

Appendix Q

Proposal submitted by Urban
Design & Planning Consultants
Limited (UDP)

By Hand
10.8.12



Our Ref.: TCW/2012/L2

Date:

10 August 2012

Sai Kung and Islands District Planning Office
15/F., Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories

BY HAND

Attn.: Mr. Ivan Chung, District Planning Officer/Sai Kung and Islands

Dear Mr. Chung,

Tung Chung New Town Extension Study – Stage 1 Public Engagement

Over the years, Tung Chung New Town has matured and become a location for about 80,000 people, who have chosen to live within the various residential developments. Residents enjoy some of the scenic and waterfront views with community facilities and retail uses like the Citygate Outlet Mall as well as the nearby tourist spots such as Ngong Ping 360, Po Lin Monastery, Tung Chung Fort, Disneyland and Tai O. Tung Chung has gained popularity in recent years, supported by its direct access by MTR and buses to Hong Kong Island and Kowloon, and its close proximity to the Airport. The upcoming Hong Kong-Zhuhai-Macau Bridge and the proposed Tuen Mun-Chek Lap Kok Link will further improve its connectivity with the Pearl River Delta Region, which will unleash the potential of Tung Chung as a hub for tourism and logistics. We think that the current Tung Chung New Town Extension Study commissioned by the Planning Department and Civil Engineering and Development Department is timely for Hong Kong to address the housing and commercial development demand.

Further developments at Tung Chung West will offer an opportunity to enhance the transportation connections, add new employment, educational and community facilities within the area, so that the existing residents in Yat Tung Estate are better served. This will also help improve the efficiency of land use and public resources such as educational establishments, sports facilities and public medical and social welfare services. However, some reclamation may be required, and a sensitive placemaking and sustainable development approach to planning and urban design will be needed to safeguard the cultural and ecological heritage. A sensitive balance between development and conservation of areas of high ecological value and sites of special scientific interests is needed to create a sustainable community at Tung Chung West. Likewise, it is important to have a high quality public space with a network of open spaces and ensure pedestrian priority and sustainable transit first policy. Therefore, it is an opportune time for the Government to explore the feasibility of making Tung Chung more self-sufficient by creating new employment opportunities and the provision of more housing developments with adequate community facilities to diversify the population and make Tung Chung West a truly attractive lifestyle waterfront destination.

Should you have any questions, please feel free to contact the undersigned at 2530 4559.

Yours sincerely,
For Urban Design & Planning Consultants Limited

Dr. Sujata Govada
Founding and Managing Director

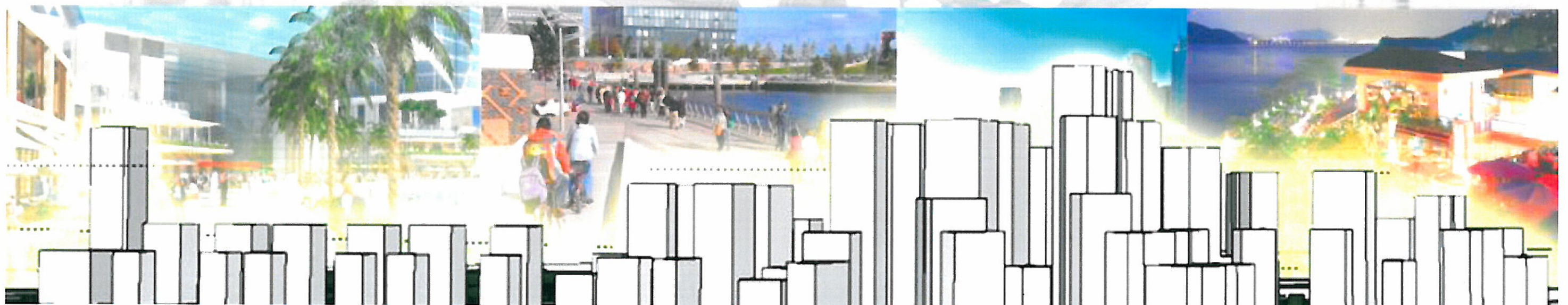
Tung Chung West

Conceptual Master Plan

December 2011



URBANDESIGN
& PLANNING CONSULTANTS LIMITED
城 市 設 計 顧 問 公 司



Development of Tung Chung

- The Ninth New Town
- Contains fishing villages, with mangroves and fresh water streams
- An oasis for hiking enthusiasts
- Revised Concept Plan for planning initiatives in Lantau Island was completed in 2007
- Target population of 220,000 at the earliest possible timeframe
- 5 phases of development, where the first 2 has been completed at the Tung Chung Town Centre Area (Phase 1, 2, and 3A to hold population of 108,000 upon full completion)
- Remaining phases to be completed in Tung Chung East and West
- To enhance Hong Kong's competitiveness in the logistics industry and to enhance the attraction of Lantau Island
 - Tung Chung east site as a possible theme park or for major recreational uses in the long term – subject to feasibility studies
 - Lantau Island Logistics Park at Siu Ho Wan



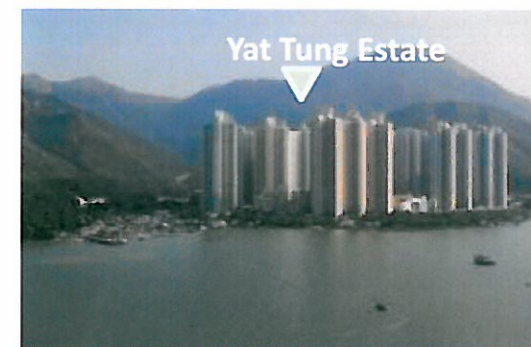
Natural Landscape in Study Area



Ma Wan Chung Fishing Village



North Lantau Island

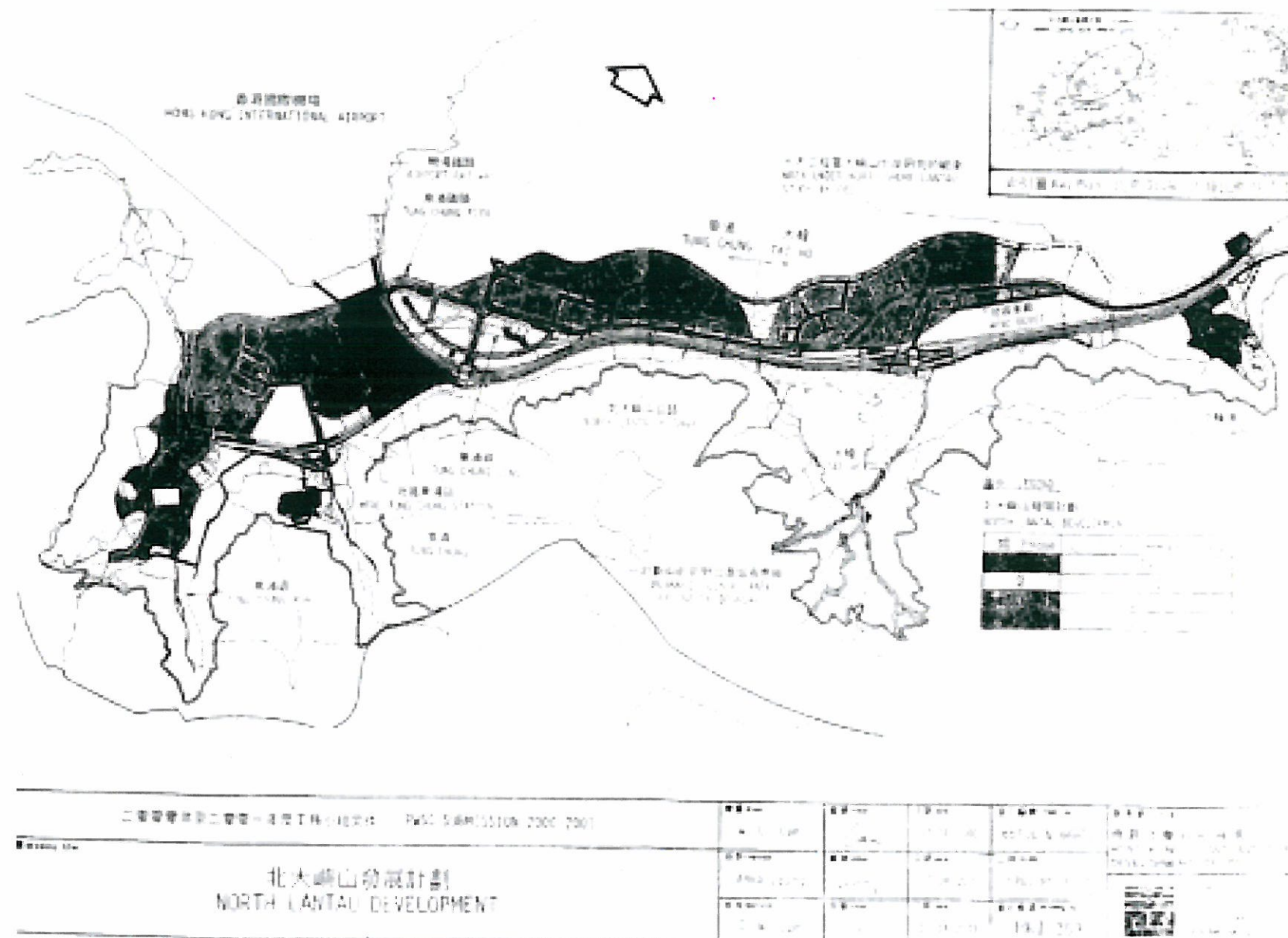


Yat Tung Estate



Reclamation

- In 2000, there were plans from the Territory Development Department for the reclamation of approximately 54 hectares of land and site formation of 86 hectares of land for housing development and supporting facilities for the *Tung Chung Phase 3 development*; and reclamation of approximately 96 hectares of land and site formation of 7 hectares of land for housing developments and supporting facilities for the *Tai Ho Phase 3 development*



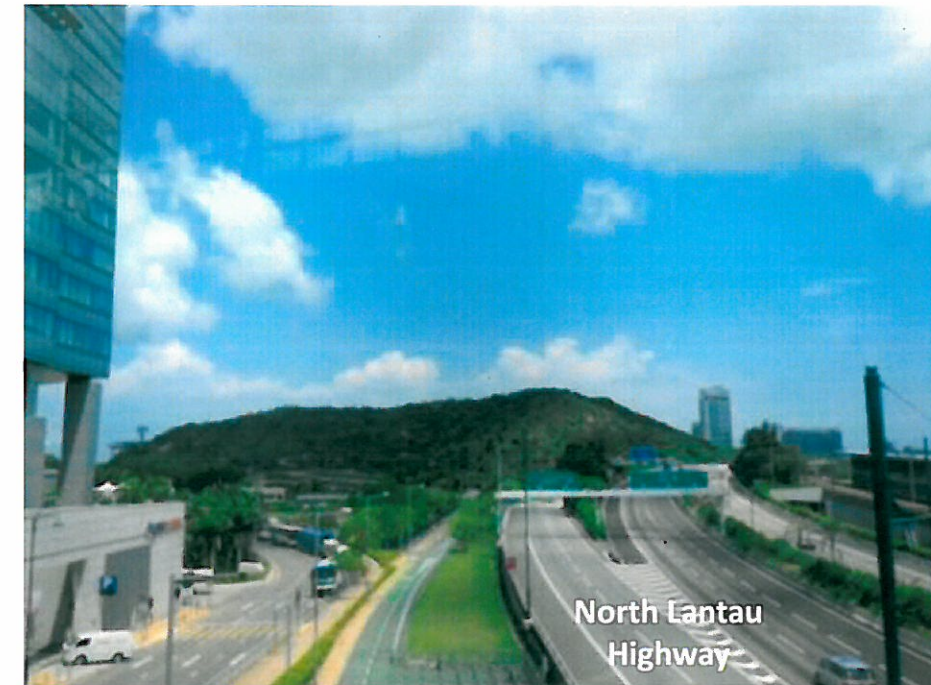
Existing Planning Concepts for Tung Chung

Traffic and Transport

- MTR station at Tung Chung Town Centre Area
- Proposed Tung Chung West, Tung Chung East and Tai O MTR Stations

Environmental Issues

- Rail-based development with high density development located above and around MTR station to reduce traffic
- A few percent of dwellings would need insulation to deal with the residual traffic noise impact from the airport
- Amenity strips are provided as buffers along the roads to minimize the effect of the vehicular emissions



Existing Planning Concepts for Tung Chung

- High density development located above and around the MTR stations and the transport nodes
- Medium density development located near the waterfront
- Low density development located in the valleys
- Density of the development decreases towards the fringe of the New Town
- To maximize the sea view, air movement and penetration of natural light, stepped down building height concept has been adopted and enhanced three dimensionally throughout the New Town



Existing Planning Concepts for Tung Chung

- Landscape window, view corridor and breezeways provide uninterrupted views to the waterfront as well as the permeability of the New Town
- Reclamation of Pak Sha Tsui Island and Tai Ho Bay considered under the North Lantau Development Study have been deleted
- Historical structures with heritage interests including Hau Wong Temple, Tung Chung Fort and Tung Chung Battery will be retained
- New Town will be supported with a wide range of community facilities, including schools, sports stadium, police station, fire station, and a regional hospital serving the whole of the Lantau Island



Ecology

- Protection of Tai Ho Stream through Site of Special Scientific Interest (SSSI) zoning, establishment of a stream buffer zone and provision of sewerage connections to the villages;
- Protection of Tai Ho Bay and preservation of stream-sea ecological interconnection through deletion of reclamation of the bay;
- No new development proposed in Tai Ho Valley to preserve the ecological environment;
- Adoption of stream buffer zones and retention of natural river bank along much of Tung Chung Stream to protect the stream and its fauna;
- Reduced reclamation in Tung Chung to minimize loss of bay habitats and protect sea-grass communities in the San Tau SSSI;
- Protection of fung shui woods and marshes of high ecological values in Tung Chung and Tai Ho.



Baseline Review

Project Baseline Data

Study Area: ~ 176 Ha
(including Government proposed reclamation of 48 Ha)

Existing Uses:

Farmland
Fishing village
Village type housing
Schools

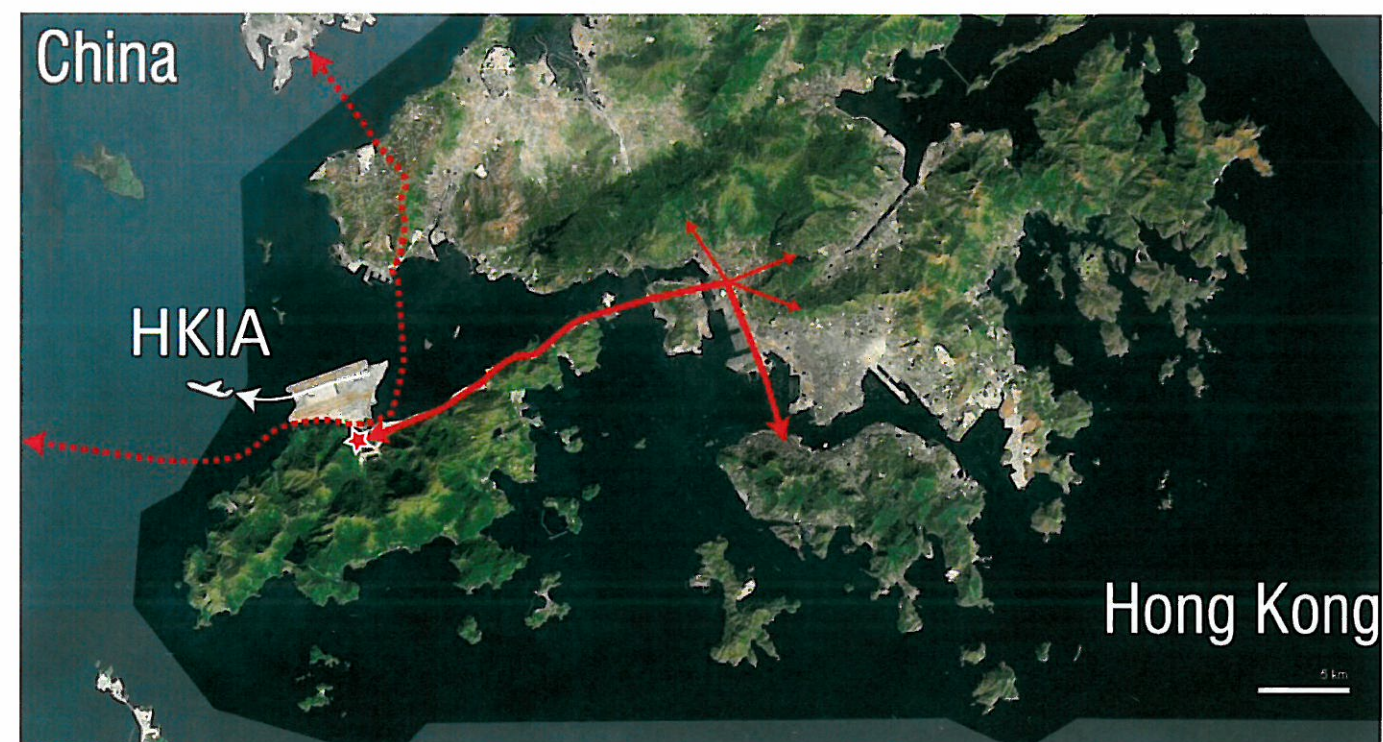
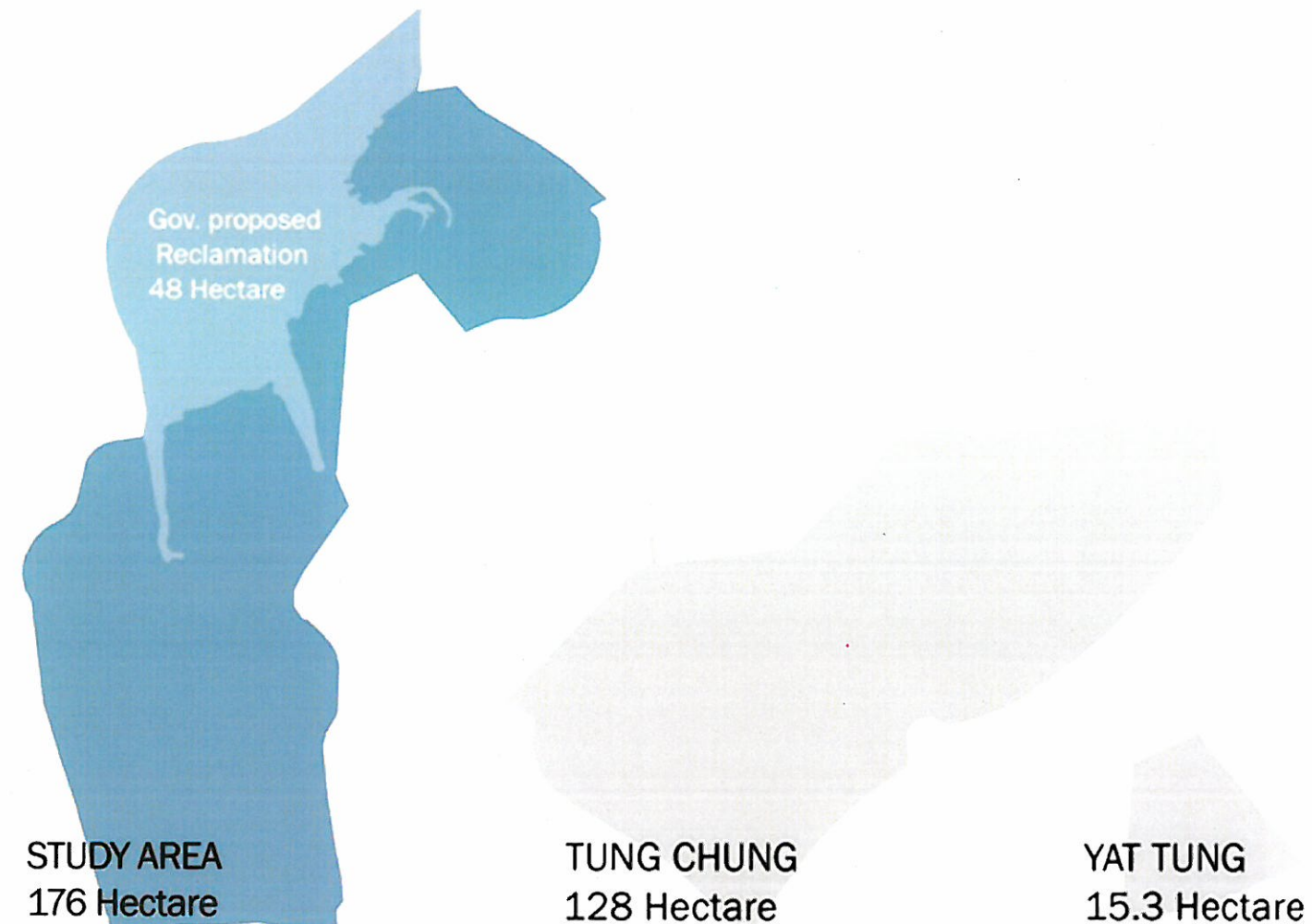
Study Area Location: Tung Chung West, Lantau Island

Nearby Existing Developments:

Yat Tung Estate (Public Housing)
Tung Chung MTR station
Hong Kong International Airport (HKIA)
Asia World-Expo
Hong Kong Disneyland
Ngong Ping 360
Ma Wan Park & Noah's Ark
Giant Buddha, Wisdom Path and Po Lin Monastery
Hong Kong Shaolin Wushu Culture Centre
Tai O Fishing Village

