

Appendix J

Minutes of Public Forum

Tung Chung New Town Extension Study- Stage 1 Public Engagement Public Forum Minutes

Date: 7 July 2012 (Saturday)
 Time: 2:00pm – 5:00pm
 Venue: Tung Chung Community Hall
 Address: G/F, Tung Chung Municipal Services Building, 39 Man Tung Road, Tung Chung

Representatives from the HKSAR Government and consultant:

Mr Wilson So, Assistant Director of Planning/New Territories, Planning Department
 Mr Ivan Chung, District Planning Officer/Islands, Planning Department
 Mr David Lo, Chief Engineer, Civil and Engineering Development Department
 Dr Daman Lee, Representative of Study Team, Ove Arup and Partners Hong Kong Limited

Facilitators:

Mr Timothy J. Peirson-Smith
 Ms Suzanne Cheung

Ref. No.	Issues/Discussion	Remarks
1.	<p>Introduction</p> <p>1.1 Ms Suzanne Cheung welcomed guests and audience to the public forum and introduced Mr Timothy Peirson-Smith, the other facilitator at the event.</p> <p>1.2 Ms Cheung reminded everyone of the simultaneous interpretation (S.I.) service available at the event.</p> <p>1.3 Ms Cheung invited Mr Wilson So from the Planning Department to give his welcoming remarks.</p>	<p>Two different S.I. channels were available at the event: channel four for English and channel five for Cantonese.</p>
2.	<p>Welcoming remarks by Mr Wilson So, Assistant Director of Planning/New Territories, Planning Department, Planning Department</p> <p>2.1 Mr So started by welcoming guests and audience to the public forum and remarked on the good turnout of the event.</p>	

	<p>2.2 Mr So stated that the Study on Tung Chung development is at its very beginning, and the purpose of this public forum is to listen views from the public. The Study Team will listen to the public's views/ concerns and he encouraged the floor to express their opinions.</p>	
<p>3.</p>	<p>Introduction of Rundown and House Rules by Ms Suzanne Cheung</p> <p>3.1 Ms Cheung introduced the rundown and house rules of the event, especially timing.</p> <p>3.2 Ms Cheung invited Ms Theresa Yeung, Representative of Study Team from ARUP to give a brief 15-minute presentation on the Study.</p>	
<p>4.</p>	<p>Presentation by Ms Theresa Yeung, Representative of Study Team from Ove ARUP and Partners Hong Kong Limited</p> <p>4.1 <u>Background of the Study</u></p> <p>4.1.1 The current population in Tung Chung was 78,400 and the current planned population for the new town was 108,000. According to 2007 Revised Concept Plan for Lantau, the vision included developing Tung Chung into a new town with a population capacity of 220,000.</p> <p>4.1.2 Given the unique characteristics and strategic location of Tung Chung, Tung Chung has a great development potential in satisfying different needs from our society and Tung Chung residents e.g. tourism, economic development and housing supply etc.</p> <p>4.2 <u>Study Objectives</u></p> <p>4.2.1 The study objectives of this Study are: investigate development potential and opportunity including fallow agricultural land and reclamation, continue to develop Tung Chung to meet housing, social, economic, environmental and local needs (e.g. community facilities, job opportunities, etc.).</p> <p>4.2.2 The study area include two proposed new town expansion areas in Tung Chung East and Tung Chung west, no reclamation plans were confirmed for the areas planned for possible new town expansion and possible theme park/ major recreational land uses.</p>	

	<p>4.3 <u>Key Considerations for Development</u></p> <p>4.3.1 There are three key considerations that need to be addressed for development, including environment and ecology, cultural heritage and planning.</p> <p>4.4 <u>Public Engagement</u></p> <p>4.4.1 The Study Team emphasised again that the Study has just started, and there will be stages two and three of public engagement before the Recommended Outline Development Plan can be confirmed. The public opinions received during the first stage of public engagement would be used to formulate development proposals and to conduct future stages of public engagement.</p> <p>4.5 The facilitators thanked Ms Yeung for her presentation and excellent time management.</p>	
<p>5.</p>	<p>Public Presentations</p> <p>5.1 Ms Suzanne Cheung stated that there would be 22 three-minute public presentations from pre-registered presenters, and repeated the rules for the public presentations.</p> <p>Public Presentation (1) by Ms Chau Chuen-heung, District Councillor and Representative of 關注東涌發展大聯盟</p> <p>5.2 Ms Chau represented a concern group of Tung Chung, 關注東涌發展大聯盟 to express their ideas and suggestions on Tung Chung future development.</p> <p>5.3 The group agreed with the four main aspects and concerns of the development, but was against reclamation in Tung Chung Bay as it represented the long history of Tung Chung development. It also possesses high cultural and ecological value that should be reserved.</p> <p>5.4 The group suggested developing the South-Western part of Tung Chung with more housing (both public and private), community and recreational facilities.</p> <p>5.5 Reclamation could be considered in a certain extent in Tung Chung East in case more land for commercial land use is needed.</p> <p>5.6 The group suggested building an MTR station in Siu Ho Wan and transforming it into a commercial</p>	

