

**Meeting Arrangements when Rainstorm Warning
or Typhoon Signal is Issued**

Where a Rainstorm Warning or Typhoon Signal is issued, the following arrangements for the Town Planning Board (TPB) meeting for the consideration of further representations on proposed amendments to the draft Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/21 will be adopted :

1. Where a Amber/Red Rainstorm Warning or Strong Wind Signal No. 3 or lower is issued, the meeting will be held as scheduled.
2. If Black Rainstorm Warning or Gale/Storm Signal No. 8 or above is cancelled before 7:00a.m. for a morning session of the meeting or before 12:30p.m. for afternoon session, the meeting will be held as scheduled.
3. If Black Rainstorm Warning or Gale/Storm Signal No. 8 or above remains in force until 7:00a.m. for a morning session of the meeting or until 12:30p.m. for an afternoon session, the session will be re-scheduled. Notification will be issued by the TPB Secretariat on the re-scheduled session of the meeting.
4. If Black Rainstorm Warning is issued during the meeting, the meeting will continue. However, if a session of the meeting is yet to commence, the meeting will normally be adjourned. The TPB Secretariat will confirm the arrangement with the affected representers/commenters.
5. If Gale/Storm Signal No. 8 or above is issued during the meeting, the meeting will be adjourned immediately and the session of the meeting be re-scheduled. Notification will be issued by the TPB Secretariat on the re-scheduled session of the meeting.

For any enquiry on the above arrangement, please contact the TPB Secretariat at 2231 4810.

**TOWN PLANNING BOARD SECRETARIAT
AUGUST 2016**

TPB/R/SI-TCTC/21-1



羅迅測計師行
Lawson David & Sung

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宋樹鴻

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香港測量師學會會員
註冊專業測量師(英國測量)
新加坡測量師學會會員
香港地產行政師學會會員
估價及物業管理(榮譽)學士

Lee Mo Yi

李霧儀

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澳洲測量師學會會員
香港註冊專業測量師
城市發展及設計學碩士(澳洲)
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Wong Chi Wai

黃志偉

MRICS MHKIS MCIREA RPS(GP)
英國特許測量師學會會員
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中國房地產估價師學會會員
註冊專業測量師(英國測量)

Pun How Wai

潘孝維

MRIBA
英國建築師學會會員

By Hand

Date : 8 March 2016

Our Ref. : LDS/PLAN/5347(1)

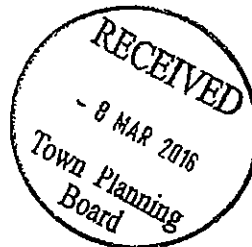
Secretary

Town Planning Board

15/F, North Point Government Offices,

333 Java Road,

North Point, Hong Kong



Dear Sir/Madam,

Representation to the Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/1 under Section 6(1) of the Town Planning Ordinance

We are instructed by the Representer, *Coral Ching Limited*, to submit this representation under Section 6(1) of the Town Planning Ordinance in relation to the Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/1 gazetted on 8 January, 2016. A copy of authorization letter issued by the Representer is attached for your reference.

Please find enclosed a copy of the duly signed Form No. S6 and 90 copies of the written representation for your consideration.

Thank you very much for your kind attention. Should you have any queries with regard to this representation submission, please do not hesitate to contact our Miss Cannis Lee or Ketty Chan at 2877 1636.

Yours faithfully,

For and on behalf of

Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. Client

028

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不會提出論。

1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Coral Ching Limited

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Lawson David & Sung Surveyors Ltd.

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Please refer to the attached written representation	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。 Please refer to the attached written representation		

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

90 copies of written representation

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Cannis Lee

Senior Town Planner

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 MP/IA, RPP

on behalf of
代表

Lawson David & Sung Surveyors Ltd.

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 8.3.2016



Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

**Representation to the Draft Tung Chung Town Centre Area Outline Zoning Plan
No. S/I-TCTC/21**

1. Introduction

This representation is prepared and submitted on behalf of Coral Ching Limited ("the Representer"), the registered owner of various lots in DDTC1, DDTC2, DDTC3 and DDTC5 under Section 6(1) of the Town Planning Ordinance (the "TPO") in response to the Draft Tung Chung Town Centre (TCTC) Area Outline Zoning Plan No. S/I-TCTC/21 which was published on 8 January, 2016 for public inspection.

This submission is generally in support of the OZP while recommendations are being made on parcels of land to allow better utilization of land resource, increasing housing supply and community services/facilities. The objective of this written representation is to achieve a more comprehensive plan in terms of potential and possibilities of the future use of land.

2. Representation to the Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21

2.1 Respect the original "R(A)" development in Area 48

Under the current TCTC OZP, it is proposed to downzone Area 48 from "R(A)" to "R(B)3". Not only does the proposed downzoning violate the current policy objectives to increase the supply of housing land in Hong Kong, it also involves a significant reduction of 60% in GFA (from plot ratio 5 to 2) of the future residential development. There seems to be no clear justification to such changes when considering the surging demand for housing in Hong Kong and therefore Area 48 should be retained as "R(A)" zone.

Area 48 was zoned "R(A)" since the gazettal of the Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/3 dated 24.7.1998. The area has been zoned "R(A)" for 17 years indicating the site is suitable for high density residential development. As recommended in the OZP, Tung Chung West (TCW) MTR Station is proposed to cater for the future population of the new town extension area and also to enhance the connectivity of the new town to other parts of the territory. The proposed Tung Chung development is a transport oriented development to allow maximum development intensity within 500m walking distance of the new MTR station, thus giving future residents a convenient access to the station. Although Area 48 is located at the immediate outskirts of the 500m radius of the TCW MTR Station, allowing the site to be retained for high density residential development accords with the planning concept of the Study due to being within acceptable walking distance from the proposed TCW MTR Station.

In view of the proposed building height (BH) in Area 33 designated "R(B)2" with a maximum height restriction of 70mPD near Tung Chung Bay, the proposed BH of Area 48 with 55mPD is in conflict with the stepped height profile in the design of Tung Chung new town. The proposed BH of Area 48 should be reviewed accordingly with reference to its adjoining residential site, i.e. Yat Tung Estate has an existing BH of over 130m.

In comparison with Area 23, Area 48 is more suitable for high density development due to the geographic disadvantage of Area 23 with a gradually up-sloped terrain which will present geotechnical/construction challenges and constraints to future development. On the other hand, Area 48 is relatively flat and currently vacant (as opposed to having the existing Tung Chung Community Services Complex and Tao Yan Lutheran Church Tao Yan Youth Camp located in Area 23) which makes it ready for implementation to meet the housing need. Furthermore, the knolls on Area 23 are rezoned from "Open Space" ("O") to residential use "R(B)1" while reserving Area 29A as "O" for a future town park. The area of the Town Park of Tung Chung is consequentially decreased from about 20ha to 18ha after rezoning. As such, Area 48 should be retained for "R(A)" development (see **Figure 1**) as it will provide an integrated and compatible built form with the adjoining high density developments e.g. Yat Tung Estate, and help support the function of the town centre.

2.2 Support the rezoning of various "CDA" zones to reflect existing developments and allow flexible land use zonings

Since the developments of various "CDA" zones have been completed, the "CDA" zones are no longer required and such areas have been rezoned to less restrictive zoning such as "R(A)". To optimize land use in response to the changing land development, it is necessary to keep monitoring the progress of "CDA" developments and proceed with the review of "CDA" zones. We support the rezoning of "CDA" to other zones to avoid unnecessary applications for minor amendments to the completed schemes.

2.3 Strengthen the provision of community services and facilities in Tung Chung Town Centre Area

With the planned population in the New Town Extension Area, Tung Chung Town Centre Area and Tung Chung Valley of about 147,200, 120,800 and 9,600 residents, respectively, the planned population of the whole Tung Chung New Town will amount to about 277,600 upon full development. It is essential to strengthen the provision of community services and facilities in the region in order to ensure that the entire Tung Chung New Town is self-contained and sustainable for the local community.

Area 43 is sandwiched between two "R(A)" zones where subsidized housing will be provided and located along a main road (i.e. Tung Chung Road). As a valuable road access is available fronting this area (road access is basically not required for "GB"), it is proposed to rezone Area 43 from "GB" to "GIC" use to serve the local community (see **Figure 1**), avoid the underutilization of land and decentralize the "GIC" facilities to the fringe of the town centre area with high density developments in the vicinity. In addition, by locating "GIC" facilities closer to the local residential developments, reliance on private cars can be reduced as it will offer a more balanced provision of community facilities in terms of the variety and accessibility of these facilities at the proposed "GIC" site. The provision of such facilities will also allow the local residents to secure local employment opportunities.

3. Conclusion

The newly published draft Tung Chung Town Centre Area OZP has provided a good framework in bringing the Recommended Outline Development Plan formulated under the Tung Chung Study forward. In the effort of making the most of the opportunity that Tung Chung New Town has presented, this representation provides the insights and concerns as a stakeholder to maximize the development potential of Tung Chung while also considering Hong Kong's economic and social needs in response to the draft OZP. It is also hoped that the housing provision can be provided in a timely manner in order to meet the housing demand.

寄件日期: 08日03月2016年星期二 13:30
收件者: tpbpd@pland.gov.hk
主旨: Re: S/I-TCTO/21
附件: Appendix A - D.pdf

Re: S/I-TCTO/21

致: 城市規劃委員會秘書處

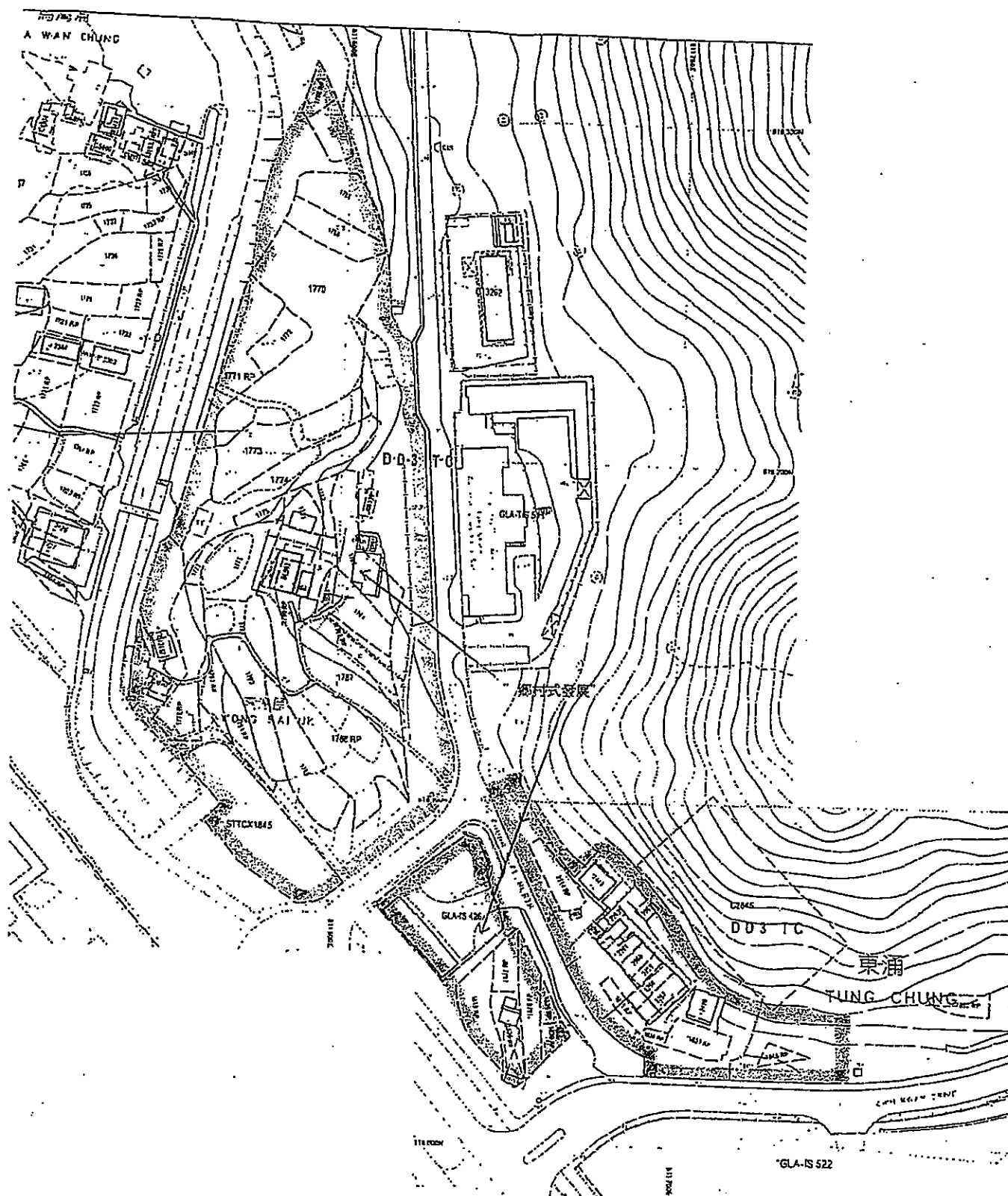
由於東涌為香港政府發展重點項目之一，本人黃樹有對東涌新發展有以下意見：

1. 黃泥屋村Zone V 擴大。（見附件A）
2. 候王宮擴大。（見附件B）
3. 東涌急速發展底下，土地之調配及原居民丁權問題仍未得到妥善解決，土地未盡其用，有見及此，本人提議擴大土地面積，以達致東涌居民之需求。（見附件C 及 D）

謝謝聽取意見!

黃樹有
(聯絡電話: [REDACTED])

08-Mar-2016



地段索引圖

LOT INDEX PLAN

為便覽起見，本圖顯示地段的概略位置，包括地段的界址、地段的用途、地段的佔用情況、地段的佔用時間、地段的佔用面積、地段的佔用價值、地段的佔用稅務、地段的佔用法律、地段的佔用其他事項。本圖僅供參考，不作為任何法律文件。如有任何疑問，請向地政總局查詢。

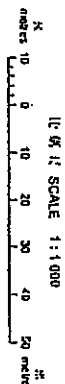
Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總局測繪處
Survey and Mapping Office
Lands Department

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Locality: LANTAU
Lot Index Plan No.: IS0591042014
District Survey Office: Islands
Date: 16-Apr-2014
Reference No.: SSELC3A313A



地段索引圖 LOT INDEX PLAN



免責聲明
本圖乃為地段索引圖，顯示地段界線的大概位置，包括根據政府土地、臨時政府土地、租地約及政府土地招標或而臨時佔用土地的位置。資料在土地招標或招標後出現或終止，因此應向有關的分區地政人員核實。本圖所示的資料必須經過實地測量予以核實。如有更改或新的地界圖時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1,000
10 0 10 20 30 40 50 metres

Locality: LANTAU
Lot Index Plan No.: IS0225102014
District Survey Office: Islands
Date: 21-Oct-2014
Reference No.: 44E-118A-SG-04A

TPB/R/S/I-TCTC/21-3

就草圖作出申述

Representation Relating to Draft Plan

參考編號

160308-235323-07502

Reference Number:

提交限期

08/03/2016

Deadline for submission:

提交日期及時間

08/03/2016 23:53:23

Date and time of submission:

提出此宗申述的人士

先生 Mr. Li chi ho

Person Making This Representation:

申述詳情

Details of the Representation :

與申述相關的草圖

S/I-TCTC/21

Draft plan to which the representation relates:

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
A	反對 Oppose	More housing sites are needed. Propose to provide more residential land to west of yat tung tsuen. And to Alter the open space to R(A) or. CR zone

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 何悅昌

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 不適用

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	<<東涌市中心地區分區計劃大綱 草圖編號 S/I-TCTC/21>>

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
D.D. 5 Lot 208, 242 248, 249 256, 259 267, 269 274, 276	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	1. 該土地為本人祖先產業,由本人承繼。是私人財產。 2. 本人現正和傲昌有限公司商討出售該土地。而規劃處打算將該土地
279, 281 ("該土地") 被規劃為 綠化地帶 或自然保育 區	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	劃入綠化地帶或自然保育區,以致傲昌有限公司重新考慮收購。 3. 政府政策及香港法律應保障市民財產免受侵害。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	4. 是次規劃,因顧本人在該土地之權益,嚴重損害該土地的價值。
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		
如政府打算進行規劃,須將規劃內所涉及的私人土地回購,避免損害土地持有人的權益。		

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

沒有

5. Signature 簽署

Signature
簽署

何悅昌
何悅昌

"Representer" / Authorized Agent*
「申述人」/ 獲授權代理大*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

2016年2月19日

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

RECEIVED

Form No. S6
表格第S6號

2016 FEB 22 1 A 10: 14

TOWN PLANNING BOARD

**REPRESENTATION RELATING TO
DRAFT PLAN UNDER SECTION 6(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

TPB/R/S/I-TCTC/21-5

The Secretary,
Town Planning Board,
15/F, North Point Government Office,
333 Java Road, North Point,
Hong Kong.

Our Ref.: MP/TCTC/HKWSC1
Dated: 3 March 2016

Dear Sir,

Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21

Representation by the Hong Kong Water Sports Council

1. The Representer : The Hong Kong Water Sports Council

1.1 The Hong Kong Water Sports Council (HKWSC) is a not-for-profit organisation established in 2012 by four National Sports Associations (NSA's) – The Hong Kong China Rowing Association, Hong Kong Canoe Union, Hong Kong Dragon Boat Association and the Hong Kong Sailing Association. It now includes other NSA's as members. It is an umbrella association to promote the development of water sports in Hong Kong. Membership is open to other Associations, Sports Clubs, organisations and individuals with an interest in water sports.

1.2 One of the objectives of the HKWSC is to identify locations to expand and improve facilities for water sports training and competitions. The current provision is inadequate in terms of capacity and quality of facilities. The HKWSC represents the needs of watersports bodies to government and other bodies who can assist with the provision of sites and venues, and can assist with funding and management of facilities and events.

1.3 Another important objective is to provide opportunities for young people to learn water sports skills and to enjoy participating in organized team sports, as part of a process of personal and community development.

2. Background

2.1 The HKWSC made submissions regarding the future development of Tung Chung during the Stage 1, Stage 2 and Stage 3 public consultation process.

2.2 From the content of the amended Tung Chung Town Centre Outline Zoning Plan (the OZP) it would appear as if little consideration has been given to many of the points that were included in the previous submissions. The submissions were made on the basis of providing a high quality future living environment for the existing and future residents of Tung Chung, with easy and useful access to the water.

2.3 Little consideration appears to have been given to the relationship of the land to the water. There is a great opportunity for designing a high quality interaction between the

land and the water which would provide a unique opportunity for recreation and sport for the future residents of the area.

- 2.4 A proposal that the HKWSC made for a Water Sports Centre to the west of Yat Tung Estate, adjacent to the proposed Road L31, has not been included on the OZP. No reason has been provided as to why the site was not zoned as requested. The zoning on the OZP is illustrated in Figure 1 which is an extract from the OZP. The subject site is covered by Amendment Item A1.

Principles

- 2.5 The principles that have been made in the submissions during the public consultation are relevant to this representation are restated:-

- (a) The waterfront should be designed as a place of interaction between land and water and a place where people can move safely and easily from the land to being on the water;
- (b) Water sports opportunities should be designed into the proposals at an early stage;
- (c) Tung Chung Bay is an ideal location for use by small boats because of the protected water. Land needs to be reserved for supporting facilities to enable water sports activities to be undertaken;
- (d) Water sports provide great scope for public recreation while using very little land.

- 2.6 The HKWSC supports the "Livable Town" concept, and stresses that public space along the waterfront is severely under-provided. The waterfront relationship and use of the water will contribute greatly to the "Livability" of the town in the future. This should be a major feature of the design.