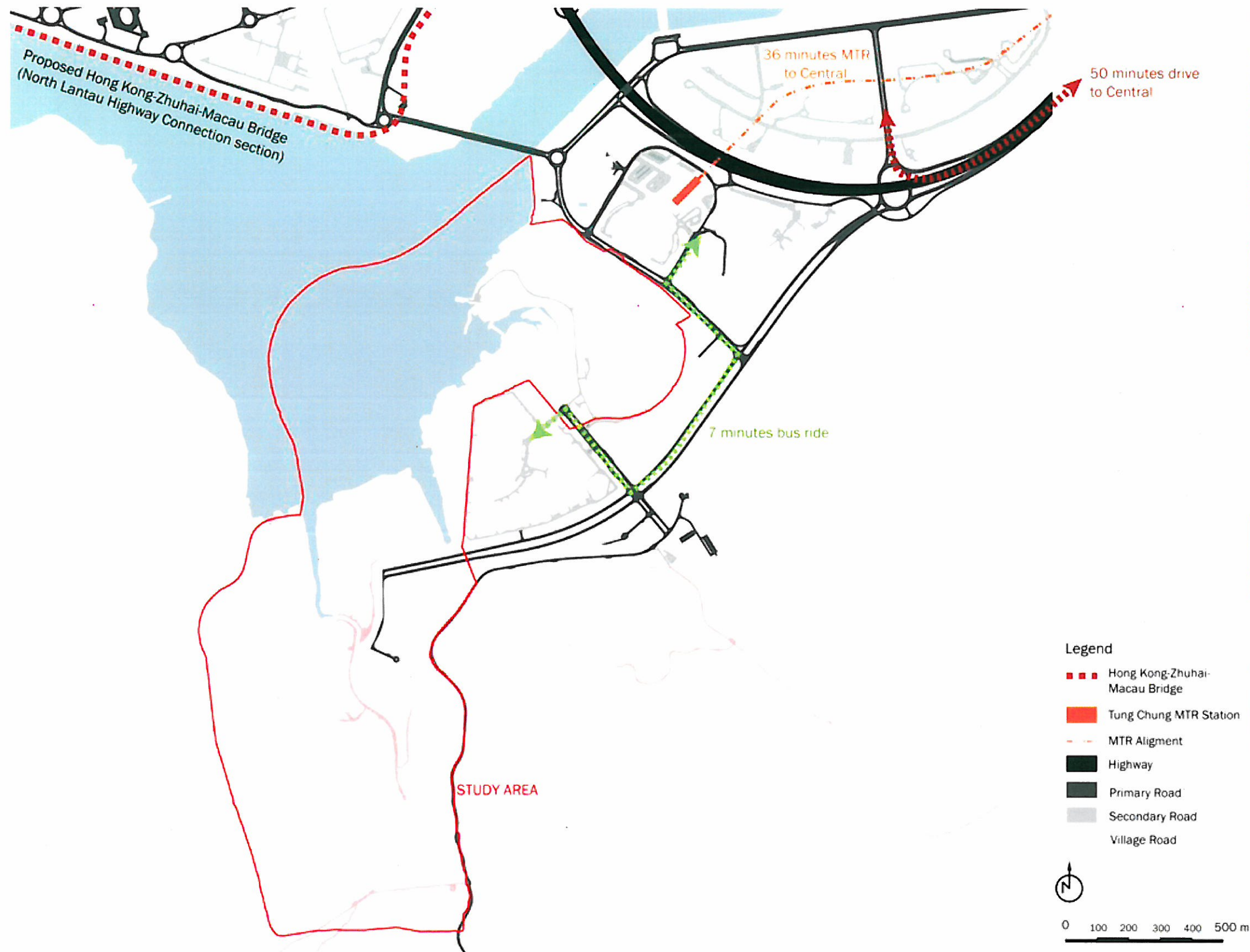
Future /Planned Developments:

Hong Kong - Zhuhai - Macao Bridge
Hong Kong International Airport extension
Tuen Mun - Chek Lap Kok Link
Lantau Logistics Park
Possible Theme Park at Tung Chung



Baseline Review

Existing/ Planned Transport Facilities



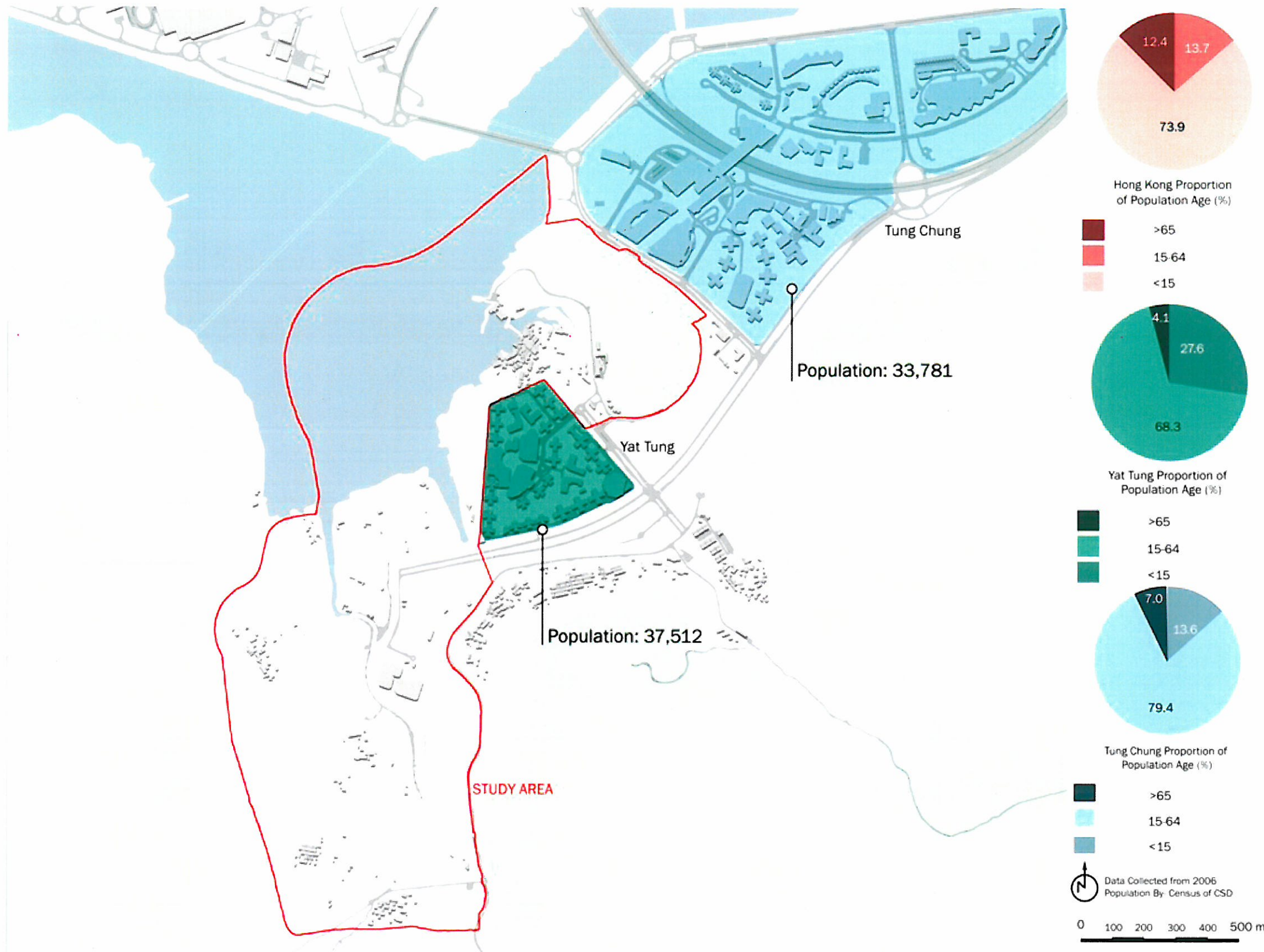
Tung Chung MTR Station Development

- Conveniently located at the heart of the Tung Chung New Town
- Transit-oriented development with a wide range of shops (e.g. fashion, outlets, etc.), as well as restaurants and food & beverages establishments to eat
- Popular shopping location for tourists and locals alike



Baseline Analysis

Population Age Distribution Comparison



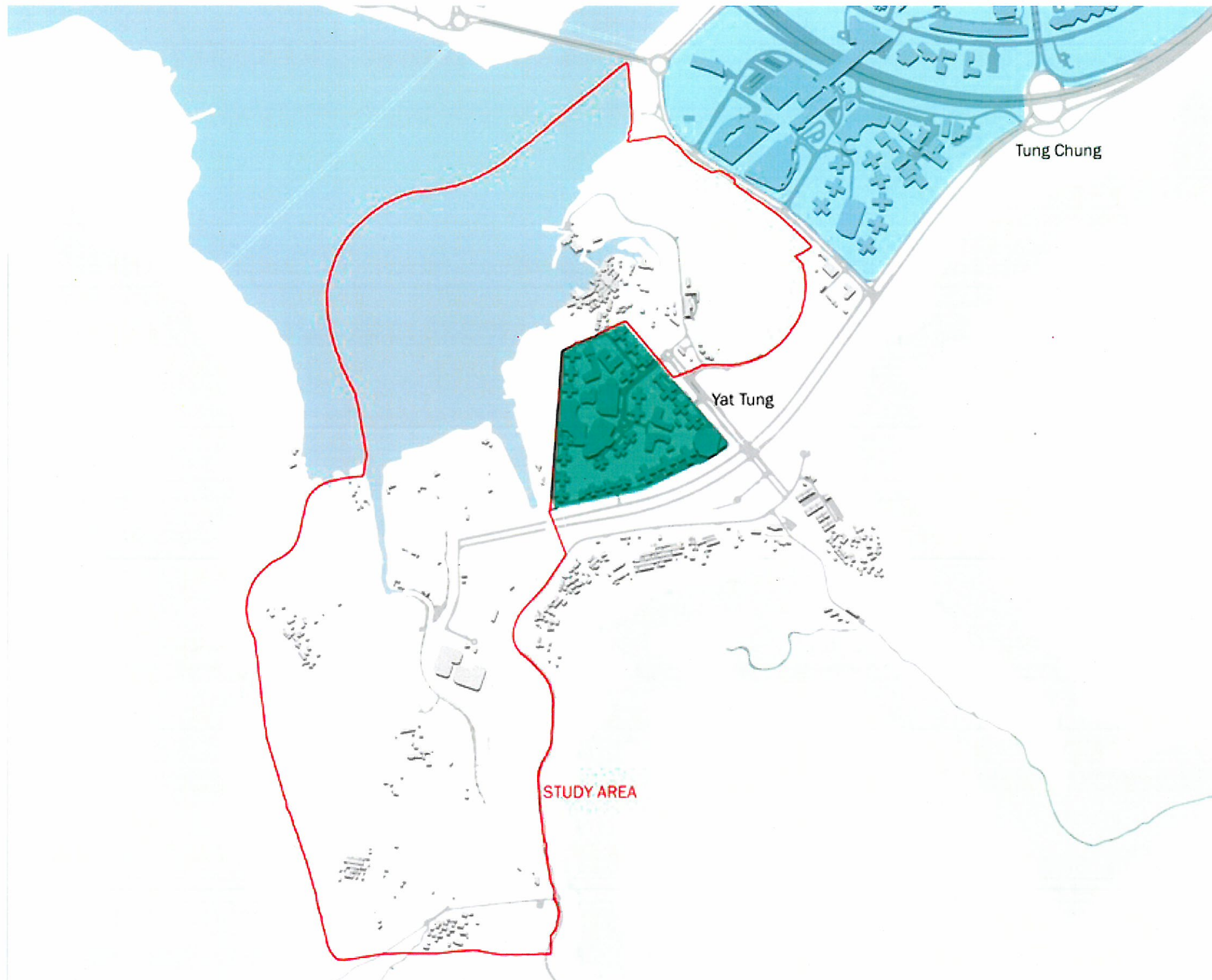
Highlights:

Similar population size between Yat Tung and Tung Chung, according to Census and Statistics Department (CSD) By-census 2006 Report.

Higher proportion of working age (i.e. aged 15-64) and youth population (i.e. aged 15 or below) in Yat Tung than in Tung Chung area.

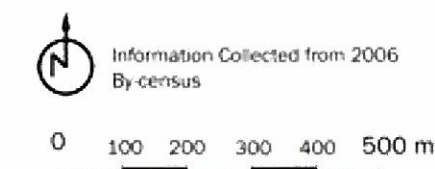
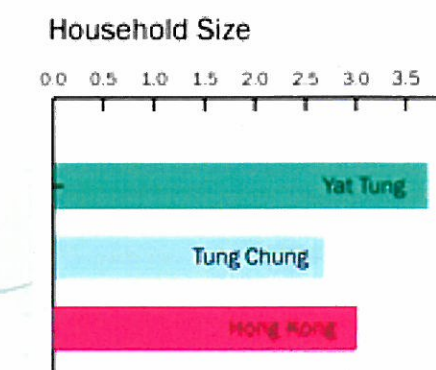
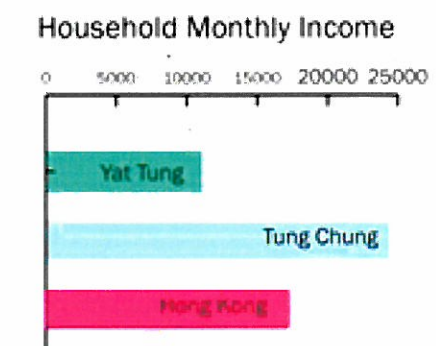
Baseline Analysis

Household Monthly Income & Household Size



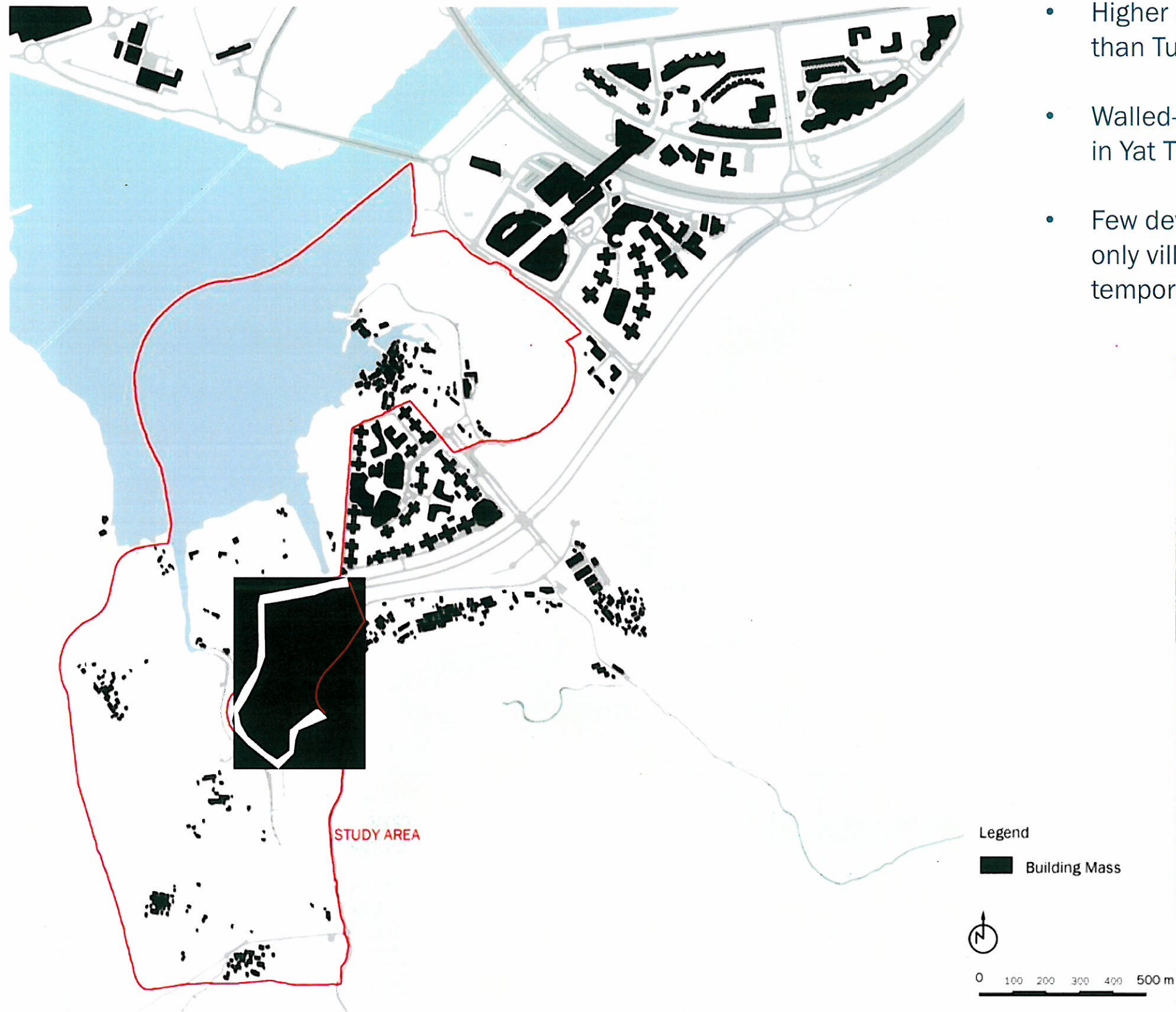
Highlights:

Yat Tung has lower monthly income than Tung Chung but with larger household size.



Baseline Analysis

Building Mass Analysis



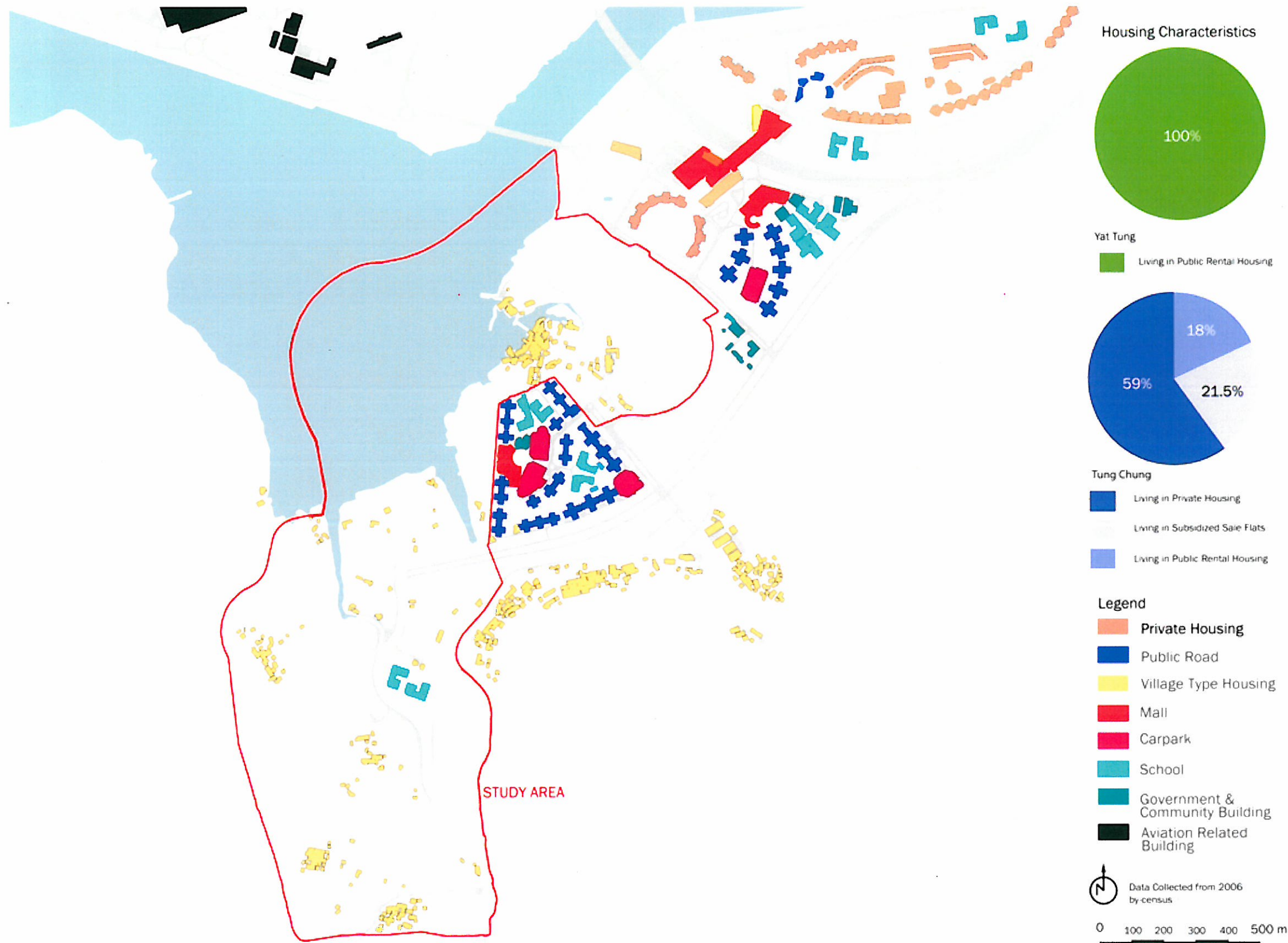
Highlights:

