Town Park.
- Mr Tang asked whether the housing development near the Town Park would affect rural development.
- Mr Tang expressed that the proposed developments near the Town Park might affect the Fung Shui of local villages.
- Ms Mak Mei-kuen suggested improving the planning at Ma Wan Chung.
- Ms Mak enquired the potential traffic increase from proposed bus terminal in Shek Mun Kap.
- Ms Chan Yuen-han enquired how Area 39 would be developed.

3. Development in Tung Chung East

- Ms Mak Mei-kuen asked the distribution of land-use in the proposed business area in Tung Chung East. She also enquired the use of Comprehensive Development Area (CDA) in the planning of Tung Chung East.
- Ms Mak asked whether too much emphasis had been placed on regional retail in the planning of Tung Chung East.
- Ms Mak questioned whether the future business area, especially for regional retail shops, in Tung Chung East would provide enough job opportunities.
- Ms Mak suggested waiving the charges for users of Tsing Ma Bridge and Tuen Mun – Chek Lap Kok Link in the future.

4. Environment

- Mr Tang questioned how the illegal use in proposed Green Belt would affect the planning of the surrounding area of Tung Chung River.
- Ms Mak opined that using buildings as noise buffers might not be effective and would lead to complaints.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Residents of Wong Nai Uk Village

Date: 27 October 2014

Time: 14:00 – 16:00

Venue: Tao Yan Lutheran Church of Evangelical Lutheran Church of Hong Kong,
Wong Nai Uk village, Tung Chung

Attendees:

Residents of Wong Nai Uk village

Representatives from Tao Yan Church of Evangelical Lutheran Church of Hong Kong

Civil Engineering and Development Department

Mr David KC Lo

Mr Pakin Cheung

Planning Department

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Development in Tung Chung West

- A participant would like to know where the proposed new housing estates would be constructed near Wong Nai Uk Village.
- A participant suggested having more space between Wong Nai Uk village and the new housing estates by placing some recreational land use, for example a playground in between.

- Residents were concerned with the impact on the graves currently located in the proposed area for Town Park.
- A participant suggested reducing the density and height of the proposed housing development near Wong Nai Uk village so the view of the area would not be blocked.
- Residents enquired about the location of proposed Green Belt.
- A participant pointed out two public areas next to Yat Tung Estate that could be used for development.

2. Rural development

- Residents were concerned about possibility of building small houses for rural development in Tung Chung.

3. Community facilities provision

- A participant supported the proposed Town Park development.
- A participant was concerned if any community facilities would be constructed together with the proposed new housing estates near Wong Nai Uk village.
- A participant was concerned if more religious land use and social welfare facilities would be provided in the future development of Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Mr Wu Chi-wai of Lantau Development Advisory Committee

Date: 27 October 2014

Time: 17:30 – 18:30

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

Attendees:

Mr Wu Chi-wai of Lantau Development Advisory Committee

Development Bureau

Mr Thomas Chan

Mr Kevin Choi

Civil Engineering and Development Department

Mr David KC Lo

Mr Pakin Cheung

Ms Chelsey Yuen

Planning Department

Mr Ivan Chung

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Mr Henry Shiu

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Housing provision

- Mr Wu enquired the distribution of public and private housing in the proposed PE3 development.
- Mr Wu requested information on the size and population at the sites proposed for village type development.
- Mr Wu enquired whether consideration had been given on the current boundaries of rural villages in current planning of village type development.

2. Environmental conservation

- Mr Wu enquired about the noise impact at various locations in Tung Chung.
- Mr Wu enquired about whether the noise impact from the proposed Three-Runway system at Hong Kong International Airport had been taken into account in proposed PE3 development.
- Mr Wu would like to know the ecological value of proposed Conservation Area and if buildings would be allowed.
- Mr Wu urged for measures to be developed to protect and rehabilitate the proposed Conservation Area from damage by farming or illegal usage.
- Mr Wu enquired if a Development Permission Area Plan would be considered to control development in the ecologically sensitive areas in Tung Chung.

3. Community Facilities

- Mr Wu expressed that sharing of sports facilities between schools and local residents could be considered.
- Mr Wu stressed that the location and target of proposed theatre in Tung Chung West should be carefully considered.
- Mr Wu opined that the proposed Town Park in Tung Chung West might not be as popular as expected.

4. Cycle track network in Tung Chung

- Mr Wu enquired about the measures and design details for improving the connectivity of cycle track network in Tung Chung.
- Mr Wu reminded the Study Team of the relevant laws on the use of bicycles on roads and cycling paths.
- Mr Wu opined that cycling could be for both commuting and leisure in Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Community Groups in Tung Chung (2)

Date: 30 October 2014

Time: 16:30 – 18:00

Venue: Meeting room, 1/F, Tung Chung Municipal Services Building

Attendees:

Representatives from community groups in Tung Chung

The Neighbourhood Advice-Action Council

Hong Kong Sheng Kung Hui

Chinese YMCA of Hong Kong

Hong Kong Outlying Islands Women's Association

Civil Engineering and Development Department

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Theresa Yeung

Executive Counsel Limited

Ms Mavis Chan

Key issues discussed:

1. Relocation of non-government organisations at Tung Chung Community Services Complex
 - Representatives were concerned about the proposed Education land use zoning which is the current site for the Tung Chung Community Services Complex on Tung Chung Road.