centre as it is closed to the Hong Kong Zhuhai Macao Bridge (HKZMB), which can be benefited from and contribute to the “bridgehead economy”.

Public Presentation (2) by Mr Bill Tang, District Councillor, Islands District

- 5.7 Mr Tang pinpointed Yat Tung Estate is the most important area in Tung Chung as 52% of the population of Tung Chung lives there. Yat Tung also has 15,730 residents aged 24 or below which occupies 20% of Tung Chung's total population. Yat Tung Estate housed the youth and less-better off citizens living in Tung Chung.
- 5.8 The three main concerns of Yat Tung residents are 1) high transportation cost, 2) lack of an MTR station which was previously ‘promised’ in LegCo meetings, 3) uneven distribution of community facilities whilst most of them were located in town centre (Tung Chung East).
- 5.9 Mr Tang compared the transportation among three new towns, Tseung Kwan O, Ma On Shan and Tin Shui Wai with Tung Chung, and commented Tung Chung’s poor planning and arrangement in terms of transportation.
- 5.10 Mr Tang suggested the following solutions to the existing problems in Tung Chung: building an MTR station in Yat Tung, utilising the area between Yat Tung and Area 39 for development so that no reclamation would be necessary, and providing free shuttle bus service and MTR monthly tickets during the transitional period.

Public Presentation (3) by Mr Jeff Lam, District Councillor, Islands District

- 5.11 Mr Lam expressed that the planning and development should be improved to better cater to the needs of the residents, and there should be balance between conservation and development; The principle applies to public and private housing. Based on this principle, he had the following suggestions:
- 5.12 No reclamation of the proposed reclamation area near Tung Chung North, which is currently marked for building theme parks/ large recreational facilities as it was too small for the purpose.
- 5.13 Setting up an international primary school in Tung Chung to meet the need of non-local families that makes up a large proportion of Tung Chung's population.

	<p>5.14 Building a football court in Tung Chung to facilitate sports activities among students in Tung Chung.</p> <p>5.15 Building public and private housing in separate areas, then connect them with transportation and cultural exchanges as the residents might have different needs to community facilities.</p>	
	<p>Public Presentation (4) by Mr Jeremy Tam, District Developer, Civic Party</p> <p>5.16 Mr Tam stated that the number of target population (currently 220,000) should be adjustable with attention to the impact on the environment.</p> <p>5.17 In Tung Chung East, he suggested building medium-to-low density housing to avoid wall effect. Reclamation should be extended to eastern side, but not the northern side to avoid the influence from helicopter route and narrowing the sea, which may affect the water current and water quality. Aliened with the existing Tung Chung line, there can be an extran MTR station in Tung Chung East as well.</p> <p>5.18 In Tung Chung North, Mr Tam pointed out the need of building an international school in the area, as there are many non-local residents. In terms of community facilities, he figured that sports ground would be the top priority for consideration. Building a marina, a fisherman's wharf and waterfront promenade would also be good ways to attract different types of visitors to Tung Chung and facilitate the economic development.</p> <p>5.19 In Tung Chung West, he identified the importance of protecting Tung Chung River, Tung Chung Bay and mangroves, which have high ecological value and should be considered in highest priority when developing Tung Chung West. Other agricultural areas in Tung Chung West could be considered for building public housing estates.</p> <p>Public Presentation (5) by Ms Ho Ka-po, Project Manager, Green Sense</p> <p>5.20 Ms Ho expressed the concern from Green Sense on the scale of development and target population of 220,000. She wondered if it is necessary to expand the population in such large extent to have better lives. Population figures should not be the focus of the development.</p> <p>5.21 She showed the limitation on reclamation in Tung Chung East, as many major infrastructures such as Hong Kong International Airport and the HKZMB are located in the area. It may cause more air and noise pollution and hence not suitable to have large population in that area.</p>	

5.22 Green Sense was strongly against reclamation at Tung Chung Bay in Tung Chung West, a site with high ecological value, as the effect of reclamation on the ecology and water quality of the area would be irreversible.