- Higher development density in Yat Tung than Tung Chung
- Walled-building developments situated in Yat Tung and Tung Chung
- Few developments inside Study Area, only village type housing, temples and temporary structures are found



Baseline Analysis

Housing Composition and Type



Highlights:

Huge difference in the housing composition in Tung Chung (Private) and Yat Tung (Public)

Village type housing situated around and within the Study Area

Baseline Analysis

Existing Conditions of Nearby Housing Developments



Open space areas in Yat Tung



Yat Tung Public Housing Development



Yat Tung Public Housing Blocks



Coastal Skyline Development



Yat Tung Public Housing

- Located far from the Tung Chung Town Centre and Tung Chung MTR Station
- Pedestrian flow at-grade
- Contains large open spaces without sufficient shelter
- Mall run by The Link: place where most of the residents gather

Central Tung Chung Private Housing

- Wide range of housing choices: dense high rise estates, medium rise blocks, low rise semi-detached houses
- Different developments well integrated with the core by the footbridges and ample green/open space
- High rise developments tend to be in the style of walled buildings
- Scenic views of the sea and surrounding Tung Chung areas

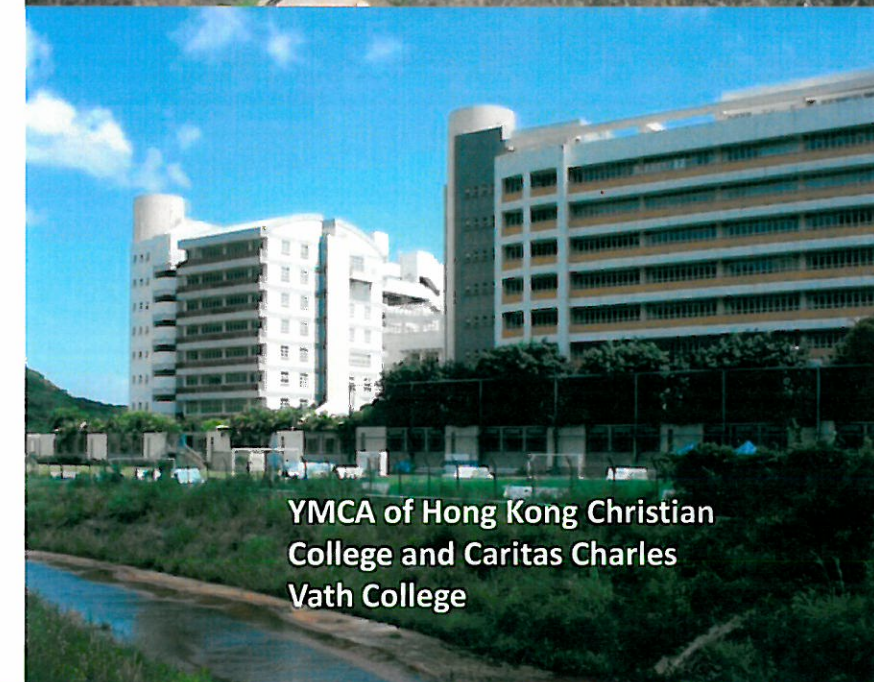
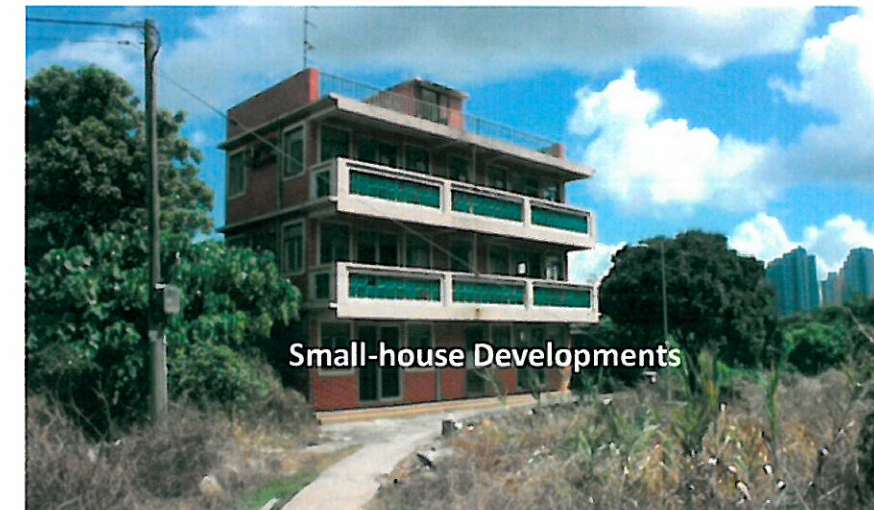
Baseline Analysis

Developments in Study Area

- Small-house developments present in village settlements (e.g. San Keng, Mok Ka, and Chap Mun Tau) within the Study Area, but only account for a small proportion of the land area.
- Construction for new small developments already taking place
- Temple structures
- YMCA of Hong Kong Christian College
- Caritas Charles Vath College

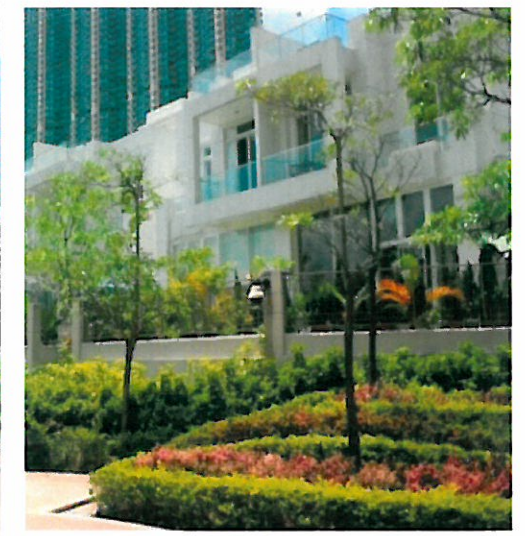
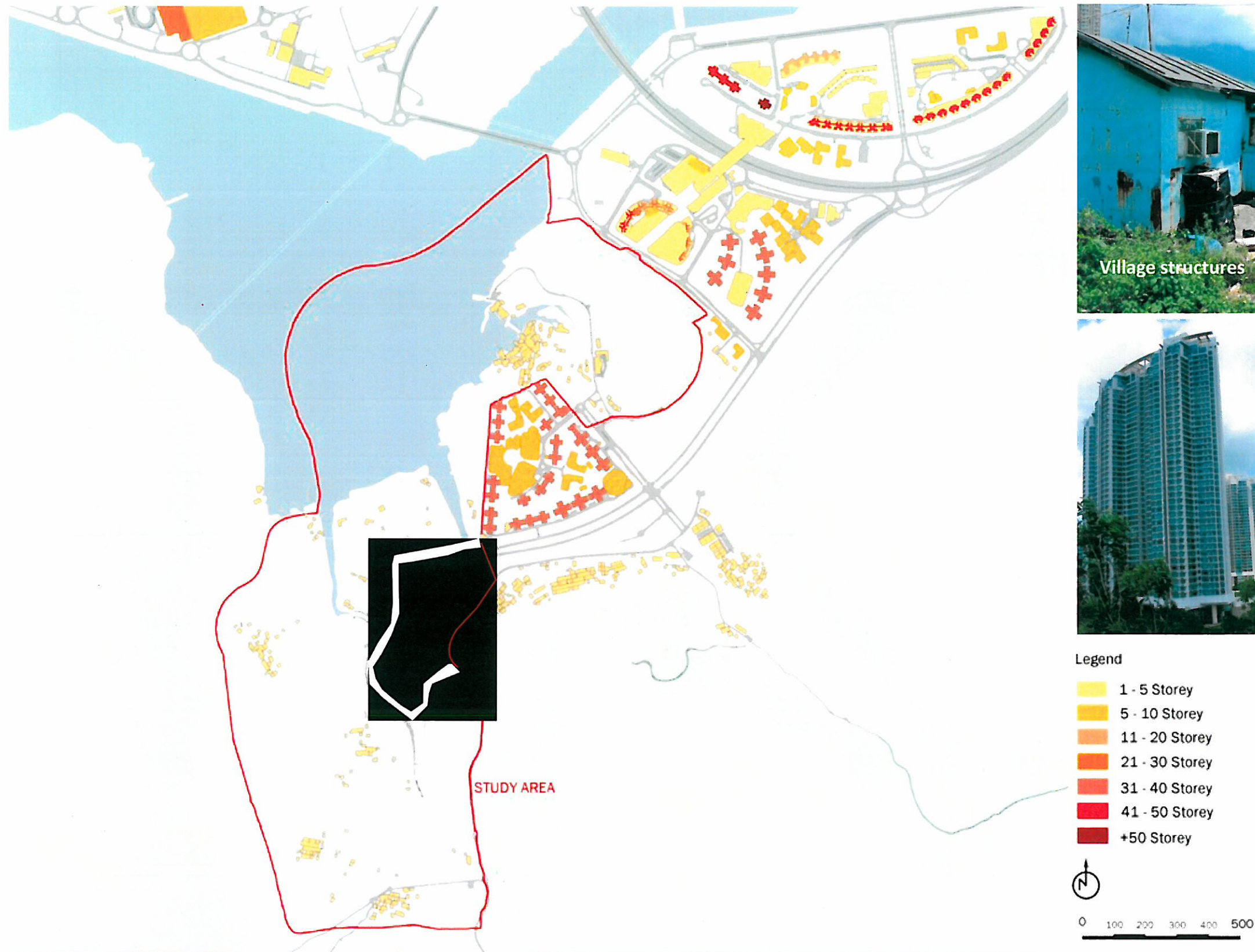
Ma Wan Chung Fishing Village

- A small fishing village adjacent to the Yat Tung Estates
- Popular destination for local tourists and visitors/hikers as resting area, flea market to buy dried seafood, etc...
- Clear waters, however facing increasing pollution
- Facing developmental pressures from future plans



Baseline Analysis

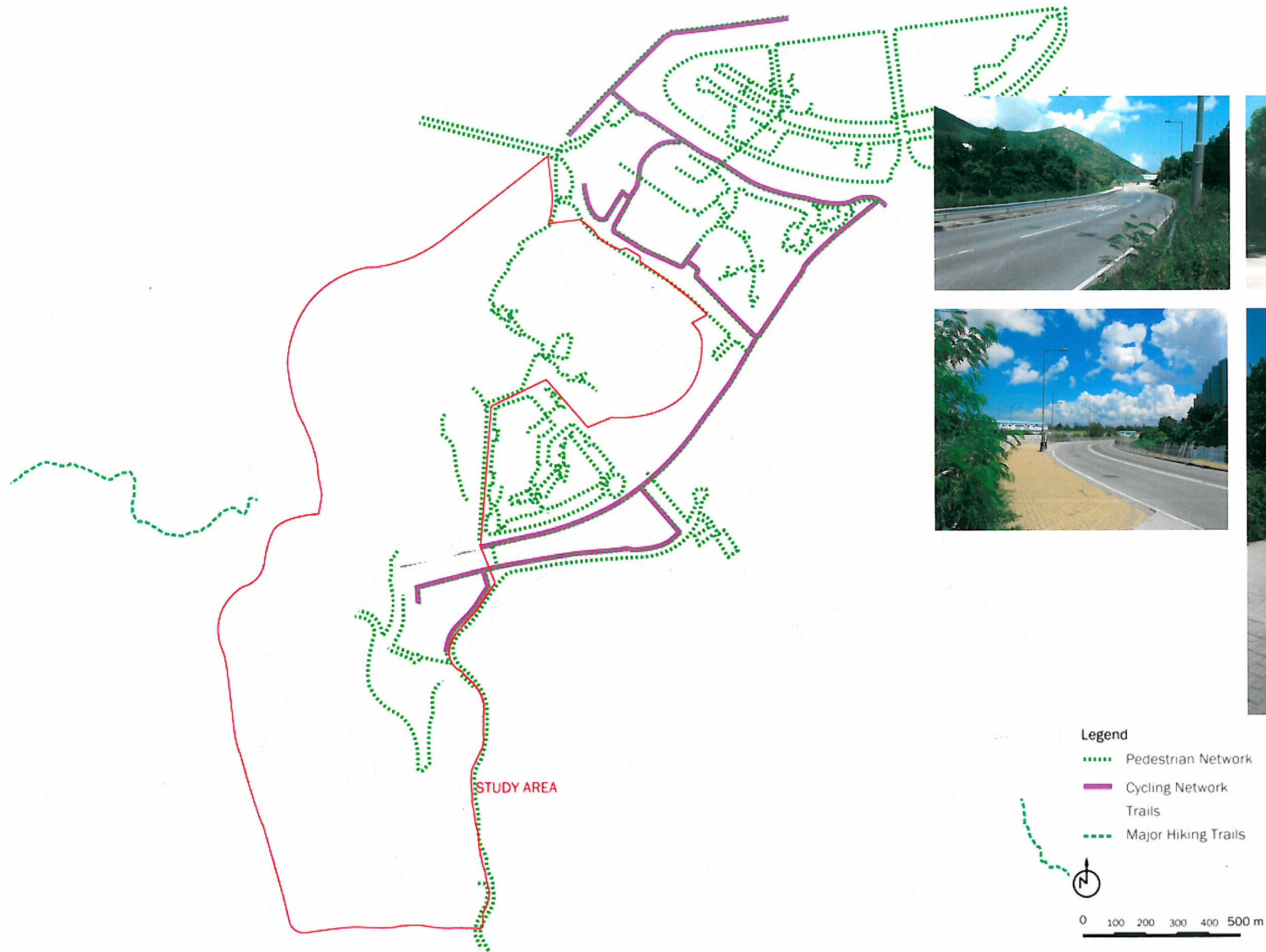
Existing Building Height Profile



Major high rise based in Tung Chung with up to +50 floors

Baseline Analysis

Pedestrian, Cycling and Hiking Circulation



Study Area Conditions

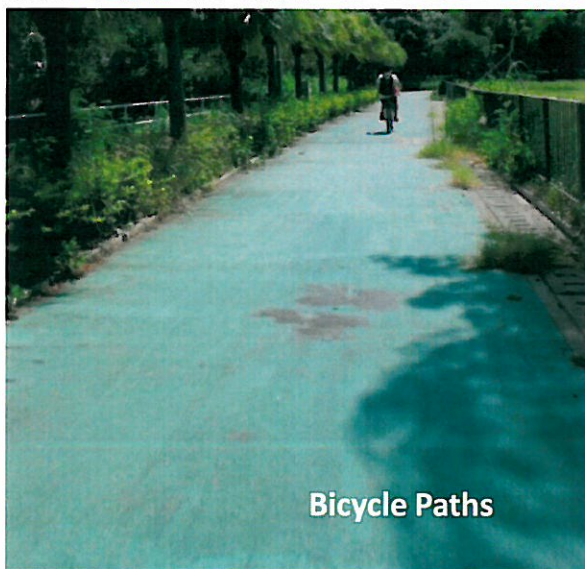


Baseline Analysis

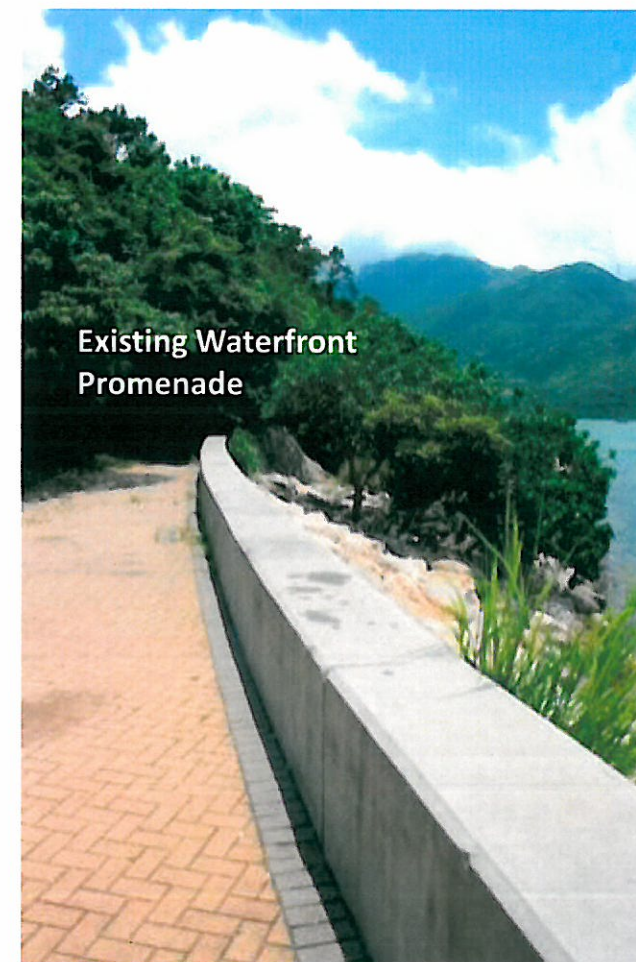
Pedestrian, Cycling and Hiking Circulation



Tung Chung
Bus Terminus



Bicycle Paths



Existing Waterfront
Promenade



Tung Chung Bay



Central Tung Chung Central Footbridge Connections Cycling Trails

- Connects most of the major developments within the central area of the Tung Chung new town
- Well shaded and lined with greenery and active frontages – visually and physically appealing, amenities to encourage movement and activity along the podium level
- Well utilized by the residents in the area
- Well connected by cycling trails

Waterfront

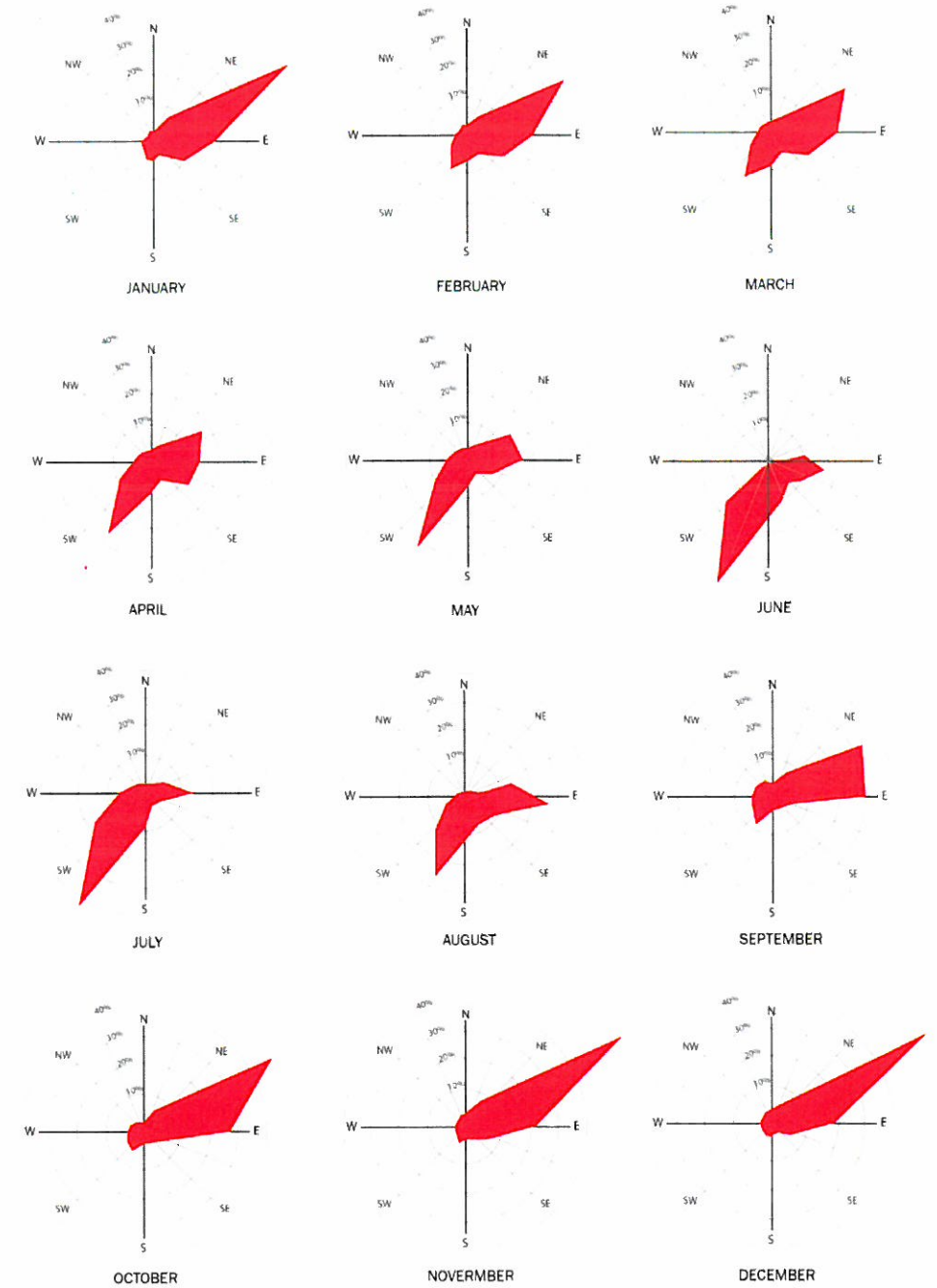
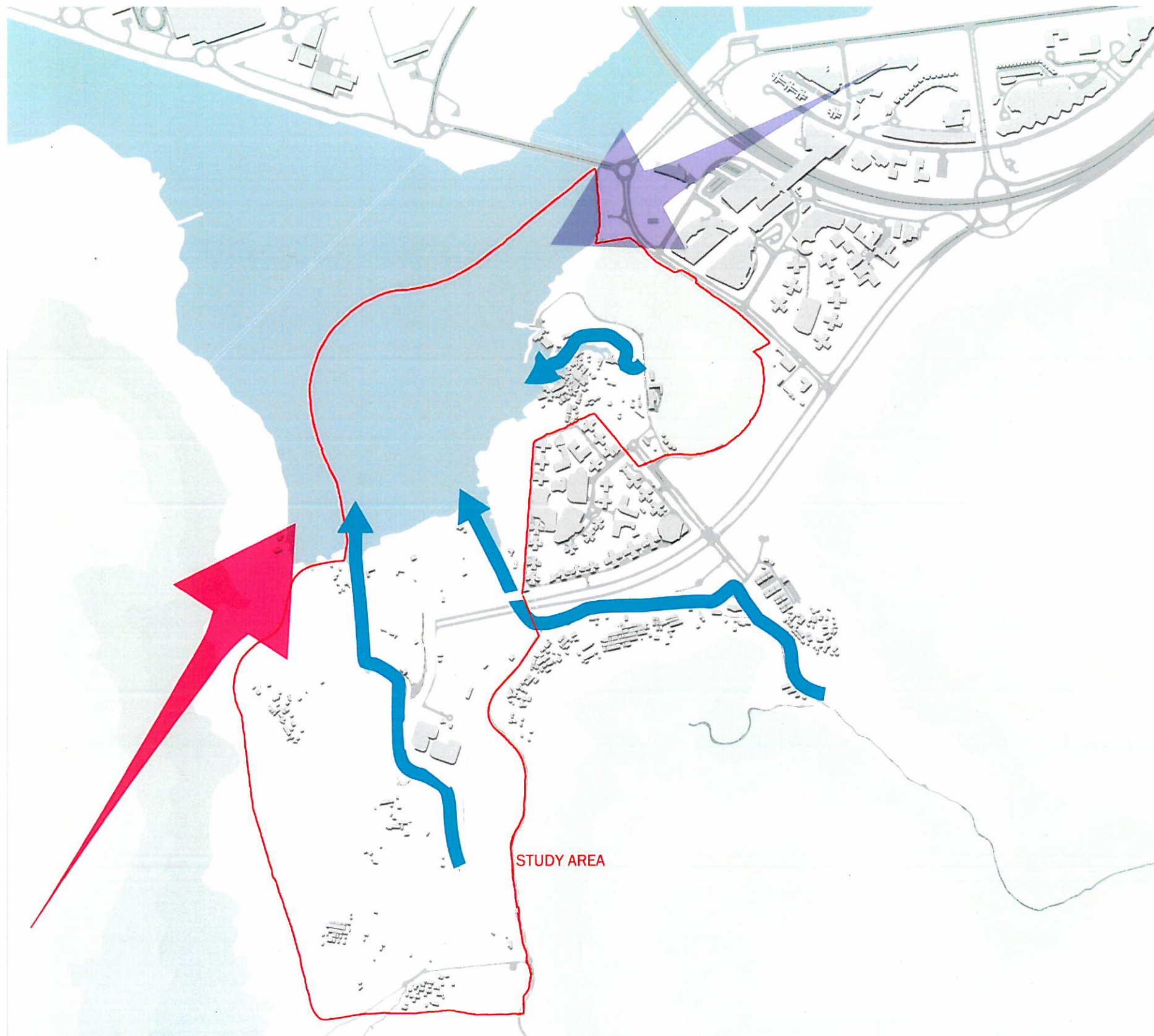
- Pristine clear waters, scenic view
- However, no clear pathway leading to the waterfront from the nearby residential areas
- Waterfront discontinued between central Tung Chung and Tung Chung West