- 2.7 In the 2015 Chief Executive's Policy Address specific reference was made to the promotion of a water friendly culture:-

"180. Beyond Victoria Harbour, Hong Kong waters cover a large area, which can be used for promoting water recreational and sports activities and a water-friendly culture. Relevant bureau and departments will continue to identify desirable locations to build new water sports centres."

- 2.8 The HKWSC has been working actively with the Home Affairs Bureau to develop and operate Water Sports Centres in Kai Tak and Tseung Kwan O and to provide water sports events in Victoria Harbour. The scope for providing similar facilities and for carrying out similar events in Tung Chung is really only limited by the lack of provision of suitable land alongside the water, and the lack of facilities to provide public access to the water.

3. Detailed Comments and Reasons for the Representation

Tung Chung Bay Suitable for Water Sports

- 3.1 Tung Chung Bay provides a unique opportunity for those water sports which require more sheltered waters, such as dragon boats, rowing, canoeing, small sailing boats, triathlon and water skiing. The decision not to proceed with reclamation in the Bay now provides an even greater expanse of water for sports. These sports can co-exist with the existing natural environment and will provide new recreational outlets for the existing and future residents in Tung Chung West and Tung Chung New Town.

Indicated on the Recommended Outline Development Plan

- 3.2 In the draft Recommended Outline Development Plan a site was proposed on the waterfront adjacent to Yat Tung Estate for a "Sports Centre". It was proposed by the HKWSC that this site be expanded and designated to include a "Water Sports Centre", as it has a perfect location immediately on the water's edge. However, this proposal was not carried through to the OZP, and it is not known why this was removed. It would be possible to include other sports in addition to the water sports requirements.

Implementation and Management

- 3.3 The HKWSC would be prepared to develop and manage the Water Sports Centre and provide training and competition programmes for Tung Chung residents. Alternatively the centre could be developed by the Leisure and Cultural Services Department (LCSD). The site is on land already in existence, whereas the Water Sports Centre proposed in Tung Chung East would not be implemented until after the reclamation is completed. The Water Sports Centre on the subject site could be implemented as soon as the appropriate zoning was in place and land allocation procedures completed.

Need for Organized Recreational Opportunities in Tung Chung

- 3.4 It is generally recognized that there are inadequate opportunities for sports and recreational facilities in Tung Chung for the numbers of young people who live there. Many of these youth are residents of the Yat Tung Estate which is immediately adjacent to the proposed Water Sports Centre. It is also proposed that additional public housing be provided in the Tung Chung Valley in Planning Areas 39, 42 and 46, and this is likely to further increase the need to provide well managed opportunities for sports and recreational activities in the area. Provision of full programs of water sports training and competition in Tung Chung should be provided for in the planning of the extension of the New Town.

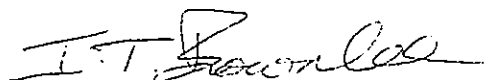
4. Proposal to Meet the Representation

The proposal to meet the representation is fundamentally the same as that submitted with the Stage 3 Public Consultation and is illustrated in Figure 2. It involves the rezoning an area of "Open Space" immediately to the north of the Residential (Group (B)) site in Planning Area 33. It is proposed that the site be rezoned to "OU" and annotated "Water Sports Centre". The Planning Intention of this zone would be "primarily to reserve land for water sports and recreation facilities".

5. Conclusion

- 5.1 The HKWSC has a great depth of knowledge regarding the planning and operational requirements for water sports and their use by the public. The Member NSA's also have great depth of experience in providing courses and events for the introduction of young people to a wide range of water sports. The HKWSC members would be pleased to meet with government departments to refine the proposals in this representation.
- 5.2 The TPB is invited to consider these proposals and amend the OZP so as to provide a higher quality of livable environment for the current and future residents of Tung Chung and to improve accessibility of the water for the enjoyment of the public.

Yours faithfully,



I. T. Brownlee
For and on behalf of
Masterplan Limited

cc. Client
HAB

MASTERPLAN LIMITED

Room 3516B, 35/F China Merchants Tower, Shun Tak Centre, 200 Connaught Road Central, Hong Kong.
Tel (852) 2418 2880 Fax (852) 2587 7068 Email info@masterplan.com.hk

Figure 1:
Existing Tung Chung Town Centre Area OZP

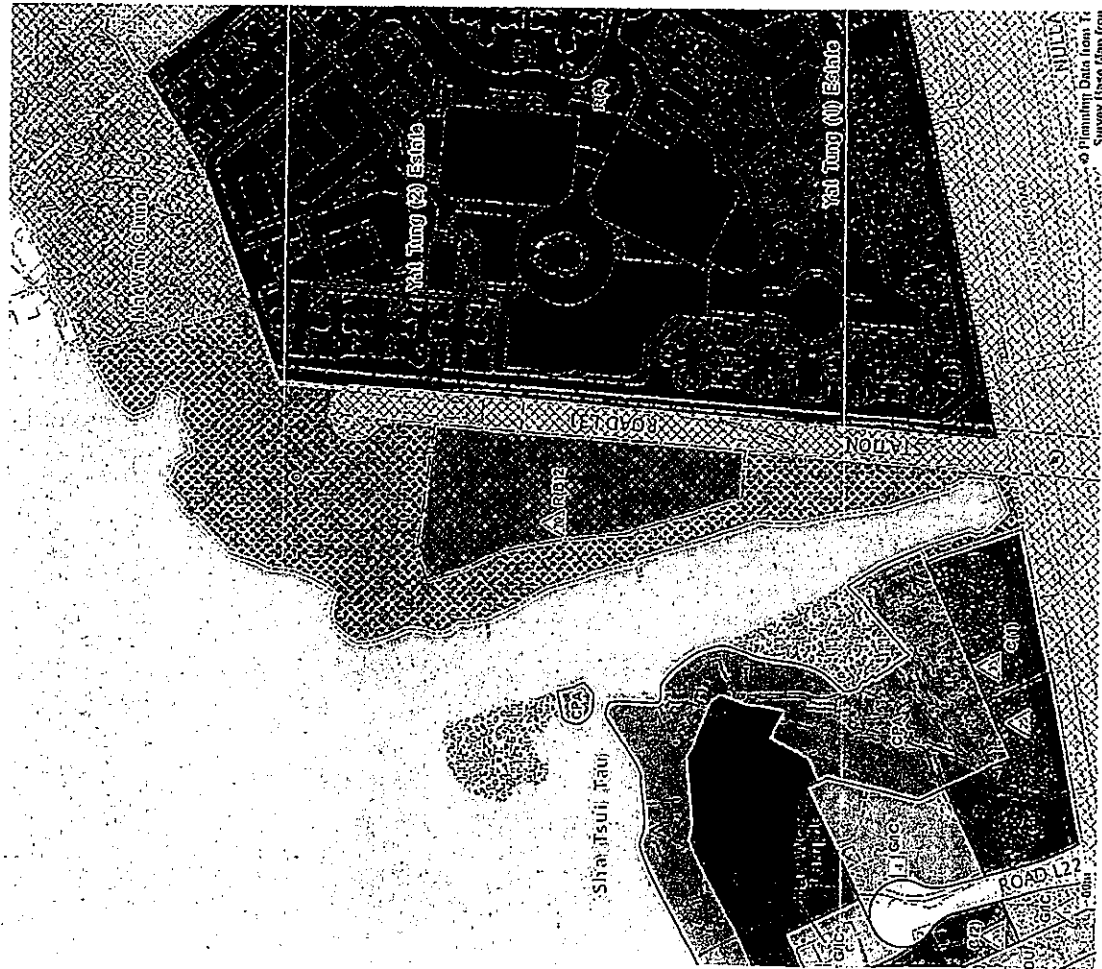


Figure 2:
Proposed OU (Water Sports Centre) Zone



寄件人:
寄件日期:
收件者:
主旨:

J Lee
08日03月2016年星期二 22:54
tpbpd@pland.gov.hk
愛護東涌西 - 珍惜自然環境，建立友善及低碳社區

城市規劃委員會主席及委員台鑒

一、東涌谷分區計畫大綱草圖編號 S/I - TCV/1

(A) 該申述所關乎的在有關草圖內的特定事項

1.1 在東涌河兩邊的區域劃作低密度私人住宅；

1.2 雖有海岸保護區(CPA)，但東涌河的生態和價值應該從整個河流系統(由上游至下；游及兩岸的整個河谷看，只是在河口沿河劃出 CPA 對保育作用不大。

(B) 該申述的性質及理由

2.1 東涌谷是香港僅有的自然河谷，有原整的河，數以千計的果樹及樹木、大大小小的農場、濕地、紅樹林、多樣性的生物等等，若河谷的上游及中游開發建樓宇會直接影響下游生態的多樣性及東涌谷村民的生活質素，請問有否就最新的東涌谷分區計畫大綱草圖作環境評估報告，施工方法管制；

2.2 東涌谷是街坊及市民常去的地方，市民經東涌谷上昂坪、大澳，對東涌社區而言更是街坊可以在閒時可以換一換氣的晨運好去處，故不應將東涌谷的社區破壞，及把高生態價值地方發展成私人物業；

2.3 在香港，東涌河谷此類的自然景觀所餘無幾，而且是市民，不論東涌或市區港人遠離繁囂、鬆弛神經的地方，不少專家報告指出，回到大自然是減低都市人精神病的方法，為了市民的健康和減低本港庫房的醫療開支，政府應保留自然河谷面貌及鼓勵市民前往東涌河此類自然環境地方，尤其東涌河地理位置不遠，由東涌港鐵站行十五分鐘便可到達；

2.4 低密度私人住宅不能為香港帶來很大的經濟收益，而且是一筆過利益，非長遠及可持續；

低密度私人住宅的落成意味著私家車的數量上升，會造成環境污染或催化自然；

地貌被改建為停車場土地用途，是不合理的安排；

2.7 若河岸保育區會變為消費的河谷，對河的環境污染造成很壞的影響；


2.8 石榴埔村附近的叢林在夏天可見四至五十隻螢火蟲，雖然石榴埔村被劃為 V，即留作村落發展，但若日後村民要建丁屋或出讓了丁權與地產商，仍會開墾螢火蟲的棲息地，破壞了寶貴的自然生態。

(C) 建議對有關草圖作出的修訂

3.1 發展有機農業區及成為香港第一個無廢新市鎮

3.1.1 在早前的港台節目中，一個在荃灣舉行的小型有機小攤在短時間內將有機農產品售罄，證明本土有機農作物有價有市；而且中國內地毒菜等問題，一直令港人憂心入口農產品的安全性。有見及此，支持發展一套安全及有保障的本土有機農業是一門符合長遠利益的產業；

3.1.2 近年來政府積極推廣【源頭減廢】，而東涌區正正有大量廚餘可為本土有機農業提供有機肥料。比如逸東邨、富東邨、裕東苑、映灣園、海堤灣畔及機場等地區均設有林林總總的食肆，當中更以機場和酒店以廚餘過剩聞名；

3.1.3 鄰近東涌住宅區的有機商品能以便捷及快速運送到區內的不同屋苑販賣，當中包括私人住宅區如映灣園， 是灣畔，以及日後的東涌東填海區，符合區內原經濟發展。

總括而言

在東涌當區及機場等地預留地方收集廚餘，實踐源頭減廢；

廚餘經處理後供東涌谷附近的有機農場；

有機商品在東涌原區各地出售，生產本地食物、發展本地社區經濟及鼓勵本地就業。

根據此路線圖，首先達成源頭減廢，然後透過消化原區及機場廚餘，減少送往堆填區當中的運輸成本，最後藉以匯聚成一個嶄新的綠色社區經濟體。

3.2 建立本地有機商品品牌

東涌靠近機場，若成功建立本地有機商品品牌，可以借鄰近香港國際機場上的優勢以較短時間將香港本地有機商品運到海外出售，以爭取最佳的保鮮期。

3.3 本地經濟及原區就業

3.3.1 善用東涌谷的生態作教育、農地及果林生產本地農作物等本土經濟，這一些產業有助增加原區就業，非服務業等單一化及低技術產業能疑比；

3.3.2 減低本港依賴入口食物狀況及支持本地農業，協助社區處理廚餘，減輕堆填區的負擔。鼓勵街坊及店鋪幫忙儲起廚餘，令鄉民或農民與附近公屋、私樓的街坊產生連結，重塑不同人與土地的關係，鄉郊農業在社會的重要角色及功能；

3.3.3 就業機會，上述的產業能夠產業大量高技術以及師徒式的優質職位。勞工處經常鼓勵原區工作，但現實是東涌居民當中包括高學歷及高技術居民需要到東涌外區工作，其中一個原因是大部分中老年的居民缺乏科技知識，如果東涌區內能容納有機產業，相信就能大大改善東涌居民跨區工作的問題，同時也可減少社署有關交通津貼方面支出；

3.3.4 東涌谷可以教育用途、生態教育營，訓練生態文化導賞員，教育大眾珍惜大自然的能源及資源。

3.4 建立低碳社區，友善單車政策

3.4.1 東涌新市鎮擴展應參考珀麗灣和愉景灣，不容駕駛私家車進入，必需要乘搭指定集體運輸工具。

3.4.2 作為一個支持綠色城市的規劃署可參考荷蘭和法國等西方先進國家，以東涌為起點建立一套公立租借單車服務，同時接駁在地鐵站和巴士站附近的單車停泊處，最後可以參考沙田及中文大學等香港著名地區完善東涌區內單車徑網絡，鼓勵市民單車轉乘集體運輸交通以進出市區工作，使東涌作為香港第一個綠色的智慧型的新市鎮。

二、東涌市中心地區分區計畫大綱核准編號 S/I - TCTC/20

A. 該申述所關乎的在有關草圖內的特定事項

1.1 東涌的空氣污染是全港最高之一，把把大量植有樹木的休憩用地改劃為私人住宅，不利居民的健康；

1.2 把把大量休憩用地改劃為私人住宅，是不公義的土地分配，若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

希望政府能以「以人為本」地按居民的需要而規劃，不要只盲目增加人口而忽略人的真正需要。可惜此分區計畫大綱圖把東涌市中心的休憩地方劃成住宅或商業用途，把我們的休憩用地及公共空間消滅，令空氣污染問題惡化，直接損害我們的健康。因此，本人建議保留休憩地方及按居民的需要而規劃，例如推行單車友善的政策，源頭減廢，建立友善社區，令東涌居民擁有一個舒適的家。

2.1 反對 B2 項的改劃 - 把北大嶼山郊野公園(擴建部分)現時涵蓋的地方剔出規劃區

剔出規劃區的理據不明，會否將其地區納入其他計畫大綱仍為未知之數。

2.2 反對 C 項的改劃 - 劃作鄉村式發展、住宅

把教會、綜合服務設施大樓、農場、回收場都拆走，把大量樹木砍伐及山頭移平，改劃作建築丁屋及其他低密度住宅，只是短暫的利益，無助市民安居樂業，還會破壞當區的自然環境，令香港人失去了一大片綠色地帶，若建公營房屋則較為合理。

2.3 反對 D1 項的改劃 - 把東堤灣畔中間之寬大的行人區改建成私人屋苑

該行人區為東堤灣畔居民對外的主要行人道路，亦能提供充足的地方作為休憩區，若然將該區域改成私人屋苑，工程的污染將會對東堤灣畔的居民及出入市民的健康有非常壞的影響，亦令公共空間消失，那裡的兩排美麗的大樹，小孩子的自由遊樂場或成人的休憩地方都變成一個非常擠擁的區域。

2.4 反對 D2 項的改劃 - 把東堤灣畔停車場入口對開的單車停泊區改建成道路

該單車停泊區現正服務大量以車代步的居民，尤其在繁忙時間，數以百計的逸東和馬灣新村居民會利用單車到地鐵站上班上學，若果取消該單車停泊區而不在鄰近地方重建，居民將沒有地方停泊單車，建議保留單車停泊區。

2.5 反對 E1 項的改劃 - 把海堤灣畔鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地並用作發展為公園。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.6 反對 F1 項的改劃 - 把水藍天岸鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.7 反對 F2 項的改劃 - 把水藍天岸鄰近的休憩用地(圓形廣場)改劃為道路

很多小孩子會在該大片平地遊玩，此舉會令他們失去大量活動空間，建議保留。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.8 反對 G1 項的改劃 - 把映灣園與可譽中小學之間的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地，工程亦會影響學校學生上課。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.9 反對 H1 項的改劃 - 把東薈城及東薈城第一期所在的地方改劃作「商業(2)」地帶

北舉進一步把公共空間私有化，該地方是很低使用量的單車停泊處，明顯是政府的錯誤規劃。而該地方在直路的一旁，亦有巴士站，建議減少部分單車停泊位，再種植大量植物以改善空氣質素及建坐椅以供候車市民使用。

2.10 反對 J 項的改劃 - 把東涌鐵路站所在的地方由「綜合發展區」「政府機構或社區」地帶及顯示為「道路」的地方改劃作「其他指定用途」註明為「鐵路站」地帶

一直以來，居民面對安全的單車停泊位不足，建議改劃作單車停泊位，以方便居民停泊單車，建立一個單車有善的社區。

2.11 反對 K 項的改劃 - 把東涌港鐵站 A 出口對開建成商業區

東涌港鐵站 A 出口對開服務大量映灣園居民，作為穿梭巴士轉車之用，對外道路亦可以作為其他私家車使用者作上落車用途，此舉將令道路變得擠擁，難以有充足的地方讓車輛上落客人。

2.12 反對 R3 項的改劃 - 把馬灣新村東北面的土地由綠化地帶改劃作鄉村式發展
有數以十多萬市民輪候公屋，政府一邊說是土地問題，一邊卻把珍貴的土地改劃作鄉村式發展，即建丁屋建議改劃改劃為小型的公共房屋或公營長者屋。

2.13 加強及善用東涌的渡海運輸交通。

三、東涌擴展區分區計畫大綱草圖編號 S/I-TCE/1

A. 該申述所關乎的在有關草圖內的特定事項

1.1 東涌的空氣污染是全港最高之一，而該計畫大綱草圖建議填海 120.5 公頃，興建 P1 道路的填海約 8.6 公頃，令東涌的霧霾情況惡化；

1.2 商業的總面積 7.38 公頃，卻沒有食環街市，不利民生；

1.3 住宅總面積約 59.03 公頃，卻大部分土地建私樓，以人均佔用土地面積計算，約 7 至 8 成為私樓；

1.4 海旁的休憩用地開闢設遊艇停泊處，明顯是私有化我們的公共空間。

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

B. 對政府擬於東涌東北面約二百公頃的前濱及海床範圍內進行填海工程有以下意見及建議：

1. 反對填海

東涌東擴展計畫的填海工程將填去 145 公頃海床，由於工程範圍鄰近即將興建的大小磨刀洲海岸公園。

- 施工期間進出填海範圍的工程躉船多達 42-56 架次，加上工程與機場第三條跑道部分施工重疊，若然兩項工程同時進行，每日將有多達二百艘高速船、工程船穿梭大嶼山東北部水域，產生巨大交通流量，嚴重干擾海岸公園內的海洋生物，特別是對聲音及水質敏感的中華白海豚。

大小磨刀洲海岸公園只是港珠澳大橋工程的附帶補償方案，若當局不加入緩解及補償措施，只會令海岸公園名存實亡。

2. 特殊教育

- 建議政府在東涌東填海項目中引入特殊學校，緩衝特殊學童長期要跨區上學的問題。

據社署資料顯示，東涌有 6 間針對弱能人士的服務中心，主要作為展能服務、嚴重弱智人士宿舍及特殊幼中心等，惟獨欠缺銜接中小學階段的特殊學校。

教育局於 2004 年曾表示有意於東涌興建特殊學校；而在 2011 年的立法會會議中，時任教育局局長孫明揚亦有回應訴求，表示「已初步揀選了適合的地點興建該特殊學校，正積極與各相關部門研究有關用地的可行性並進行各項技術研究。待有關研究完成後，我們會擬訂該特殊學校的細節安排，以便盡快落實有關的建校計畫。」但礙於社區阻力、擔心影響樓價等原因，至今仍未落實，不少學童長期要跨區上學。