5.23 Ms Ho encouraged the government to develop long-term population policies and more alternatives for development other than reclamation by locating other land available.

5.24 She also suggested Siu Ho Wan as a possible area for developing low-density housing, and the ratio of public to private housing should be more balanced. The MTR station issue should also be adjusted as soon as possible.

Public Presentation (6) by Mr Randy Yu, District Councillor and Representative of The Lantau Economic Development Alliance

5.25 Mr Yu introduced The Lantau Economic Development Alliance and its mission to improve and facilitate the economic activities in the whole Lantau area in order to make Lantau to be a transportation and tourism hub in Hong Kong.

5.26 Apart from the four main focuses of development that were identified in the Study, developing local economy should be considered as important as increasing job opportunities in Tung Chung which is an aspect to be focused.

5.27 By focusing mainly in economy, Mr Yu emphasised the importance of developing Bridgehead Economy and Airport Economy, together with nearby cities in Mainland China, to develop the whole region as an economic, transportation and tourism hub.

Public Presentation (7) by Mr Cheng Chi-yan

5.28 Mr Cheng expressed there is plenty of land in Tung Chung for development, therefore he expressed his doubt over reclamation and a third runway construction.

5.29 He wanted to use the existing land to develop more public housing estates and different facilities such as extending the cycling paths to Sunny Bay and redeveloping the ferry pier to marina.

Public Presentation (8) by Mr Eric Kwok Ping, Chairman of Lantau Island Residents Association

- 5.30 Mr Kwok mainly focused on two areas on the development, 1) transportation and 2) housing problem.
- 5.31 He was disappointed that the Planning Department failed to fulfil the commitment of building an MTR station at Yat Tung Estate after 10 years.
- 5.32 He also questioned why the population is still not enough for Yat Tung to have an MTR station by quoting examples in other areas in Hong Kong. Together with the Housing Authority's announcement of building 1,000 public housing units in Area 39 of Tung Chung West (near the YMCA of Hong Kong Christian College), he urged the construction of an MTR station in that area to be commenced as soon as possible.
- 5.33 He restated that the MTR station should not be built on the reclaimed area but on the existing land at Tung Chung West.

Public Presentation (9) by 夏希諾

- 5.34 Mr Ha voiced his objection to the reclamation in both the Tung Chung East and Tung Chung West.
- 5.35 For the area in Tung Chung East, the area would not be a suitable residential area due to the noise impact from the airport. Tung Chung Bay in the west also has high ecological value and should be preserved.
- 5.36 Instead of reclamation, he recommended developing the existing land between Tung Chung East and Tung Chung West, and South-Western part of Tung Chung (but not in the Ma Wan Chung area or the area near Tung Chung River, as these locations are ecologically valuable).
- 5.37 Mr Ha suggested further developing Sunny Bay as the Sunny Bay MTR station is already in use. He furthered that low-density housing and businesses in the offensive trades, such as columbaria and waste-recycling yards could be developed in the area.

Public Presentation (10) by Mr Lau Chin-pang, Representative of 東涌新動力

- 5.38 Mr Lau mentioned that more community and recreational facilities should be built in Tung Chung West, especially for the younger population in Yat Tung Estate as the existing ones are all too far away from the area whilst most of them are located at Tung Chung Town Centre.

Public Presentation (11) by Mr Kwok Chung-man, Representative of Yat Tung Community Network Association

5.39 Mr Kwok stated that the development of Tung Chung has been focusing on infrastructure, causing stagnation of development in other areas. He expressed that the future development of Tung Chung should not be further delayed due to other infrastructure projects or policies from the government.

5.40 He urged the government to conduct more comprehensive scientific research in areas such as Tung Chung River Valley, Tung Chung Bay and Tai Ho Wan, and archaeological research at Ma Wan Chung Village. He suggested that authorities concerned should submit more data on the impact on air quality from various construction projects. (Stated in his PPT)

Public Presentation (12) by Li Shue-yin, Convenor of a local concern group on the medical services of Hong Kong

5.41 Mr Li suggested that the government should have the medical needs of people in mind whilst planning major developments. The planning of North Lantau Hospital should consider the future expansion of population. He also stated that the dental care services provided in the Tung Chung Health Centre should be extended to local residents instead of covering civil servants only.