Baseline Analysis




Wind Analysis

Monthly wind roses for Ngong Ping (2002-2010)

INFORMATION COLLECTED FROM HONG KONG OBSERVATORY



Legend

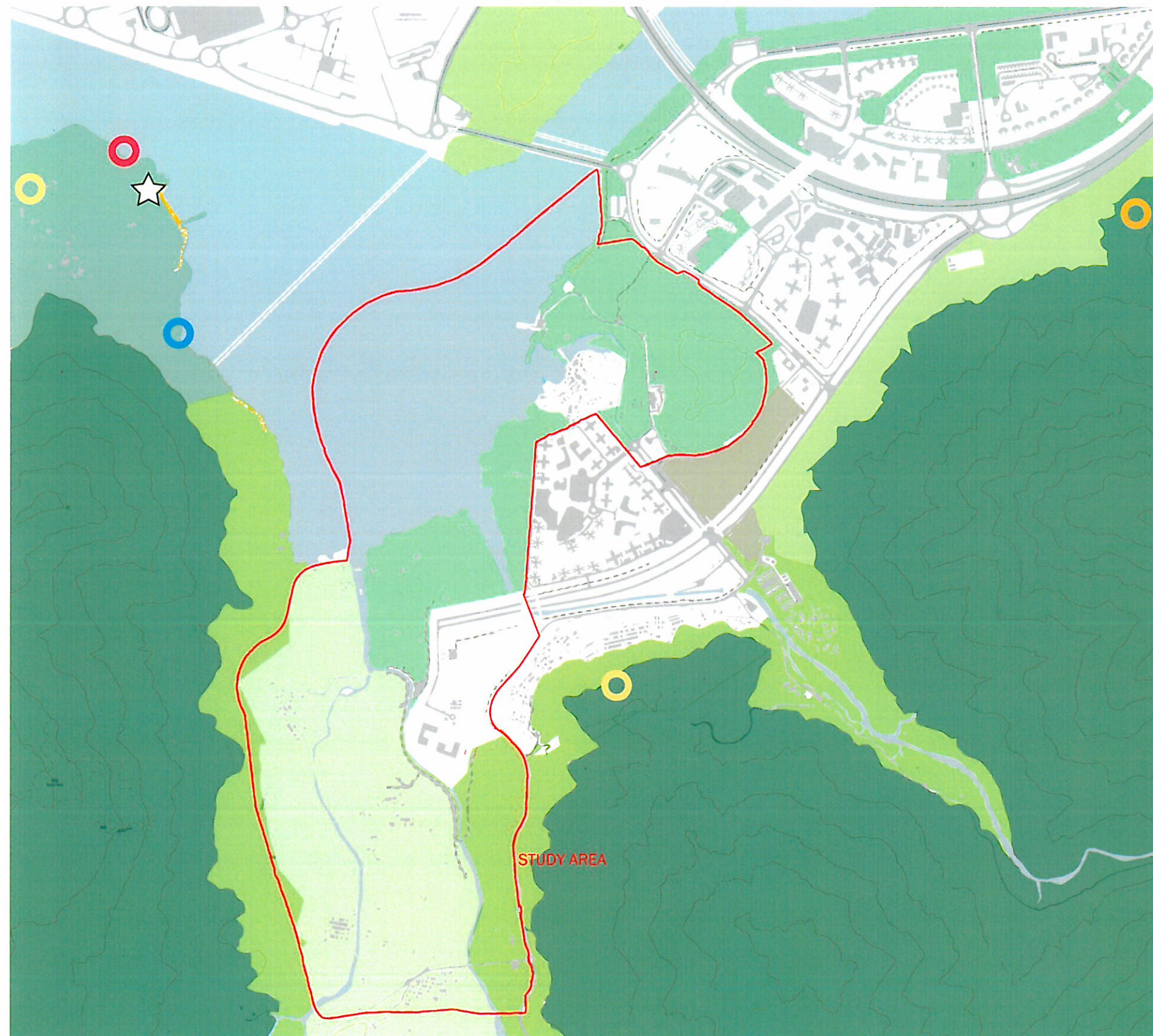
-  Winter Wind Direction
-  Summer Wind Direction
-  Drainage Channel Rainwater Direction



0 100 200 300 400 500 m

Baseline Analysis

Ecology



- Rich ecological value is present throughout the Study Area
- Fung Shui Woodland, Mangroves, Seagrass and Horseshoe Crab can be found to the northwest of the Study Area

Legend

- Tung Chung Compensation Woodland
- Fung Shui Woodland
- Mangroves
- Seagrass
- ☆ Horseshoe Crab
- Country Park
- Greenbelt
- Countryside Area
- Conversation Area
- Open Space
- Firmland
- Undeveloped Land



0 100 200 300 400 500 m



Baseline Analysis

Ecology



Tung Chung West Waterfront

- Water flows from the mountains and into the sea
- The waterfront has not been developed yet
- Home to distinctive and native species and wildlife of Hong Kong
- Facing increasing levels of pollution from neighboring developments and residences

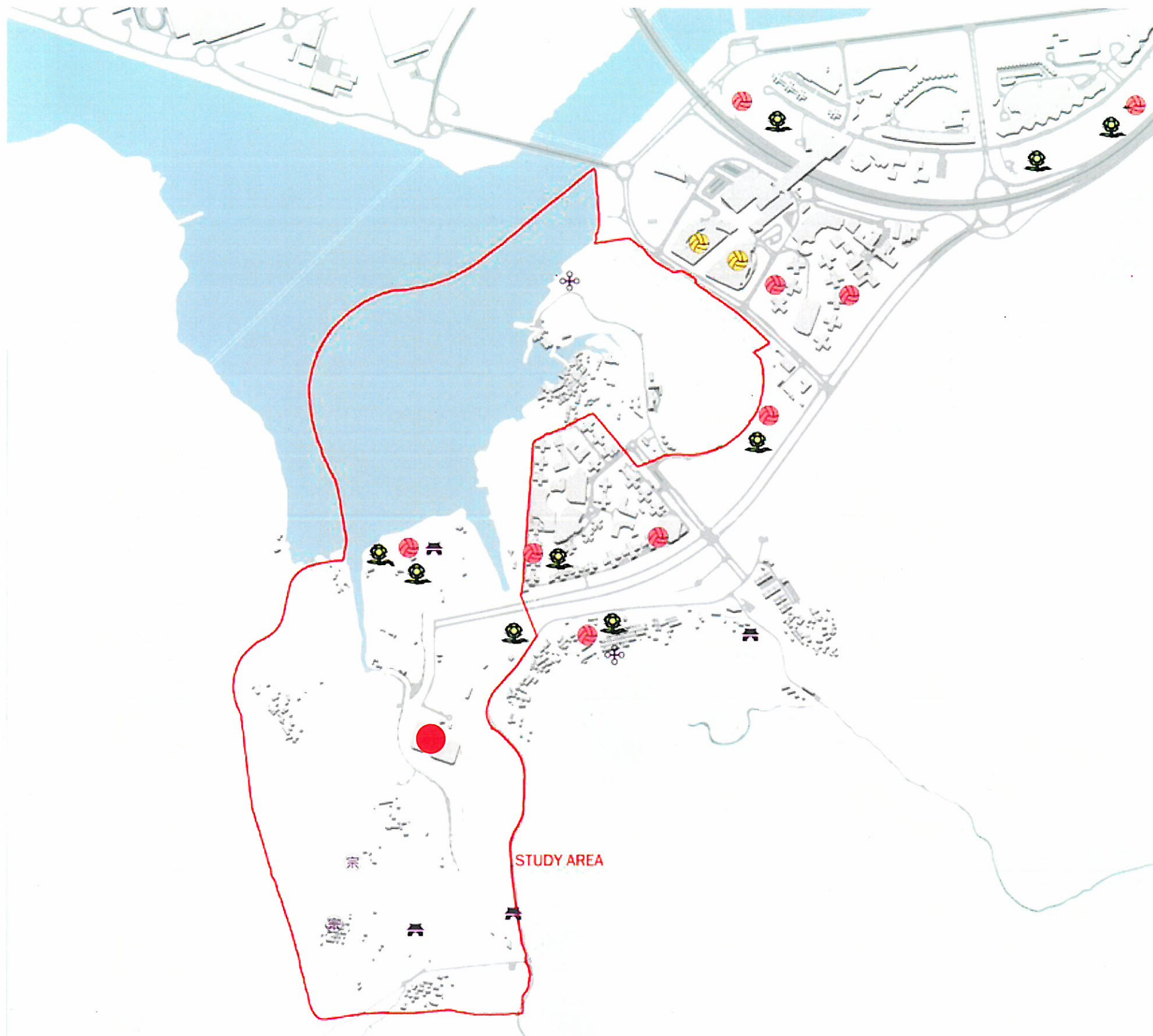


Farmland

- The site is mainly composed of flat pieces of farmland with an assortment of vegetation and greenery
- Vast amounts of space can be easily developed

Baseline Analysis

Special Interest Sites



- Educational Institute
- Ancestral Hall
- Temple
- ✕ Declared Monument
- Private Sports ground
- Public Sports ground
- Garden/Park



0 100 200 300 400 500 m

Baseline Analysis



Hau Wong Temple



Tung Chung Battery



Tung Chung Fort

Cultural Heritage: Temples and Declared Monument

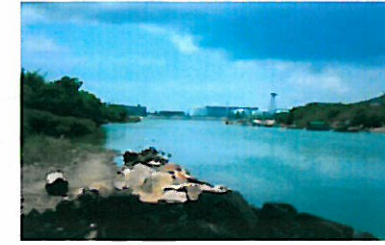
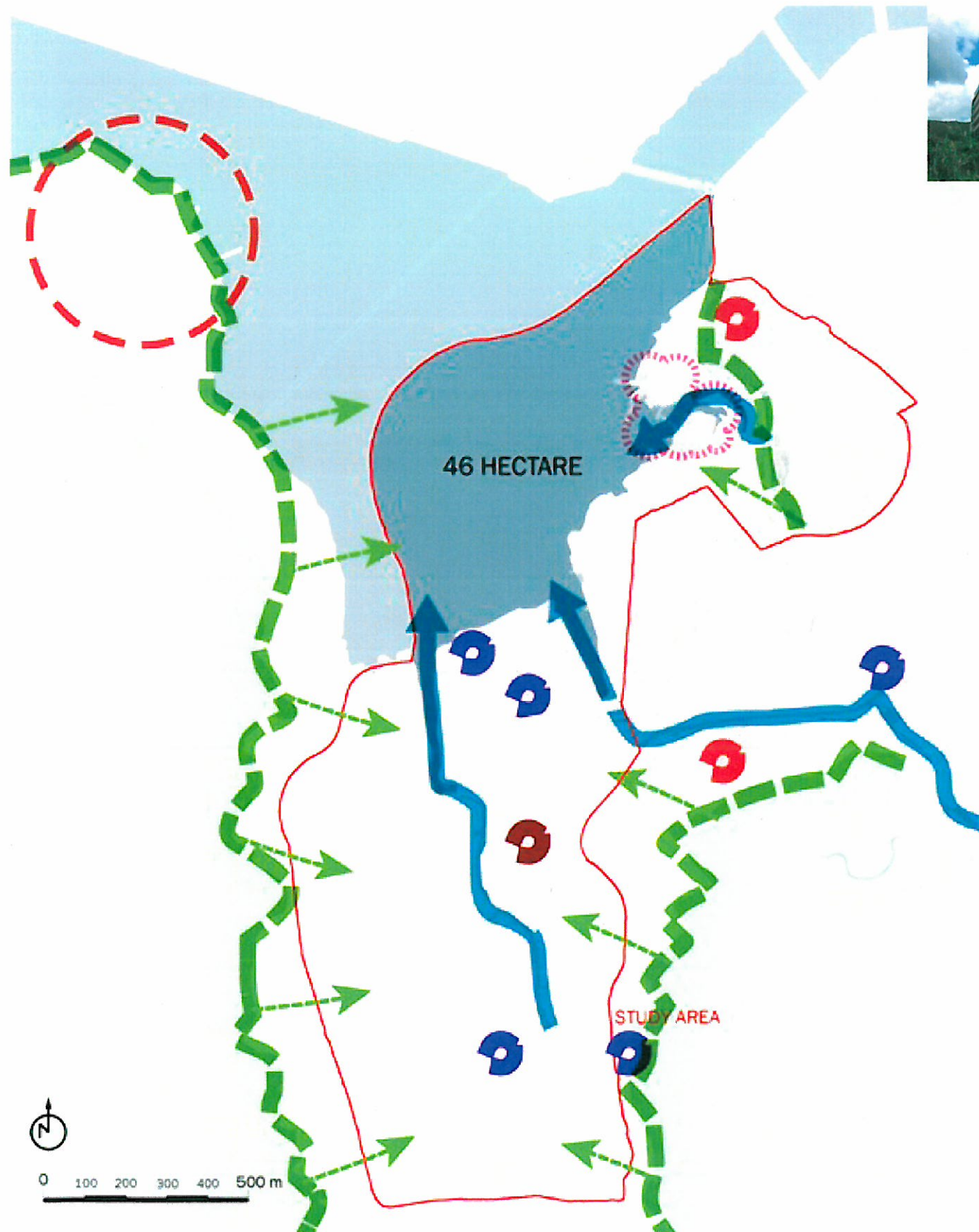
- The area is rich in culture and history
- Hau Wong Temple constructed in the Qing Dynasty
- Tung Chung Battery built in 1817 is a declared monument and is a companion of the Tung Chung Fort to the South



Educational Facilities

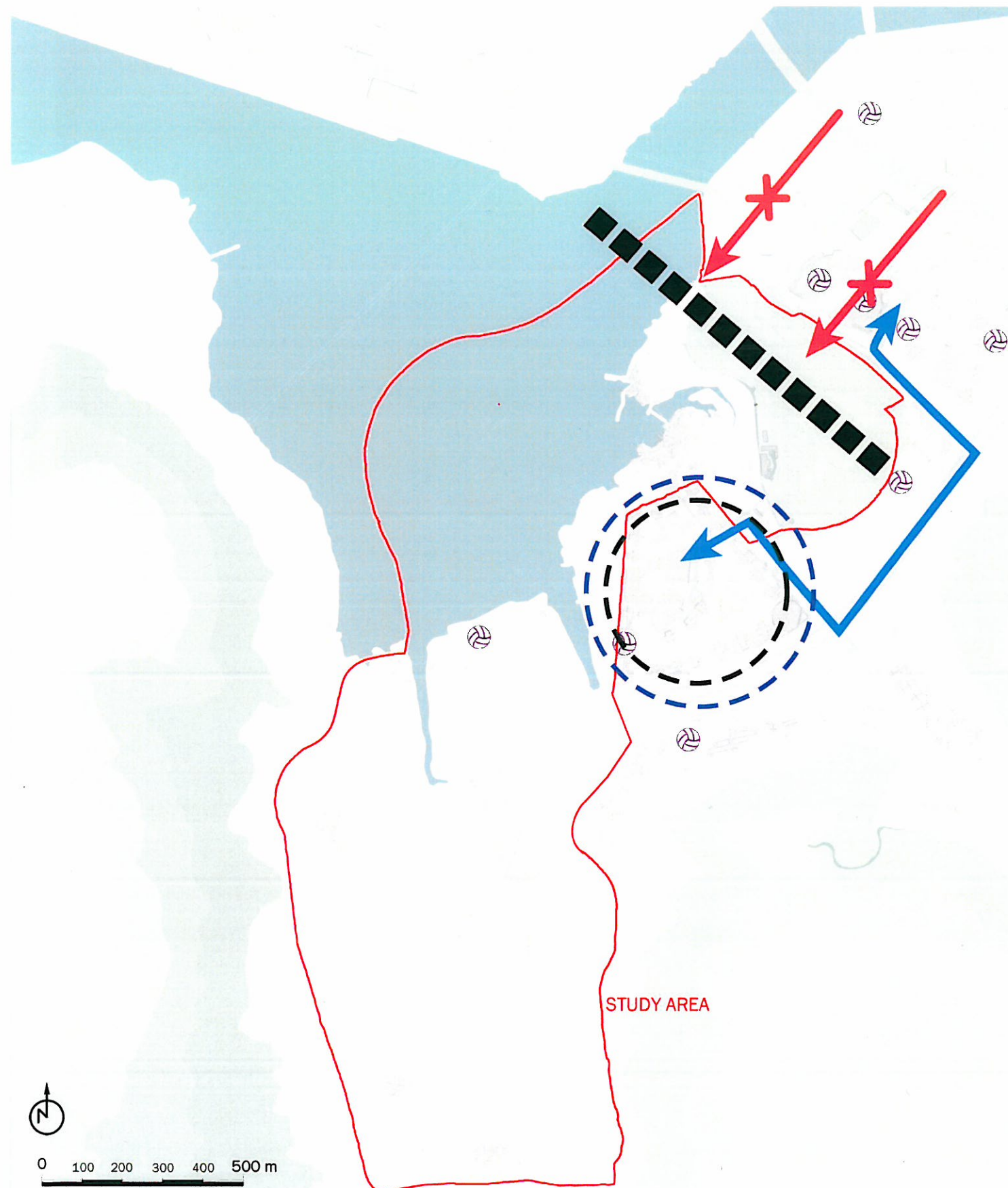
- Existing 2 Secondary Schools adjoining the Study Area, YMCA of Hong Kong Christian College and Caritas Charles Vath College
- Operates under Direct Subsidy Scheme of the Education Bureau