3. 環島單車徑

- 要求增設連接東涌及機場的環島單車徑

在有關東涌東填海工程，擔心工程會影響翔東路路面平坦，筆直，加上鋪裝良好，而得以受到單車人士所歡迎，加上沿途均沒有任何單車徑設施，除了不少單車友都由此於東涌進出迪士尼，同時間十分適合公路車騎乘訓練。

政府有關當局聲稱把東涌發展成一個「低碳城市」，而踩單車能節能減碳，保護環境，市民又可得到更多運動的機會，既健康又減壓，亦可節省越來越昂貴的交通費用，如能有環島單車行更可為大嶼山增加旅遊特色。希望政府能認真改善路面設施。

4. 反對在海旁的休憩用地開闢設遊艇停泊處，把公共空間私有化。

總結：希望政府以「低碳城市」及「以人為本」作前提再思考東涌的擴展。

四、工務計畫項目第 7786CL 號 政總署工務計畫項目第 7786CL 號 東涌新市鎮擴展

意見：反對拆卸現有的白芒碼頭，因碼頭是原好的，是我們珍貴的公共空間，及應善用碼頭。

東涌居民
李立洲

寄件日期:
收件者:
主旨:

Alpha Wong [REDACTED]

07日03月2016年星期一 20:47

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就 東涌谷分區計劃大綱草圖編號S/I-TCV/1、東涌市中心分區計劃大綱草圖編號S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號S/I-TCE/1及工務計劃項目第7786CL號地政總署工務計劃項目第7786CL號東涌新市鎮擴展提出意見。

TPB/R/S/I-TCTC/21-7

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就東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1 及工務計劃項目第 7786CL 號地政總署工務計劃項目第 7786CL 號東涌新市鎮擴展提出意見。

一、東涌谷分區計劃大綱草圖編號 S/I - TCV/ 1

(A) 該申述所關乎的在有關草圖內的特定事項

1.1 在東涌河兩邊的區域劃作低密度私人住宅；

1.2 雖有海岸保護區(CPA)，但東涌河的生態和價值應該從整個河流系統(由上游至下；游及兩岸的整個河谷看，只是在河口沿河劃出 CPA 對保育作用不大。

(B) 該申述的性質及理由

2.1 東涌谷是香港僅有的自然河谷，有原整的河，數以千計的果樹及樹木、大大小小的農場、濕地、紅樹林、多樣性的生物等等，若河谷的上游及中游開發建樓宇會直接影響下游生態的多樣性及東涌谷村民的生活質素，請問有否就最新的東涌谷分區計劃大綱草圖作環境評估報告，施工方法管制；

2.2 東涌谷是街坊及市民常去的地方，市民經東涌谷上昂坪、大澳，對東涌社區而言更是街坊可以在閒時可以換一換氣的晨運好去處，故不應將東涌谷的社區破壞，及把高生態價值地方發展成私人物業；

2.3 在香港，東涌河谷此類的自然景觀所餘無幾，而且是市民，不論東涌或市區港人遠離繁囂、鬆弛神經

約地方，不少專家報告指出，回到大自然是減低都市人精神病的方法，為了市民的健康和減低本港庫房的醫療開支，政府應保留自然河谷面貌及鼓勵市民前往東涌河此類自然環境地方，尤其東涌河地理位置不遠，由東涌港鐵站行十五分鐘便可到達；

2.4 低密度私人住宅不能為香港帶來很大的經濟收益，而且是一筆過利益，非長遠及可持續；

2.5 低密度私人住宅的落成意味着私家車的數量上升，會造成環境污染或催化自然；

2.6 地貌被改建為停車場土地用途，是不合理的安排；

2.7 若河岸保育區會變為消費的河谷，對河的環境污染造成很壞的影響；

2.8 石榴埔村附近的叢林在夏天可見四至五十隻螢火蟲，雖然石榴埔村被劃為 V，即留作村落發展，但若日後村民要建丁屋或出讓了丁權與地產商，仍會開墾螢火蟲的棲息地，破壞了寶貴的自然生態。

(C) 建議對有關草圖作出的修訂

3.1 發展有機農業區及成為香港第一個無廢新市鎮

3.1.1 在早前的港台節目中，一個在荃灣舉行的小型有機小攤在短時間內將有機農產品售罄，證明本土有機農作物有價有市；而且中國內地毒菜等問題，一直令港人憂心入口農產品的安全性。有見及此，支持發展一套安全及有保障的本土有機農業是一門符合長遠利益的產業；

3.1.2 近年來政府積極推廣【源頭減廢】，而東涌區正正有大量廚餘可為本土有機農業提供有機肥料。比如逸東邨、富東邨、裕東苑、映灣園、海堤灣畔及機場等地區均設有林林總總的食肆，當中更以機場和酒店以廚餘過剩聞名；

3.1.3 鄰近東涌住宅區的有機商品能以便捷及快速運送到區內的不同屋苑販賣，當中包括私人住宅區如映灣園、東堤灣畔，以及日後的東涌東填海區，符合區內原經濟發展。

總括而言

1. 在東涌當區及機場等地預留地方收集廚餘，實踐源頭減廢；

2. 廚餘經處理後供東涌谷附近的有機農場；

3. 有機商品在東涌原區各地出售，生產本地食物、發展本地社區經濟及鼓勵本地就業。

根據此路線圖，首先達成源頭減廢，然後透過消化原區及機場廚餘，減少送往堆填區當中的運輸成本，最後藉以匯聚成一個嶄新的綠色社區經濟體。

3.2 建立本地有機商品品牌

東涌靠近機場，若成功建立本地有機商品品牌，可以借鄰近香港國際機場上的優勢以較短時間將香港本地有機商品運到海外出售，以爭取最佳的保鮮期。

3.3 本地經濟及原區就業

3.3.1 善用東涌谷的生態作教育、農地及果林生產本地農作物等本土經濟，這一些產業有助增加原區就業，非服務業等單一化及低技術產業能疑比；

3.3.2 減低本港依賴入口食物狀況及支持本地農業；

3.3.3 就業機會，上述的產業能夠產生大量高技術以及師徒式的優質職位。勞工處經常鼓勵原區工作，但現實是東涌居民當中包括高學歷及高技術居民需要到東涌外區工作，其中一個原因是大部分中老年的居民缺乏科技知識，如果東涌區內能容納有機產業，相信就能大大改善東涌居民跨區工作的問題，同時也可減少社署有關交通津貼方面支出；

3.3.4 東涌谷可以教育用途、生態教育營，訓練生態文化導賞員，教育大眾珍惜大自然的能源及資源。

3.4 建立低碳社區

3.4.1 東涌新市鎮發展應參考珀麗灣和愉景灣，不容駕駛私家車進入，必需要乘搭指定集體運輸工具。

3.4.2 作為一個支持綠色城市的規劃署可參考荷蘭和法國等西方先進國家，以東涌為起點建立一套公立租借單車服務，同時接駁在地鐵站和巴士站附近的單車停泊處，最後可以參考沙田及中文大學等香港著名地區完善東涌區內單車徑網絡，鼓勵市民單車轉乘集體運輸交通以進出市區工作，使東涌作為香港第一個綠色的智慧型的新市鎮。

二、東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

A. 該申述所關乎的在有關草圖內的特定事項

1.1 東涌的空氣污染是全港最高之一，把大量植有樹木的休憩用地改劃為私人住宅，不利居民的健康；

1.2 把大量休憩用地改劃為私人住宅，是不公義的土地分配，若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

希望政府能以「以人為本」地按居民的需要而規劃，不要只盲目增加人口而忽略人的真正需要。可惜此分區計劃大綱圖把東涌市中心的休憩地方劃成住宅或商業用途，把我們的休憩用地及公共空間消滅，令空氣污染問題惡化，直接損害我們的健康。因此，本人建議保留休憩地方及按居民的需要而規劃，例如推行單車友善的政策，源頭減廢，建立友善社區，令東涌居民擁有一個舒適的家。

2.1 反對 B2 項的改劃 - 把北大嶼山郊野公園(擴建部分)現時涵蓋的地方剔出規劃區
剔出規劃區的理據不明，會否將其地區納入其他計畫大綱仍為未知之數。

2.2 反對 C 項的改劃 - 劃作鄉村式發展、住宅

把教會、綜合服務設施大樓、農場、回收場都拆走，把大量樹木砍伐及山頭移平，改劃作建築丁屋及其他低密度住宅，只是短暫的利益，無助市民安居樂業，還會破壞當區的自然環境，令香港人失去了一大片綠色地帶，若建公營房屋則較為合理。

2.3 反對 D1 項的改劃 - 把東堤灣畔中間之寬大的行人區改建成私人屋苑

該行人區為東堤灣畔居民對外的主要行人道路，亦能提供充足的地方作為休憩區，若然將該區域改成私人屋苑，工程的污染將會對東堤灣畔的居民及出入市民的健康有非常壞的影響，亦令公共空間消失，那裡的兩排美麗的大樹，小童=孩子的自由遊樂場或成人的休憩地方都變成一個非常擠擁的區域。

2.4 反對 D2 項的改劃 - 把東堤灣畔停車場入口對開的單車停泊區改建成道路

該單車停泊區現正服務大量以車代步的居民，尤其在繁忙時間，數以百計的逸東和馬灣新村居民會利用單車到地鐵站上班上學，若果取消該單車停泊區而不在鄰近地方重建，居民將沒有地方停泊單車，建議保留單車停泊區。

2.5 反對 E1 項的改劃 - 把海堤灣畔鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地並用作發展為公園。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.6 反對 F1 項的改劃 - 把水藍天岸鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.7 反對 F2 項的改劃 - 把水藍天岸鄰近的休憩用地(圓形廣場)改劃為道路

很多小孩子會在該大片平地遊玩，此舉會令他們失去大量活動空間，建議保留。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.8 反對 G1 項的改劃 - 把映灣園與可譽中小學之間的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地，工程亦會影響學校學生上課。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

2.9 反對 H1 項的改劃 - 把東薈城及東薈城第一期所在的地方改劃作「商業(2)」地帶

此舉進一步把公共空間私有化，該地方是很低使用量的單車停泊處，明顯是政府的錯誤規劃。而該地方在道路的旁邊，亦有巴士站，建議減少部分單車停泊位，再種植大量植物以改善空氣質素及建坐椅以供候車市民使用。

2.10 反對 J 項的改劃 - 把東涌鐵路站所在的地方由「綜合發展區」「政府機構或社區」地帶及顯示為「道路」的地方改劃作「其他指定用途」註明為「鐵路站」地帶

一直以來，居民面對安全的單車停泊位不足，建議改劃作單車停泊位，以方便居民停泊單車，建立一個單車有善的社區。

2.11 反對 K 項的改劃 - 把東涌港鐵站 A 出口對開建成商業區

東涌港鐵站 A 出口對開服務大量映灣園居民，作為穿梭巴士轉車之用，對外道路亦可以作為其他私家車使用者作上落車用途，此舉將令道路變得擠擁，難以有充足的地方讓車輛上落客人。

2.12 反對 R3 項的改劃 - 把馬灣新村東北面的土地由綠化地帶改劃作鄉村式發展
有數十多萬市民輪候公屋，政府一邊說是土地問題，一邊卻把珍貴的土地改劃作鄉村式發展，即建丁屋
建議改劃改為小型的公共房屋或公營長者屋。

2.13 加強及善用東涌的渡海運輸交通。

三、東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1

A. 該申述所關乎的在有關草圖內的特定事項

1.1 東涌的空氣污染是全港最高之一，而該計劃大綱草圖建議填海 120.5 公頃，興建 P1 道路的填海約 8.6 公頃，令東涌的霧霾情況惡化；

1.2 商業的總面積 7.38 公頃，卻沒有食環街市，不利民生；

1.3 住宅總面積約 59.03 公頃，卻大部分土地建私樓，以人均佔用土地面積計算，約 7 至 8 成為私樓；

1.4 海旁的休憩用地開闢設遊艇停泊處，明顯是私有化我們的公共空間。

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

對政府擬於東涌東北面約二百公頃的前濱及海床範圍內進行填海工程有以下的意見及建議：

1. 反對填海

東涌東擴展計劃的填海工程將填去 145 公頃海床，由於工程範圍鄰近即將興建的大小磨刀洲海岸公園。

- 施工期間進出填海範圍的工程躉船多達 42-56 架次，加上工程與機場第三條跑道部分施工重疊，若然兩項工程同時進行，每日將有多達二百艘高速船、工程船穿梭大嶼山東北部水域，產生巨大交通流量，嚴重干擾海岸公園內的海洋生物，特別是對聲音及水質敏感的中華白海豚。

大小磨刀洲海岸公園只是港珠澳大橋工程的附帶補償方案，若當局不加入緩解及補償措施，只會令海岸公園名存實亡。

2. 特殊教育

- 建議政府在東涌東填海項目中引入特殊學校，緩衝特殊學童長期要跨區上學的問題。

據社署資料顯示，東涌有 6 間針對弱能人士的服務中心，主要作為展能服務、嚴重弱智人士宿舍及特殊幼兒中心等，惟獨欠缺銜接中小學階段的特殊學校。

教育局於 2004 年曾表示有意於東涌興建特殊學校；而在 2011 年的立法會會議中，時任教育局局長孫明揚亦有回應訴求，表示「已初步揀選了適合的地點興建該特殊學校，正積極與各相關部門研究有關用地的可行性並進行各項技術研究。待有關研究完成後，我們會擬訂該特殊學校的細節安排，以便盡快落實有關的建校計劃。」但礙於社區阻力、擔心影響樓價等原因，至今仍未落實，不少學童長期要跨區上學。

3. 環島單車徑

- 要求增設連接東涌及機場的環島單車徑

在有關東涌東填海工程，擔心工程會影響翔東路路面平坦，筆直，加上鋪裝良好，而得以受到單車人士所歡迎，加上沿途均沒有任何單車徑設施，除了不少單車友都由此於東涌進出迪士尼，同時間十分適合公路車騎乘訓練。

政府有關當局聲稱把東涌發展成一個「低碳城市」，而踩單車能節能減碳，保護環境，市民又可得到更多運動的機會，既健康又減壓，亦可節省越來越昂貴的交通費用，如能有環島單車行更可為大嶼山增加旅遊特色。希望政府能認真改善路面設施。

4. 反對在海旁的休憩用地開闢設遊艇停泊處，把公共空間私有化。

總結：希望政府以「低碳城市」及「以人為本」作前提再思考東涌的擴展。

四、工務計劃項目第 7786CL 號 政總署工務計劃項目第 7786CL 號 東涌新市鎮擴展

意見：反對拆卸現有的白芒碼頭，因碼頭是原好的，是我們珍貴的公共空間，及應善用碼頭。

參考資料

1. 東涌擴展文件

http://www.districtcouncils.gov.hk/island/doc/2016_2019/tc/dc_meetings_doc/9962/IS_2016_017_TC.pdf

http://www.districtcouncils.gov.hk/island/doc/2016_2019/tc/dc_meetings_doc/9962/IS_2016_017_P1_TC.pdf

2. 東涌擴展區(填海)

http://www.districtcouncils.gov.hk/island/doc/2016_2019/tc/dc_meetings_doc/9962/IS_2016_017_A1P_TC.pdf

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3. 東涌市中心

http://www.districtcouncils.gov.hk/island/doc/2016_2019/tc/dc_meetings_doc/9962/IS_2016_017_A3P_TC.pdf
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4. 東涌谷

http://www.districtcouncils.gov.hk/island/doc/2016_2019/tc/dc_meetings_doc/9962/IS_2016_017_A2P_TC.pdf
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5. 工務計劃項目第 7786CL 號

地政總署 工務計劃項目第 7786CL 號 東涌新市鎮擴展 (填海、拆白芒碼頭)

http://www.landsd.gov.hk/tc/legco/acq_2016.htm
<http://www.landsd.gov.hk/en/legco/acq/plan/2016/ISM2583b.pdf>
<http://www.gld.gov.hk/egazette/pdf/20162001/cgn2016200185.pdf>

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就東涌新市鎮擴展的意見

東涌市中心發展-CHAN SHUN LEUNG.docx; 東涌谷-CHAN SHUN LEUNG.docx; 東涌東填海-CHAN SHUN LEUNG.docx

TPB/R/S/I-TCTC/21-8

就東涌新市鎮擴展的意見

城市規劃委員會主席及委員、規劃署署長、土木工程拓展署署長及渠務署署長，

你們好，本人就對東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1 及工務計劃項目第 7786CL 號地政總署工務計劃項目第 7786CL 號東涌新市鎮擴展提出意見，見附件。

CHAN SHUN LEUNG

CHAN SHUN LEUNG

[REDACTED]

[REDACTED]

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

東涌的空氣污染是全港最高之一，把大量植有樹木的休憩用地改劃為私人住宅，不利居民的健康；

申述的性質及理由、對有關草圖作出的建議

反對 B2 項的改劃 - 把北大嶼山郊野公園(擴建部分)現時涵蓋的地方剔出規劃區
剔出規劃區的理據不明，會否將其地區納入其他計畫大綱仍為未知之數。

反對 D1 項的改劃 - 把東堤灣畔中間之寬大的行人區改建成私人屋苑
該行人區為東堤灣畔居民對外的主要行人道路，亦能提供充足的地方作為休憩區，
若然將該區域改成私人屋苑，工程的污染將會對東堤灣畔的居民及出入市民的健康有非常壞的影響，亦令公共空間消失，那裡的兩排美麗的大樹，小女=孩子的自由遊樂場或成人的休憩地方都變成一個非常擠擁的區域。

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附件: 反對東涌東填海_Jackie.docx; 東涌中發展-林俊麒.docx; 東涌河 林俊麒.docx

TPB/R/S/I-TCTC/21-9

Dear Sir/ Madam,

Here is the attached file of my opinion of the Lantau Island development. Pls kindly confirm when you need further information.