5.42 Mr Li supported the idea of building a sports ground in Tung Chung as it can provide a venue for residents to have large-scale sports activities, which can definitely bring a positive impact to their health.

5.43 However, he was against building any housing in the proposed development area (Tung Chung East) as the nearby airport and runways will cause air pollution problems that might adversely affect the health of the residents.

Public Presentation (13) by Dr Kwok Ka-Ki, Civic Party

5.44 Dr Kwok expressed his disappointment in the time allocated for the public to express their opinion on the development of Tung Chung, and asked for more consultation in the community with different kinds of residents and citizens.

5.45 He expressed his concern about the feasibility of expanding Tung Chung into a new town with a population capacity 220,000, with the current condition of Tung Chung especially for those in Yat Tung

Estate. He indicated that good planning is very important for a new town to accommodate more population whilst the needs of existing residents in Tung Chung can still be covered.

5.46 Dr Kwok reviewed the job market in Tung Chung and pointed out that most of them were with low salary. This problem should be fully addressed before planning the expansion of Tung Chung.

Public presentation (14) by Mr Ho Siu-hei, Yung Yat House Mutual Aid Committee, Yat Tung Estate

5.47 Mr Ho expressed his disappointment in the incompleteness of North Lantau Hospital whilst the airport has operated for over 10 years. As a supporting town of the airport, there should be more healthcare services in Tung Chung to ensure the life and health of Tung Chung residents and flight passengers can be protected.

5.48 He hoped that the development of Tung Chung should not be stalled any longer.

5.49 Mr Ho expressed that Tung Chung Bay and Tung Chung River should be reserved and the area should be developed into a water sports centre to accommodate the youngsters in the town.

Public presentation (15) by Mr Benson Poon, Urban Design & Planning Consultants Ltd. (UDP)

5.50 Mr Poon suggested that, in developing Tung Chung, the government should carry out land reclamation in an appropriate manner to minimise the impacts on the environment, as there are many ecologically significant sites and cultural heritages enjoyed by the public. He furthered that there are enough developable land in Tung Chung Valley for housing projects.

5.51 Mr Poon strongly objected to the government's approach on resuming the private land in the area for private housing purpose, as it would infringe fundamental freedom and right of Hong Kong citizens to have possession of what to do with their own properties.

5.52 He restated that using money from taxpayers to resume land and then reselling it to developers would prolong the development process and create loopholes of legal repercussions between the public and the government.

5.53 Mr Poon recommended the government to let the market forces guide the process, which has always been the case of Hong Kong.

Public presentation (16) by Mr Dominic Choi

- 5.54 Mr Choi expressed that resuming land from residents is not an efficient way in gaining land for housing development, according to previous examples.
- 5.55 Moreover, the government selling the resumed land to private developers was an infringement of human rights and it would also exclude citizens from participating in the development of new town.

Public presentation (17) by Mr Francis Tsui

- 5.56 Mr Tsui pointed out that besides the physical planning, the economic model and planning of Tung Chung development was also very important. He expressed his concern on the government's approach in resuming land. The government should be able to better utilise public funds.

Public presentation (18) by Mr Michael Chiang

- 5.57 Mr Chiang opined that the government should plan how to develop private land. He also agreed with the large-scale resumption of land by the government. However, in his opinion, the government should not resell the land to developers, and could better utilise resources and allocate more resources in fields such as healthcare and education.
- 5.58 Mr Chiang was concerned with how the \$2,000 billion funds that would be spent on land resumption of different planning and infrastructure projects, and its effect on the tax rate. Thus he called on the government to better explain the policy. He was also concerned with the interference of "outside powers" in the land resumption process.

Public presentation (19) by Mr Chan Han-pan, Chairman of Hong Kong United Youth Association, District Councillor

- 5.59 Mr Chan expressed his views concerning the Study, 1) against the reclamation in Tung Chung Bay, 2) costly transportation fees that has been affecting Tung Chung residents, especially the youths and 3) lack of job and business opportunities to the residents.
- 5.60 Mr Chan suggested setting up flea markets in Tung Chung to provide more chances for low-income residents and the youths to set up small businesses, which would also aid commercial development in Tung Chung.