Summary - Strengths



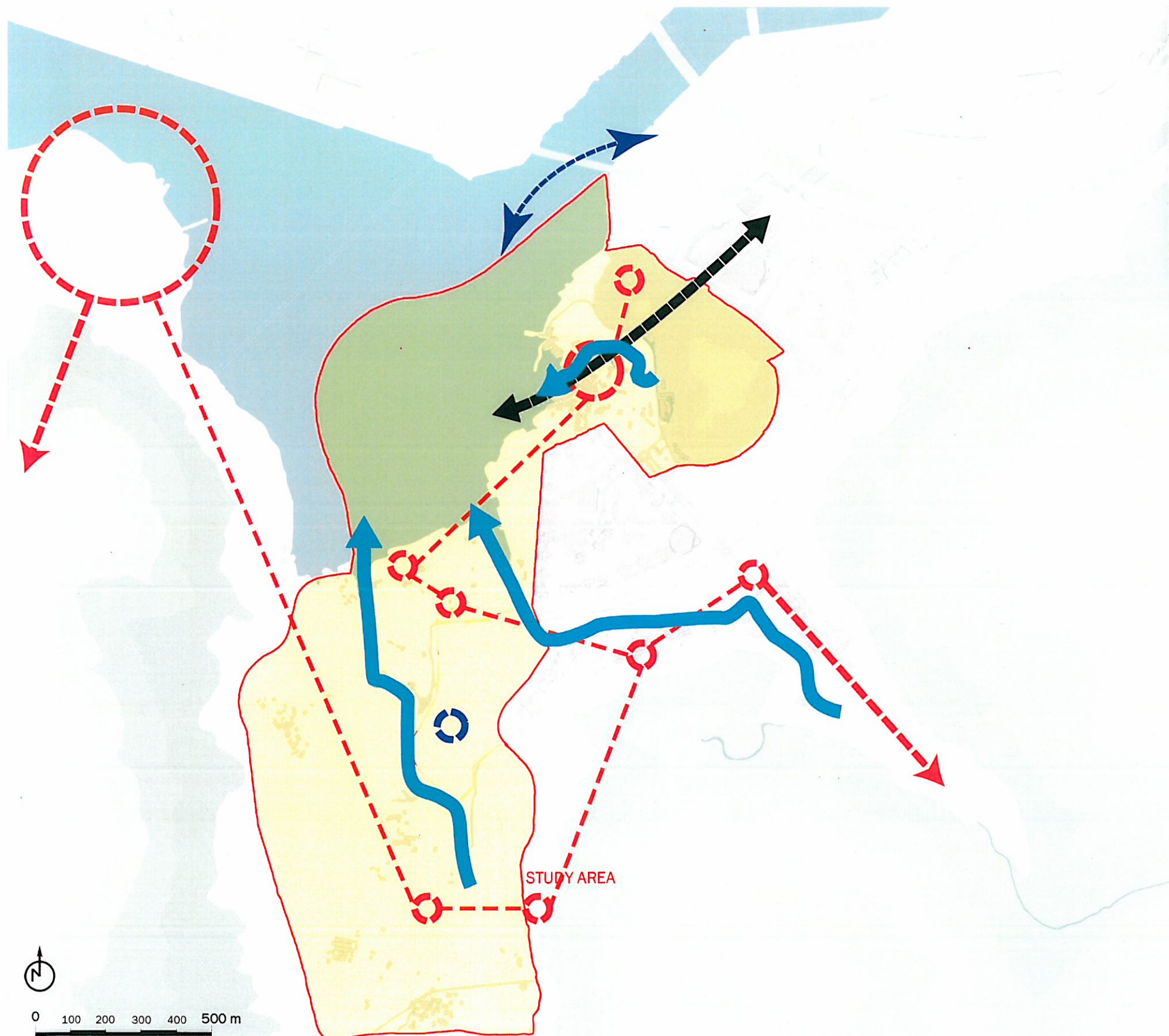
-  Existing Water Channel Penetrating the site, creating leisable environment
-  Ecological interest is available near the site
-  Large piece of reclamation land proposed by the Gov., providing a large place of land for future development
-  Existing Fishing Village demonstrates a strong cultural and social values of the place
-  Temples and Ancestral Hall within the site showing the traditional village and religious culture of Hong Kong
-  Declared Monument (Tung Chung Battery, built in 1817 and Tung Chung Fort, built in 1174 - 1189) reflecting the coastal defence history of Hong Kong
-  Existing education facilities near the site
-  Hill at the back of the site creating beautiful Scenery as a backdrop of the site

Summary - Weaknesses



-  Higher Density housing development creating visual impact
-  Population with lower income when compared with Tung Chung and Hong Kong
-  Limited transportation option between Yat Tung and Tung Chung
-  Hills In between The site area and Tung Chung, limiting connectivity between the two areas
-  Lack of Youth facilities when nearly 30% of population in Yat Tung is aged 15 or below

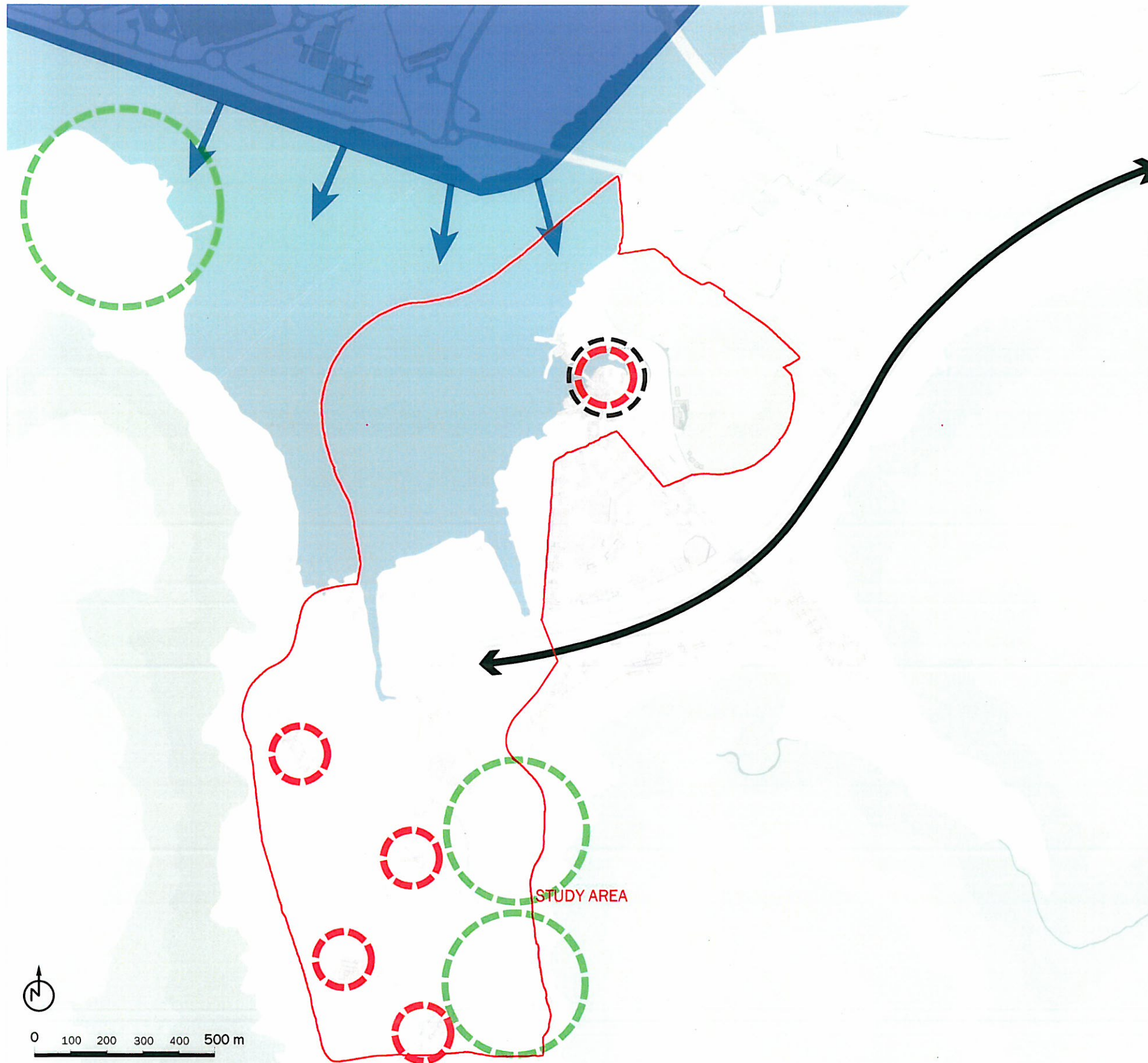
Summary - Opportunities



-  Opportunities to make use of Existing Water Channel penetrating the site to create leisable environment
-  Opportunities to create a eco- and cultural trail for eco/cultural tourism while also link the heritage visually and physically
-  Existing education institutions near the site creating opportunities to create a education hub within the site area
-  Opportunities to connect the site area and Tung Chung with an attractive water-front promenade
-  Opportunities to connect the site area and Tung Chung penetrating the existing hills between

Study Area:
Enough space to accommodate projected population of the new town, and provide community facilities to solve the problem of Yat Tung Estate, it also provides Opportunities to raise the standard of living in the area

Summary - Threats



Threats place on the existing villages and fishing village, they may face gentrification

Over development and reclamation will lead to the loss of wild life

Existing local business will be ripped off if the fishing village is gone

The Study area will face pollution problem created by the construction of Airport extension and Hong Kong-Zhuhai-Macau Bridge

Isolated location of the site might create a segregated community

Case Studies – False Creek, Vancouver



- False Creek, Vancouver, Canada, has an urban grid extended to form visual corridors to the waterfront and controlled by Official Development Plan
- Stated planning principles and policies, overall patterns, movement, building height and orientation, size of development, public realm design concepts



Source: <http://www.wesellvancouver.ca/false-creek-real-estate.html>

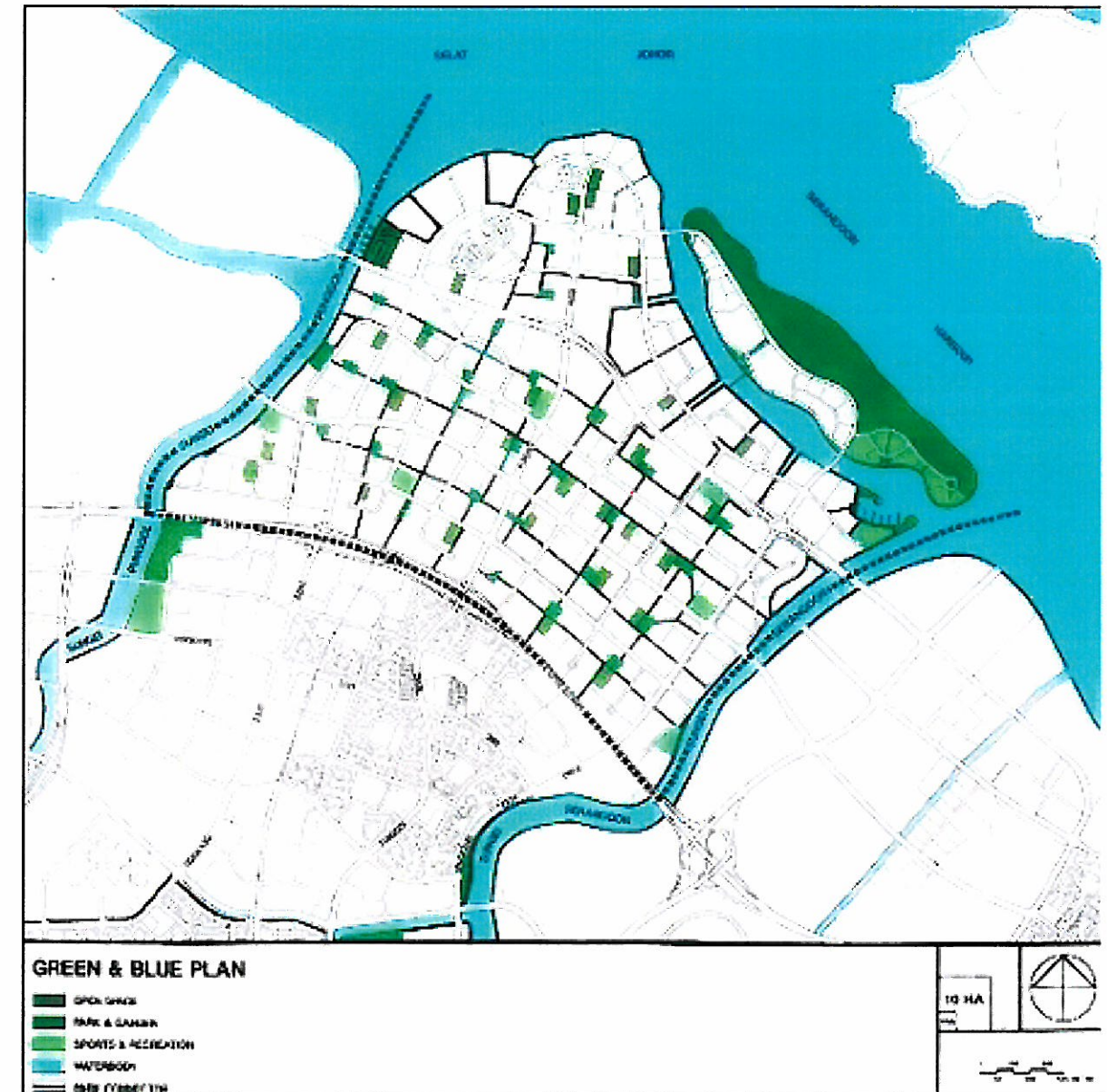
Case Studies – HafenCity, Germany

- Europe's largest inner-city development project, striving to become a blueprint for European city-centre development at the water's edge
- 157-hectare urban space accommodates a mix of office and residential uses, as well as retail space, restaurants, bars and cultural and leisure facilities
- Outstanding quality of architecture and open space, mixed uses, lively atmosphere, and innovative development process sets it apart from similar project



Case Studies – Punggol New Town, Singapore

- Located in northeastern Singapore, Punggol is currently transforming from a mainly undeveloped area to a residential new town
- Used to be a well established rural district dotted with farmlands – most farms have already given way to the high-rise Housing and Development Board (HDB) flats of Sengkang New Town and Punggol New Town
- The area is also well known for its seafood restaurants, but those are also giving way to new sea sports developments – water skiing, skin diving, boating
- Completely self-sustainable, Punggol will have small individual estates sharing common green open spaces with an integrated public transport system, including an MRT line that runs around the town and also to other parts of Singapore
- To promote clean commuting, cycling lanes will be built, as well as charging stations for electric cars
- So far, 15,000 of the eco-living units have been completed in 2010, and HDB expects to complete another 20,000 by end of 2011



Design Considerations

- To balance the provision of community facilities and measures to prevent and tackle existing social segregations
- The need for conserving high-quality natural landscape, ecological environment and cultural heritage sites;
- The capacity of external and internal transport links;
- The airport height restrictions which constrain building heights and developable area;
- The aircraft noise which prohibits the development of noise sensitive uses in certain areas;
- Development restrictions to protect Hong Kong Disneyland from visual intrusion and incompatible uses;
- Consultation zones of potentially hazardous installations which are not suitable for high-intensity uses and visitor attractions;
- The limit of reclamation imposed by shipping channels and water quality and hydrological considerations; and
- Topographical, ridgeline and other technical constraints.

Approach to Master Plan

- **Sustainable and Place Making Approach** will be used in preparing the Preliminary Conceptual Master Plan for Tung Chung West
- Revitalize the site to provide high quality water promenade with good accessibility to ensure social sustainability
- Identifying reasonable development scale to increase the economic incentives for development
- Ensuring the conversation of natural setting in balancing with the proposed development
- Catering for future population growth and aspirations for a better quality of living Territorial positioning
- Provision of a sustainable, people-orientated community that is a desirable to live, work and play.
- Showcase innovative sustainable practices that encourage walking and biking, adopt best practice on sustainable urban design to lower the carbon footprint



Approach to Master Plan

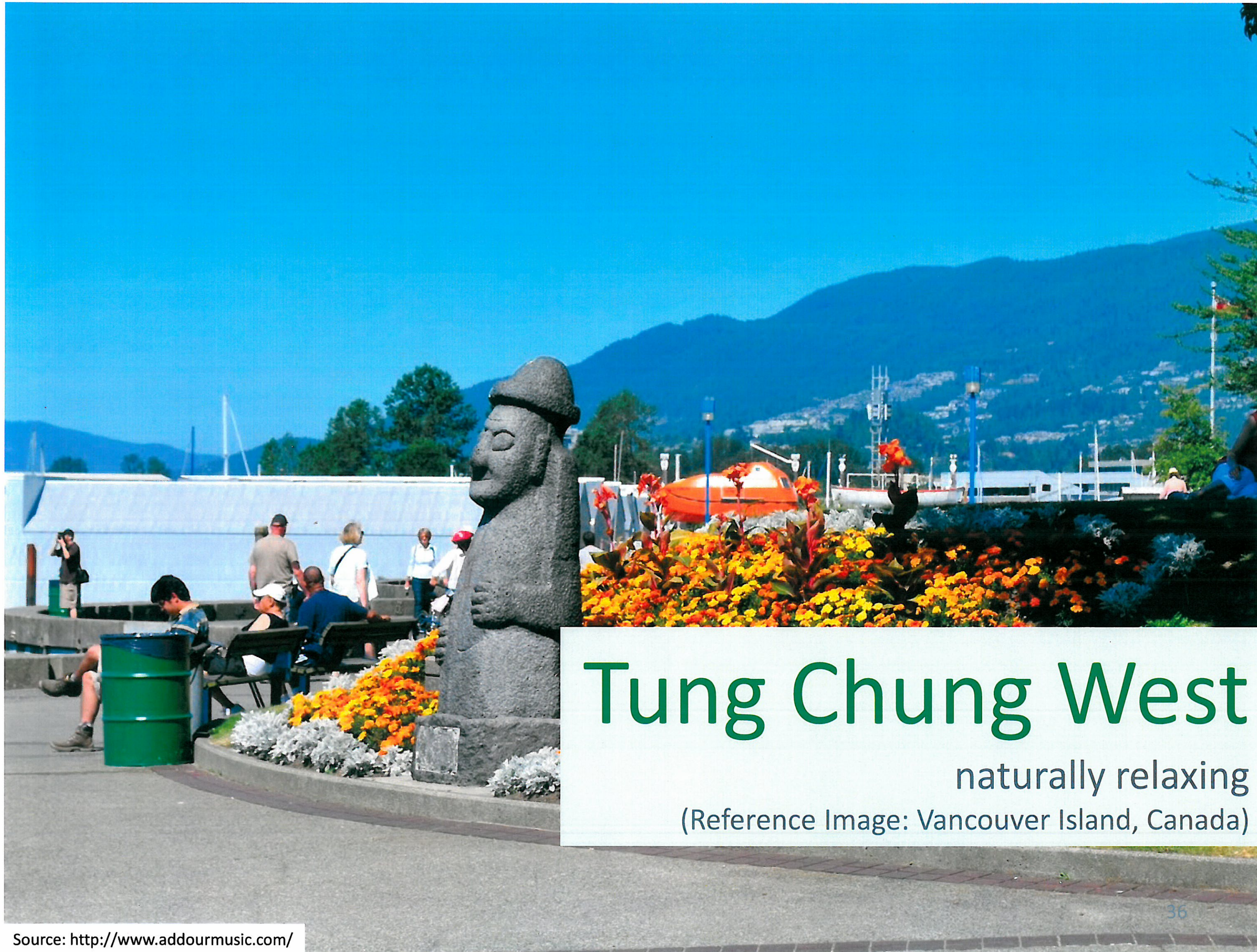
- Integration with the surrounding land use frameworks , while becoming a self-sufficient community
- Ensuring a high degree of environmental sustainability
- Maximise use and efficiency of existing and planned infrastructure and Government, Institution or Community facilities
- Provision of pedestrian, cycling and sustainable public transport links between the New Development Areas (NDA) in New Territories, and surrounding areas to reduce car dependency
- Ensure provision of adequate space between buildings, particularly at street level to maximise natural air ventilation corridors, view corridors and sun light penetration
- Promotion of interesting architectural design and urban form including varying building heights, orientations, integration with landscape and recreation features, attractive streetscapes, etc.
- Ensure land use, urban design and landscape frameworks respond to the natural topography and key natural features of the NDAs and surrounding area and maintains ecological linkages both within and beyond the NDAs
- Protection of heritage features to enhance the collective memory of community and to strengthen local identity
- Promotion of environmental sustainability (e.g. energy efficiency, waste management, reticulated recycling of waste water, etc.) by ensuring adequate lands for the provision of appropriate infrastructure
- Promotion of green building initiatives, e.g., solar energy, water catchment and re-use (e.g. for irrigation), etc.