Tks & Regards
Lam Chun Kei Jackie
[REDACTED]
[REDACTED]

林俊麒

[REDACTED]

[REDACTED]

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

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若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

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副本: haster wu
主旨: 就東涌新市鎮擴展的意見
附件: 反對東涌東填海_Haster.docx; 東涌中發展-Haster.docx; 東涌谷_Haster.docx

TPB/R/S/I-TCTC/21-10

就東涌新市鎮擴展的意見

城市規劃委員會主席及委員、規劃署署長、土木工程拓展署署長及渠務署署長，

你們好，本人就對東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1 及工務計劃項目第 7786CL 號地政總署工務計劃項目第 7786CL 號東涌新市鎮擴展提出意見，見附件。

Haster

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

東涌的空氣污染是全港最高之一，把大量植有樹木的休憩用地改劃為私人住宅，不利居民的健康；

申述的性質及理由、對有關草圖作出的建議

反對 B2 項的改劃 - 把北大嶼山郊野公園(擴建部分)現時涵蓋的地方剔出規劃區剔出規劃區的理據不明，會否將其地區納入其他計畫大綱仍為未知之數。

反對 D1 項的改劃 - 把東堤灣畔中間之寬大的行人區改建成私人屋苑
該行人區為東堤灣畔居民對外的主要行人道路，亦能提供充足的地方作為休憩區，若然將該區域改成私人屋苑，工程的污染將會對東堤灣畔的居民及出入市民的健康有非常壞的影響，亦令公共空間消失，那裡的兩排美麗的大樹，小女=孩子的自由遊樂場或成人的休憩地方都變成一個非常擠擁的區域。

反對把水藍天岸鄰近的休憩用地(圓形廣場)改劃為道路

很多小孩子會在該大片平地遊玩，此舉會令他們失去大量活動空間，建議保留。
若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

tpbpd

發 寄:
寄 期:
收件者:
主旨:

Hin tung Chan

07日03月2016年星期一 22:45

tpbpd@pland.gov.hk; tspd@pland.gov.hk; enquiry@cedd.gov.hk; enquiry@dsd.gov.hk

就東涌谷分區計劃大綱草圖編號S/I-TCV/1、東涌市中心分區計劃大綱草圖編號S/I-TCTC/21、東涌擴展區分區計劃大綱草圖編號S/I-TCE/1及工務計劃項目第7786CL號地政總署工務計劃項目第7786CL號東涌新市鎮擴展提出意見。

東涌河_陳衍彤.docx; 反對東涌東填海_陳衍彤.docx; 東涌中發展-陳衍彤.docx

TPB/R/S/I-TCTC/21-11

本人欲就東涌谷分區計劃大綱草圖編號S/I-TCV/1、東涌市中心分區計劃大綱草圖編號S/I-TCTC/21、東涌擴展區分區計劃大綱草圖編號S/I-TCE/1及工務計劃項目第7786CL號地政總署工務計劃項目第7786CL號東涌新市鎮擴展提出意見。謝謝。

東涌富東邨市民：陳衍彤

電話：[REDACTED]

電郵：[REDACTED]

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

A. 該申述所關乎 的在有關草圖內的特定事項

休憩用地改劃為私人住宅

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

把教會、綜合服務設施大樓、農場、回收場都拆走，把大量樹木砍伐及山頭移平，改劃作建築丁屋及其他低密度住宅，只是短暫的利益，無助市民安居樂業，還會破壞當區的自然環境，令香港人失去了一大片綠色地帶，若建公營房屋則較為合理。

反對 D2 項的改劃 - 把東堤灣畔停車場入口對開的單車停泊區改建成道路

該單車停泊區現正服務大量以車代步的居民，尤其在繁忙時間，數以百計的逸東和馬灣新村居民會利用單車到地鐵站上班上學，若果取消該單車停泊區而不在鄰近地方重建，居民將沒有地方停泊單車，建議保留單車停泊區。

2.9 反對 H1 項的改劃 - 把東薈城及東薈城第一期所在的地方改劃作「商業(2)」地帶

此舉進一步把公共空間私有化，該地方是很低使用量的單車停泊處，明顯是政府的錯誤規劃。而該地方在道路的旁邊，亦有巴士站，建議減少部分單車停泊位，再種植大量植物以改善空氣質素及建坐椅以供候車市民使用。

反對 J 項的改劃 - 把東涌鐵路站所在的地方由「綜合發展區」「政府機構或社區」地帶及顯示為「道路」的地方改劃作「其他指定用途」註明為「鐵路站」地帶

一直以來，居民面對安全的單車停泊位不足，建議改劃作單車停泊位，以方便居民停泊單車，建立一個單車有善的社區。

加強及善用東涌的渡海運輸交通。

tpbpd

寄件人: Yin Siu [REDACTED]
寄件日期: 08日03月2016年星期二 12:08
收件者: tpbpd@pland.gov.hk; tspd@pland.gov.hk; enquiry@cedd.gov.hk; DSD HKSARG
副本: [REDACTED]
主旨: 就東涌新市鎮擴展的意見
附件: 反對東涌東填海_TSE sai kit.docx; 東涌市中心發展_TSE sai kit.docx; 東涌谷_TSE sai kit.docx

TPB/R/S/I-TCTC/21-12

就東涌新市鎮擴展的意見

城市規劃委員會主席及委員、規劃署署長、土木工程拓展署署長及渠務署署長，

你們好，本人就對東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1 及工務計劃項目第 7786CL 號地政總署工務計劃項目第 7786CL 號東涌新市鎮擴展提出意見，見附件。

TSE sai kit

TSE sai kit

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

A. 該申述所關乎 的在有關草圖內的特定事項
休憩用地改劃為私人住宅

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

把教會、綜合服務設施大樓、農場、回收場都拆走，把大量樹木砍伐及山頭移平，改劃作建築丁屋及其他低密度住宅，只是短暫的利益，無助市民安居樂業，還會破壞當區的自然環境，令香港人失去了一大片綠色地帶，若建公營房屋則較為合理。

反對 D2 項的改劃 - 把東堤灣畔停車場入口對開的單車停泊區改建成道路
該單車停泊區現正服務大量以車代步的居民，尤其在繁忙時間，數以百計的逸東和馬灣新村居民會利用單車到地鐵站上班上學，若果取消該單車停泊區而不在鄰近地方重建，居民將沒有地方停泊單車，建議保留單車停泊區。

2.9 反對 H1 項的改劃 - 把東薈城及東薈城第一期所在的地方改劃作「商業(2)」地帶

此舉進一步把公共空間私有化，該地方是很低使用量的單車停泊處，明顯是政府的錯誤規劃。而該地方在道路的旁邊，亦有巴士站，建議減少部分單車停泊位，再種植大量植物以改善空氣質素及建坐椅以供候車市民使用。

反對 J 項的改劃 - 把東涌鐵路站所在的地方由「綜合發展區」「政府機構或社區」地帶及顯示為「道路」的地方改劃作「其他指定用途」註明為「鐵路站」地帶

一直以來，居民面對安全的單車停泊位不足，建議改劃作單車停泊位，以方便居民停泊單車，建立一個單車有善的社區。

加強及善用東涌的渡海運輸交通。

tpbpd

寄件人: Yin Siu [REDACTED]
寄件日期: 07日03月2016年星期一 22:58
收件者: tpbpd@pland.gov.hk; tspd@pland.gov.hk; enquiry@cedd.gov.hk; enquiry@dsd.gov.hk
主旨: 東涌新市鎮擴展意見
附件: 反對東涌市中心發展-馮小燕.docx; 反對東涌東填海_馮小燕.docx; 東涌河 馮小燕.docx

TPB/R/S/I-TCTC/21-13

城市規劃委員會主席及委員、規劃署署長、土木工程拓展署署長及渠務署署長，

你們好，本人就對東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1 及工務計劃項目第 7786CL 號地政總署工務計劃項目第 7786CL 號東涌新市鎮擴展提出意見，見附件。

東涌居民

馮小燕

馮小燕 東涌逸東邨居民

Email: [REDACTED]

Phone: [REDACTED]

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

A. 該申述所關乎 的在有關草圖內的特定事項

-分區計劃大綱圖把東涌市中心的休憩地方劃成住宅或商業用途，把我們的休憩用地及公共空間消滅，令空氣污染問題惡化

-公屋和長者屋不足

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

反對 R3 項的改劃 - 把馬灣新村東北面的土地由綠化地帶改劃作鄉村式發展有數以十多萬市民輪候公屋，政府一邊說是土地問題，一邊卻把珍貴的土地改劃作鄉村式發展，即建丁屋，建議改劃改劃為小型的公共房屋或公營長者屋。

把映灣園與可鑾中小學之間的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地，工程亦會影響學校學生上課。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

反對 F1 項的改劃 - 把水藍天岸鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

tpbpd

寄
寄日期:
收件者:
主旨:
附件:

Chun Yeung Wong ([REDACTED])
07日03月2016年星期一 23:27
tpbpd@pland.gov.hk
東涌中發展
東涌中發展-王進洋 .docx

TPB/R/S/I-TCTC/21-14

王進洋 東涌居民

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

A. 該申述所關乎 的在有關草圖內的特定事項

把把大量植有樹木的休憩用地改劃為私人住宅

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

反對 C 項的改劃 - 劃作鄉村式發展、住宅

把教會、綜合服務設施大樓、農場、回收場都拆走，把大量樹木砍伐及山頭移平，改劃作建築丁屋及其他低密度住宅，只是短暫的利益，無助市民安居樂業，還會破壞當區的自然環境，令香港人失去了一大片綠色地帶，若建公營房屋則較為合理。

反對 E1 項的改劃 - 把海堤灣畔鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地並用作發展為公園。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

反對 F1 項的改劃 - 把水藍天岸鄰近的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

反對 G1 項的改劃 - 把映灣園與可譽中小學之間的休憩用地改劃為住宅

此舉將進一步減少東涌居民的休憩用地，建議保留休憩用地，工程亦會影響學校學生上課。若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

反對 R3 項的改劃 - 把馬灣新村東北面的土地由綠化地帶改劃作鄉村式發展

有數以十多萬市民輪候公屋，政府一邊說是土地問題，一邊卻把珍貴的土地改劃作鄉村式發展，即建丁屋，建議改劃改劃為小型的公共房屋或公營長者屋。

tpbr
寄件人: Kwok Yu Hang [REDACTED]
寄件日期: 07日03月2016年星期一 22:37
收件者: tpbpd@pland.gov.hk; tspd@pland.gov.hk; enquiry@cedd.gov.hk; enquiry@dsd.gov.hk
主旨: Proposal for Tung Chung Development
附件: 反對東涌東填海_郭裕恒.docx; 東涌中發展-郭裕恒.docx; 東涌河-郭裕恒.docx

TPB/R/S/I-TCTC/21-15

Dear Sirs / Madams,

I am one of the Hong Kong resident live in Tung Chung,
After studying the government plan for Tung Chung development,
I have some suggestions for our Tung Chung which I think it is reasonable for Hong Kong future.
Please consider my suggestion in the development plan.
Thank you very much for reading my email and proposal.

Regards,
Kwok Yu Hang

東涌富東市民 - 郭裕恒

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

A. 該申述所關乎 的在有關草圖內的特定事項

把大量休憩用地改劃為私人住宅，是不公義的土地分配，若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

B 及 C. 該申述的性質及理由、對有關草圖作出的建議

希望政府能以「以人為本」地按居民的需要而規劃，不要只盲目增加人口而忽略人的真正需要。可惜此分區計劃大綱圖把東涌市中心的休憩地方劃成住宅或商業用途，把我們的休憩用地及公共空間消滅，令空氣污染問題惡化，直接損害我們的健康。因此，本人建議保留休憩地方及按居民的需要而規劃，例如推行單車友善的政策，源頭減廢，建立友善社區，令東涌居民擁有一個舒適的家。

TPB/R/S/I-TCTC/21-16

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

160227-105525-90254

提交限期

Deadline for submission:

08/03/2016

提交日期及時間

Date and time of submission:

27/02/2016 10:55:25

提出此宗申述的人士

Person Making This Representation: 小姐 Miss Wong in ping

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/I-TCTC/21

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
H1	反對 Oppose	東薈城若改為只作商業用途，將影響居民休憩權利

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/I-TCTC/21-17

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

160111-133132-91824

提交限期

Deadline for submission:

08/03/2016

提交日期及時間

Date and time of submission:

11/01/2016 13:31:32

提出此宗申述的人士

Person Making This Representation:

先生 Mr. JKK Lee

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/I-TCTC/21

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
第 K 項	反對 Oppose	東涌本已是全港數一數二空氣質素差的地區, 項目範圍位處市中心內地區, 四周現已高樓林立, 與旁邊公屋之間的街道狹窄, 如再增建一幢如此高的大廈, 不論對視覺、通風、空氣質素皆有明顯不良影響。請保留這一處空曠地方, 如必要發展, 建築物高度不應高於現時東薈城商場的高度, 以及四周要保留更多非建築地帶 (NBA)。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

--

就草圖作出申述

TPB/R/S/I-TCTC/21-18

Representation Relating to Draft Plan

參考編號

Reference Number:

160308-104417-28370

提交限期

Deadline for submission:

08/03/2016

提交日期及時間

Date and time of submission:

08/03/2016 10:44:17

提出此宗申述的人士

Person Making This Representation: 小姐 Miss Shirley Ko

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/I-TCTC/21

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Tung Chung Extension Area	反對 Oppose	<p>This is an objection on the newly released planning for Tung Chung areas that is contained 92.93 hectares of land zoned for residential development. Tung Chung carries a lot of ecological value especially in Tin Sam, Tung Chung beach which is one of the most valuable and important a seagrass bed in Hong Kong. In 1994, this has been listed as Sites of Special Scientific Interest (SSSI), for the seagrass and Baker Halophila grass, seaweed, and marine invertebrates.</p> <p>According to Green Power, Ecological Education and Resource Center survey last year, there are numbers of Dragon and the hippocampus in Tung Chung Bay. Hippocampus accustomed coral reefs of mangrove habitat, this provided a solid prove that Tung Chung Bay is excellent ecology, valuable ecologically.</p> <p>The Government Administration plans to develop Tung Chung River, this will further pollutants Tung Chung River which will bring the total number of hippocampal decline.</p>

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		<p>In 1960s and 1970s, Tung Chung has carried a large number of the hippocampus, and later due to reclamation, overfishing, the number of seahorses decline. Hippocampus now infested about three varieties, there are around 12 species, distributed in more than 10 locations in Sai Kung and Lantau.</p> <p>For this high-value ecological land, we need to protect; however, Government do nothing to protect or even provide the green light for illegal dumping, shovel and other acts.</p> <p>Indeed, this is a strong opposition for further development in Tung Chung areas.</p>
Tung Chung Town Centre Area	反對 Oppose	<p>This is an objection on the newly released planning for Tung Chung areas that is contained 92.93 hectares of land zoned for residential development. Tung Chung carries a lot of ecological value especially in Tin Sam, Tung Chung beach which is one of the most valuable and important seagrass bed in Hong Kong. In 1994, this has been listed as Sites of Special Scientific Interest (SSSI), for the seagrass and <i>Ba</i>ker <i>Halophila</i> grass, seaweed, and marine invertebrates.</p> <p>According to Green Power, Ecological Education and Resource Center survey last year, there are numbers of Dragon and the hippocampus in Tung Chung Bay. Hippocampus accustomed coral reefs or mangrove habitat, this provided a solid prove that Tung Chung Bay is excellent ecology, valuable ecologically.</p> <p>The Government Administration plans to develop Tung Chung River, this will further pollutants Tung Chung River which will bring the total number of hippocampus decline.</p> <p>In 1960s and 1970s, Tung Chung has carried a large number of the hippocampus, and later due to reclamation, overfishing, the number of seahorses decline. Hippocampus now infested about three varieties, there are around 12 species, distributed in more than 10 locations in Sai Kung and</p>

Tung Chung Valley	反對 Oppose	<p>Lantau.</p> <p>For this high-value ecological land, we need to protect; however, Government do nothing to protect or even provide the green light for illegal dumping, shovel and other acts.</p> <p>Indeed, this is a strong opposition for further development in Tung Chung areas.</p>
		<p>This is an objection on the newly released planning for Tung Chung areas that is contained 92.93 hectares of land zoned for residential development. Tung Chung carries a lot of ecological value especially in Tin Sam, Tung Chung beach which is one of the most valuable and important a seagrass bed in Hong Kong. In 1994, this has been listed as Sites of Special Scientific Interest (SSSI), for the seagrass and Baker Halophila grass, seaweed, and marine invertebrates.</p> <p>According to Green Power, Ecological Education and Resource Center survey last year, there are numbers of Dragon and the hippocampus in Tung Chung Bay. Hippocampus accustomed coral reefs or mangrove habitat, this provided a solid prove that Tung Chung Bay is excellent ecology, valuable ecologically.</p> <p>The Government Administration plans to develop Tung Chung River, this will further pollutants Tung Chung River which will bring the total number of hippocampus decline.</p> <p>In 1960s and 1970s, Tung Chung has carried a large number of the hippocampus, and later due to reclamation, overfishing, the number of seahorses decline. Hippocampus now infested about three varieties, there are around 12 species, distributed in more than 10 locations in Sai Kung and Lantau.</p> <p>For this high-value ecological land, we need to protect; however, Government do nothing to protect or even provide the green light for illegal dumping, shovel and other acts.</p>

Indeed, this is a strong opposition for further development in Tung Chung areas.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

tpbpd

寄件者:
寄出日期:
收件者:
主旨:

Tong Agnes [REDACTED]
08日03月2016年星期二 15:57
tpbpd@pland.gov.hk
請救救白海豚，停止開發東涌區計劃！

TPB/R/S/I-TCTC/21-19

請救救白海豚，停止開發東涌區計劃！

tpbpd

TPB/R/S/I-TCTC/21-20

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lkcheng [REDACTED]
08日03月2016年星期二 14:36
tpbpd@pland.gov.hk
sdev@devb.gov.hk; stboffice@thb.gov.hk; sen@enb.gov.hk; kkling@pland.gov.hk; kcdo@cedd.gov.hk; kklau@hyd.gov.hk; comr@td.gov.hk;
edwintong@dsd.gov.hk
S/I-TCV/1 & S/I-TCTC/21 Joint Green Groups Submission
(App1)JGG Tung Chung DPA (ver Oct2015)(Low Res)v3.jpg; (App2)Joint Statement_TC Valley and Coast 20120618.pdf; (App3) Degraded sites
v2.pdf; (App4) TCV Aerial Photo12Nov2007-16Apr2015.jpg; JGG TCV & TCTC OZP Response 8Mar2016.doc

主旨:
附件:

Dear Sir/Madam,

Please find the attached Green Group's Joint Submission in response to draft OZP No. S/I-TCV/1 and S/I-TCTC/21.
Please also note that NO appendices are attached in the fax submission.

Thank you for your kind attention.

Yours faithfully,

Cheng Lik Q.

On behalf of

Designing Hong Kong

Eco-Education & Resources Centre

Green Lantau Association

Green Power

Hong Kong Bird Watching Society

Hong Kong Outdoors

Lantau Buffalo Association

The Conservancy Association

World Wide Fund For Nature Hong Kong



BY FAX AND BY EMAIL

The Secretary,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

8 March, 2016

Dear Sir/Madams,

**Green Groups' Joint Submission in Response to
Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1, and
Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21**

Support the Promulgation of a Statutory Land Use Plan

1. The undersigned green groups jointly welcome the draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1 (TCVOZP) gazetted on 8 January 2016. This OZP will introduce statutory land use control in most part of Tung Chung River Valley and Bay and help protect the rich and diverse ecology against incompatible developments, environmental vandalism and degradation.
2. In order to effectively preserve and manage the biodiversity, natural landscape and hydrology of Tung Chung River, Valley and Coast, green groups call for, as shown in Appendix 1,
 - (a) Cover Tin Sam and Wong Lung Hang areas in new DPAs or Country Park extensions.
 - (b) Establishing a River Nature Park for proactive management of natural riverine and estuarine ecology and landscape, and for flood regulation.
 - (c) Early implementation of environmental protection and conservation landuses proposed in the TCVOZP in prior to other project works in Tung Chung area covering by OZP No. S/I-TCV/1, S/I-TCTC/21 and S/I-TCE/1.
 - (d) Traffic restriction in Tung Chung Valley and Bay, especially for construction trucks and machinery, immediately.

Rich, Unique and Intact Ecosystem of Tung Chung River, Valley and Bay

3. Tung Chung River is one of the few remaining major streams in Hong Kong with “Excellent” water quality (according to EPD’s monitoring results) and tranquil scenery. The Tung Chung River, which has not been overly affected by channelization, largely retains its natural state throughout from headwater to estuary. The Tung Chung River system is unique in the local context. Its headwaters flow from Hong Kong’s second and third highest peaks, all the way to the shallow Tung Chung Bay without interruptions.
4. The high connectivity and continuity of the river system from the montane area to the estuary make it exceptionally rich in its aquatic and coastal biodiversity, including many rare and endangered species, e.g. Beijiing Thick-lipped Barb (*Acrossocheilus beijiingensis*) 北江光唇魚, Philippine Neon Goby (*Stiphodon atropurpureum*) 紫身枝牙鰕虎魚, Romer’s tree frog (*Liuixalus romeri*) 盧氏小樹蛙, Chinese Horseshoe Crab (*Tachypleus tridentatus*) 中國蟹, Seaweed Pipefish (*Syngnathus schlegeli*) 舒氏海龍, Swinhoe’s Egret (*Egretta eulophotes*) 黃嘴白鷺. Diverse types of habitats are also found in the surrounding land area supporting many ecologically important animal and plant species in Hong Kong, including Common Birdwing (*Troides helena*) 裳鳳蝶 and Eurasian Eagle Owl (*Bubo bubo*) 鵩鴞 (refer to Appendix 2).
5. Tung Chung River is the second richest in freshwater species of any in Hong Kong, with a total of 23 species recorded, and listed as an Ecologically Important Stream (EIS)(No. 27) by Agricultural, Fishery and Conservation Department (AFCD). The mangroves on the intertidal mudflat at the Tung Chung River estuary is the largest on Lantau which is one of highest plant diversity sites. Tung Chung Valley and coast is also a butterfly hotspot which nurtures 148 species which comprises about 60% of Hong Kong’s total, including two rare and two very rare species.