5.61 Mr Chan raised the development scheme of Sky City, whilst he suggested the government listening to more views and better developing Sky City so as to increase job opportunities for Tung Chung residents.

Public presentation (20) by Mr Law Wai-hung, Representative of Tung Chung Rural Committee

5.62 Mr Law expressed his disappointment in the lack of development of the rural villages in the past 10 years whilst the villagers contributed their land to government before.

5.63 He suggested having a comprehensive community on the resumed land in rural villages with good transportation network, both public and private housing and low-density housing.

5.64 The villagers agreed that no reclamation should be carried out in Tung Chung Bay to preserve fishery and its ecological value.

5.65 Mr Law suggested building a fisherman's wharf and market at Ma Wan Chung to revitalise the area.

Public presentation (21) by Mr Leung Siu-tong, Hong Kong Islands District Association

5.66 Mr Leung started his presentation by thanking district councillors in Tung Chung for their contribution to Tung Chung.

5.67 Mr Leung believed that it would be beneficial for the government to learn from the district councillors' experience in developing other new towns.

5.68 Mr Leung hoped that Tung Chung could develop into a self-sufficient town, and suggested building more facilities for arts, recreation and conservation in Tung Chung to satisfy the demand of residents.

6.	<p>Speech by Mr David Lo, Chief Engineer, CEDD</p> <p>6.1 Mr Lo thanked all presenters to express their valuable views and suggestion on the development. The Study Team were well noticed about the concerns and request of the citizens in terms of different issues.</p> <p>6.2 He stated that the Study Team would analyse and explore the collected opinions in order to come out with a concrete plan that can fit the needs of different parties.</p>	
7.	<p>Floor View Sharing Session</p> <p>7.1 Mr Peirson-Smith thanked all presenters for their presentations and strict timekeeping, and invited the first participant from the floor to speak.</p> <p>1st floor view sharing</p> <p>7.2 The participant expressed the views from a union-member perspective and supported the idea of population growth in Tung Chung because the current workforce in Tung Chung was just about 40,000, whilst there were about 60,000 positions available in the airport and caused the prolonged working hours of airport staff. There should be higher population in Tung Chung in order to support the high demand of workforce in the airport.</p> <p>7.3 The participant also suggested setting up a night market at Yat Tung to provide room for the development of local economy and meet the need of Yat Tung residents.</p> <p>7.4 The participant urged the government to have a good transport and road planning and to solve the problem of illegal parking on Tat Tung Road, especially the coaches during holidays. The participant also suggested the government to investigate the possibility of extending the cycling paths from Tung Chung to Sunny Bay, and study how bicycles and cars could share the roads more safely in the area to avoid accidents.</p> <p>2nd floor view sharing</p> <p>7.5 The participant was concerned with the overloading of North Lantau Highway if there is any traffic accidents, since the Accident & Emergency (AE) Department at the new hospital in Tung Chung could not provide 24-hour service.</p>	

7.6 He was also concerned with the issue of linking Tung Chung with Tuen Mun with a highway.

3rd floor view sharing

7.7 The participant was very concerned with environmental protection in Tung Chung, and was against reclamation in Tung Chung Bay. The participant believed that development beyond the east and south of Chung Mun Road would be unnecessary, and opined that future development should be focused in Tung Chung North in order to preserve the environment.

7.8 The participant suggested constructing or modifying cycling paths in Tung Chung to improve its connectivity and safety problems.

7.9 The participant also stated that the government should study the feasibility of setting up shops on street level to ensure the residents could really be benefited from it, but not the private developers.

7.10 The participant also expressed that the government need to pay attention on the proportion of public and private housing to prevent the monopoly of private developers when developing the waterfront area.

7.11 The participant expressed that the government should not only just pay attention on figures and statistics, but also the actual needs of Tung Chung residents during the planning.

4th floor view sharing

7.12 The main concern of the participant was transportation. He was sympathetic towards the burden it placed on Yat Tung residents, and hoped the government could study how MTR Tung Chung line could cope with the projected increase in population.

5th floor view sharing

7.13 The participant expressed that the development in Tung Chung was too slow, and hoped the government and Study Team could share their statistics on the numbers of wild animals and air quality with the public. He strongly objected to construction in Tung Chung Valley since it would affect Tung Chung Bay too as it was a whole ecological system.

7.14 The participant stated that it is the responsibility of the government and community leaders to study how

they could even out the distribution of community facilities in Tung Chung.

