

1 Introduction

1.1 Study Background

1.1.1 The development of Tung Chung New Town started in the 1990s under the original goal of establishing a supporting community for Hong Kong's new international airport. In 2007, The Revised Concept Plan for Lantau was completed, featuring a greater emphasis on tourism, economic infrastructure and nature conservation on Lantau. Under the Revised Concept Plan, Tung Chung would be developed into a new town with increased population. According to Census 2011, the existing population in Tung Chung is 78,400.

1.1.2 In order to increase land supply to satisfy the housing demand and other development needs of the territory, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) of the Government of HKSAR jointly commissioned Ove Arup & Partners Hong Kong Limited (the Consultant) under Agreement No. CE 32/2011 (CE) in January 2012 to carry out a planning and engineering study on Tung Chung New Town Extension (the Study). The Study aims to explore the feasibility of extending Tung Chung to the east and west to form an integrated new community with local employment opportunities and various community facilities to meet the demand of the local residents, and with a balance for development and conservation.

1.2 Structure of the Report

1.2.1 This report summarises the public comments and proposals collected during PE3. Public comments collected via different channels at various public engagement activities are collated into an extensive database for further analysis and consideration of refinement of the draft Recommended Outline Development Plan (RODP). Major issues identified based on the public views received and overall responses to the major public views received in PE3 are summarised and provided in Chapter 2. Chapter 3 concludes PE3 and the way forward for the Study.

1.3 Stage 3 Public Engagement Overview

1.3.1 Background

1.3.1.1 In order to solicit public views on the proposed Tung Chung New Town Extension throughout the Study, three stages of PE were carried out as an integral part of the Study.

1.3.1.2 PE1 was conducted from 12 June 2012 to 12 August 2012, with the aim to introduce to the public the future development of Tung Chung and discuss the opportunities and constraints of development of the new town. In PE1, the public generally agreed on the development potential of Tung Chung. More than 2,300 suggestions and proposals were received with suggestions on various aspects of development, such as a balance between private and public housing supply, the development of tourism taking advantage of ecological and cultural resources, preserving the ecological value of Tung Chung Stream and Tung Chung Bay, etc.

1.3.1.3 PE2 was conducted from 21 May 2013 to 21 July 2013, with over 3,000 public comments received on the initial land use options in Tung Chung East and West (TCE and TCW). Two proposed initial land use options in TCE were introduced to the public, titled “Theme 1: Livable Town” and “Theme 2: Economic Vibrancy”, while the land use theme in TCW was “Development and Conservation – A Balance”. The public generally agreed that the development of Tung Chung should be implemented as soon as possible, and expressed views on various aspects of the development of the New Town.

1.3.1.4 After careful consolidation and analysis of all the opinions on the initial land use options in Tung Chung received in PE2, a draft RODP of Tung Chung New Town Extension implementing planning concepts including a stepped height profile and Transport Oriented Development (TOD) were designed with more detailed information on the development areas and proposed land uses in Tung Chung for the public consultation in PE3.

1.3.1.5 In the draft RODP, attention was given to the commercial development and jobs introduced by other development projects on Lantau, such as the North Commercial District (NCD) of the Hong Kong International Airport (HKIA) and development of the Hong Kong Boundary Crossing Facilities (HKBCF) of the Hong Kong-Zhuhai-Macau Bridge (HZMB). In TCW, the proposed reclamation of 14 hectares was deleted in response to the public comments received in PE2. Balance between nature and urban development was achieved through the development of a Town Park, preservation of rural characteristics and conservation of areas with high ecological value. A balance was also achieved in TCE through the planning of the high-density Metro Core Area, and provision of green walkways and waterfront promenade .

1.3.2 Stage 3 Public Engagement Activities

1.3.2.1 From 15 August 2014 to 31 October 2014, various public engagement activities (**Appendix A**) were held to introduce the planning principles and key considerations of the Study and the draft RODP of Tung Chung New Town Extension.