Green Groups’ Recommended Development Permission Area Plan

6. Green groups’ recommended Development Permission Area (DPA) Plan (version Oct 2015) for a sustainable planning for Tung Chung River, estuary, coastal areas and associated habitats is enclosed (Appendix 1).
7. Regarding the land use of Tung Chung Valley, we suggested in 2012 (Appendix 2):
 - (a) To protect and conserve high quality natural habitats which are of rich biodiversity and ecological value through conservation planning, management and monitoring. In particular, the Tung Chung River, estuary, woodlands and the coast should not be exploited for any development and protected statutorily as “SSSI”, “CA” and “CPA” zones as illustrated in our revised recommended DPA Plan (version Oct 2015) attached to this letter (Appendix 1).
 - (b) To promote compatible community uses and enjoyment of the Tung Chung River Valley and the estuary through environmental education and passive recreation activities.

Ecologically-friendly facilities which encourage the public to access Tung Chung River and the estuary can be considered, for example, eco-trails, a riverside park, a nature education centre, resting places and look-out towers.

- (c) To enhance the tourist appeal the river landscape and cultural heritage of the Tung Chung River Valley through improved linkage to existing Country Parks in Lantau. Tung Chung River Valley is located amongst existing tourist spots including Hong Kong International Airport, Ngong Ping Cable Car, Po Lin Monastery and the Tian Tan Buddha Statue.

- 8. Therefore, Green Groups proposed in our recommended DPA Plan (Appendix 1) an extensive River Nature Park to serve above-mentioned land use purposes and flood prevention.

Green Groups' General Response to the Draft TCVOZP

- 9. Green groups agree with *the general planning intention for the Area* (first part of Section 8.1 of EXPLANATORY STATEMENT, TCVOZP) is "*to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area*" and "*enforcement actions should be taken against any unauthorized development which would have impacts on the natural and rural character of the Area*".
- 10. In response to the PLANNING CONTROL (Section 17 of EXPLANATORY STATEMENT, TCVOZP), green groups are very concerned that the publication of the draft Recommended Outline Development Plan (RODP) of the future new town extension and associated increase in economic activities has allured incompatible and unauthorized land uses in Tung Chung Valley and Bay.
- 11. Over the past two decades green groups observed a proliferation of incompatible developments and vandalism in Tung Chung Valley. The ecologically degraded land areas increased from 4.8% in 2007 to approximately 13% in 2015 (Appendix 3 and 4). However, enforcement powers and protection were lacking due to the absence of a statutory land-use plan.
- 12. To address these problems, the Administration should commit, with the publication of TCVOZP for the Tung Chung River Valley and coast,
 - (a) to ensure the proposed land uses in the TCVOZP can be implemented,
 - (b) to ensure control over incompatible and/or unauthorized developments,
 - (c) to terminate existing vandalism and to stem potential vandalism in Tung Chung Valley and Coast; and
 - (d) to protect the ecology, hydrology and water quality of Tung Chung River and Bay, a major planning intention of the TCVOZP.

13. Regarding the draft TCVOZP, green groups welcome the zoning of Area 96D, south part of the planning scheme area, as "Conservation Area"("CA"). However, we insist that 30m on either side of river courses, banks and tributaries of Tung Chung River and Wong Lung Hang, Tung Chung River Estuary and Tung Chung Bay should be zoned as "Site of Special Scientific Interest"("SSSI")(Appendix 1)
14. We also welcome the existing *fung shui woods* in the Tung Chung Valley west to Ngau Au and north of Shek Mun Kap zoned as "CA" in the TCVOZP. However, we are disappointed that the remaining *fung shui woods* receive no proper zones against development and ecological vandalism. Therefore, we recommend that the remaining *fung shui woods* should also be zoned as "CA" for protection.
15. We advise that the tributaries of Tung Chung River flowing through Mok Ka, Lam Che and Nim Un should be protected by zoning its stream courses and banks as "SSSI".

Tin Sam and Wong Lung Hang Remained Unprotected

16. The signatory green groups urge the Government to cover Tin Sam and Wong Lung Hang areas in new DPAs (refer to Appendix 1) which otherwise will remain as enclaves or be without effective land use control.
17. The seagrass beds and nearby mangroves at San Tau (SSSI No.58) are one of only four sites where Dwarf Eel Grass (*Zostera japonica*) 矮大葉藻, and one of only five sites where Oval Halophila (*Halophila ovalis*) 喜鹽草 are recorded in Hong Kong. Both species are rare in Hong Kong and are listed as of Local Concern status in China. San Tau mangroves is of high conservation value due to rich floristic diversity. San Tau, which is nearby Tin Sam, is a butterfly hotspot and Wong Lung Hang is an EIS listed by AFCD. Both areas require the preservation of local habitats.
18. Although the eastern part of Tung Chung Valley and Wong Lung Hang areas are covered in the in Amendment A1 in Tung Chung Town Centre Area OZP No. S/I-TCTC-21 (TCTCOZP), these areas have never been covered by any DPAs, and thus any incompatible developments or environmental vandalisms, such as diversion of Wong Lung Hang EIS, filling of land/pond or excavation of land, cannot be effectively controlled or enforced.
19. Green groups consider Tin Sam, Wong Long Hang and eastern part of Tung Chung Valley are integral parts of the whole Tung Chung River-*cum*-Bay hydrological and ecological system, and should receive stricter and more effective land use control to ensure a comprehensive management of flood regulation, water quality and nature conservation.
20. The Government should proactively protect the ecologically important Wong Lung Hang and Tin Sam areas by adequate, effective and enforceable statutory measures. Such measures should

be consistent with those proposed for Tung Chung River-cum-Bay including land use planning and control. Failure to designate a DPA for Wong Lung Hang and Tin Sam areas would materially weaken the ability of the Administration to conduct effective enforcement of the OZP. Since the Administration is fully aware of difficulties of enforcing an OZP which has not been preceded by a DPA, failure to designate a DPA may be considered as maladministration and thereby arouse public and legal controversy.

Tung Chung Valley not Suitable for Residential Development

21. In view of the "Residential (Group C)" ("R(C)") zone (Section 9.2 of EXPLANATORY STATEMENT, TCVOZP) and the Area 42 and 46 zoned as "Residential(Group A)"("R(A)") (Section 7.2.6 and 7.2.7 of EXPLANATORY STATEMENT, TCTCOZP), we call for a reduction in development pressure and wide ranging measures to alleviate development impacts.
22. Much of Tung Chung Valley is allocated for residential development in above-mentioned OZPs. We consider that such planning is incompatible with the physical and ecological setting of Tung Chung Valley and the principles of the Convention on Biological Diversity. Under Article 8 of this Convention, each contracting party shall:
 - Regulate or manage biological resources important for the conservation of biological diversity whether within or outside protected areas, with a view to ensuring their conservation and sustainable use;
 - Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings;
 - Promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to furthering protection of these areas;
 - Rehabilitate and restore degraded ecosystems and promote the recovery of threatened species, *inter alia*, through the development and implementation of plans or other management strategies;
 - Endeavour to provide the conditions needed for compatibility between present uses and the conservation of biological diversity and the sustainable use of its components.
23. We are highly concerned that the residential development (plot ratio 1 near the Tung Chung River estuary and up to 6.4 to the east of the valley) would affect the natural landscape, hydrology and ecology of Tung Chung River, threaten the inhabited wildlife and impact the water quality of Tung Chung River.
24. From the Hong Kong Observatory's past observation on and prediction of Hong Kong's future precipitation pattern, the scale and frequency of river floods is expected to increase. Tung Chung River is comparatively short and steep with an overall slope of 1: 4.9, (compared to Lam Tsuen River 1: 14.5, Kam Tin River 1: 14.4, Shing Mun River 1: 17.7, Tuen Mun River 1: 17.9).

The average annual rainfall of its river basin reaches up to 2400 mm, which is one of the highest regions in Hong Kong. Therefore, hydraulic and geotechnical conditions in small and narrow area of Tung Chung River Valley are highly unfavourable for dense and high-rise development.

25. Thus, in the long run, the Government must make early precaution and preventive measures in river land use planning through OZPs for Tung Chung River Valley, to decrease the threat posed by river floods due to climate change:
 - (a) Governments should avoid developing residential and industrial areas in Tung Chung River Valley, which are highly prone to flooding and landslide, to prevent risking the lives of residents and their properties.
 - (b) The government should allocate sufficient “permeable land use” by conserving vegetation and avoid covering large surface areas with concrete in Tung Chung Valley which helps allowing rainwater to infiltrate through the soil and alleviate flooding.
 - (c) Government should strengthen law enforcement on dumping, unauthorized vehicle access and developments on both sides of Tung Chung River or other activities which may affect drainage capacity of the rivers.
26. The large areas of “R(A)”, “R(C)” and “Village Type Development”(“V”) zones in Tung Chung Valley also threaten the water quality, ecosystem and landscape of Tung Chung Valley, River and Bay area and violate the Convention on Biodiversity.
27. We agree *“to concentrate village type development within “V” zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”* (Section 9.3.1 of EXPLANATORY STATEMENT, TCVOZP).
28. We concur the *“general presumption against development”* for the planning intention in “Green Belt”(“GB”), “CA” and “Coastal Protection Area”(“CPA”) zone.

Threat to Species of Global Conservation Value

29. The “Commercial” (“C”) zone (Section 9.1 of EXPLANATORY STATEMENT, TCVOZP), especially Area 38A in which a public transport terminus and maximum building height of 35m is planned, is incompatible with the mangroves on the western bank of Wong Lung Hang estuary where a breeding population of dragonfly Mangrove Skimmer (*Orthetrum poecilops*) 斑灰蜻 was discovered in 2015 by local green group. Mangrove Skimmer is listed as “Vulnerable” by IUCN and locally rare.
30. We opine that these “C” zones in TCVOZP will threaten Mangrove Skimmer population and we recommend include its habitat in River Park or other proper conservation zoning are needed.

31. The public transport terminus should be relocated in Area 107("GI/C") or Area 39 ("R(A)1") in TCTCOZP to link more efficiently with the planned underground railway station to the west of Yat Tung Estate.

River Nature Park for Flood Control and Conservation as Public Interest

32. Section 18.3 of EXPLANATORY STATEMENT, TCVOZP mentions that *"the Government will resume and clear the private land for... .. public developments... ..and provide infrastructure."* Therefore, we urge the Government to seriously consider the resumption of all private land lots in the Tung Chung River Valley to achieve a sustainable plan for public developments in Tung Chung Valley.
33. It is proposed that land is resumed to provide flood prevention, environmental and conservation infrastructure in the entire river valley, and estuary which is managed as a **River Nature Park** (separately or jointly by DSD, AFCD and/or LCSD), to safeguard and control the hydraulic, water quality and ecological properties of the river valley.
34. Designation of Tung Chung River Valley as a River Nature Park can be implemented by the Government as part of public developments in the Tung Chung New Town Extension (TCNTE).
35. Whereas the residential and road zones in the OZP will impose adverse and irreversible impacts on the ecology of Tung Chung River Valley and Bay, the proactive land use management by establishing a River Nature Park will help preserve natural resources for community use and enjoyment, habitat protection and fisheries intended under the RODP of TCNTE study and draft TCVOZP.
36. The resumption of land and the management as River Nature Park will make it possible to better conserve and enhance the ecological value and functions of Tung Chung River Valley. The park will provide a high quality nature experience for residents, improved flood control, and better conservation of the rich habitat of the river valley and estuary.
37. The estimated resumption cost for about 500 private land lots with a total area of 8.5 ha in green groups' proposed River Nature Park (Appendix 1) is HK\$370 million.
38. The Government should explore and assess the feasibility and potential impacts of different alternative options for flood prevention such as resuming lands along the riparian zones of Tung Chung River so as to serve as natural floodplain to retain floodwater.

Conservation First Before Development

39. For Section 18 of EXPLANATORY STATEMENT, TCVOZP, we are disappointed that the *"phasing and packaging of works for the Tung Chung New Town Extension to achieve early*

delivery of land to meet the housing needs and ensure timely provision offacilities in tandem with population build-up” do not include the early implementation of environmental protection and conservation landuses proposed in the TCVOZP. We urge the Administration to adopt a “conservation first before development” strategy for the implementation of TCVOZP.

40. Most of Hong Kong’s major natural rivers are channelized and recipients of low quality water including run-off and effluent discharges from storm drain networks. These rivers often emit foul odour and are an urban blight degrading the living quality of Hong Kong, and impact our image as a well-developed and livable world class city. Tung Chung River must not follow the same fate of other channelized rivers of Hong Kong.
41. Once the TCNTE development commences according to the approved OZPs, the amount of construction waste generated according to the Environmental Impact Assessment Report could fill up the whole Tung Chung Valley and estuary. Unless dedicated efforts and proper phasing of works are made to protect the valley and bay, the invaluable river ecosystem and landscape will be irreversibly ruined. And this in turn, would jeopardize the government’s carefully crafted comprehensive plan for the area.
42. The construction, the increase in population and the new economic activities close to these ecologically valuable resources will inevitably lead to destruction unless very strong and specific protection and management measures as proposed in TCVOZP are put in place. Already we have witnessed a proliferation of dumping of massive amounts of debris and construction waste in Tung Chung Valley (Appendix 3 and 4). Increasingly typical ‘brown-field’ uses are covering more areas in the valley, uses which thrive on the growing population and economic activities in north Lantau.
43. Moreover, The Tung Chung River, Estuary and Bay are a great opportunity to implement the “Water-friendly Culture and Activities” policy adopted by the Government in 2015.
44. We invite the Administration to set a good model for “conservation first before development” and to protect this natural river resource, and to consider incorporating the following measures for implementation of TCVOZP:
 - (a) To first create the polders and to establish a River Nature Park covering the river, estuary and areas earmarked for conservation along the river well ahead of commencing the other infrastructure and development projects. By clearly demarcating the conservation areas as a park, and by ensuring management is in place, these areas designated for conservation can be protected from land filling, unauthorized dumping, destruction and other encroachment. At the same time this ensures that flood control and management measures are in place and the natural river courses can be protected from obstruction and diversion.

- (b) The Sustainable Urban Drainage System (SUDS), storm water retention ponds and pump stations must be built before the commencement of any other development projects to avoid polluted water generated by construction works are discharged into the natural river course, deteriorating the water quality and threatening the ecosystem and landscape of Tung Chung River and the estuary.
- (c) In order to protect the ecosystem and natural environment of the valley from air pollution and illegal dumping, large vehicles and construction trucks must be prohibited from entering the section of Tung Chung Road west of Ha Ling Pei. Vehicles that have sufficient reasons for entering need to seek formal approval from relevant authorities.
- (d) No construction and civil engineering works should be allowed in the riverbed, riparian zone and estuary of Tung Chung River. Storm water and sewage water should not be discharged into the river courses and estuary of Tung Chung River.

Prevention of Water Pollution and Habitat Damages

- 45. Green groups concur that “ *any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Column 1 and 2 above or the uses or developments always permitted under the covering NOTES....., shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft DPA plan without the permission from the TPB under section 16 of the Town Planning Ordinance*”, which is stipulated in Remarks under “GB”, Remarks (b) under “CA” and “CPA” in TCVOZP.
- 46. However, we opine that this planning measure should also stipulated other zones in TCVOZP, especially those the tributaries of Tung Chung River, whatever natural streams/rivers, irrigation or stormwater channels, flow through and waterways in mangroves, and including the tributaries flowing through Mok Ka, Lam Che and Nim Un. “*Filling of land/pond or excavation of land*” should be under the same planning control as “*diversion of streams*” and stipulated under Remarks (c) of “V” zones in TCVOZP.
- 47. For Section 17.2 of EXPLANATORY STATEMENT, TCVOZP, we opine that regarding “*uses or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan, any material change of such use or any other development*” which may have adverse environment, drainage, traffic, ecology and hydrology of the Area should not be permitted. “*The alteration and/or modification works which may lead to an environmental and ecological improvement to the Area may be considered favourably by the Board.*”
- 48. For Section (2) of NOTES, TCVOZP, in order to avoid water pollution to Tung Chung River and Bay, any use or development that does not conform to Water Pollution Control Ordinance (Cap.358) should be terminated despite being in existence immediately before the first

publication in the Gazette of the notice of the draft DPA Plan No. DPA/I-TCV/1.

49. For section (8)(b), (9)(a)(i) and 9(b) of NOTES, TCVOZP, “refreshment kiosk” should not be permitted on ecologically important areas, within 30 metres on either side of river/stream, which have been mostly zoned as “CA” and “CPA” and agricultural lands because it may generate wastewater and garbage that pollute the water bodies and degrade the habitats.
50. For section (8)(c) and (d), and (9)(a)(ii) of NOTES, TCVOZP, in order to avoid alteration of physical setting and damage to ecology of the natural streams and rivers (including its tributaries flowing through or by agricultural lands), diversion, excavation, shotcreting and paving of beds and banks should not be allowed for “*maintenance or repair ofwatercourse.....*” and “*.....drainage works.....*” without the permission of the relevant government authorities in charge of environmental protection and nature conservation.
51. For section (8)(e) of the NOTES, TCVOZP, the septic tanks of rebuilt New Territories Exemption Houses should not be constructed within 30 metres of either side of watercourse to avoid pollution of river water by the sewage.
52. For Section (11)(a) of the NOTES, TCVOZP, we concur that “*temporary use or development of any land or building*” should not be permitted in areas zoned “CA” and “CPA”.
53. For Section (11)(b) of the NOTES, TCVOZP, we strongly urge that open storage and port back-up landuses must be prohibited in the Planning Scheme Area because these landuses
 - (a) are not compatible with the environmental setting and landscape of Tung Chung River Valley;
 - (b) breaches the planning intention of TCVOZP,
 - (c) will encroach and interrupt the Tung Chung River which is designated as EIS, proposed River Park and SUDS,
 - (d) will disturb and cause permanent and irreversible loss of habitats, such as river beds and banks, freshwater marsh, farmlands, by land filling, dumping of wastes and soil debris,
 - (e) will cause land contamination with toxic substances, air and water pollution,
 - (f) will trigger opening of private vehicular access and additional heavy-vehicle traffic that further disturb and destroy the habitats in Tung Chung River Valley and Bay.
 - (g) are difficult to be reinstates to the origin habitats through planning measures.

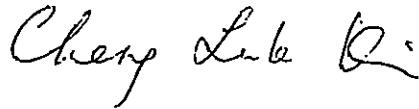
Adverse Impacts of Road Network

54. Green groups would like to stress the adverse impacts of road network (Section 10.1 of EXPLANATORY STATEMENT, TCVOZP) on the environment and ecology of Tung Chung River, Valley and Bay. Road access will promote development, air and noise pollution, and facilitate illegal dumping and landfilling on farmlands and riverbanks.

