

Appendix E

List of Group Submissions

Environmental Concern Groups			
	Position/ Organisation	Name	Summary
1	Green Power and Eco-education and Resources Centre	Cheng Luk-ki	The group submission focused on the environmental and ecological impacts brought by the proposed development along Tung Chung River and Tung Chung Bay, urging the Government to further protect these ecologically important sites from impacts from nearby residential development. The organisations supported the withdrawal of reclamation in Tung Chung west proposed in PE2. Request for a Development Permission Area (DPA) Plan for Tung Chung West was noted. The organisation urged the Government to explain the measures dealing with cumulative environmental impacts arising from nearby projects and the standards of conservation zones proposed in the area. Suggestions on measures in mitigating impacts on the environment from development, preserving the biodiversity and improving the drainage strategy were also noted.
2	WWF (HK)	Michael Lau	WWF-Hong Kong expressed concerns on the ecological impact of the development. The organisation opined that there should be a DPA plan covering Tung Chung West and suggested zoning Tung Chung River and the riparian zones as Conservation Area to protect the local ecology. Further exploration on flood prevention measures was called for. They also voiced concern on the water quality, marine traffic and marine ecology and habitats. Further technical assessments and studies on the aspects mentioned, such as a Strategic Environment Assessment on the environment were suggested.
3	The Conservancy Association 長春社	梁德明	The Conservancy Association urged for more refined measures for protecting Tung Chung River and the surrounding sites with high ecological value. The organisation opposed to excessive residential development in Tung Chung West and requested the formulation of a DPA plan. Suggestions were made on zoning of Conservation Area and Green Belt in Tung Chung West. They also urged the Government to explain the cumulative impacts of reclamation. They opined that agriculture should be promoted in Tung Chung.
4	The Conservancy Association, Designing Hong Kong, Eco-	Cheng Luk-ki	The submission from joint green groups was submitted by Green Power on behalf of the Conservancy Association, Designing Hong Kong, Eco-Education & Resources Centre, Green Power, Hong Kong Bird Watching Society, Hong Kong Outdoors, Save Lantau Alliance and WWF-Hong Kong. The organisations supported deletion of previously proposed reclamation

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	Education & Resources Centre, Green Power, Hong Kong Bird Watching Society, Hong Kong Outdoors, Save Lantau Alliance, WWF-Hong Kong		in Tung Chung West, and opined that it was vital to protect the biodiversity and natural environment of Tung Chung River with mitigation measures and rehabilitation of channelised part of the River. Technical assessments on the environment of Tung Chung were also suggested. Drainage measures and zonings to protect the environment of Tung Chung West were raised. In addition to a review on the proposed road networks, the organisations objected to the construction of proposed road linking Shek Mun Kap to Mok Ka Village, which was aligned through an Ecological Important Stream recognised by AFCD.
5	綠色力量	鄭睦奇	In the submission from Green Power, the organisation urged for measures to be developed regarding flooding along Tung Chung River. The organisation advised against construction and zoning of residential and commercial land use along Tung Chung River. Conservation of the vegetation at the catchment areas was also suggested to maintain the permeability of the river basin. Other ways of preventing the effect of flooding such as building bypass floodways, relocation of housing away from the River and enforcement of laws to prevent illegal dumping and development were also suggested.
6	Kadoorie Farm and Botanic Garden	Ecological Advisory Programme	Kadoorie Farm & Botanic Garden Corporation urged the Government to adopt measures to protect the ecology and the environment in Tung Chung. The organisation urged the Government to designate a DPA plan in Tung Chung West. Requests were also made on a consistent approach in zoning fung shui woodland as CA or Green Belt. The organisation also pointed out that the entire Tung Chung Stream system should be prevented from any river engineering works and more effective restoration plans, zonings and improvements should be done. The organisation called for cumulative impacts from future developments to be assessed. The organisation proposed having an enhanced protection of the remaining marshes and agricultural areas in Tung Chung Valley. The organisation urged the Government to better utilise the land resources available in the development so that future reclamation projects would not be needed.
7	環保觸覺	N/A	Green Sense urged the Government to release more data regarding technical assessments on