Tung Chung West

an international lifestyle destination

(Reference Image: HafenCity, Germany)



Tung Chung West

naturally relaxing

(Reference Image: Vancouver Island, Canada)



Tung Chung West

a cultural marketplace

(Reference Image: Hong Kong Flower Market)



Tung Chung West

a cultural marketplace

(Reference Image: Nong Ping, Lantau Island)



Tung Chung West

a place to live, work and play
(Reference Image: False Creek, Canada)



Tung Chung West

a new island destination

(Reference Image: Sowwah Island, UAE)



Tung Chung West

where business & leisure coexist

(Reference Image: Sowwah Island, UAE)



Tung Chung West

a vibrant international community

(Reference Image: Concordia International School)



Tung Chung West

a vibrant international community

(Reference Image: Hong Kong International School)



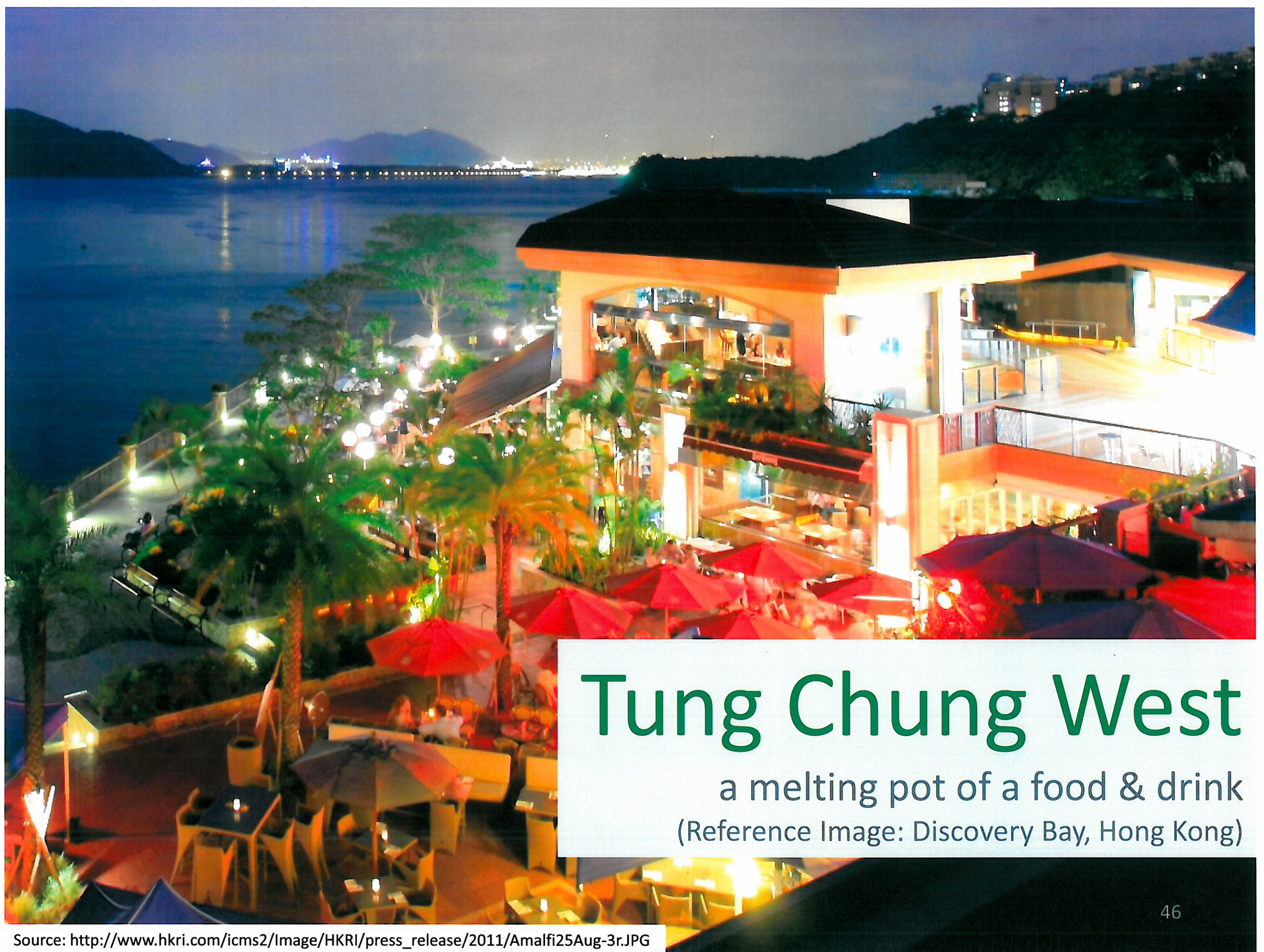
Tung Chung West

a sustainable approach to reclamation
(Reference Image: Oak Ridge National Lab)



Tung Chung West

a melting pot of a food & drink
(Reference Image: Xintiandi, Shanghai)



Tung Chung West

a melting pot of a food & drink
(Reference Image: Discovery Bay, Hong Kong)



Tung Chung West

A waterfront full of wonder
(Reference Image: Vancouver Convention Center)



Tung Chung West

lively & active

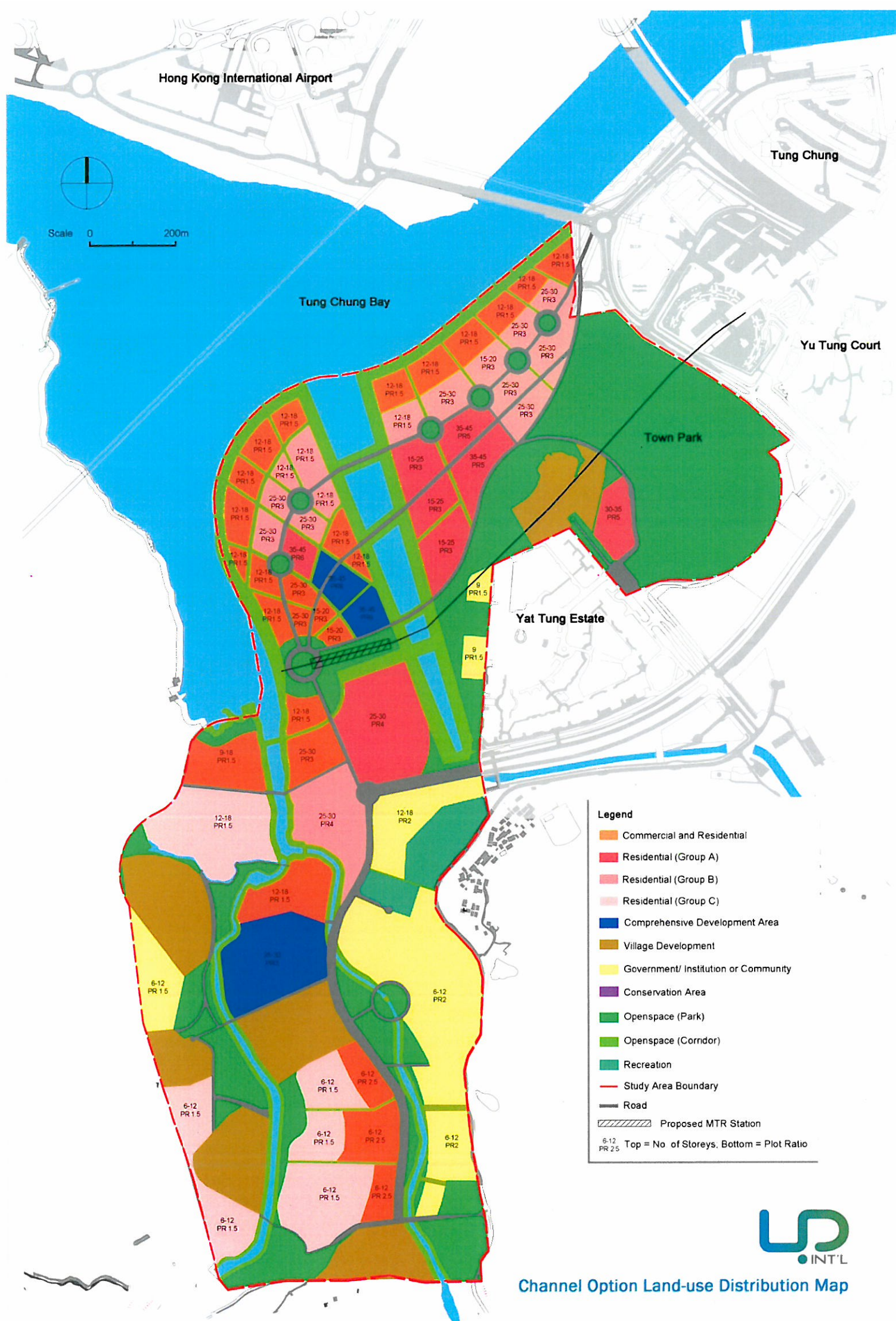
(Reference Image: Melbourne, Australia)



Tung Chung West

a new international lifestyle destination

(Reference Image: Qingdao Waterfront, China)



Channel Option

For the Channel Option, it can accommodate a total population of about 70,000 with the provision of 30,000 flats.

The working population will be about 42,000 with ample open space and facilities provided.

Channel Option

Development Parameters for Overall Study Area

	Ha	sq.m.					
Overall Site Area	176	1,760,000					
Overall Plot Ratio	2.17						
	%	Area (sq.m.)	No. of Flats*	GFA	sq.m. per person	Population**	Working Population***
Residential	20.7%	343,593	30,623	1,837,404		70,434	
Commercial	10.5%	173,997		810,599			42,260
G/IC	9.2%	151,970		704,679			
CDA	3.4%	56,381		458,112			
Village	9.9%	164,823					
Open Space	33.6%	557,038			8		
Road	12.7%	211,333					
Sub-Total:	100.0%	1,659,135					
Waterbody ^		100,865					
Overall Total		1,760,000	30,623	3,810,794	8	70,434	42,260

Notes:

* Flat size = 60 sq.m. per Flat

** Population = No. of Flats x 2.3persons per Flat (Hong Kong Average Benchmark based on Census & Statistics Department)

*** Working Population = Total Population*0.6 [According to the Census & Statistics Department (2007), the amount of working population is on average about 60% of the total population in each territory.]

^ Waterbody area within Study Area is excluded from calculations

Ha = Hectares (i.e. 10,000 sq.m.)

GFA = Gross Floor Area (sq.m.)

Channel Option

Development Parameters Breakdown of Channel and Inland Areas

Site Area of Study Area:	176 Ha						
	Ha	Area (sq.m.)					
Channel Area (Reclamation):	39.4	394,000					
Plot Ratio:	4.3						
	%	Area (sq.m.)	No. of Flats*	GFA	sq.m. per person	Population**	Working Population***
Residential	35%	136,217	15,971	958,278		36,734	
Commercial	26%	103,541		514,403			22,040
CDA	4%	15,758		226,560			
Open Space	23%	91,551			2		
Road	12%	46,933					
Sub-Total:	100%	394,000	15,971	1,699,241	2	36,734	22,040
	Ha	sq.m.					
Inland Area:	136.6	1,366,000					
Plot Ratio:	2.8						
	%	Area (sq.m.)	No. of Flats*	GFA	sq.m. per person	Population**	Working Population***
Residential:	16%	207,376	14,652	879,126		33,700	
Commercial:	6%	70,456		296,196			20,220
G/IC:	12%	151,970		704,679			
CDA	3%	40,623		231,552			
Village:	13%	164,823					
Open Space:	37%	465,487			14		
Road	13%	164,400					
Sub-Total:	100%	1,265,135	14,652	2,111,553	14	33,700	20,220
		Area (sq.m.)					
Waterbody ^		100,865					
Overall Total:		1,760,000	30,623	3,810,794		70,434	42,260

Notes:

* Flat size = 60 sq.m. per Flat

** Population = No. of Flats x 2.3 persons per Flat (Hong Kong Average Benchmark based on Census & Statistics Department)

*** Working Population = Total Population*0.6 [According to the Census & Statistics Department (2007), the amount of working population is on average about 60% of the total population in each territory.]

^ Waterbody area within Study Area is excluded from calculations

Ha = Hectares (i.e. 10,000 sq.m.)

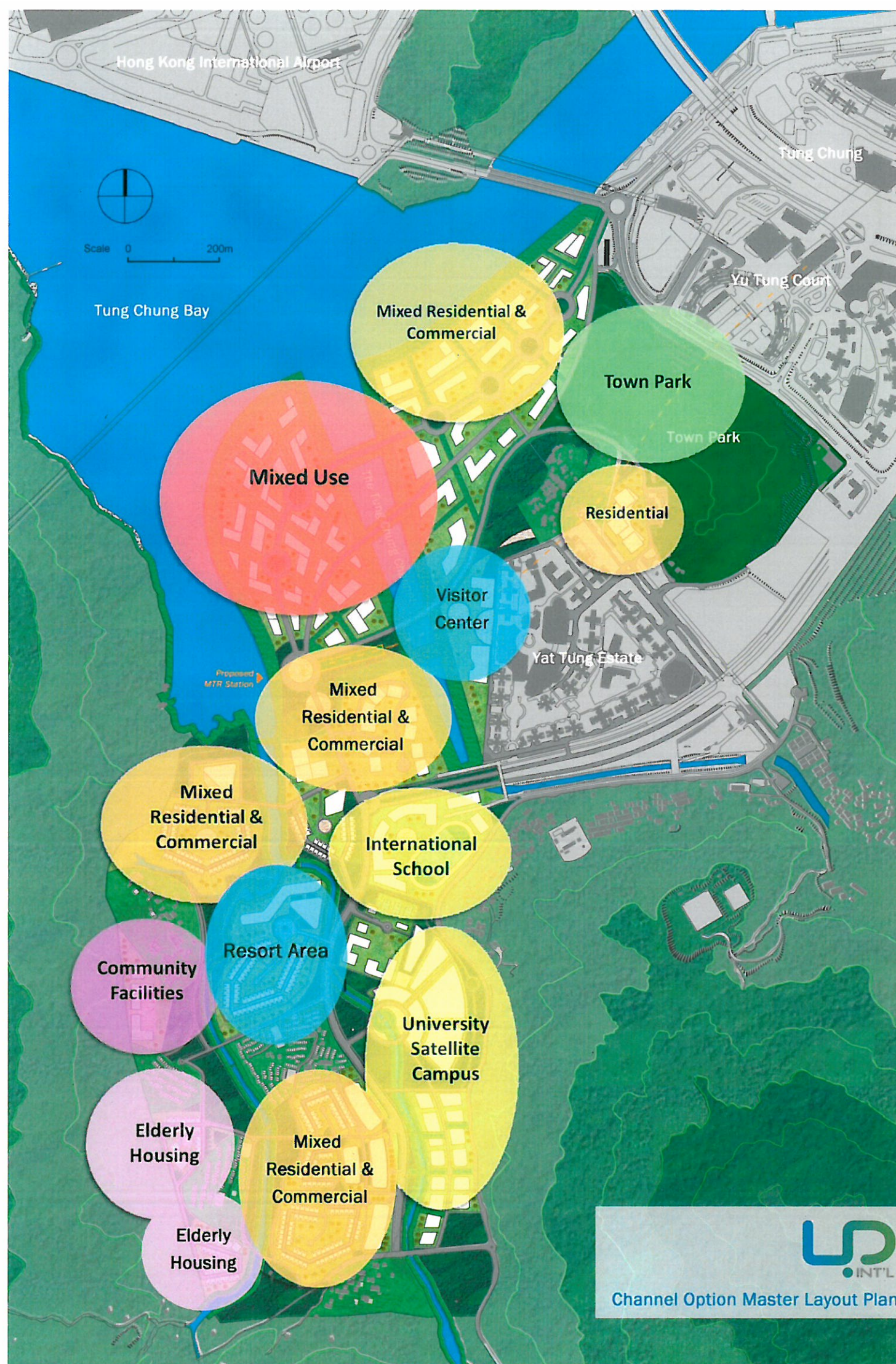


Channel Option

In the Channel Master Plan Option, reclamation is proposed in a sensitive manner, ensuring that the existing water channel is preserved, thereby reducing the reclamation to 39.4 ha, which is less compared with the proposal by the Government.

The channel option reclamation will extend the existing water channel creating a unique waterfront promenade area along both sides of the “Tung Chung Channel”; this could offer an enjoyable public space for walking, biking and fishing activities with the possibility of future water transport and land marine interface-related activities within the sheltered water.

Having an activated water channel will create a multitude of small business opportunities with services that will add benefit and make the waterfront a pleasant place to spend a weekend with the family or to just get away from the city. Water sports will be heavily encouraged and will help to further enhance the general diversity of Tung Chung West.



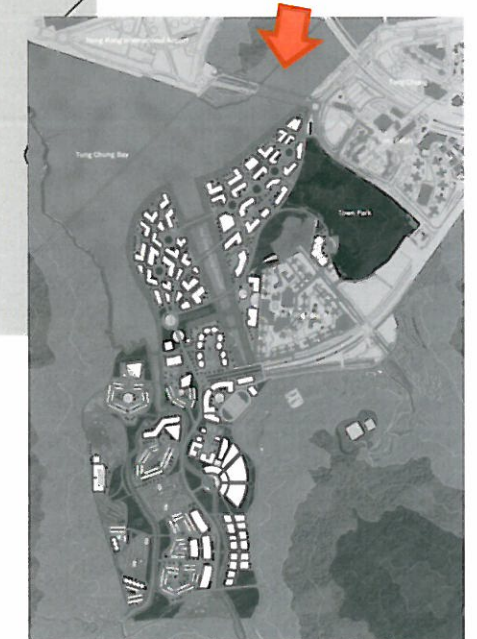
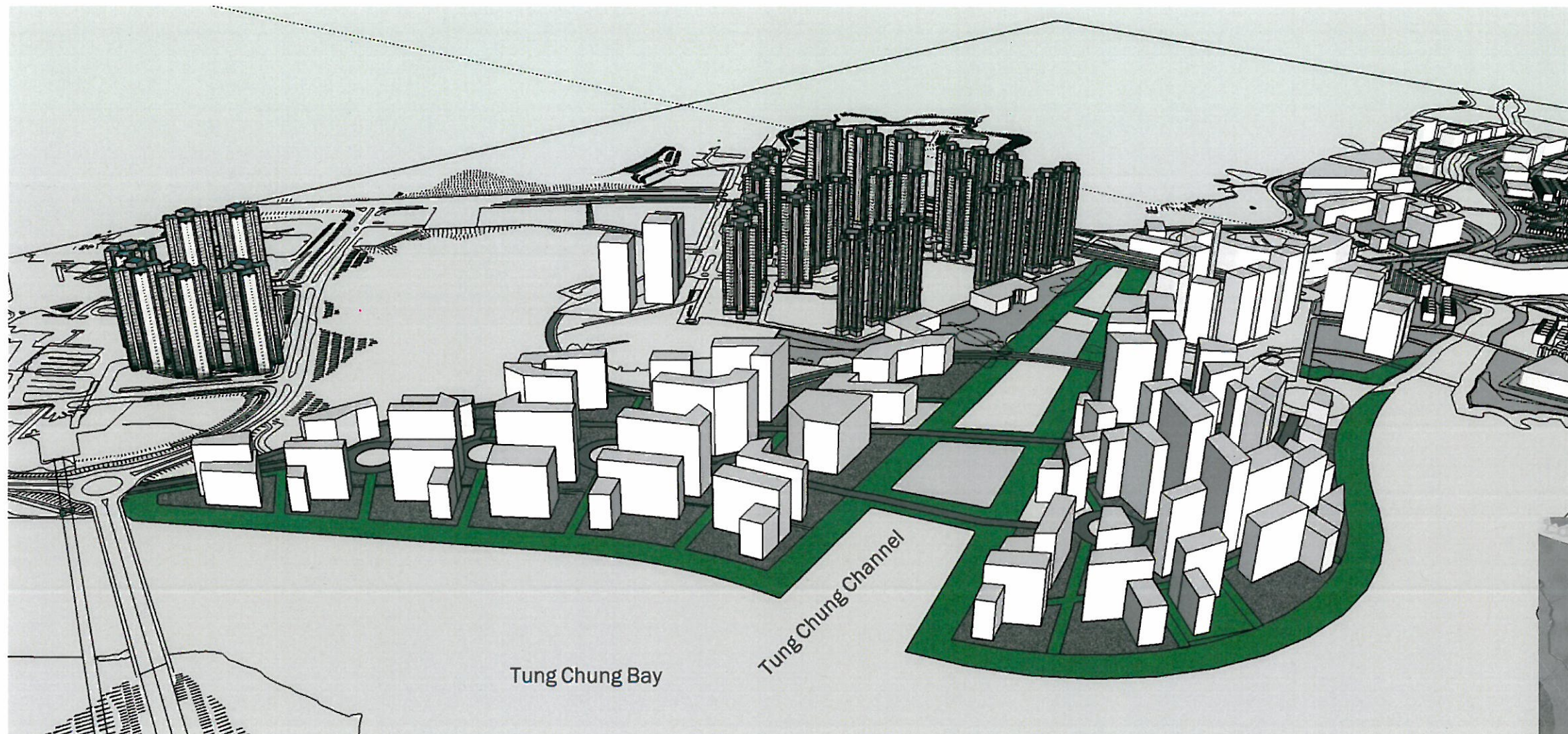
Channel Option

The northern area will be a high-density central activity zone, with mixed-use commercial, business, hotel, leisure and residential developments; with a mix of low rise, mid rise and high rise development allowing for stepped height development from mid rise along the water side to high rise development further inland within the reclamation area and low rise to mid rise development within the valley.

An MTR extension to Tung Chung West development to enhance accessibility to the existing residents of Yat Tung Public Housing Estate and future residents and people who will be coming for work, tourism, leisure, recreation and entertainment.