55. In order to prevent uncontrollable and unenforceable vandalism in Tung Chung Valley and other potential adverse impacts of road access, we urge the Administration to review the proposed road network in the OZP and to impose traffic restriction in Tung Chung West, especially for construction trucks and machinery.
56. We insist that all non-essential roads access to ecologically sensitive areas such as natural coastlines, river banks, fung shui woods and other ecologically important sites is eliminated.
57. In the Section 7.1.7 and Figure 2 of EXPLANATORY STATEMENT, TCVOZP, "*two Non-Building Areas (NBA) of 20m and 30m wide are proposed in Area 60 and 71A respectively as breezeway to promote better air ventilation and to enhance visual permeability*" and not shown in the draft TCVOZP, i.e.
- (a) an extension of Yu Tung Road through "R(C)2"(Area 60) to "CPA" on the eastern bank of Tung Chung River,
 - (b) an "NBA" zone connecting "CA" with Road L25 through "R(C)1"(Planning Area No.71A) to the north of Shek Mun Kap,
- However, we worry that these NBAs will become road access that facilitate flytipping and threaten the adjoining "CPA" and "CA". Moreover, road access will generate air pollution from vehicles that contradicts the design concept of these NBAs.
58. We are highly concerned about the Road L28 connecting existing Shek Mun Kap Road to Mok Ka, which runs across an EIS designated by AFCD.
59. Also, the existing illegal road access across Tung Chung River in Area 84 must be removed because it is not compatible with the planned River Park. Moreover, such illegal structure threatening the water quality and ecology of Tung Chung River should not be accepted and rationalized in the statutory land-use plan.
60. We are also concerned that road access will initiate and ecological vandalism activities in ecologically important areas, e.g. the "CA" zone adjoining Ngau Au, and the "CA" zone between Shek Mun Kap Road and Area 71A.

Thank you very much for your kind attention. We look forward to your favourable decision.

Yours faithfully,



CHENG Luk-ki (Division head, Scientific Research & Conservation, Green Power).

On behalf of
Designing Hong Kong
Eco-Education & Resources Centre
Green Lantau Association
Green Power
Hong Kong Bird Watching Society
Hong Kong Outdoors
Lantau Buffalo Association
The Conservancy Association
World Wide Fund For Nature Hong Kong

Encl.

Appendix 1. Green Groups' recommended DPA Plan (version Oct 2015)
Appendix 2. Joint green groups' recommended DPA Plan for Tung Chung River, estuary, coastal areas and associated habitats (version Jun 2012)
Appendix 3. Map illustrating degraded site complaints and photos by green groups.
Appendix 4. Aerial photos of Tung Chung Valley taken in November 2007 and April 2015.

c.c.

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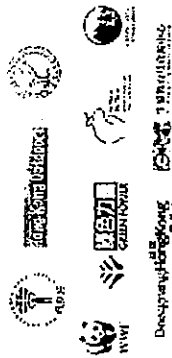
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Appendix 1



各環保團體聯合建議夾灣河、河口、海岸及相關生態的發展審批地區圖
Joint green groups' recommended Development Permission Area (DPA) Plan for Tung Chung River, estuary, coastal areas and associated habitats

2015年10月 October 2015

目錄
Legend

河溪自然公園 (包括地表徑流濕地)
River Nature Park (including stormwater treatment wetlands)

河流
River

步行徑
Path

具特殊科學價值地點 (SSSI)
Site of Special Scientific Interest

自然保育區 (CA)
Conservation Area

海岸保護區 (CPA)
Coastal Protection Area

其他指定用途 (包括保育、生態旅遊、生態教育)
Other Specified Uses (Conservation, ecotourism & ecological education)

淨化帶 (GB) (包括地表徑流濕地)
Green Belt (including stormwater treatment wetlands)

鄉村發展 (V)
Village Type Development

政府、機構或社區 (GIC)
Government, Institute & Community

附註:
Note:

1 具特殊科學價值地點 (SSSI) 覆蓋夾灣河河道、河口及河道兩邊各30米、支流每邊各20米、河口和夾灣河
SSSI covers Tung Chung River courses, banks (30 metres on either side of major courses and 20 metres for tributaries), estuary and Tung Chung Bay.

2 自然保育區 (CA) 覆蓋夾灣河河道及支流、濕地、森林及附近河道的河床範圍
CA covers ecologically important woodlands and lung shu woods, Nel Lak Stream and upstream catchment of Tung Chung River.

3 海岸保護區 (CPA) 覆蓋夾灣河泥灘和消浪後灘
CPA covers mudflats and backshore of Tung Chung Bay.



Appendix 2 (Oct 2015)



19 June 2012

Joint Green Groups' Statement on Protection and Conservation of Tung Chung River, Estuary, Coastal Areas and Associated Habitats

1. The undersigned groups are deeply concerned about the Government's plan to reclaim the Tung Chung River Valley and coastal areas for development under the "Planning and Engineering Study on the Remaining Development in Tung Chung", which will destroy Tung Chung River Valley's intact and integrated stream, riparian, estuarine and coastal ecosystems. These habitats support outstanding biodiversity. Tung Chung River is one of the few remaining major streams in Hong Kong which has not been overly affected by channelization or water pollution, and largely retains its natural state throughout the whole river course from headwater to estuary. The Tung Chung River system is unique in the local context. Its headwaters flow down from Hong Kong's second and third highest peaks, and run uninterrupted all the way to the shallow Tung Chung Bay. The high connectivity and continuity along its whole length from the montane area to estuary make it exceptionally rich in its aquatic and coastal biodiversity, including many rare and endangered species. The surrounding land area also contains diverse habitat types, supporting many ecologically important animal and plant species in Hong Kong.
2. We urge the Government to protect the Tung Chung River (both channelized and natural sections, and its tributaries), its estuary, the entire Tung Chung Bay and other remaining natural habitats within Tung Chung Valley, which are of high ecological, landscape, hydrological and cultural values, so as to preserve natural resources for nature conservation, community use and enjoyment, and fisheries. In addition, we have prepared a recommended Development Permission Area (DPA) plan incorporating our vision for a sustainable future for Tung Chung's remaining natural areas for Government's consideration.

3. Tung Chung has a special history and a unique setting. It has been settled since the fall of the Southern Sung Dynasty in 1279. The bay was the setting for a huge naval battle in 1810 when the Qing navy defeated the notorious pirate Cheung Po Tsai. The Tung Chung Fort and Tung Chung Battery dated from these times and are listed monuments. Lying between the forested slopes of Lantau Peak and Nei Lek Shan, the bay with the immensely photogenic fishing village on Ma Wan Chung, the historic Hau Wong Temple in its coastal setting, and the sea grass and mangrove stands, offers a unique panorama and insight for visitors and locals alike. These aspects would disappear if Tung Chung is further developed.
4. We would also note that the Convention on Biological Diversity was extended to Hong Kong with effect from 9 May 2011. The implication of the extension is a commitment to develop and implement best international practices for the conservation and sustainable use of biodiversity. There are now further obligations for our future development plans to effectively manage and protect our valuable ecological diversity within or outside the protected areas and ensure their conservation and sustainable use. Under Article 8 of this Convention, each contracting party shall:
 - Establish a system of protected areas or areas where special measures need to be taken to conserve biological diversity;
 - Develop, where necessary, guidelines for the selection, establishment and management of protected areas or areas where special measures need to be taken to conserve biological diversity;
 - Regulate or manage biological resources important for the conservation of biological diversity whether within or outside protected areas, with a view to ensuring their conservation and sustainable use;
 - Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings;
 - Promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to furthering protection of these areas;
 - Rehabilitate and restore degraded ecosystems and promote the recovery of threatened species, inter alia, through the development and implementation of plans or other management strategies;
 - Endeavour to provide the conditions needed for compatibility between present uses and the conservation of biological diversity and the sustainable use of its components.
5. Therefore, compatible landuse should be extended to Tung Chung River, estuary, coastal areas and associated habitats which can serve as a green lung for the existing residents of Tung Chung. Our vision for the Tung Chung's remaining natural areas is as follows:
 - a. Protect and conserve high quality natural habitats which are of rich biodiversity and ecological value through conservation planning, management and monitoring. In particular, Tung Chung River, estuary, woodlands and the coast should not be exploited for any development and protected statutorily as "Site of Special Scientific Interest", "Conservation Area" and "Coastal

Protection Area” zones as illustrated in our recommended DPA plan for Tung Chung remaining natural areas. (See Appendix 1 regarding green groups’ recommended DPA plan for Tung Chung’s remaining natural areas.)

- b. Promote compatible community use and enjoyment in the Tung Chung River Valley and the estuary through environmental education and passive recreation activities. Ecologically-friendly facilities which encourage the public to assess Tung Chung River and the estuary can be considered, for example, eco-trails, a riverside park, a nature education centre, resting places and look-out towers.
 - c. Enhance the tourist appeal of Tung Chung River Valley based on its river landscape and cultural heritage through improved linkage to existing Country Parks in Lantau, as Tung Chung River Valley is located amongst existing tourist spots including Hong Kong International Airport, Ngong Ping Cable Car, Po Lin Monastery and the Tian Tan Buddha Statue.
6. In order to further support the ecological value of Tung Chung River, estuary, coastal areas and associated habitats, a number of conservation groups have commenced ecological surveys in these areas. The results will be released and submitted to the Government to facilitate environmentally and socially sound planning for Tung Chung’s remaining natural areas. The surveys cover a wide range of taxa groups and a summary of the results is presented below.

7. Tung Chung River and riparian zones

The preliminary results show that Tung Chung River is rich in freshwater fish species. Over 20 freshwater fish species (11% of total number of freshwater species) can be found in the Tung Chung River and five of them (including Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) and Giant Mottled Eel (*Anguilla marmorata*)) are considered to be of high conservation importance. In fact, Tung Chung River is one of the last local streams which still has a natural estuary. Tung Chung River and its riparian zones are also ecologically important for 25 amphibian and reptile species (22% of total number of amphibian and reptile species) including the endemic Romer’s Tree Frog (*Liuixalus romeri*) and Hong Kong Newt (*Paramesotriton hongkongensis*) which are protected by law. At least 48 butterfly species (18% of total number of butterfly species) can be found in Tung Chung’s remaining natural habitat, and a population of one rare butterfly species, Jhora Scrub Hopper (*Aeromachus jhora*) can be found within the marsh inside Tung Chung River.

8. Tung Chung Estuary and Tung Chung Bay

Tung Chung Estuary is characterised by mudflat, mangrove, saltmarsh and seagrass habitats and the San Tau seagrass bed SSSI is located on its western side. The estuary is home to various mangrove plant and animal species and is also the breeding and nursery ground for two horseshoe crab species, Chinese Horseshoe Crab (*Tachypleus tridentatus*) and Mangrove Horseshoe Crab (*Carcinoscorpius rotundicauda*) and one pipefish species, Seaweed Pipefish (*Syngnathus schlegeli*), demonstrating its high ecological value and importance in local context. Tung Chung

Bay is also exceptional in terms of economically important juvenile fish and crustacean species, which shows that Tung Chung Bay is an important nursery area of commercial fisheries resources. The bay is also an important foraging ground for some important wetland bird species like Swinhoe's Egret (*Egretta eulophotes*) and Pacific Reef Egret (*Egretta sacra*).

9. Tung Chung Valley

Tung Chung Valley is largely covered with wooded areas and several Fung Shui Woodlands are identified. The secondary woodlands surrounding Tung Chung Valley are good in quality and are used by many fauna species. These woodlands also contain protected plant species like Incense Tree (*Aquilaria sinensis*) which are of conservation importance. Four butterfly species of conservation importance are recorded near the Tung Chung woodlands, including Oriental Striped Blue (*Leptotes plinius*), Peacock Royal (*Tajuria cippus*), Golden Birdwing (*Troides aeacus*) and Common Birdwing (*Troides helena*). (See Appendix 2 for some highlighted key ecologically important species recorded in the Tung Chung River, valley, estuary and bay.). Part of Tung Chung River, its riparian habitats and its estuarine habitats have been severely damaged by haphazard development over the last decade and it is time to provide appropriate planning and protection to the remaining key sites.

10. In view of the intactness, uniqueness and intricate ecology of Tung Chung River Valley, estuary and coastal areas and the social benefits of conserving these areas for public use and tourist attraction, any adverse impacts of development or incompatible uses in these areas must be avoided. Therefore, we strongly urge the government to:

- a. Prohibit civil engineering work, channelization and reclamation in Tung Chung River courses and banks, estuary and the entire Tung Chung Bay.
- b. Prohibit any discharge of effluents and connection of outfalls to Tung Chung River channels and estuary. Any landuse and activity that brings about water pollution must be removed from Tung Chung River banks and the shores of Tung Chung Bay.
- c. Rehabilitate the channelized/ damaged artificial river sections.
- d. Adopt our recommended DPA plan to guide a sustainable planning and development in Tung Chung.
- e. Terminate the present planning and engineering study on the remaining development in Tung Chung and not to fast-track the landuse planning, engineering feasibility and EIA study processes. We consider that the present proposed plan to reclaim Tung Chung Bay, with new town development as the decided objective, pre-empt the landuse planning and EIA process.

Co-signed Groups

Designing Hong Kong

Eco-Education & Resources Centre

Green Lantau Association

Green Power

Hong Kong Bird Watching Society

The Conservancy Association

WWF-Hong Kong

Appendix 2: List of some highlighted key ecologically important species recorded in Tung Chung River, Valley, estuary and bay.

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
Tung Chung River and Riparian Zone					
Romer's Tree Frog	<i>Liuxalus romeri</i>	盧氏小樹蛙	Endemic to Hong Kong	Protected under Cap. 170 IUCN: Endangered ¹ Fellowes et al. (2002): Potential Global Concern ²	Riparian zones (woodlands/ vegetated areas; but also see below)
Hong Kong Newt	<i>Paramesotriton hongkongensis</i>	香港瘰螈	Restricted to coastal South China but fairly widespread locally	Protected under Cap. 170 IUCN: Near Threatened ¹ Fellowes et al. (2002): Potential Global Concern ²	Found in the main stream and tributaries of Tung Chung River System
Short-legged Toad	<i>Xenophrys brachykolos</i>	短腳角蟾	All confirmed records are from Hong Kong.	AFCO: Species of Conservation Concern ³ IUCN: Endangered ¹ Fellowes et al. (2002): Potential Global Concern ²	Small hill streams and wooded riparian zones; small tributaries associated with Tung Chung River provide suitable breeding habitats for this species.
Beijiang Thick-lipped Barb	<i>Acrossocheilus beijiangensis</i>	北江光唇魚	Populations considered to be native appear in only Hong Kong Island and Lantau; distribution highly	AFCO: Species of Conservation Concern ⁴ Fellowes et al. (2002): Global Concern ²	Streams with natural bottom (gravel and sand); found in the main stream and tributaries of Tung Chung River System.

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
Giant Mottled Eel	<i>Anguilla marmorata</i>	花鰻鯪	restricted. Rather restricted in distribution and population size very small; threatened by over-harvesting and population trend is likely to be decreasing	AFCD: Species of Conservation Concern ⁵ China Red Data Book: Endangered ⁵ China Species Red List: Endangered ⁶ Class II State Protected Species in China ⁶ Fellowes et al. (2002): Global Concern ²	Diadromous species; inhabits streams with natural stream bed (gravel and sand); the stream-ocean corridor should not be blocked (i.e. channelization at certain section, culverted); stream flow and stream bed should remain natural (stream flow should not be further reduced); simply speaking, the whole stream should be preserved for protecting this species
Jhora Scrub Hopper	<i>Aeromachus jhora</i>	寬鋸弄蝶	Rare ⁷	AFCD: Rare ⁷	A population was found within the marsh inside Tung Chung River.
Hong Kong Spiranthes	<i>Spiranthes hongkongensis</i>	香港綫草	Threatened by overharvesting	Protected under Cap. 96 and 586.	Stream and riparian zone.
Pitcher Plant	<i>Nepenthes mirabilis</i>	豬籠草	Threatened by overharvesting	Protected under Cap. 96 and 586.	Riparian zone.
Tung Chung Estuary and Tung Chung Bay					
Burmese Python	<i>Python molurus</i>	蟒蛇	Widespread in Hong Kong but rare in South China	Protected under Cap 170 and 586 IUCN: Near Threatened ¹ China Species Red List: Critically Endangered ⁶	Woodlands, mangrove, saltmarsh, stream courses and vegetated riparian zone

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
				China Red Data Book: Critically Endangered ⁶ Class I State Protected Species in China ⁶ Fellowes et al. (2002): Potential Regional Concern ²	
Chinese Horseshoe Crab	<i>Tachypleus</i> <i>tridentatus</i>	中國蟹	Restricted mostly to the Deep Bay and rare in other parts of Hong Kong ¹⁰	IUCN - Data Deficient China Species Red List: Endangered Their abundance has declined substantially with low density on local shores in Hong Kong ¹⁰	Coastal bays, Intertidal soft shore, and the bottom of open sea
Mangrove Horseshoe Crab	<i>Carcinoscorpius</i> <i>rotundicauda</i>	圓尾蟹	Mainly in Deep Bay and Lantau Island. Also recorded in Luk Keng and Lai Chi Wo ¹⁰	IUCN - Data Deficient China Species Red List: Vulnerable Their abundance has declined substantially with low density on local shores in Hong Kong ¹⁰	Coastal bays, Intertidal soft shore, and the bottom of open sea
Seaweed Pipefish	<i>Syngnathus schlegelii</i>	舒氏海龍	Juveniles were	IUCN - Not Assessed	Coastal bays, Intertidal soft shore, and the bottom of

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
			discovered in Sha Lo Wan and Tung Chung bays	Mainly distributed in northern part of Lantau coastal waters, also known from Tung Ping Chau ^{1a}	open sea
Alligator Pipefish	<i>Syngnathoides biaculeatus</i>	棘海龍	Adults were discovered in Sunny Bay, Tung Chung Bay, Hau Hok Wan and Sha Lo Wan	IUCN – Not Assessed Mainly distributed in northern part of Lantau coastal waters	
Swinhoe's Egret	<i>Egretta eulophotes</i>	黃咀白鷺	scarce spring passage migrant	IUCN Vulnerable Class II State Protected Species in China Fellowes et al. (2002): Global Concern	mainly intertidal mudflats and marshes
Collared Crow	<i>Corvus torquatus</i>	白頸鴉	Uncommon and localised resident	IUCN Near Threatened Fellowes et al. (2002): Local Concern	wetlands
Pacific Reef Egret	<i>Egretta sacra</i>	岩鷺	Uncommon resident	China Red Data Book: rare Class II State Protected Species in China	Coastal areas

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
No common name (A rare shrub species)	<i>Ligustrum punctifolium</i>	斑葉女貞	Very rare; found only at several sites in Hong Kong and has not been recorded from Mainland China; the other population was found in Vietnam.	Fellowes et al. (2002): Local Concern Listed under "Rare and Precious Plants of Hong Kong" ¹³ .	Mangrove area; it should be noted that although the Tung Chung population is small, it is very far away from the one at NE New Territories, so it should be a distinct population requiring special attention.
Other key records: Fish larvae from 8 families including Callionymidae, Clupeidae, Engraulidae, Gobiidae, Lulianidae, Sillaginidae, Sciaenidae and Syngnathidae and one crustacean larvae from Portunidae family are also recorded. Most of these families have species which are economically important fisheries resources.					
Tung Chung Valley					
Tokay Gecko	<i>Gekko gekko</i>	大壁虎	Uncommon and restricted in distribution ¹⁵	China Red Data Book: Endangered ¹⁵ China Species Red List: Endangered ⁴ Class II State Protected Species in China ⁴ Fellowes et al. (2002): Regional Concern ²	Cliffs or boulder piles surrounded by thick brush/ woodland.
Chinese Bull Frog	<i>Hoplobatrachus</i>	虎紋蛙	Uncommon	China Species Red List:	Active and abandoned agricultural lands; the riparian