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			the environment and demographics in Tung Chung. The organisation opined that measures should be developed to counter the impact of air pollution in Tung Chung. It expressed that the local ecology, habitats of Chinese White Dolphins and the natural environment of Tung Chung River should be protected. The organisation suggested extending the existing coastal protection area, covering Tai Ho, Tung Chung River, Shek Mun Kap and that a conservation area should be designated to cover fung shui woodland in Tung Chung West. It was also suggested that the proposed reclamation and population in Tung Chung East should be minimised. Besides improving community facilities and increasing job opportunities, Green Sense also urged the Government to evaluate the capacity of the existing Tung Chung Line and introduce a schedule for building Tung Chung East MTR Station. In addition, more modes of transport such as water transport could also be considered.
8	Association for Geoconservation, Hong Kong	Cindy Choi	The organisation welcomed the deletion of reclamation in Tung Chung West proposed in PE2 and efforts in conserving Tung Chung West shorelines, and stated that more visitors could be attracted to the area. They raised concerns about the impact of the development on the landscape of Tung Chung West and hoped that the natural scenery of the area would not be negatively affected by constructions in the future.
9	Eco-Environment Conservation and Education Association 環保生態保育協會	郭平	The organisation explained the negative impacts of the development in Tung Chung and expressed concerns on future commercial development. They suggested more efforts should be done to attract visitors such as by developing local tourism and preserving sites with historical and cultural values, and that conflicts between locals and tourists due to tourism development should be avoided. Concerns were noted on potential impacts on air quality from cross-boundary vehicles in the new town. With regard to the potential increase in flow of traffic in Lantau, it was suggested that measures should be adopted to avoid conflict of usage between drivers and cyclists on roads in the area. It was also suggested that the proposed MTR station in Tung Chung West should be developed first and a light rail to link different parts of Tung Chung could be considered.
10	Designing Hong Kong	Paul Zimmerman Debby Chan Ka Lam	Designing Hong Kong made two submissions for the proposed development. The organisation fully supported having a shelter water area for local vessels in the development proposals but opposed to the construction of a marina as it was regarded as an exclusive club facility.

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			Moreover, they expressed their concerns on the ecology of Tung Chung River Valley and estuary. The organisation suggested for parts of Tung Chung West to be designated as a park managed by the Government. The organisation also proposed having a progressive and comprehensive conservation plan for both private and public land. The organisation also commented on the capacity of MTR network and suggested minimising the lands reserved for roads for greenery walkways. They opined that public and private housings should not be divided to obtain a balanced development on community facilities and conducting a social impact assessment.
11	Friends of the Earth (HK)	Kent Fung	Friends of the Earth expressed the urgent need to provide sufficient baseline information of different aspects on the environment for public consultation. Besides air quality impact, Strategic Environmental Impact Assessment should be conducted to evaluate the cumulative impact brought by surrounding large-scale infrastructure developments in Lantau at earlier stages of decision-making process.
12	Hong Kong Coast Watch, Hong Kong Marine Biodiversity Impacts Group	Kevin Laurie	The joint submission was concerned about the environmental impact of anthropogenic activities in Tung Chung Bay. To prevent the cumulative impacts of activities, they suggested designating areas according to the nature of different activities held in Tung Chung Bay so that ecological-sensitive sites could be protected. A boardwalk promoting the environment was also suggested. The organisation stressed that <i>T. tridentatus</i> would become extinct if no appropriate protection measures and control of human activities were exercised. A report on horse crab ecology and human disturbance on the habitats was attached with the submission.
Professional Bodies			
	Position/ Organisation	Name	Summary
13	Business and Professional Federation of Hong Kong	Sir David Akers-Jones	Business and Professionals Federation of Hong Kong suggested leaving the water body between the Airport Island and Tung Chung open to tidal flushing. The organisation suggested reserving a place for installing plant for town cooling system. The organisation also expressed the wish to have a city hall in Tung Chung.
Sports Organisations			