6th floor view sharing

7.15 The participant believed that monopoly of large private corporations in Tung Chung was very serious. It caused inadequacy in types of goods and high living cost, which has created many inconveniences to Tung Chung residents. He urged the government to study the possibility of building a municipal market in Tung Chung to ease the problem.

7th floor view sharing

7.16 The participant questioned on where the additional 140,000 people in the target population would be from.

7.17 Another concern from the participant was the assessment of the cumulative impact on the environment from the four major infrastructures on Lantau Island.

7.18 Mr Peirson-Smith expressed that the issue of cumulative impact is very important in the Study, and a detailed Environmental Impact Assessments (EIA) would be conducted to analyse the impact from the major infrastructures in the area, but not only the individual project.

8th floor view sharing

7.19 The participant suggested that the cycling paths from Tin Sum area to Sunny Bay should be linked. She was also concerned about the accident-prone Cheung Tung Road, which was a particularly problematic area for drivers.

7.20 The participant hoped that monopoly could be ended in Tung Chung by establishing a municipal services building with a wet market and a flea market near public housing. She also mentioned that Ma Wan Chung could be revitalised by encouraging commercial activities in the area.

7.21 The participant called on the government to pay attention to the ecology of Sha Lo Wan and Tai Ho, and suggested setting up a water sports centre, track field, farms and recreation camps in the first site. As for Tai Ho, she suggested building an exhibition or information centre to promote environmental protection.

7.22 In relation to Area 52, the participant suggested building a garden in green belt for the visually impaired.

9th floor view sharing

7.23 The participant was worried that the current government policies on land resumption would cause social polarisation in local communities. The participant hoped the government could use the resumed land for developing community facilities instead of selling them to developers for private usage.

10th floor view sharing

7.24 The participant opined that the future development of Tung Chung should take the multicultural nature, which is a unique characteristic of Tung Chung, into considerations. The participant was also interested in Tung Chung's potential of developing into a self-contained society whilst more community facilities and job opportunities can be developed for local Tung Chung residents.

7.25 The participant believed that the air quality of Tung Chung was not as bad as described in the media and hoped the government could handle the misconception.

11th floor view sharing

7.26 The participant questioned why the planning of Tung Chung in these several years still could not achieve the targeted population.

7.27 The participant wanted the government to figure out the problems and improve the living conditions in Tung Chung first so that the needs of residents can be met and more people can be attracted to live in Tung Chung.

7.28 The participant suggested developing the existing abandoned government-owned and private land by changing land use so as to meet the urgent needs of residents.

7.29 The participant requested to help the low-income living in Tung Chung when developing bridgehead economy.

12nd floor view sharing

7.30 The participant stated that a sports ground should be included in the proposed plan of development to meet the needs of local schools.

7.31 The participant also expressed that bad smell and air pollution should be addressed and studied during the planning and development.

13rd floor view sharing

7.32 On the development in the South-west of Tung Chung, the participant was against reclamation at Tung Chung Bay, and suggested setting up a conservation park instead. The participant agreed with the others that housing could be built on abandoned land in the southwest part.

7.33 On the development in the North-east of Tung Chung, the participant called for the attention on the issue of site settlement in the area. Sports grounds, international schools and medium-to-low-density housing could also be built there. On the reclaimed land of Tung Chung North, the participant suggested developing commercial land use there instead of housing due to height and noise constraints.

7.34 The participant also stated the number of residents should not be the only condition as to decide what facilities would be available in the area, “floating population” should also be considered during calculation.

14th floor view sharing

7.35 The participant pointed out the poor planning of population in the past had caused different education problems in Tung Chung including school closure.

7.36 He opined that education planning was an integral part to consider during the planning of development and population and the current policy should be improved.

7.37 He stated that schools should be designed for different purposes such as primary schools or vocational schools to meet the changes in population.