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
	<i>chinensis</i>			Vulnerable ⁴ Class II State Protected Species in China ⁴ Fellowes et al. (2002): Potential Regional Concern ²	zones along Tung Chung River system also provide suitable habitats.
Romer's Tree Frog	<i>Liuxalus romeri</i>	盧氏小樹蛙	Endemic to Hong Kong	Protected under Cap. 170. IUCN: Endangered ¹ Fellowes et al. (2002): Potential Global Concern ²	Woodlands, orchards, abandoned agricultural lands and even roadside plantation areas.
Emerald Dove	<i>Chalcophaps indica</i>	綠翅金鳩	China Species Red List: Near Threatened China Red Data Book: Vulnerable	CRDB vulnerable	Wooded areas
Eurasian Eagle Owl	<i>Bubo bubo</i>	鵂鶒	China Red Data Book: Rare Class II State Protected Species in China Fellowes et al. (2002): Regional Concern ²	CRDB rare; PRC grade II protected animal	Hillsides with grassy/ shrubby vegetation
Golden Birdwing	<i>Troides aeacus</i>	金裳鳳蝶	Rare ¹⁶	Protected under Cap. 586	

English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
Common Birdwing	<i>Troides helena</i>	紫鳳蝶	Uncommon ¹⁶	AFCD: Species of Conservation Concern ¹⁶ Fellowes et al. (2002): Local Concern ² Protected under Cap. 170 and 586 AFCD: Species of Conservation Concern ¹⁶ China Species Red List: Near-threatened ⁴	Regularly recorded from one Fung Shui Woodland at Tung Chung
Oriental Striped Blue	<i>Leptotes plinius</i>	細灰蝶	Very rare ¹⁷	AFCD: Species of Conservation Concern ¹⁷ Fellowes et al. (2002): Local Concern ²	A population was found in Tung Chung Valley
Peacock Royal	<i>Tajuria cippus</i>	雙尾灰蝶	Rare	Local Concern ²	Wooded areas
Incense Tree	<i>Aquilaria sinensis</i>	土沉香	Used to be widespread in Hong Kong but many mature trees have been cut for the agar wood in recent years	Protected under Cap. 586 Listed under "Rare and Precious Plants of Hong Kong" ¹³ Near-threatened in China ¹³ China Species Red List: Vulnerable ⁴ Class II State Protected Species in China ¹³	Lowland woodland

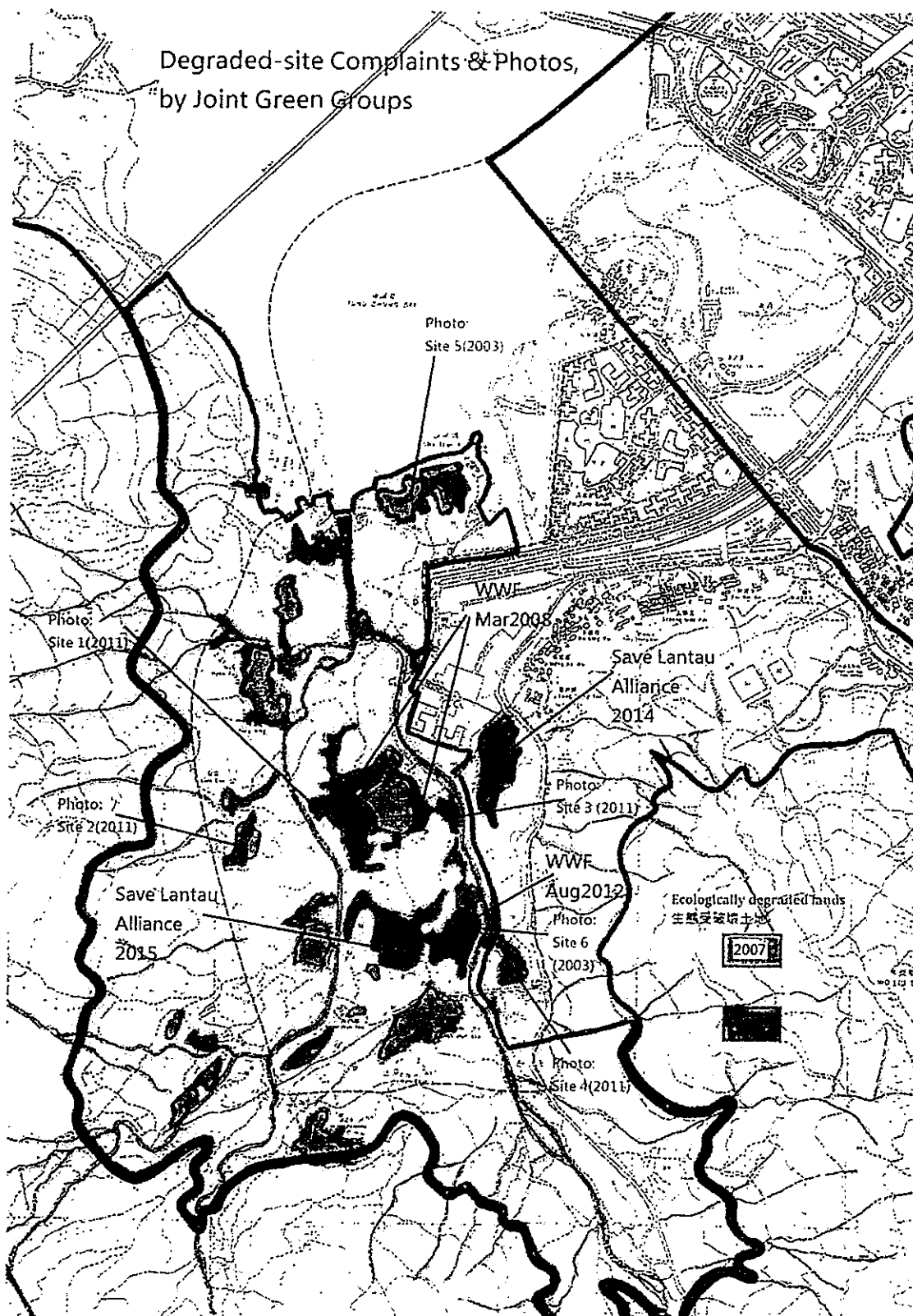
English Name	Scientific Name	中文名稱 Chinese Name	Rarity	Conservation Status	Required Habitats
Little-leaved Rourea	<i>Gmelina chinensis</i>	石梓	Common	Listed under "Rare and Precious Plants of Hong Kong" ¹³ Vulnerable in China ¹³ Considered to be rare and endangered in Guangdong ¹³	Lowland woodland
White Yam	<i>Dioscorea hispida</i>	白薯莨	Rare	Nil	Lowland woodland
Toothed Black Tree-fern	<i>Gymnosphaera hancockii</i>	細齒黑桫欏	Very rare	Protected under Cap. 96 and 586 Listed under "Rare and Precious Plants of Hong Kong" ¹³ Vulnerable in China ¹³ Class II State Protected Species in China ¹³	Has been recorded in Tung Chung; inhabits thick forest of valleys and stream sides.

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Appendix 3 (Oct 2015)





Degraded site_1_Shek Lau Po 石榴埔
(5May2011_綠色力量攝)



Degraded site_4_Shek Mum Kap 石門甲
(Nov2011_綠色力量攝)



Degraded site_2
(5May2011_綠色力量攝)



Degraded site_5_Hau Wong Temple 侯王宮
(Dec2003_綠色力量攝)



Degraded site_3_Shek Lau Po 石榴埔
(5May2011_綠色力量攝)



Degraded site_6_Tung Chung River 東涌河
(Dec2003_綠色力量攝)



Lung Tseng Tau 龍井頭_2014
(Credit to Save Lantau Alliance)



Shek Lau Po 石榴埔_2008_2
(Credit to WWF)



Shek Lau Po 石榴埔_2008_1
(Credit to WWF)



Shek Mun Kap 石門甲_2015
(Credit to Save Lantau Alliance)

Appendix 4. Aerial photos of Tung Chung Valley taken in November 2007 and April 2015



tpbpd

寄:
日期:
收件者:
主旨:
附件:

Miffy Ng
08日03月2016年星期二 23:55
tpbpd@pland.gov.hk
DHK comment on Draft Tung Chung Outline Zoning Plans No. S/I-TCV/1, S/I-TCE/1 and S/I-TCTC/21
20160308 DHK Tung Chung New Town Extension OZP.pdf

TPB/R/S/I-TCTC/21-21

Dear sirs,

Attached please find our comment on the captioned.

Miffy

Designing Hong Kong Limited

Tel: [REDACTED]

Fax: 2187 2305

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

Website: <http://www.designinghongkong.com/>

Facebook Page: <https://www.facebook.com/DesigningHongKong>

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Hong Kong, 8 March 2016

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245
Email: tpbpd@pland.gov.hk

Dear Sirs,

Re: Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1,
Draft Tung Chung Extension Area S/I-TCE/1, and
Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21

Designing Hong Kong Limited is concerned over the captioned draft Outline Zoning Plans:

- We are concerned with the overall capacity of Tung Chung area, and the planned increase from 82,000 to a population of 220,000. The area is facing a lot of development constraints including poor air quality and the increase in population and economic activities in close proximity to valuable natural resources may result in irreversible impacts.
- The expansion of Tung Chung Town can't be judged as an isolated event, in addition to the residential community there is a need for economic developments providing the necessary job opportunities. The Lantau Development Advisory Board has proposed a range of such developments, and the proposal is under public consultation. The government should provide a comprehensive plan for Lantau development, including Tung Chung new town extension instead of the current piecemeal approach.
- The terrestrial and marine baseline studies should cover the whole Lantau Island, including the Tung Chung New Town and Lantau South, and identify the habitats and ecology we can't lose. Proposed developments and other projects outside the extension area should also be considered. Coordination with other proposed projects in/around Tung Chung is missing.
- The Convention on Biological Diversity (CBD) has been extended to Hong Kong since May 2011. Projects which impact the environment should be in line with the CBD principle. Tung Chung River, Valley and estuary's ecosystem should be regarded as a whole and be evaluated in the assessment. The Tung Chung River includes several Ecological Important Streams (EIS) namely Wong Lung Hang and Tung Chung (Mok Ka and Shek Mun Kap). It forms an estuary with a rich ecology and diversity of species.
- Tung Chung is facing lots of development constraints including poor air quality. Any additional development will intensify the air pollution in the area. As we have mentioned in the comment of EIA report, the project should adopt the new Air Quality Guidelines (AQG) by the World Health Organization (WHO) to evaluate the cumulative impacts towards the existing and future residents in Tung Chung. Measures should be suggested to improve the air quality in town for the growing population.

Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1

- We are concerned over to the development plan for Tung Chung West. Detailed comments have been included in the "Green Groups' Joint Submission in Response to "Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1 and Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21" which have yet to be addressed (see Annex I).

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- We call for a new Development Permission Area Plan or Country Park extensions to include *Tin Sam* and *Wong Lung Hang* which otherwise will remain as enclaves without effective land use control.
- Tung Chung River has been recognized as an Ecologically Important Stream (No. 27) by Agricultural, Fishery and Conservation Department (AFCD). Spill over in various forms from the proposed development will impact the ecology of Tung Chung River and estuary.
- To ensure adequate management, the areas identified for conservation and hydraulic (flooding) uses along the Tung Chung River and streams, and estuary, should be resumed and managed as a park. Private and unallocated government land zoned for conservation and left without management in close proximity to significant development is unsustainable given current enforcement capabilities as can be witnessed throughout Hong Kong.
- Town Planning Board should recognize the proposal submitted by a coalition of green groups to Government to establish a River Nature Park and to protect the Tung Chung River and estuary by resuming private land lots in the proposed park. Simply zoning land for conservation uses is not enough. The landowners should be compensated and the land should be managed by Government as a River Nature Park. The resumption of land and the management as a park will make it possible to better conserve and enhance the ecological value and functions of the area. The park will provide a high quality nature experience for residents and improve flood control. Our proposal on land resumption has attached.
- We have serious concerns over incompatible developments and vandalism in Tung Chung River Valley. Over the past decades, green groups have observed a proliferation of these cases along the Valley. In 2015 approximately 13% of the land has been filled with waste and covered with unauthorized structures. With the proposed increase on construction waste disposal charges, the vandalism situation may get more serious. In the EIA report and Outline Zoning Plan, the road has been proposed to extend to Lam Che and Nam Yuen, which will certainly create more opportunities for vandalism.
- Some local organizations have found out new and extended dumping along Shek Mun Kap, which should be zoned as "Other Specified Uses (For "River Park" Only), and the previous land state of these lands before the gazettal of OZP should be active farmland or abandoned farmland.¹ The government should ensure the control over the existing and potential unauthorized uses and vandalism in the area. We urge the government to provide an early implementation of environmental protection and conservation land uses proposed in the TCVOZP in prior to other project works in Tung Chung area and implement traffic restriction in Tung Chung Valley and Bay, especially for construction trucks and machinery immediately which are proposed by the joint green groups.
- The human disturbance and development threat brought from the "Residential" zonings will impact the natural and rural landscape, hydrology and ecology of Tung Chung Valley. In addition, the Area 42 and 46 zoned as "Residential (Group A)" ("R (A)") in Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21 will block the breezeway and view corridor at Northeastern part of Tung Chung Valley. (Figure 2)
- The "V Zone" in Shek Lau Po has been extended and covered the surrounded "Agriculture" zones. This has not been justified in the EIA report. (Figure 1) According to the OZP paper No. 10045, there are active farmlands along Shek Lau Po and Shek Mun Kap. The "Agriculture" zones could serve as a buffer between the Tung Chung Valley and V zone to avoid pollutants from reaching the river and estuary and provide a better enhancement and management on flood control.

¹ <http://hk.apple.nextmedia.com/realtime/news/20160121/54672593>

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- Besides, the local groups are calling for waste recycling system, which is a system to collect the food waste from airport and Tung Chung Town to provide organic fertilizer to surrounded farmlands. A new policy has been proposed to ensure sustainable development of agriculture in Hong Kong. The Board should reserve quality farmland to support the policy and the potential sustainable local economy.

Draft Tung Chung Extension Area S/I-TCE/1

- The proposed land reclamation at the east of Tung Chung will cause the permanent loss of 145 hectares of sea area that could potentially be an important dolphin habitat at night-time according to the acoustic monitoring study at Siu Ho Wan. In the EIA report, the study conducted at Sunny Bay is much further from the proposed site, and the baseline information of dolphin usage conducted in 2013 and 2014 was affected by the HZMB construction. The EIA report failed to provide a proper assessment, which is not proper to process the Outline Zoning Plan.
- The proposed reclamation would take place less than 2km way from the proposed The Brother's Marine Park. According to the EIA report, during its peak construction period between mid-2018 and late-2019, 42 to 56 construction barges would cross over The Brothers Marine Park daily. Moreover, the construction of the Tung Chung New Town Development Extension will partially overlap with that of the Third Runway, increasing daily marine traffic to as much as 200 vessels within and around the Marine Park. This huge volume of marine traffic would severely disturb marine life and discourage the Chinese white dolphins from returning to this once important habitat.
- The proposed ecological coastline is not only an untried measure, it does little good in mitigating the impacts on the dolphin habitat and Marine Park during construction. We urge the government to follow the two measures suggested by WWF-Hong Kong and green groups to minimize the development's impact to marine life.

(1) "The project's construction barges should be barred from the proposed The Brothers Marine Park."

(2) "Designate waters off Tai O in west Lantau as a Marine Park by 2019 to make up for reclamation-induced habitat loss since recent research has revealed that's the prime dolphin habitat now. This new Marine Park can connect four others – Sha Chau and Lung Kwu Chau, The Brothers, SW Lantau and the vicinity of Third Runway – creating a marine protected area network for the dolphins."

- We object to private marina, but support public typhoon shelter for small vessels and water sports activities. The pier at the northeastern part of reclamation area will be privatized by private marina club under the zoning of 'proposed "OU" annotated "Marina Club, Boat Repairing and Commercial facilities associated with Marina Development" zone covers two linked sites in Area 143 and 144.' (See appendix I).
- We suspect that the proposed "Residential (Group A)" and "Residential (Group B)" with maximum BHs ranging from 45 mPD to 140 mPD will worsen the air quality of existing Tung Chung Town and the proposed schools which will be located at "GIC" zones.

Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21

- The proposed amendments, including amendment C, D1, D2, E1, F1, F2, G1 and R3 will cause the loss of large area of vegetation and numbers of trees in the existing community and surrounded "Green Belt" The open space and recreational space serving the exiting residents will also be removed. The compensation of trees and re-allocation of open space should be identified in the plan during and after the construction of project. For example, the existing open spaces are connected with the residential buildings. How the future Town Park could serve the need of existing and future residents? The proposed recreational place,

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such as sport centre located at the reclamation area will be too far for Tung Chung Town residents. A more detailed plan should be provided.

- We are concerned with amendment C and object to amendment R3, the areas zoned for small houses development should be limit to previous "V-zone" plus a reserve for approved small house applications only.
- What is the carry capacity of Tung Chung MTR line? How to minimize the impact of pollution and construction trucks to residents? A compressive traffic plan and detailed traffic impact assessment should be provided during and after the construction of project.
- The local market suggested by local groups should be considered. We are concerned over the proposal of local retail uses along the Linear Parks and the main streets forming key pedestrian spines and activities corridors which aims to "provide opportunities for local residents to open up small business" in the draft Tung Chung Extension Area Outline Zoning Plan S/I-TCE/1. We support the planning intention, but the plan could not ensure the retail shops are opened up or rented by local residents. A local market with authorized hawkers at existing Town Chung Town will be more suitable for local residents.
- In addition, the existing bike parks are removed and covered with residential buildings. An overall plan for cycling path, including the relocation of bike parks should be provided.

Here we submit for your consideration.

Designing Hong Kong Limited

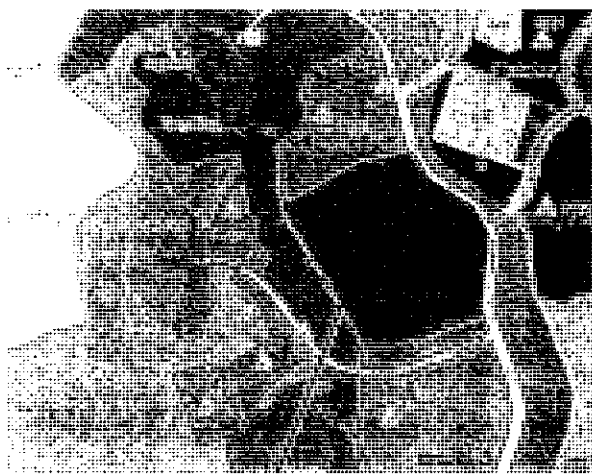
March 2016

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Figure 1

The Draft Tung Chung Valley Outline Zoning Plan
No. S/I-TCE/1

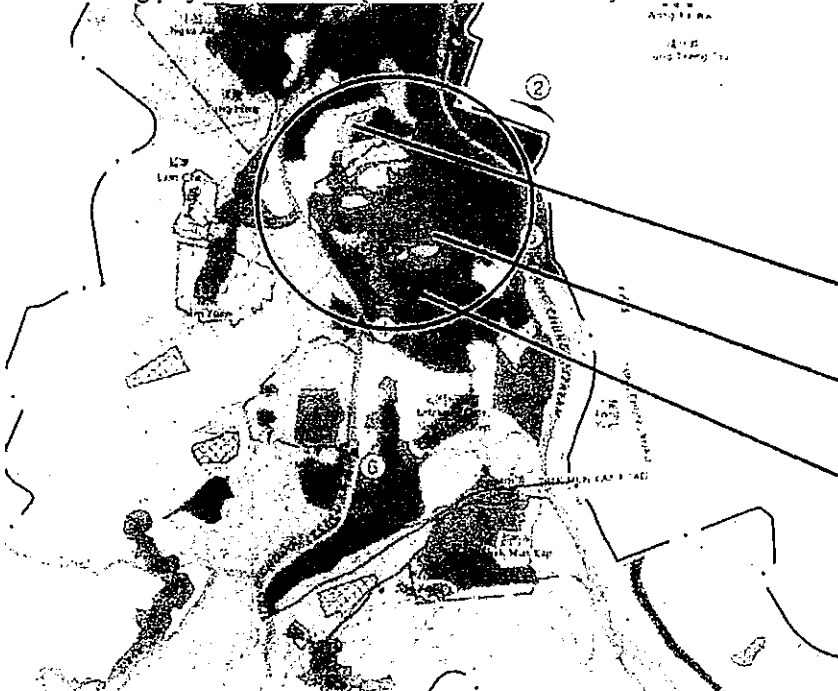
The EIA Report: Revised Recommended Outline
Development Plan-TCW



Extended V zone



OZP existing physical features (TPB Paper No.10045)



The "V zone" in Shek Lau Po has been extended and covered the surrounded "Agriculture" zones in OZP. This has not been justified in the EIA report.