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	Position/ Organisation	Name	Summary
14	Hong Kong Rugby Football Union	Robbie McRobbie	Hong Kong Rugby Football Union supported building a multi-sport stadium as a focal point for the community to have recreational activities. The organisation also expressed their support to the submission by Tung Chung Rugby Club.
15	OSSA Cycle Team	Shohei Ikeda	Ossa Cycle Team expressed in their submission that the natural environment of Lantau should be preserved to maintain its attractiveness and uniqueness and Lantau should not be developed as another Mega-city in the world.
16	Tung Chung Rugby Club	Jim Benson	A submission from Tung Chung Rugby Club was received regarding their proposal on a new rugby pitch. It was suggested that Tung Chung should be considered as a sports hub with good sports facilities. The new rugby pitch could be located near the proposed Tung Chung East MTR Station with a medical room coordinated with North Lantau Hospital. Overhead lighting, public address system, toilets and shower facilities for men and women, a club house, maintenance sheds for storage of sports equipment and sufficient seating should be included in the new rugby pitch, Moreover, they suggested having a multi-purpose sports stadium for hosting major rugby games by making use of the advantages brought by the nearby transport infrastructures. Some photos of members of Tung Chung Rugby Club and their families were also attached in the submission.
17	Lantau Buffalos Multisport Club	Antony Pringle	Being a prime user of Cheung Tung Road, Lantau Buffalos Multisport Club stressed that there should not be any restrictions for cyclists to use Cheung Tung Road and that strict speed limits should be set for all users for safety reason. The organisation also proposed widening Cheung Tung Road into 4 lanes. It was hoped that experienced cyclists could be able to share the road with other road users.
Concern Groups			
	Position/ Organisation	Name	Summary

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18	Save Lantau Alliance	N/A	Save Lantau Alliance suggested that the planning should comply with the needs of the locals and sustainability. The organisation opposed to any reclamation in Tung Chung without understanding the cumulative impacts from the nearby infrastructures and environmental capacity. It was also concerned that excessive residential development in Tung Chung West might bring adverse environmental and ecological impacts. It also proposed having a diversified economy for offering job opportunities in Tung Chung through developing technology and environment-related industry. A local flea market and public markets could also be set up. The organisation suggested having more community facilities in Tung Chung. In terms of transportation, they urged the Government to consider the existing capacity of Tung Chung Line and local bus services. It opined that the existing ferry services should be maintained and there should be enough parking spaces for bicycles and an integrated cycling path in Tung Chung. The organisation was also concerned about the adverse impacts of air quality due to air pollution from the mainland and an excessive level of ozone.
19	The Neighbourhood Advice-Action Council	Tung Chi Fat	The submission focused on the impact brought by the development on their existing services. The organisation opined that there would be a great impact on the local ethnic minorities groups and suggested the planning should consider cultural diversity, concepts of social inclusion and development for ethnic minority youth and families. The organisation proposed having more community facilities to cater for the needs of ethnic minorities. Besides reserving an area 130 sq. metre more than the original size, they also proposed moving the existing centre to a nearby area.
20	反對香港「被規劃」行動組	N/A	反對香港被規劃行動組 opined that major facilities in the development should not include shopping centres and business offices only. The organisation criticised that the job opportunities currently available in Tung Chung are not diversified. It suggested focusing the development on developing local agriculture and flea markets to establish a diversified economy in Tung Chung. It criticised that the proposed development would also impose a heavy burden to both the road networks and MTR services in Tung Chung. It also questioned if the future capacity of the services of Tung Chung Line could handle public demands. The organisation also suggested extending the Stage 3 Public Engagement to a month at least.
21	Community for	N/A	Community for Road Safety was concerned about the road safety issue in Tung Chung and