15th floor view sharing

	<p>7.38 The participant suggested the Planning Department to release the data to the public regarding the ownership of the land near Tung Chung River Valley.</p> <p>7.39 The participant did not think that the conversion of the vacant car parks at Yat Tung into other usages is necessary, as future residents of Tung Chung might occupy them in the future.</p> <p>16th floor view sharing</p> <p>7.40 The participant was concerned with the illegal activities in Tung Chung River valley, which may bring impact to the water quality of Tung Chung River. He urged the government to release the Development Permission Area (DPA) Plans of Tung Chung Valley as soon as possible.</p> <p>17th floor view sharing</p> <p>7.41 The participant stated that vocational schools or tertiary institutions should be built in Tung Chung.</p> <p>18th floor view sharing</p> <p>7.42 The participant was against both reclamation in Tung Chung Bay and Siu Ho Wan as it would place burden on natural environment and natural resources.</p> <p>19th floor view sharing</p> <p>7.43 The participant expressed disappointment on the poor planning of transportation network and community facilities of Tung Chung in the past.</p> <p>7.44 The participant also questioned why there would be no 24-hour A&E service at North Lantau Hospital.</p> <p>7.45 The participant identified Sky City as an area in which office complexes could be set up to create more job opportunities for Tung Chung residents, especially the low-income groups and youths.</p> <p>20th floor view sharing</p> <p>7.46 The participant restated the role of Tung Chung as an airport supporting town and stated that Tung Chung's development should be line with the future development of airport.</p>	
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7.47 He also agreed the with development of Tung Chung such as building more cycling paths. However, reclamation may be considered necessary if the country park would be reserved.

21st floor view sharing

7.48 The participant was concerned with the overall development of Tung Chung, including transportation, job opportunities, tourism development, local economic development, community facilities, markets etc. There should be comprehensive and long-term planning of all issues and motivation for Tung Chung residents should be created.

22nd floor view sharing

7.49 The participant identified the high transportation cost and the lack of wet markets in Tung Chung as some of the reasons why small families would be unwilling to move into Tung Chung.

7.50 The failure in attracting new families to move into Tung Chung has caused aging population in the district. Therefore, there is a need to address all these problems and have a comprehensive planning of Tung Chung.

23rd floor view sharing

7.51 The participant stated that the situation in Tung Chung would soon be worse than that of Tin Shui Wai if the government did not step in and try to solve the issues of the town.

24th floor view sharing

7.52 The participant suggested building more office buildings in Tung Chung to attract more non-local companies to set up here. The participant also suggested moving the District Land Office of Islands District to Tung Chung.

25th floor view sharing

7.53 The participant questioned the target population 220,000 and expressed Tung Chung could not house such high population due to its geographical location as it was not located in Hong Kong Centre. The participant was also disappointed with the lack of statistics in the digest distributed to participants.

	<p>26th floor view sharing</p> <p>7.54 The participant opined planning as the biggest problem of Tung Chung. The participant also mentioned the heavy burden of transportation cost on Yat Tung residents.</p> <p>27th floor view sharing</p> <p>7.55 The participant expressed that Tung Chung should have more facilities for tourists. The participant also stated that MTR should offer special-priced tickets or monthly tickets to Tung Chung residents.</p> <p>28th floor view sharing</p> <p>7.56 The participant mentioned the uniqueness of the population of Tung Chung - the high proportion of retired people living in the new town.</p> <p>29th floor view sharing</p> <p>7.57 The participant stated that the transportation cost (especially buses connecting to the MTR station) was high for Yat Tung residents, which was why there should be an MTR exit (via underground tunnel from Tung Chung Station) in Yat Tung.</p> <p>7.58 The participant questioned the possibility of building a tunnel from Fu Tung to Yat Tung to connect the two public housing areas together.</p>	
<p>8.</p>	<p>Conclusion</p> <p>8.1 The facilitators briefly summarised all the opinions expressed in the event.</p> <p>8.2 The facilitators emphasised that a detailed Environmental Impact Assessment will be done in the future, and there will be a second and third stage of public engagement on the development of Tung Chung in the future. They reminded all participants that they could still express their opinion on the Study before 15 August 2012, the closing date of the first stage of public engagement.</p> <p>8.3 Ms Suzanne Cheung invited Mr Wilson So, Assistant Director from the Planning Department to give his closing remarks.</p>	

<p>9.</p>	<p>Closing remarks by Mr Wilson So, Assistant Director, Planning Department</p> <p>9.1 Mr So was very encouraged by the turnout and different views expressed in the event, which included various parties from different walks of life.</p> <p>9.2 Mr So mentioned that all the views collected in the event would be highly beneficial to future studies on the development of Tung Chung, and encouraged people to continue participate in the second and third stage of public engagement.</p>	
<p>10.</p>	<p>End of event</p> <p>10.1 The facilitators thanked all guests and participants for attending the forum.</p>	