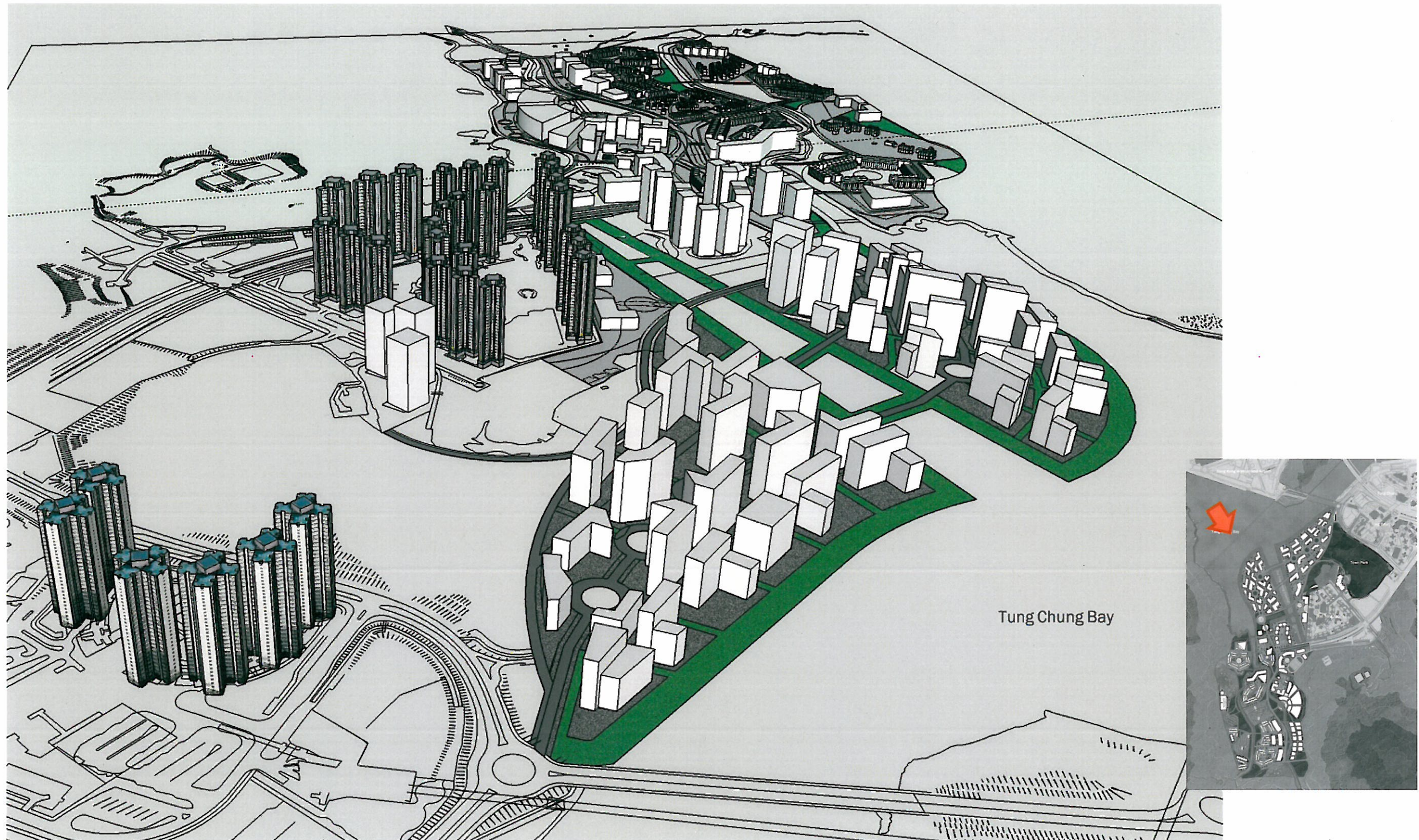
The inland areas will be lower density development zone, with provisions for elderly-housing, educational institutions, and eco-tourism facilities that would cater to the locals and visitors alike. There will be open space networks spread over the site; however, a major "Town Park" would become the central district open space area to help serve the entire Tung Chung. The visitor centre zone is an important interface node.

Channel Option



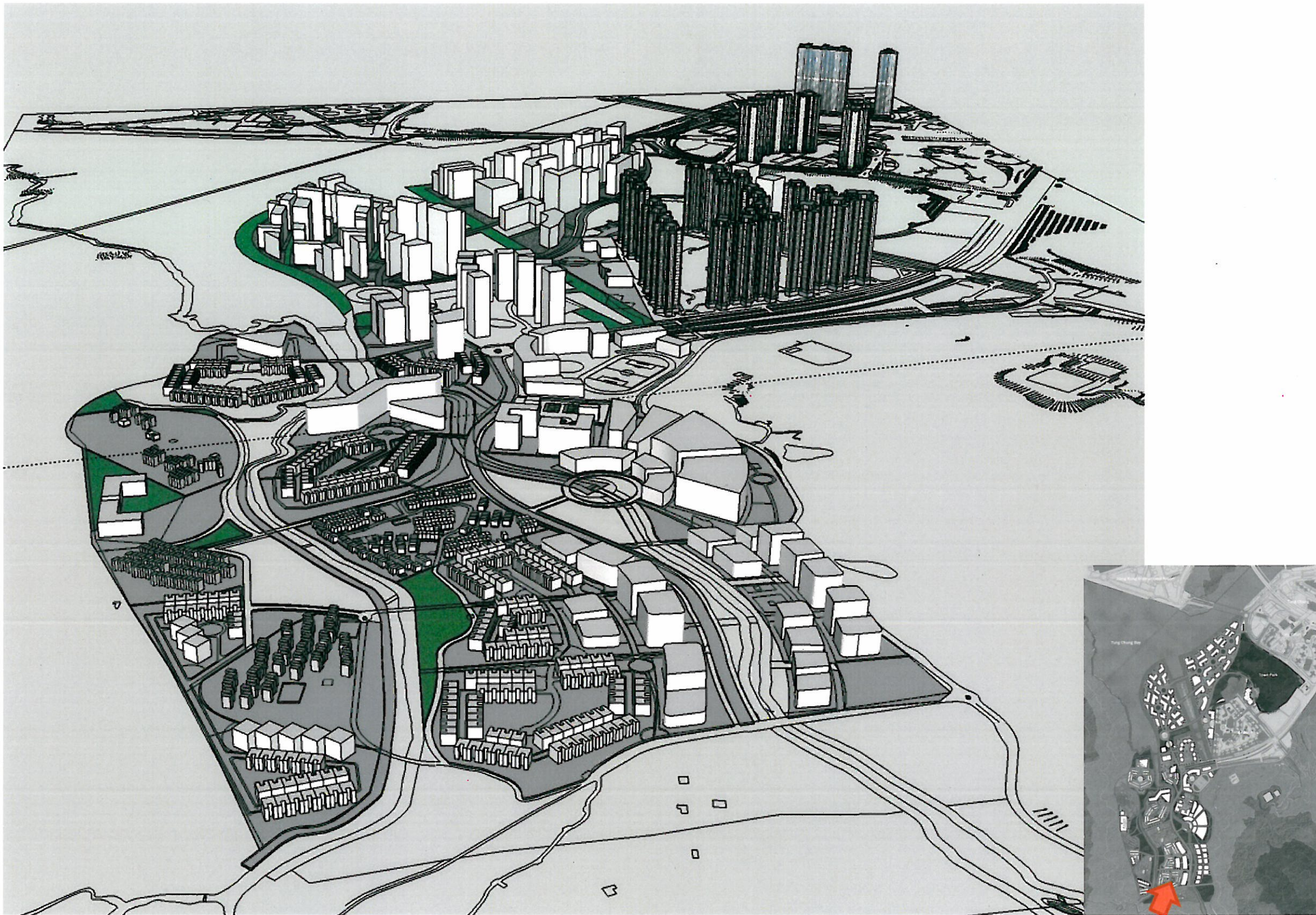
Overall Building Configuration of the Channel Option

Channel Option



Building Height Profile of the Channel Option

Channel Option



Overall Building Configuration of the Channel Option

Channel Option

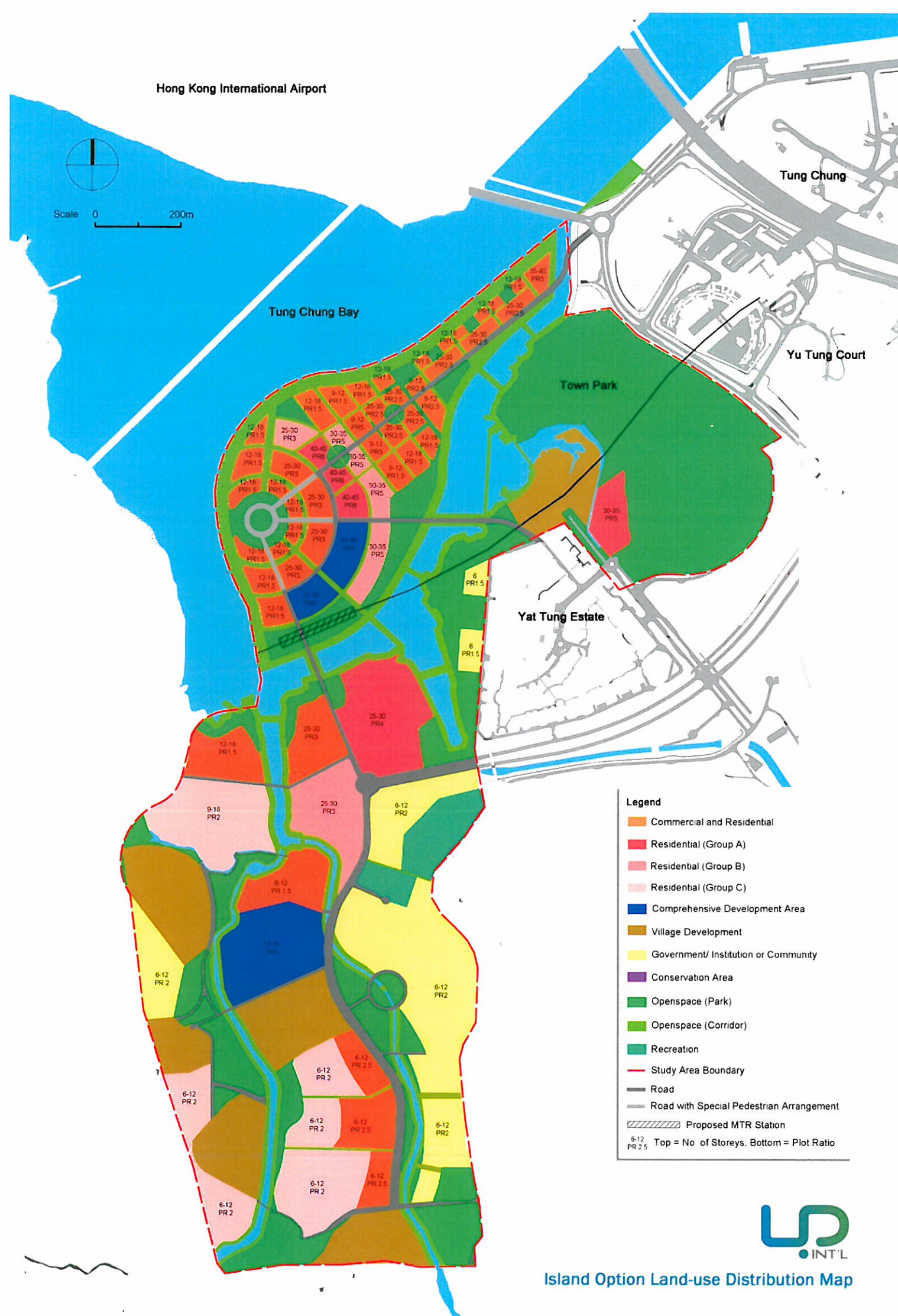


Satellite University Campus Main Building Area

Channel Option



Satellite University Campus Dormitory Main Circulation Corridor



Island Option

For the Island Option, around 51,000 population can be accommodated with a provision of 22,000 flats.

The working population will be about 31,000 with ample open space and facilities provided.

Development Parameters for Overall Study Area

	Ha	sq.m.					
Overall Site Area	176	1,760,000					
Overall Plot Ratio	1.80						
	%	Area (sq.m.)	No. of Flats*	GFA	sq.m. per person	Population**	Working Population***
Residential	15.2%	251,736	22,502	1,337,509		51,755	
Commercial	11.3%	186,964		1,144,411			31,053
G/IC	9.1%	151,366		340,086			
CDA	3.5%	57,232		353,324			
Village	10.0%	164,823					
Open Space	37.8%	626,562			12		
Road	13.1%	216,933					
Sub-Total:	100.0%	1,655,616					
Waterbody ^		104,384					
Overall Total		1,760,000	22,502	3,175,330	12	51,755	31,053

Notes:

* Flat size = 60 sq.m. per Flat

** Population = No. of Flats x 2.3persons per Flat (Hong Kong Average Benchmark based on Census & Statistics Department)

*** Working Population = Total Population*0.6 [According to the Census & Statistics Department (2007), the amount of working population is on average about 60% of the total population in each territory.]

^ Waterbody area within Study Area is excluded from calculations

Ha = Hectares (i.e. 10,000 sq.m.)

GFA = Gross Floor Area (sq.m.)

Island Option

Development Parameters Breakdown of Island and Inland Areas

Site Area of Study Area:	176 Ha						
	Ha	Area (sq.m.)					
Tung Chung Island Area (Reclamation):	33.9	339,000					
Plot Ratio:	4.4						
	%	Area (sq.m.)	No. of Flats*	GFA	sq.m. per person	Population**	Working Population***
Residential	13%	44,360	8,255	515,137		18,987	
Commercial	29%	97,803		855,151			11,392
CDA	5%	16,609		137,220			
Open Space	39%	133,295			7		
Road	14%	46,933					
Sub-Total:	100%	339,000	8,255	1,507,508	7	18,987	11,392
	Ha	sq.m.					
Inland Area:	142.1	1,421,000					
Plot Ratio:	2.2						
	%	Area (sq.m.)	No. of Flats*	GFA	sq.m. per person	Population**	Working Population***
Residential:	16%	207,376	14,247	822,372		32,767	
Commercial:	7%	89,161		289,260			19,660
G/IC:	11%	151,366		340,086			
CDA	3%	40,623		216,104			
Village:	13%	164,823					
Open Space:	37%	493,267			15		
Road	13%	170,000					
Sub-Total:	100%	1,316,616	14,247	1,667,822	15	32,767	19,660
		Area (sq.m.)					
Waterbody ^		104,384					
Overall Total:		1,760,000	22,502	3,175,330		51,755	31,053

Notes:

* Flat size = 60 sq.m. per Flat

** Population = No. of Flats x 2.3persons per Flat (Hong Kong Average Benchmark based on Census & Statistics Department)

*** Working Population = Total Population*0.6 [According to the Census & Statistics Department (2007), the amount of working population is on average about 60% of the total population in each territory.]

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Ha = Hectares (i.e. 10,000 sq.m.)

GFA = Gross Floor Area (sq.m.)

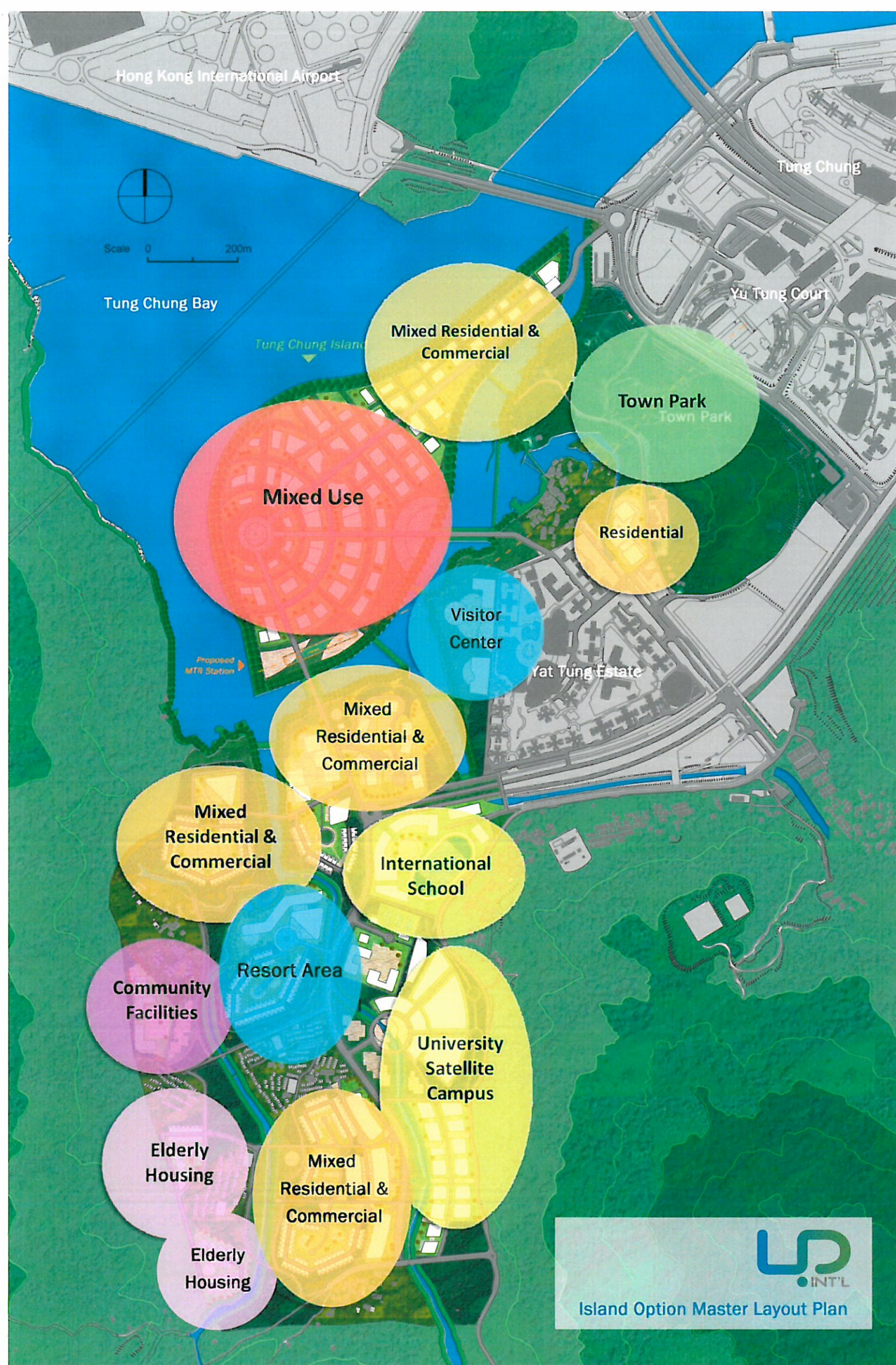


Island Option

The entire existing coastline is retained by proposing the reclamation as an island; further reducing the reclamation proposed by Government and creating more sustainable development.

The Island Option offers an opportunity to create a unique and distinctive development with extensive waterfront area all around the island in addition to the waterfront along the existing coastline with an opportunity for the existing fishing village to be revitalized to strengthen the cultural heritage and add character to the area.

“Tung Chung Island” will create a unique waterfront setting that will intimately connect residents and visitors alike to the waterfront for recreation and relaxation.



Island Option

The “Tung Chung Island” will be a high-density central activity zone, with mixed-use commercial, business, hotel, leisure and residential developments; with a mix of low-rise, mid-rise and high-rise development allowing for stepped building height development from mid-rise along the water side to high-rise development further inland within the reclamation area and low-rise to mid-rise development within the valley.

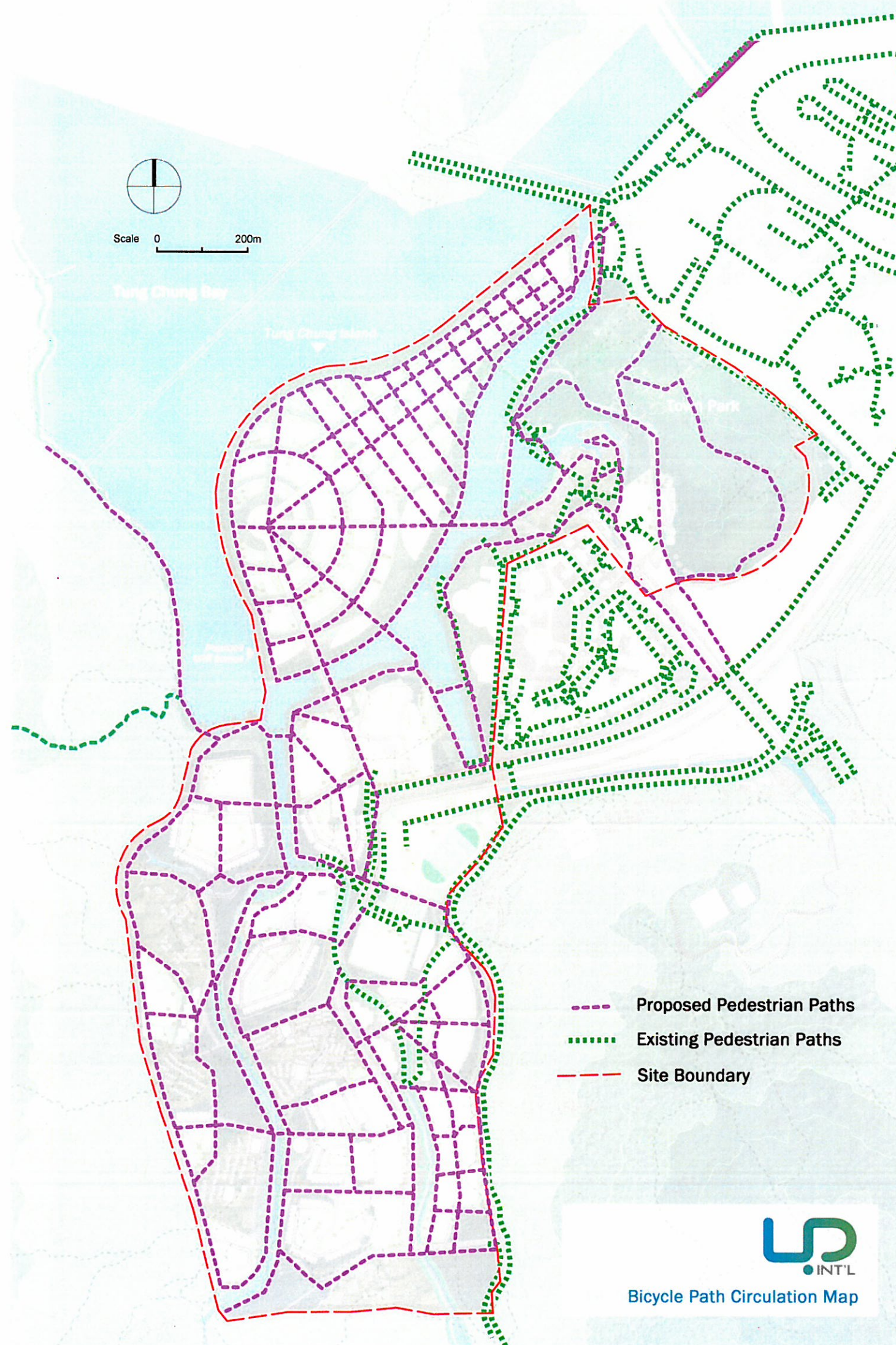
An MTR extension to Tung Chung West development to enhance accessibility to the existing residents of Yat Tung Public Housing Estate and future residents and people who will be coming for work, tourism, leisure, recreation and entertainment.