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	Road Safety		opined that there should be enhancement measures of safety to deal with possible at-grade crossings. The organisation suggested adopting the London mode for the development of road layout with important elements such as speed management and street design techniques. Photos of the London mode of road design were attached for illustration. The organisation proposed connecting cycling tracks in both Tung Chung West and Tung Chung East. In addition to developing a strategy of signage, it also suggested providing extensive traffic calming design features for cyclists.
22	Lantau Development Alliance 大嶼山發展聯盟	H.W. Lau	Lantau Development Alliance supported the development in Tung Chung. The organisation expressed the need to ensure the provision of transport facilities in the future, such as by extending MTR Tung Chung line, connecting cycle tracks, better cycling ancillary provisions and introducing electric cars. It proposed cancelling the Tsing Ma Control Area and the fees for North Lantau highway to lower the cost of travelling. It opined that the promenade and North Commercial District could be used for entertainment and touristic development. The organisation suggested having more education facilities such as international schools, vocational training institutions, community colleges etc. They also advocated the concept of Green City in the development of Tung Chung. The organisation mentioned that more community facilities should be provided urged the Government to enhance the local communication network.
23	Chatteris Educational Foundation	Daniel Chun	Two submissions were received from Chatteris Educational Foundation. The organisation criticised the small area of land reserved for institution and community land in both Tung Chung East and Tung Chung West. The organisation recommended building a hostel and a community centre operated by a charitable foundation for Tung Chung Residents. They also expressed their wish to operate a hostel and community centre for residents in Tung Chung.
Political Parties			
	Position/ Organisation	Name	Summary
24	New People's Party	葉劉淑儀	New People's Party supported the development proposals in principle. As the public expressed concerns on the limited capacity of the MTR services, they hoped the Government

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			could explore viable options to link Airport Express with Tung Chung and the Airport. The organisation stated that lands other than catering should be developed to diversify local land use and job opportunities, and suggested including lands for airplane and vessel maintenance and scientific research centres in Tung Chung. Some of the lands could be further utilised by developing Hong Kong as a “knowledge economy” and other high value-added positions.
25	自由黨	N/A	Liberal Party opined that the estimated population for Tung Chung West had been very low compared with that of Tung Chung East, and therefore the Government could consider increasing the plot ratio to increase the population in the area. The organisation suggested increasing the amount of private housing in Tung Chung West. It also expressed their concerns over the use of resources for the proposed clinic/healthcare centre, which would be located 500 meters away from North Lantau Hospital. Following-up with their submission in Stage II of Public Consultation, they hoped the Government could take account of the changes arising from nearby infrastructural developments in Tung Chung when implementing the proposed development plans.
26	Civic Party	N/A	Civic Party welcomed the Government’s decision to withdraw the reclamation plan in Tung Chung West. The organisation suggested that lands should be reserved for Non-Government Organisations (NGOs) and charities and a municipal services building operated by the Government should be built for people in Tung Chung. The organisation recommended the Government to develop local economy and offer diversified job opportunities. They also suggested the capacity of the existing road networks and railway services should be considered in the Study and expressed concerns over the possible adverse impacts on air quality arising from the infrastructure nearby.
Statutory Bodies			
	Position/ Organisation	Name	Summary
27	Vocational Training Council	Gary Au	Vocational Training Council proposed having a centre on vocation education and training in Tung Chung. A Youth College under Vocational Training Council could be set up. The organisation proposed grouping several lots in Tung Chung East, with an approximate area of 19000m ² , and reserving it for the Youth Collage at the east part of the Tung Chung Extension.