- Representatives were concerned about the impact of development on the non-governmental organisations (NGOs) current in operation at the Tung Chung Community Services Complex on Tung Chung Road.
- Representatives enquired if the NGOs would have to be relocated due to future development proposed in Tung Chung.
- Representatives were concerned about the continuation of social services to Tung Chung residents during the relocation.
- A representative would like to know the number of years the NGOs could operate at the Tung Chung Community Services Complex.
- A representative was concerned that the proposed relocation site in Yat Tung Estate would be too small to accommodate the NGOs and if any alternatives could be provided at Tung Chung West.
- Representatives stressed that accessibility of services to residents in Tung Chung West should be considered in the relocation of the Tung Chung Community Services Complex.
- A representative suggested using the campuses of primary or secondary schools in Tung Chung as temporary sites for the NGOs during the transition period before a permanent location becomes available.
- A representative would like to know the government department responsible for the relocation of NGOs.

2. Community facilities provision

- Representatives pointed out the lack of space for social services in Tung Chung.
- Representatives pointed out the differences in the needs of residents from Yat Tung (I) Estate and Yat Tung (II) Estate.
- A representative was concerned about possible oversupply of education facilities in Tung Chung.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with 逸東社區網絡協會

Date: 13 November 2014

Time: 17:30 – 19:00

Venue: Meeting room, 1/F, Tung Chung Municipal Services Building

Attendees:

逸東社區網絡協會

Mr Kwok Chun-man

Civil Engineering and Development Department

Mr Kenneth Wong

Ms Chelsey Yuen

Planning Department

Mr Lui Wing-cho

Ove Arup and Partners Hong Kong Limited

Ms Natalie Leung

Executive Counsel Limited

Ms Mavis Chan

Key discussion issues:

1. Community facilities provision

- Mr Kwok was concerned if the existing police station and fire station would be relocated.
- Mr Kwok was concerned if any community colleges or vocational training facilities would be developed in addition to proposed primary schools and secondary schools.
- Mr Kwok cautioned against oversupply of education facilities in Tung Chung new town.

- Mr Kwok suggested scattering the proposed new schools to prevent traffic congestions.
- Mr Kwok suggested constructing universities and research institutes in Tung Chung Valley.

2. Transport and infrastructure

- Mr Kwok was concerned if new modes of transport such as water transport would be introduced to the new town.

3. Development of Tung Chung West

- Mr Kwok enquired about proposed Green Belt in Tung Chung West.
- Mr Kwok suggested constructing buffer zones around the Green Belt to fully protect the environment.
- Mr Kwok suggested building more roads and community facilities near the rural area to serve the needs of the villagers.
- Mr Kwok was concerned about whether the heritage in Tung Chung would be relocated in the development plan.
- Mr Kwok suggested reserving some of the land at the coastal area in Tung Chung West for columbarium, but the total height should be below 20 metres so the sea view would not be blocked.

4. Development of Tung Chung East

- Mr Kwok was concerned if the construction of new housing development would impact the view of Tung Chung.
- Mr Kwok suggested relocating the educational land use nearer to the proposed MTR station in Tung Chung East.
- Mr Kwok suggested fully utilising the underground area, for example to construct a new MTR station under the proposed Tung Chung East development area.
- Mr Kwok was concerned if the water level would increase near the reclaimed land.

5. Others

- Mr Kwok was concerned about integration of Tung Chung East and West.
- Mr Kwok would like to know the suggestions and comments provided by other community groups during PE3.
- Mr Kwok was concerned if the public comments from the previous stages of public engagement could be accessed online.

Tung Chung New Town Extension Study
Stage 3 Public Engagement
Meeting with Evangelical Lutheran Church of Hong Kong

Date: 21 November 2014

Time: 16:30 – 18:00

Venue: Lutheran Building, Yau Ma Tei

Attendees:

Representatives from the Evangelical Lutheran Church of Hong Kong

Civil Engineering and Development Department

Ms Chelsey Yuen

Planning Department

Ms Donna Tam

Ove Arup and Partners Hong Kong Limited

Ms Natalie Leung

Executive Counsel Limited

Mr Chris Wong

Key discussion issues:

1. General direction of development in Tung Chung

- Representatives were in support of further development in Tung Chung and hoped that planning would be done with consideration on future social services provision.

2. The existing site of Tao Yan Lutheran Church in Tung Chung West

- Representatives introduced the history and recent renovation of Tao Yan Lutheran Church in Tung Chung.
- Representatives emphasised the popularity of social services provided at Tao Yan Lutheran Church among Tung Chung residents, especially those from Yat Tung Estate.
- Representatives urged for the preservation of existing site of Tao Yan Lutheran Church for its historical value and continuation of services for Tung Chung residents.

3. Future Re-provision for Tao Yan Lutheran Church

- A representative opined that the re-provision of community services after the development would be costly. The relationships with neighbourhood relationships would also be lost.
- A representative suggested cooperation between the Government and Tao Yan Lutheran Church to provide social services for residents in Tung Chung.
- Representatives reiterated that the social services provided at Tao Yan Lutheran Church were vital to the welfare of local residents and any relocation of the Church should be near to the current site.
- Mr Tik stressed the costs involved if Tao Yan Lutheran Church has to be rebuilt due to development. Both the Evangelical Lutheran Church of Hong Kong and Tao Yan Lutheran Church also expressed their hope not to demolish the premise of the church in order to continue their services.
- A representative objected to designation of floor area in new composite building for social services as compensation to relocating Tao Yan Lutheran Church, and suggested rebuilding the Church on government land or in-situ preservation instead.
- A representative suggested relocating the Church to nearby areas proposed for Government, Institution or Community (G/IC), Green Belt or Residential 2 land uses.