The inland areas will be lower density development zone, with provisions for elderly-housing, educational institutions, and eco-tourism facilities that would cater to the locals and visitors alike. There will be open space networks spread over the site; however, a major “Town Park” would become the central district open space area to help serve the entire Tung Chung. The visitor centre zone is an important interface node.

Island Option

Extensive pedestrian path system connecting to the existing paths in Tung Chung.

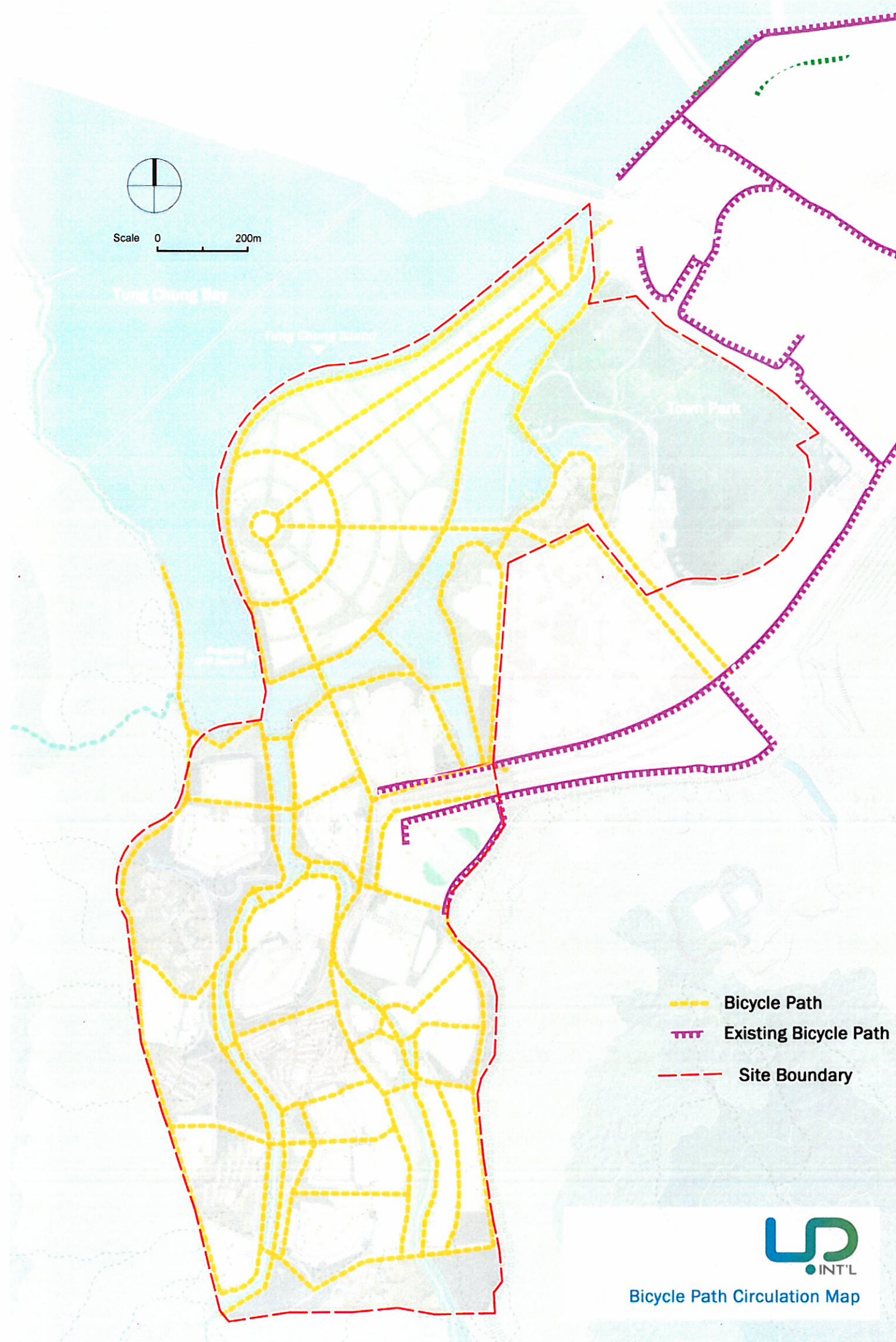
Promoting a walkable, healthy, and well-connected environment.

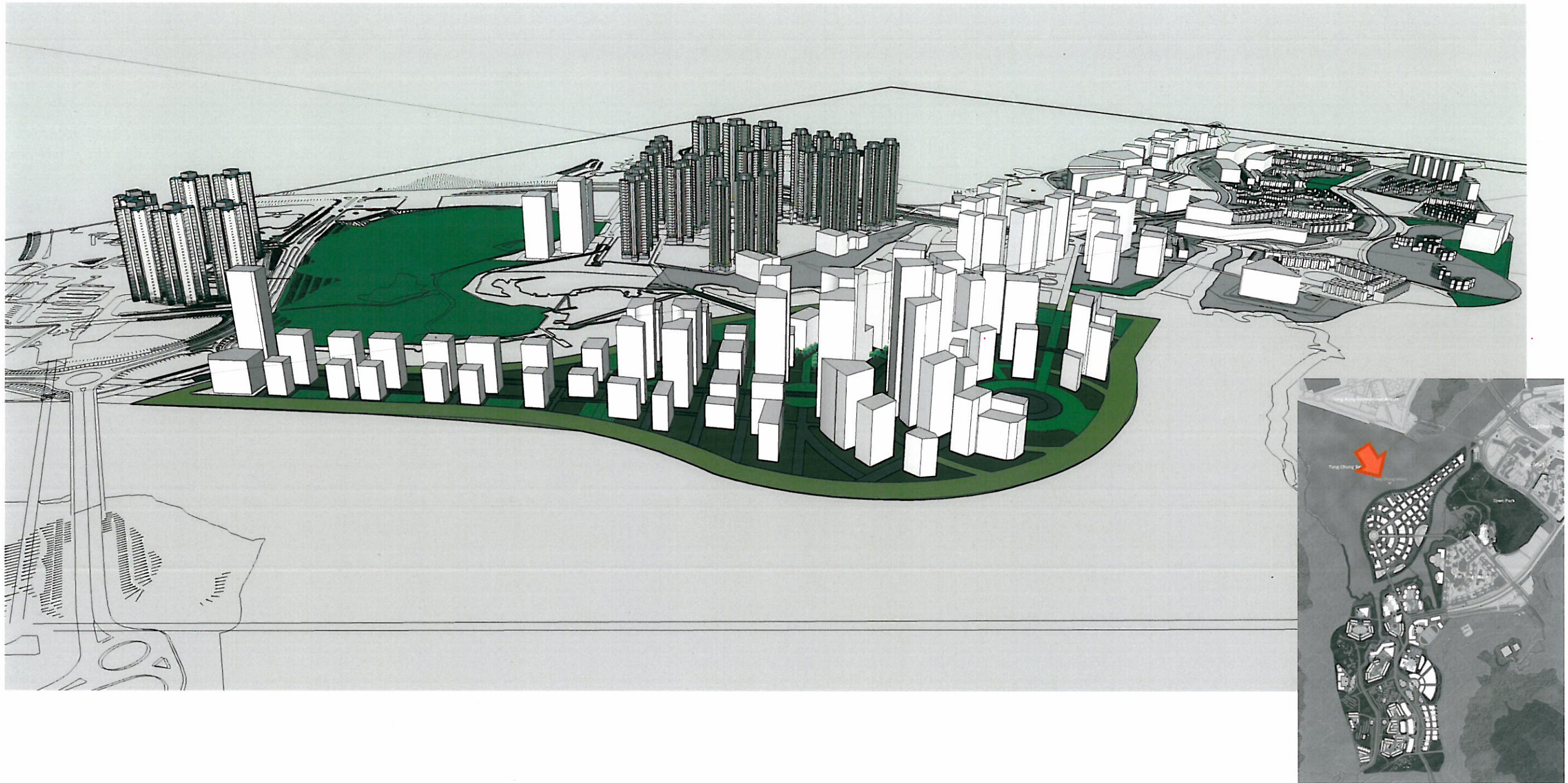


Island Option

Extensive bicycle path system connecting to the existing paths from Tung Chung.

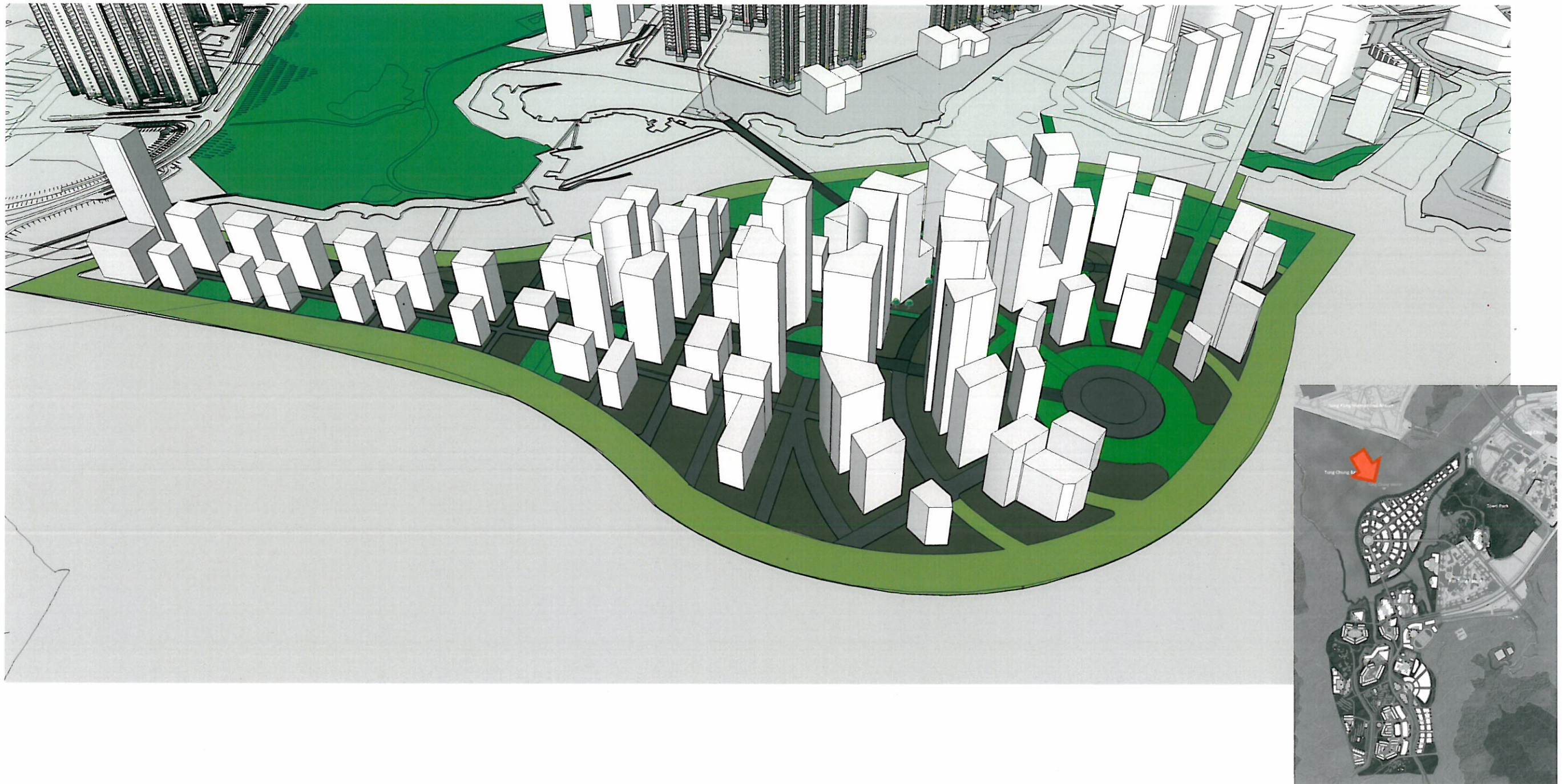
Promoting a walkable, healthy, and well-connected environment.





Building Height Profile of the Tung Chung Island

Island Option

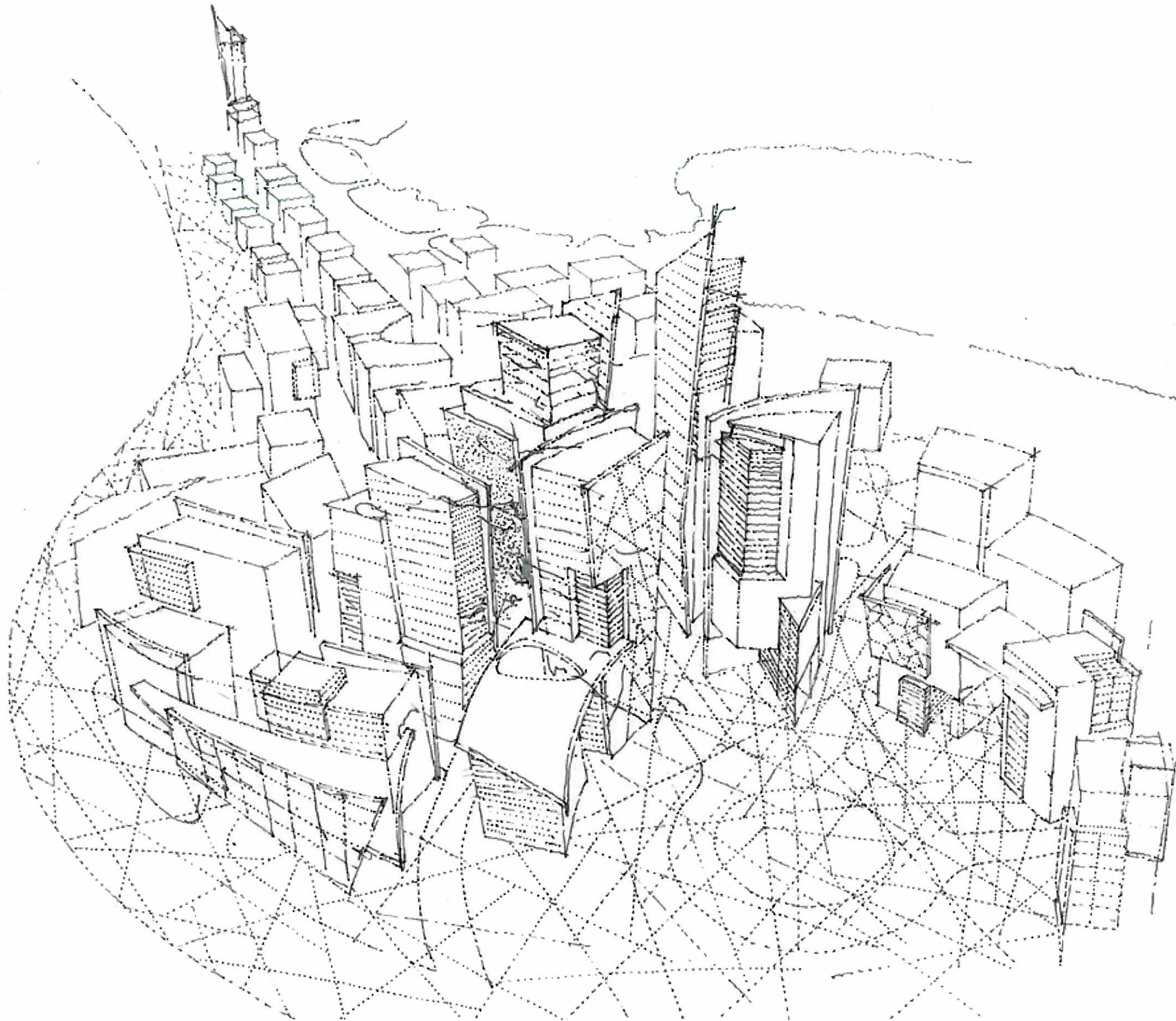


Building Height Profile of the Tung Chung Island

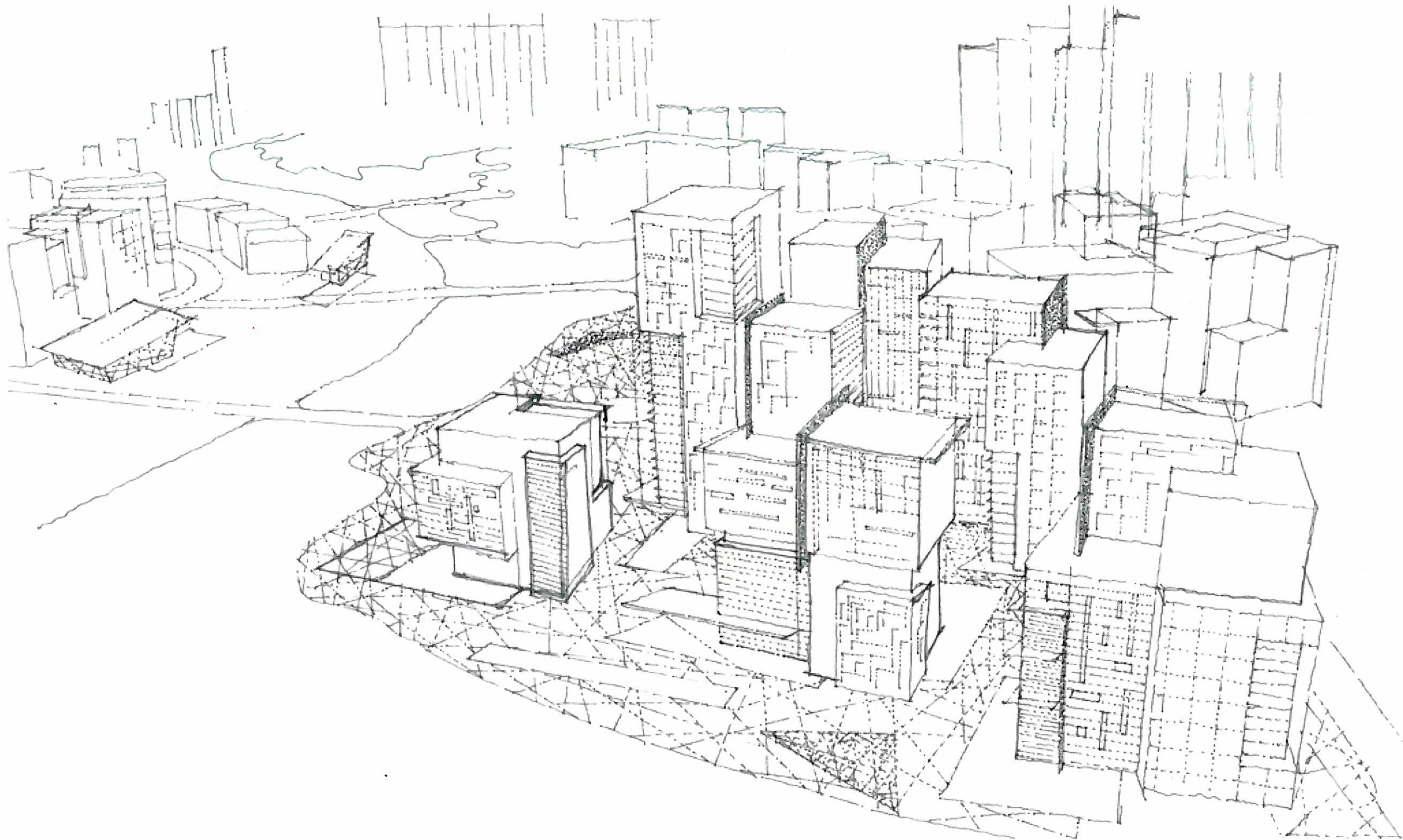
Island Option



Overall Building Configurations of the Island Option



Central Piazza Area of Tung Chung Island



Interface between the Tung Chung Island and hinterland area



Central Piazza Area in Tung Chung Island



Central Piazza Area in Tung Chung Island