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Community Groups in Tung Chung			
	Position/ Organisation	Name	Summary
28	Tung Chung Rural Committee	樊志平	The submission from Tung Chung Rural Committee objected designating the village area in Tung Chung West as “Conservation Area” and green belt, especially around Lam Che and Nim Yuen. The committee suggested changing the land use of the two places around Lam Che and Nim Yuen from green belt and R4 site to “Government, Institution or Communities”. The committee suggested revitalising Ma Wan Chung (e.g. improvement of road, sewage, car park provision, etc.) and improving the transportation network for the villages. It opined that the Government should consider suggestions from the Policy Address 2013 for development.
29	逸東社區網絡協會	Kwok Chun Man	Two themes were included in the submission from 逸東社區網絡協會, namely the planning of Tung Chung reclamation area and of Tung Chung Valley. The organisation showed strong support on the strategic planning for Tung Chung reclamation area and suggested the benefits brought by surrounding transportation infrastructures should be better utilised. For the planning of Tung Chung Valley, they were disappointed about the distribution of residential and community land uses in the area and the inadequate consideration on the traffic capacity. They opined that village type development and environmental conservation should be equally emphasised. In general, they urged more industrial land use to be designated to support the commercial development in Tung Chung.
30	EagleOwl On Lantau	Paul Melsom	EagleOwl On Lantau objected to the PE2 proposal of the 14-hectre reclamation in Tung Chung West. The organisation stated that Tung Chung River should be kept in its natural conditions and that concrete channelling should not be done. The organisation also proposed a conservation area of 50 meter along the Tung Chung River to protect the local ecosystem.
31	Homemade Tung Chung 東涌好物	N/A	Homemade Tung Chung urged the Government to enhance shopping facilities and provide more convenient places with reasonable price for the locals to shop. Examples include government-operated public markets and cooked food markets. The organisation suggested that two management companies could at the same time operate each of the shopping centre or public market. In terms of social economic activities, markets selling artefacts and products

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			with local characteristics could be established. Relevant developments with reference to the local economics specialities and needs of the locals were suggested, which could help to develop local tourism.
32	改善東涌居民組	Eric Yeung	In response to the remote siting of the residential buildings near Shek Mun Kap, they proposed relocating the public housing blocks to the lands near Tung Chung West MTR Station. They suggested that connectivity of the area also be improved and local flea markets should be considered as they could offer opportunities for small businesses for locals and improve their living. In addition, diversification of transport options such as bus routes should also be improved. The organisation opined that the Government should ensure the local traffic capacity to meet future demands. Photos of tram system used in other countries were attached with the submission.
33	關注東涌墟市發展居民組	Eric Yeung	關注東涌墟市發展居民組 believed that the existing problems in Tung Chung were rooted in the failure of the planning of the Government. The organisation opined that the Government failed to respond to the demands from the locals on flexible working hours, which was particularly important for new families and women. The organisation suggested that the government should consider designating a government-operated public markets, offering a venue for shopping in reasonable price. It also urged for a more balanced provision of community facilities and a comprehensive supply of educational facilities. The proposed development should avoid conflicting land uses between daily living purposes and tourism development.
34	關注東涌發展大聯盟	周轉香	關注東涌發展大聯盟 suggested developing Tung Chung as a vibrant city with good living environment with principles of sustainability and rural development considered. As for Tung Chung West, the organisation felt that abandoned farmlands should be used as green spaces or for community and residential purposes. The organisation also wished to preserve the local culture. For Tung Chung East, leisure spaces with local characteristics were suggested. The organisation put forward a proposal for developing Tai Ho as an ecological education centre with transportation as a crucial element for enhancing the local and external connectivity. It opined that the coverage of local pedestrian path, cycling paths and promenade should be enhanced and the capacity of the existing MTR services strengthened to meet future public

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			demands. The organisation welcomed extending the road networks so that different parts of Tung Chung could be linked together.
35	離島區青年聯會	葉錦洪	離島區青年聯會 submitted their comments regarding transportation infrastructures and community facilities. The organisation suggested enhancing the provision for cycling and ancillary facilities, including parking spaces and rental kiosks. It opined that while the public generally was in support of the Tung Chung West MTR Station, existing road networks could be further extended to Tai Ho Bay and local railway network and mini-bus services could be strengthened to improve local connectivity. In terms of community facilities, it suggested that underground shopping centre and cultural theatres could be built, and the promenade could be extended to Tung Chung West. The organisation recommended utilising the existing ferry pier for marine traffic to help easing the future road traffic. It also recommended revitalising Ma Wan Chung with house enhancement works and a better sewage system to preserve the precious local culture and improve the quality of living.
36	守護大嶼聯盟	N/A	守護大嶼聯盟 submitted two comments. One of the comments expressed concern on the arrangement of the Public Forum held on 11 October 2014, saying that the information available in the leaflets was not enough. The organisation urged the Government to release the data on the demography of population in Tung Chung and the environment. The organisation hoped to extend the Stage 3 Public Consultation. The organisation also suggested holding forums near Fu Tung Estate and Caribbean Coast with proper management. In the other submission, they recommended that more time should be given to the Stage 3 Public Engagement exercises and more information should be provided in regard to the demographic data of Tung Chung and the environment. The organisation also criticised that the Public Forum held on 11 October 2014 was not properly arranged and an additional forum held near Fu Tung Estate and Caribbean Coast was therefore necessary for people in Tung Chung.
37	Mok Ka Village	Robert Mok	The submission from Mok Ka Village focused mainly on the rural development and environmental protection in Tung Chung West. The village opposed to any development carried out in the village and suggested moving the R3 development near the village eastward, adding that the agricultural area should also be maintained. Some of the

