

## Appendix L

### Minutes of the meeting with Islands Council

## VII. Tung Chung New Town Extension Study – Stage Two Public Engagement

A member said that he spoke on behalf of Association of School Heads of Islands District. The Association held the view that in the planning of Tung Chung, the Government should not build too many new schools as the population of school children was declining in the area. There was already excessive supply of school places, and the future situation was expected to deteriorate. The Association hoped that the government would make good use of existing school places in its planning of future demand.

A member said that the proposal of breezeway in Tung Chung Area 39 was mentioned in past planning. He asked whether the reclamation in Tung Chung West being proposed would affect the planning of the said breezeway. He also asked whether the construction of Tung Chung West MTR Station could be implemented only after all consultation and environmental impact assessment (EIA) of Tung Chung New Town Extension Study were completed, and he also enquired when the EIA report would be finished.

A member proposed that land be reserved to link the MTR station in Tung Chung East being proposed and the Tung Chung North area. He also proposed that land be set aside for the establishment of international primary school, post-secondary

college or prevocational school. He also advised that commercial elements had to be taken into consideration in planning of land use, so as to provide employment.

A member hoped that the Government would provide suitable ancillary facilities in the planning of Tung Chung West. He was concerned of the height and density of buildings in the area around Tung Chung Battery. As reclamation would have impact on the fishery industry, he thus asked whether there would be compensation for those affected. He objected to the construction of high-rise buildings in Ma Wan Chung on the ground of possible poor ventilation effects. He also urged the authorities concerned to be mindful of the impact on safety of existing buildings during the construction of the proposed new MTR station and reclamation. Land should also be set aside to provide passageway for villagers and vehicles for Shek Mun Kap area in future planning. He also advised that cultural and recreational facilities be provided for Tung Chung old villages.

A member said that there were substantial discrepancies in the planning of Tung Chung West and Tung Chung North. He worried that the high-rise buildings in front of Ma Wan Chung Village would create ventilation problems. Reclamation might also have impact on water current and might result in rubbishes being trapped in the Village. As there would be a population of nearly 100 000 people in Tung Chung West, more land should be set aside for cultural, recreational and religious facilities purposes, bearing in mind of a substantial number of residents of South Asian origins living in the area.

The Vice-chairlady concurred with the planning principles, but she was not satisfied that no traffic network linking the rural areas in Tung Chung would be provided, and that a substantial amount of land was planned as green belt. The planning of Tung Chung should be conducted as a whole, instead of dividing it into East and West. An ideal city should be suitable for employment, commerce, entertainment and education, and thus facilities had to be provided in all those aspects. She was also concerned of the effects of high-rise buildings in Ma Wan Chung. She proposed the usage of unfarmed land be altered for residential and social facilities purposes in order to reduce the scale of reclamation. She also proposed the construction of a sports centre in Tung Chung Area 39. She hoped that usage of land in Tung Chung East be clarified as large scale reclamation would be involved. To tie in with future development in the area, she said that municipal services building and government office building should be constructed. As Tung Chung was surrounded by

high hills, she enquired the possibility of “removing hills” so as to bring about better ventilation.

A member said that the consultation papers of the Stage Two Public Engagement were an improvement of those of the Stage One. He was pleased that considerations of natural environment, cultural heritage, community, economic opportunities and transportation network had been taken into account. However, linkage with Tung Chung “old communities” should be enhanced. He had reservation about the 14 hectares of reclamation in Tung Chung West. As the residential area would extend into Tung Chung West and resumption of land would be involved, he proposed widening the scope of land resumption to avoid reclamation.

The representative of the Planning Department responded as follows:

- (a) Planning of schools was conducted with reference to Hong Kong Planning Standards and Guidelines and after initial discussions with Education Bureau. However, the decision was not final. Proposal related to post-secondary college and international school would also be studied.
- (b) After initial assessment, the Consultant believed that the reclamation area in the proposal would not produce undesirable effects on ventilation in the area. The Department would continue to monitor the need for a breezeway.
- (c) For the connection between the reclamation area in Tung Chung East and Caribbean Coast, the research team would ensure the accessibility of the new MTR station and the availability of ancillary facilities in the area. Fifteen hectares of land had been reserved for commercial usages in order to provide employment opportunities.
- (d) The plot ratios of five and three times were adopted in the proposal for land in the Tung Chung West reclamation area. Initial study suggested that reclamation would not produce undesirable effects on the hydrographic conditions of Tung Chung Bay. The proposal of revitalization of Ma Wan Chung would be studied in the next stage. The Government would always monitor the safety of buildings in the

vicinity of works being conducted.

- (e) Land had already been reserved for the construction of a sports centre in Tung Chung Area 39, and the Planning Department would relate members' request for the early implementation of the project to the Leisure and Cultural Services Department. In respect of community, recreational and religious facilities in Tung Chung West or further inland, discussions would be conducted with departments/bureaux concerned.
- (f) The proposal of creating favourable conditions for employment, commerce, entertainment and education had been taken into account in the planning of Tung Chung New Town.
- (g) The Planning Department would study with departments concerned on how to strengthen the transportation between the airport and Tung Chung New Town.
- (h) Factors such as ecological effects and noise pollution had to be taken into account in respect of the proposal to "remove hills". Areas coloured green in the brochure might not be suitable for residential purpose, as they were country parks and slopes.
- (i) The Planning Department would study issues of social and ancillary facilities, and pro-actively follow up on proposals raised by members.

The representative of the Civil and Engineering Development Department (CEDD) responded as follows:

- (a) The EIA was conducted in accordance with the requirements of the Environmental Impact Assessment Ordinance. The study of impacts on ecology had been completed and more detailed studies would be conducted further, based on land usage proposals.
- (b) Initial study had been conducted with assistance of the Environmental Protection Department in respect of air quality of Tung Chung. On whether the area would be able to handle the population growth as

proposed, results were positive. However, more detailed studies would be conducted.

- (c) The site selection of the Tung Chung West MTR Station was conducted jointly by the CEDD, the Highways Department and the MTR Corporation. However, there had yet been a timetable for its construction.
- (d) Detailed technical assessment would be conducted in formulating land usage and road network linking the development area.
- (e) Assessment and monitoring of building safety would be conducted before and during reclamation works so that nearby buildings would not be affected.

The representative of the Planning Department added that one of the main principles in the current planning exercise was to give due respect for indigenous residents. The boundary of V-Zone would be proposed after further studies.