Study website

1.3.2.2 The Study Website (www.tung-chung.hk) was updated to provide the latest information of the Study and the schedule of PE3 activities. Public engagement materials, which include the draft RODP of the New Town Extension, were made available for download. Online registration for the PE3 Public Forum was also available.

Roving Exhibitions

1.3.2.3 During the PE3 period, an exhibition booth was setup at seven Roving Exhibitions to raise public awareness of the Study. Eight bilingual panels were displayed to present the background and development proposals of the Study. The panels offered informative texts and illustrations on the key issues of the Study and an overview of the results of PE2, detailed planning and engineering considerations, planning principles and planning concepts of the New Town Extension and the draft RODP.

1.3.2.4 A team of trained assistants manned the Roving Exhibitions, and distributed the promotional leaflets and answered queries from the public. In addition to viewing detailed information on PE3, the public could also register for the PE3 Public Forum by filling in a registration form at the Exhibitions. Table 1 shows the schedule of the Roving Exhibitions:

Table 1: Schedule of Roving Exhibitions

Exhibition period	Venue
15 August – 3 October 2014	City Gallery, Central*
15 – 31 August 2014	Tung Chung Rural Committee
1-14 September 2014	Golden Ox Square, Yat Tung Estate
15 September – 3 October 2014	Fu Tung Estate (near Sun Tung House)**
11 October 2014	YMCA of Hong Kong Christian College
11 – 17 October 2014	Skyline Gateway, Coastal Skyline
20 – 31 October 2014	Tung Chung Municipal Services Building

* 8 – 10 September, 18 September afternoon, 19 September whole day and 20 September morning closed temporarily.

** Roving exhibition in the morning of 16 September 2014 was cancelled due to adverse weather conditions.

Physical Model Displays

1.3.2.5 To facilitate the understanding of the public on the draft RODP, a Physical Model was constructed to show the various locations of proposed land uses, infrastructure and facilities in the New Town Extension. Table 2 shows the schedule of the Physical Model Displays:

Table 2: Schedule of Physical Model Displays

Exhibition period	Venue
15 August - 3 October 2014	City Gallery, Central*
19 September 2014	Town Planning Board
4 – 10 October 2014	Tung Chung Safe and Healthy City Community Library

11 October 2014	Public Forum
12 – 19 October 2014	Tung Chung Safe and Healthy City Community Library
20 – 31 October 2014	Tung Chung Municipal Services Building

* 8 – 10 September, 18 September afternoon, 19 September whole day and 20 September morning closed temporarily.

Information Centre

1.3.2.6 A PE3 Information Centre was set up at the MTR Tung Chung Station from 25-31 October 2014 for the public to conveniently obtain more information on PE3 by viewing the promotional video and exhibition panels. A team of trained assistants was also available on site to answer public queries.

Public Forum

1.3.2.7 The Public Forum was held in the afternoon of Saturday 11 October 2014 at YMCA of Hong Kong Christian College in Tung Chung. The event was designed to encourage public discussion on various aspects of development in the New Town Extension, while allowing representatives of the Government and the Expert Panel to respond to public comments on key issues related to the Study. A total of 361 participants joined this major public engagement event. Comment forms were available for gathering public comments and the views collected during the Public Forum are recorded in **Appendix G**.

Focus Group Meetings and Statutory Advisory Meetings

1.3.2.8 Focus Group meetings were held with different stakeholders including the local communities, environmental groups and other professional bodies, associations/organisations. A total of 25 Focus Group meetings were held from August to November 2014 to collect public comments on the draft RODP. Consultation with statutory advisory bodies including the Islands District Council, Town Planning Board, Planning Sub-Committee of the Land and Development Advisory Committee and Airport Authority Hong Kong were also held. The schedules and details of the Focus Group meetings and meetings with statutory advisory bodies are summarized in **Appendices H and I**.

1.3.3 Public Engagement Materials

1.3.3.1 To introduce the planning principles, key considerations and the draft RODP to the public, public engagement materials were produced to raise public awareness and facilitate the forming of public opinion on the proposed development, explanatory texts and illustrations were provided in the public engagement materials.