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			suggestions included extension of the boundary of Mok Ka Village for future rural development and the proposed green belt north of the village. There were also comments on the land uses proposed in PE3, such as more District Open Space (DO) and request for a clearer definition of Other Specified Uses (OU) in Tung Chung West. They criticised that the village boundary shown in map was incorrect. They opined that green belt should be extended.
38	United Three Village 三鄉聯合	N/A	Two submissions were made by United Three Villages, both expressing their concern on the environmental impact of proposed development and requesting for compensation for areas affected by development. Suggestions were given regarding the future development of Tung Chung and Lantau, such as utilising existing land for future development, conducting technical assessments on the environmental impact of reclamation and inclusion of more areas for village type development. In terms of transport and infrastructure, United Three Villages opined that the connectivity into the Three Villages should be improved, with better utilisation of the Tai Ho Interchange. More community facilities such as drainage and sewerage were also suggested.
39	白芒村村公所	N/A	The submission from 白芒村村公所 urged for a balance between development of Tung Chung New Town and rural areas. They opined that development of large-scale infrastructure near the Three Villages would affect the fung shui and other rural development in the area. 白芒村村公所 suggested improving the connectivity and building a decorated archway at Pak Mong village.
40	東涌社區服務綜合大樓管理委員會	包秀怡	Suggestions on the proposed development at the current site of the Tung Chung Community Services Complex were made in the submission from 東涌社區服務綜合大樓管理委員會. The Committee suggested relocating the Tung Chung Community Services Complex to the sports centre proposed at the west of Yat Tung Estate before demolishing the current building. Another suggestion was to relocate the non-government organisations in phases, without affecting the provision of service and job opportunities offered by the organisations.
Religious Groups			
	Position/	Name	Summary

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	Organisation		
41	佛教導航精舍	余淑貞	佛教導航精舍 was in support of the proposed planning on Shek Mun Kap and the designation of the site of Prajna Dhyana Temple as “Institution or Communities” zone, which also facilitates the future development of Prajna Dhyana Temple. The organisation suggested designating the two banks of the Tung Chung River near Fong Yuen and Shek Mun Kap as conservation area and green belt to protect the natural environment and the habitats for butterflies. The organisation also suggested relocating the nearby residential buildings to the other side of Tung Chung River in order to maintain an adequate distance with the Temple and alleviate the potential impacts on lighting and air ventilation.
42	般若禪寺建寺委員會	何懿珊	般若禪寺 expressed their support on the proposed planning for Tung Chung West area. The organisation pointed out the residential development nearby should keep a certain distance from 般若禪寺 or relocate to the other side of Tung Chung River. The organisation opined that zoning the site as “Institution or Communities” can reflect the functions of 般若禪寺. Moreover, it agreed to protect the natural environment and the habitats for butterflies through the designation of conservation area and green belt in Tung Chung River.
43	基督教香港信義會	張振華	基督教香港信義會 voiced their opinion on the effect of proposed development on Tao Yan Church located in Wong Nai Uk Village in Tung Chung. They were against the relocation and dismantling of the Church at their current site and urged for related proposed development in the area to be reconsidered.
44	基督教香港信義會道恩堂	N/A	基督教香港信義會道恩堂 opined that the Church should be considered in the future development in Tung Chung. The organisation expressed their wish to stay at the existing site and continue their services to residents.
45	The Catholic Diocese of Hong Kong	David Chan	The Catholic Diocese of Hong Kong pointed out that the development proposals should focus on the entire Tung Chung rather than the extension areas only. The organisation supported the study objectives on the balanced provision on community facilities and an open space for enhancing residents’ quality of life. The organisation expressed the urgent need to have a Catholic church in Tung Chung to cater for the local Catholic community,

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			adding that continuous negotiation had been done with the Government. The proposed Church, which could be located on a Government, Institution or Communities land use, could serve visitors and tourists in North Lantau as well as offer different community programmes. The organisation therefore urged the government to consider their church proposal while planning.
46	中國基督教播道會同福東涌堂	葉向榮	In the submission from the Evangelical Free Church of China Tung Fook Tung Chung Church, the organisation voiced their support for future development of Tung Chung and called for more attention on the environment of the new town and need for social services of future Tung Chung residents. They also urged for the Tao Yan Church of the Evangelical Lutheran Church of Hong Kong to be kept at their existing site to maintain the service currently offered by Tao Yan Church to residents in Tung Chung.
47	天梯使團東涌服務中心	梁桂芳	The Ladder Mission Yat Tung Service Centre opposed to the resumption of the current site of the Tao Yan Church of the Evangelical Lutheran Church of Hong Kong in Wong Nai Uk Village. As a long-term partner of Tao Yan Church, the Ladder Mission Yat Tung Service Centre were in the opinion that Tao Yan Church should remain at Wong Nai Uk Village and continue offering social services to both residents in Tung Chung and Hong Kong people.
Private Sector			
	Position/ Organisation	Name	Summary
48	Nan Fung Development Ltd	Donald Choi	The submission from Nan Fung Development Ltd supported the development proposal for Tung Chung Extension in terms of the proposed Tung Chung East MTR Station, an increased commercial space and diversified forms of open space and the provision of waterfront retail and street shops. In the submission, they proposed an extension of the covered walkway linking Tung Chung Centre and Tung Chung North to other new development area. The organisation also advocated a stepped height profile and a stringent building height restriction near the waterfront. It suggested that there the new development area should provide community facilities, an international school, networks of cycling tracks and storage facilities and sufficient transport infrastructure. To better utilise the waterfront environment, it also suggested that the waterfront area could be used for commercial, recreational, cultural

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			and educational purposes, and that public access to waterfront events should be encouraged.
49	Forestside Limited	Ricky Wong	Two submissions were received from Forestside Limited, one of which prepared by Masterplan Limited. The organisation expressed that government facilities should not be located on private lands. It also explored the effectiveness of certain drainage measures. The organisation expressed disagreement on the location of the proposed Tung Chung West MTR Station and the lack of emphasis on the concept of Transport Oriented Development (TOD). The submission suggested a revised planning of the neighbourhood of Tung Chung West MTR Station, which involved the designation of an OU (Mixed use) zoning and a civic centre with the application of TOD to create a vibrant district centre. Residential zone, with a low to medium development density, was proposed to preserve the natural coastal area and the view of Hau Wong Temple.
	Masterplan Limited (on behalf of Forestside Limited)	I.T Brownlee	
50	Coral Ching Limited	Amy So	Coral Ching Limited appreciated the decision of the Government on not reclaiming the Tung Chung Bay to conserve the local ecology. It opined that the plot ratio for Tung Chung West should be increased, together with some suggestions on the zonings in Tung Chung West. A town hall or nature education centre for the public was also suggested. The organisation suggested removing the non-building area in Tung Chung West and improving local connectivity. While opposing to a high amount of commercial area, they suggested including other uses, namely Science Park and industrial estate, in the area.
51	Halifax Management Consulting Ltd., partner of Cothill Educational Trust	Bernard Chow	Halifax Management Consulting Ltd. was in support of having more international schools to meet the future growing demands in Tung Chung. The organisation hoped that the planning would take account of their future projects of Tung Chung.
52	Lotlink Development Ltd.	N/A	The submission from Lotlink Development Ltd. voiced their opinion on the proposed change of land use from District Open Space and Education to Residential (Group A) site. While Area 23 was considered as a suitable site for high-density development, the change of land use to District Open Space and Education was not justified and might impact on neighbourhood coherence and social integrity. They also opposed the residential