- Study leaflets and posters were dispatched at the beginning of PE3 to various organisations in Tung Chung, including the offices of district council members, rural committee, public and private housing management offices

and other local community groups. The PE3 leaflet was mailed to Tung Chung residents as post circulars, and was available at the Roving Exhibitions and the Public Forum.

- Bilingual Public Engagement Digests (PE Digest) with details of the proposed development were distributed at the Public Forum, Focus Group meetings and Statutory Advisory meetings to facilitate discussion. Copies of the Digests were also available at distribution points, such as the Sai Kung & Islands District Planning Office of PlanD and the Hong Kong Island and Islands Development Office of CEDD.
- The electronic version of the poster, leaflet and PE Digest were available for download on the Study Website.
- Eight roadside banners with the details of the Public Forum were displayed at different locations in Tung Chung.
- A set of eight exhibition panels was produced with information on the study background and details on various aspects of PE3. It was on display at all PE3 Roving Exhibitions.
- A physical model incorporating the current land uses and proposed development was produced and on display at the City Gallery in Central and various locations in Tung Chung.
- The promotional video was played continuously at the Roving Exhibitions at City Gallery, the Information Centre and the Public Forum.

A list of PE materials is presented in **Appendix B**.

1.3.4 Expert Panel

1.3.4.1 Invitations were extended again to the three experts who participated in PE2 to give their professional opinions on the development plans. The three experts are:

- 1) Professor Chiu Lai-Har, Rebecca
- 2) Dr Ng Cho-Nam
- 3) Professor So Wai-Man, Raymond

1.3.4.2 Similar to PE2, the three experts were briefed before participating in the PE3 Public Forum to share their views on the proposed development in Tung Chung New Town Extension from the planning, environmental and economic perspectives.

1.3.5 Public Views Received

1.3.5.1 During PE3, the public could submit their views via different channels and at different events. Submission methods included email, post, fax, by hand and by phone. The public could also submit their views by filling in the Comment Form available at the Public Forum. Views

expressed during the Focus Group meetings and Public Forum were also recorded.

1.3.5.2 There were a total of 4,086 public submissions received, with 558 individual submissions, 3,515 standard submissions from groups such as Prajna Dhyana Temple, San Tau Village, villages of Tai Ho, etc., and 13 signature campaigns.

1.3.5.3 Out of these 4,086 public submissions, 3,913 were written submissions received through email (1302), fax (6), post (315), by hand (2,270) and telephone (20), whereas 173 were received at the Public Forum on 11 October 2014 via Public Forum Comment Forms. The list of written submissions received in PE3 and a CD-ROM containing a copy of the submissions are attached in **Appendix C** and key issues identified from the public submissions are summarised in **Appendix D**.

1.3.5.4 13 signature campaigns with a total of 7,536 signatures from various groups and villages were also received.

The number of submissions received is summarised in the Table 3, 4 & 5 below:

Table 3: Total Number of Submissions received in PE3 by Type

Submission Types	Numbers
Individual submissions	558
Standard submissions	3,515
Signature campaigns	13
Total number of submissions: 4,086	

Table 4: Total Number of Submissions received in PE3 by Channel

Submissions Types	Submission methods	Numbers
Written Submissions	E-mail	1,302
	Fax	6
	Post	315
	By hand	2,270
	Telephone comments	20
Total number of written submissions		3,913
Comment Forms	Public Forum	173
Total number of comment forms		173
Total number of submissions:		4,086

Table 5: Total Number of Signatures in the 13 Signature Campaigns received in PE3 by Group

Groups	Numbers
Prajna Dhyana Temple (1)	4,845
Prajna Dhyana Temple (2)	1,344
Prajna Dhyana Temple (3)	524
Prajna Dhyana Temple (4)	127
Prajna Dhyana Temple (5)	23
San Tau Village	500
Wong Nai Uk Village (1)	21
Wong Nai Uk Village (2)	23
Wong Nai Uk Village (3)	17
Wong Nai Uk Village (4)	7
Mok Ka Village	57
Residents of Yat Tung Estate	24
Anonymous	24
Total number of signatures	7,536