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			development on Area 29 and opined it should be used as a town park for public enjoyment. It was concerned about the natural vegetation in the area being cleared and thus causing permanent impacts on the site. The organisation urged the Government to conduct a comprehensive Environmental Impact Assessment in this regard and to improve the infrastructure and connectivity of the Area 29.
53	Albert So Surveyors Ltd.	Albert So	Albert So Surveyors Ltd. made three submissions on behalf of Uni-Creation Investment Limited. Two of the submissions were concerned about the planning on Nim Yuen, Lam Che and Shek Lau Po, with comments on the clashes between surrounding zonings and villagers' rights in development. Albert So Surveyors Ltd. also submitted another proposal suggesting a joint venture project with Dzongsar Temple to establish a structure in Hong Kong that is similar to its promotion of Tibetan Buddhism and other related arts and medicine.
54	FKM Group	Mocha HSW	Two issues were raised in the submission from FKM Group. The organisation opined that it was important to consider setting up public markets and cooked food centres or a municipal services complex are important as they could provide more choices and supply of products in affordable price to the locals. Moreover, they commented that the proposed marina in Tung Chung East should be opened for public access. The organisation suggested integrating the marina into the pedestrian walkway networks so that the promenade and scenic views of the water area and Airport could be best utilised.
55	Full Fame Development Limited	Jeff Leung	Full Fame Development Limited submitted their comments about retaining Area 23 for residential purposes and the inappropriate land use of Residential (2) on Area 29. The organisation considered the landscape constraints of, and the weak connectivity in, Area 29 not suitable for residential development. It also opined that the clearance of natural vegetation involved was not desirable. The organisation however was in support of using Area 23 for residential rather than District Open Space and Education land use. While the site was suitable for high-density residential development, it helped enhancing social coherence and integrity. The organisation also recommended a review on the estimation of population growth and the provision of open space.

Environmental Concern Groups			
56	Sun Hung Kai Properties, Swire Properties and Hong Kong Land	Benson Poon	The group in general supported the RODP for Tung Chung East, which utilised the concept of transport-oriented development. The organisations agreed that the marina should be relocated from Tai Ho inlet to the Tung Chung East reclamation area, but suggested limiting its capacity to 300 vessels. The groups suggested developing eco-tourism in the Tai Ho valley, which should also be converted as an “Ecology and Heritage Park”. They opined that the issues of private lands could be resumed by in-situ land exchange. They also supported the proposed Tai Ho Interchange and P1 Road to improve the connectivity of Tung Chung. Suggestions were also made to extend the road networks, including linking Cheung Tung Road to the Tai Ho Interchange and the existing pedestrian and cycling underpass from Tai Ho access point to the shoreline of Tung Chung East for people to have leisure activities.
57	Kicers Group Limited	黃瀚泓	The organisation suggested developing Tung Chung West with a dual emphasis on the natural scenery of the Tung Chung River and local characteristics. Five areas could be designated for different purposes, focusing on cultural heritage, local ecology, agriculture, fishery and a central market. The organisation proposed designating a route linking different parts of Tung Chung West for visitors. A report was attached with some overseas examples and explanation on their suggestions.
58	MTR Corporation	Steve C. Yiu	In their submission, the MTR Corporation opined that a public transport interchange (PTI) should be planned as close as possible to the proposed Tung Chung East Station and within the Metro Core Area to facilitate a Transit Oriented Development. They also stated that creating a pleasant pedestrian environment and community space between the Metro Core Area and the proposed TCE station could facilitate retail uses. It was also suggested that land utilisation and vibrancy of the Metro Core Area should be optimised.