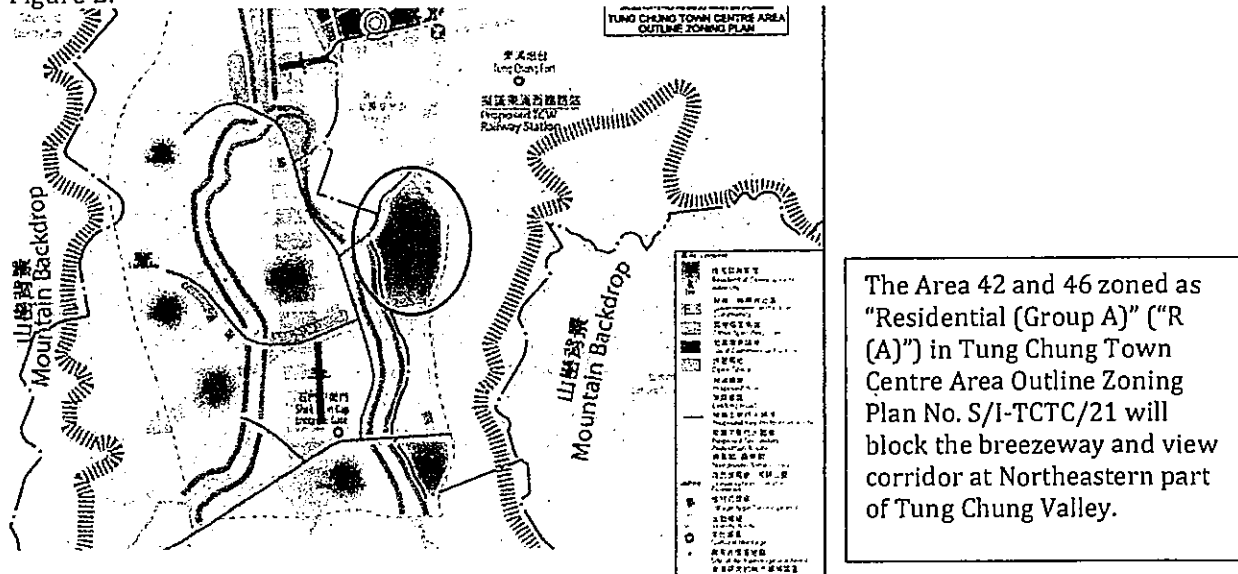
Agricultural land (Active, Dry)

Agricultural land (Abounded, Dry)

Agricultural land (Orchard)

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Figure 2:



Appendix I

From: Paul Zimmerman

Sent: Saturday, January 03, 2015 12:34 AM

To: 'eiaocomment@epd.gov.hk'

Subject: Tung Chung Extension

Dear Director

Although past the deadline for comments, we learned of a number of concerns over the "marina".

I have worked on marine and planning issues since 2003. I object to a private marina, but support a public typhoon shelter for small vessels and water sports activities. Here is why and how.

We have more sea than land, we have 800km of shoreline, a rich opportunity for recreation.

We have 12000 small vessels incl pleasure craft and sampans (the poor mans yacht). And this number continues to grow at double digits.

However, we only have 3200 berths in sheltered water (safe and secure, and where insurance is applicable during typhoons).

Unless you are a rich person who can afford clubs, boat users are forced to keep their boats on beaches tied under trees, pulled up on the rocks, or at anchor or at unauthorized moorings. This shortfall of safe and affordable public facilities excludes a very large part of the community from enjoying our marine resources. It stops kids from learning and enjoying water sports activities. We have fewer and fewer people who know the water and wind.

We need to create areas of sheltered water throughout the territory to address the shortfall.

ABERDEEN harbour and Stanley beach at the southside, and port shelter and sai kung harbour in sai kung, are full with long waiting lists.

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With reclamation we can at low cost create sheltered water by lengthening the new shoreline without any additional impact on natural shorelines.

Where there is an existing man made shoreline impacts are limited. Examples of recent proposals at man-made shorelines include a typhoon shelter for a public marine center outside science park. Sa Mun Tsai is insufficient in tolo harbour.

The other proposal is at ex Lamma quarry. It is opposed by local fishermen and fish farmers who are holding out for higher compensation payments from a future private developer. But why disallow new residents the use of vessels other than the ferry to travel to ABERDEEN, or to go sailing, fishing or other recreation? There are also existing small vessels around Lamma need safe shelter. Berthing at a ferry pier within typhoon shelter at ex Lamma quarry allows safe operation under a greater range of weather conditions. Or do we deny this right to people and end up with people forced to keep boats tied onto rocks and under trees?

The Baroque on Lamma is a bad marina proposal. Not only is it a private facility unaffordable by normal people, it would impact a natural shoreline (and it is close to the shipping lane, etc etc). It simply is an excuse for property development by the owner of local lots of Agr land.

TKO also needs a typhoon shelter for public use. The eastern channel at TKO is now the defacto local public marine center providing some but insufficient shelter. You can find 100plus small vessels of local residents moored there tolerated by MarDep.

As for the demand for private marina spaces for large yachts of residents and visitors - the MarDep / THB is currently conducting a berthing review. Expanding ABERDEEN typhoon shelter or better use of existing typhoon shelters in Kwun tong and to Kwa wan could help.

A close up on google earth of the tung Chung river estuary and nearby villages shows over a 100 small vessels without a safe mooring. A typhoon shelter for public mooring (not a private marina) nearby will help resolve this. It also offers a safe basin from which residents can enjoy water sports including sailing, rowing, etc. and a possible take off point for dolphin tours, AFCD marine park control vessels and base, etc.

Note that boats registered in hk are generally not fast and don't travel very far. Typhoon shelters for public use are thus required throughout hk and near residential communities (much in the same way bicycle parking spaces are required near homes and various nodes).

There are concerns over marine protection and enforcement.

Protecting the CWD requires exclusion zones, speed control zones, etc for all vessels not just the ones using a new typhoon shelter at tung chung.

From issues associated with marine based recreation around sai kung we know that there are enforcement issues which need to be addressed. But lack of enforcement (regulation and resources) should not be an excuse for failing to resolve the shortfall in typhoon shelters especially near where vessels are and will be used.

Paul
District Councillor, Pokfulam
CEO, Designing Hong Kong
507, Eastern Harbour Centre
28 Hoi Chak Street
Quarry Bay, Hong Kong

tpbpd

寄件人:
寄件日期:
收件者:
副本:
主旨:
附件:

lkcheng ([REDACTED])
08日03月2016年星期二 15:19
tpbpd@pland.gov.hk
[REDACTED] Michelle Cheung
Re: Green Power & ERC submission re TCV DPA
GP ERC TCV OZP comments 8Mar2016 draft.doc

TPB/R/S/I-TCTC/21-22

Dear Sir/ Madam,

Pls find the attached self-explanatory letter.

Thanks,

Yours faithfully,

CHENG Luk-ki

On behalf of GREEN POWER, ECO-EDUCATION & RESOURCES CENTRE



綠色力量
GREEN POWER



生態教育及資源中心
Eco-Education & Resources Centre

BY EMAIL ONLY

The Secretary,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

8 March, 2016

Dear Sir/Madams,

**Green Power and Eco-Education & Resources Centre's Joint Comments on
Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1, and
Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21**

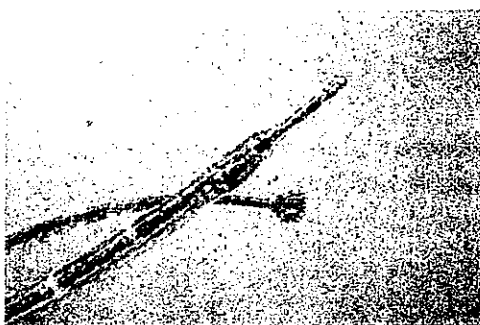
Long-term Preservation of Tung Chung River-cum-Bay

1. Green Power and Eco-Education & Resources Centre jointly welcome the draft Tung Chung Valley Outline Zoning Plan (TCVOZP) gazetted on 8 January 2016. However, we consider that the present draft TCVOZP is deficient for the long-term conservation of Tung Chung River-cum-Bay system which is one of few natural rivers remaining in the territory, particularly with undisturbed estuaries (Appendix A).
2. We, as co-signed groups, concur to the joint letter date 8 March 2016 submitted to Town Planning Board regarding the above-captioned draft TCVOZP.
3. In order to effectively preserve and manage the biodiversity, natural landscape and hydrology of Tung Chung River, Valley and Coast, we call for
 - (a) Cover Tin Sam and Wong Lung Hang areas with a new Development Permission Area (DPA) plan or Country Park extensions.
 - (b) Establishing a River Nature Park for proactive management of natural riverine and estuarine ecology and landscape, and for flood regulation.
 - (c) Zoning Tung Chung Bay as SSSI, as recommended by Green Groups' recommended DPA.
 - (d) Early implementation of environmental protection and conservation landuses proposed in the TCVOZP in prior to other project works in Tung Chung area covered by OZP No. S/I-TCV/1, S/I-TCTC/21 and S/I-TCE/1.
 - (e) Traffic restriction in Tung Chung Valley and Bay, especially for construction trucks and machinery, immediately.

Fishery and Ecological Value of Tung Chung Bay

4. Green Power and the Eco-Education & Resources Centre conducted survey in Tung Chung Bay in 2012 and found that Tung Chung Bay is of high ecological importance for pipefish. Also, larvae of economic species were found including family Callionymidae, Clupeidae, Engraulidae, Gobiidae, Sciaenidae, Sillaginidae, Lutjanidae.

5. The Administration's ecological and fisheries survey findings also confirm that Tung Chung Bay is an important spawning and nursery ground for sea horses and other marine life, and a rich fisheries resources site.
6. Thus, the entire Tung Chung Bay is a significant spawning and nursery ground for economically valuable fishes and crustaceans, and diverse marine life that are supported by the intact Tung Chung River and undisturbed Tung Chung River estuary, Tung Chung Bay, mangroves and intertidal mudflat.
7. We are highly concerned about the impacts of any proposed Residential and Village Type Development zones in TCVOZP on the water quality and ecology of Tung Chung Bay.



Pipefish 海龍

Preservation of Wong Lung Hang Mangroves

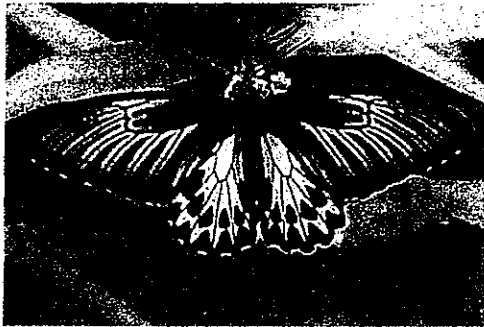
8. The "Commercial" ("C") zones in TCVOZP, especially Area 38A, in which a public transport terminus is planned, encroaches the mangroves on the western bank of Wong Lung Hang estuary where a breeding population of dragonfly Mangrove Skimmer (*Orthetrum poecilops*) 斑灰蜻 was discovered in 2015 by Green Power. Mangrove Skimmer is listed as "Vulnerable" by IUCN and locally rare.
9. We urge that these "C" zones in TCVOZP will threaten Mangrove Skimmer population and we recommend include its habitat in River Park or other proper conservation zoning are needed.
10. The public transport terminus should be relocated in Area 107("GI/C") or Area 39 ("R(A)1") in S/I-TCTC/21 to link more efficiently with the planned underground railway station to the west of Yat Tung Estate.



Mangrove Skimmer 斑灰蜻

Ecological Value of Tin Sam and Wong Lung Hang

11. Seventy butterfly species are recorded in the Tung Chung Valley and San Tau (nearby Tin Sam), four of them are of conservation importance including Oriental Striped Blue (*Leptotes plinius*) 細灰蝶, Peacock Royal (*Tajuria cippus*) 雙尾灰蝶, Golden Birdwing (*Troides aeacus*) 金裳鳳蝶 and Common Birdwing (*Troides helena*) 裳鳳蝶.
12. Thirty-four species of dragonflies and damselflies, which comprise 27% of total species number of Hong Kong, were recorded in Wong Lung Hang by Green Power in 2015.



Common Birdwing 裳鳳蝶



Chinese Greenwing 華豔色蜉

13. According to HKPSG, the principle of “retain significant landscapes, ecological and geological attributes and heritage features as conservation zones” (Sec. 2.2, Ch. 10) should be adopted to preserve the ecologically important and biologically diverse San Tau, Tung Chung Bay and Wong Lung Hang, which should be implemented through coverage of these areas with a statutory DPA Plan.

The Basic Principles to Preserve Tung Chung River-cum-Bay System

14. Regarding the preservation of Tung Chung River and Tung Chung Bay, Green Power submitted a letter to the former Chief Executive of HKSAR, Mr. Donald Tsang Yam Kuen, on 21 September 2010 and the current Chief Executive, Mr. C. Y. Leung, on 8 January 2013, and Green Power and Eco-education & Resources Centre would like to reiterate that:
 - (a) river works should be avoided as far as possible, the natural river courses and estuary should not be altered in any scale;
 - (b) land-use planning for Tung Chung River basin and estuary should take into account of its permeability, natural landscape and ecology;
 - (c) sufficient vegetation cover should be maintained in the basin; and
 - (d) no sewage or stormwater of developed areas should be drained into Tung Chung River channel and Tung Chung Bay.

Wise and Sustainable Landuse for Tung Chung River Valley and Tung Chung Bay

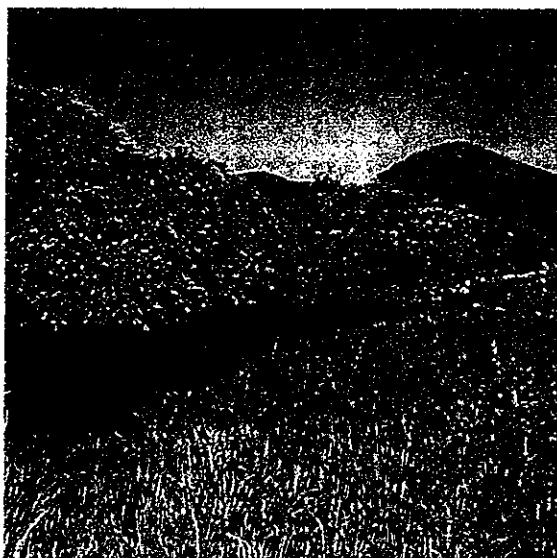
15. The government should protect and conserve the natural resources in Tung Chung River Valley for compatible community use and enjoyment. Compatible landuse should also be recommended in TCVOZP and Tung Chung New Town Extension (TCNTE) Study for further enhancement of the ecological and cultural value of Tung Chung Valley and Tung Chung Bay such as:
- (a) an eco-tourist hub acting as an interchange and interconnection to connect different hiking and ancient trails in the area
 - (b) an stream trekking base for stream trekkers to explore the scenic spots along Tung Chung River
 - (c) open space and greening areas integrating original natural features such as river courses, estuary, mangrove and *fung shui woods*
 - (d) provision of educational facilities such as museums with the theme of fishery, river, aquatic life and fish, natural history of Lantau, incense industry at Sha Lo Wan, Tung Chung's history, etc
 - (e) a visitor centre can be provided in the non-sensitive part of Tung Chung Valley to help the public to admire the ecological importance of Tung Chung River-cum-Bay system, and facilitate hikers and stream trekkers
 - (f) facilitating visitors to visit various tourist spots in the area, including: Ngong Ping Cable Car, Tian Tan Buddha Statue, Chek Lap Kok International Airport, Tung Chung Fort and etc, in an environmental-friendly way
 - (g) making use of the existing Tung Chung River landscape and cultural heritage to enhance the tourist appeals of Tung Chung River Valley and promote passive recreational activities (e.g., eco-trails linking to the surrounding country parks, biking, leisure fishing, etc.)
 - (h) Scientific research and education
16. However, such land uses have not proactively incorporated in the proposed River Park and other zonings in TCVOZP.

Foreseeable non-enforceable vandalism

17. Tung Chung West will be highly vulnerable to dumping of construction and demolition (C&D) waste generated in future development in Tung Chung because of the long transport distance to waste facilities such as landfills, and the charging for vehicles travelling through North Lantau Highway.
18. Filling of the river banks and wetlands with wastes and/or soil debris are continually reported in Tung Chung West, particularly Shek Lau Po and Shek Mun Kap. Such activities would destroy the natural habitats in Tung Chung River Valley and threaten the ecology and water quality of Tung Chung River.
19. We are particularly concerned about the following foreseeable environmental vandalism which, according to current judicial and enforcement framework, are extremely difficult to prevent, enforce and reinstate:
- (a) Discharge of domestic wastewater through stormwater drainage system to Tung Chung River-cum-Bay,
 - (b) Connection of outfall of stormwater drainage system to Tung Chung River-cum-Bay,
 - (c) Dumping, reclamation, eradication of vegetation in Tung Chung River-cum-Bay,
 - (d) Incompatible developments in Tung Chung West

20. In addition to the draft TCVOZP which is preceded by the draft TCVDPA, feasible measures to prevent uncontrollable vandalism and incompatible land use activities from encroaching Tung Chung West and damaging Tung Chung-cum-Bay include

- (a) restriction of construction trucks and similar machineries access to sections of Tung Chung Road and Yu Tung Road to the west of Chung Yan Road,
- (b) mandatory collection of C&D wastes and provision of transportation of C&D wastes to other proper locations & facilities,



Tranquil Tung Chung River Valley



Illegal dumping near Wetland Park, Tin Shui Wai (Newspaper clipping)

Preservation of Hydrology

21. In order to preserve the water quality of Tung Chung River and Bay, land uses leading to direct discharge of stormwater drainage, treated or untreated sewage should not be allowed upstream or within the courses of "Ecologically Important Streams" in Tung Chung designated by AFCD¹.

22. A long-term, innovative and comprehensive drainage strategy and system should be formulated for Tung Chung West which must preserve the Tung Chung River intact. Completion of the construction of the "Sustainable Urban Drainage System" should be in prior to commencement of any other works.

Air Pollution

23. Ozone is the major air pollutant affecting Tung Chung's air quality which had the longest hours of Air Pollution Index reaching of exceeding 101 during 1999 to 2013, and Air Quality and Health Index reaching 10 or 10+ in 2014 and 2015 (Table 1 below). EPD also admitted in the media in February 2015 that Tung Chung is one of districts with highest health risk in terms of air quality².

24. We opine that land use zoning should not lead to deterioration of air quality of Tung Chung or expose the residents under air quality of high health risk.

¹ Ecologically Important Streams, AFCD, HKSAR:

https://www.afcd.gov.hk/english/conservation/con_wet/streams_rivers_hk/Con_NSR/Tung%20Chung%20Stream.pdf

² 「臭氣濃度新高 屯門元朗東涌重災」:明報 A14, 2015 年 2 月 25 日

Table 1: The number of days with Air Quality & Health Index = 10 or 10+ for General Air Monitoring Stations.

Year	Central/ Western	Eastern District	Kwun Tong	Sham Shui Po	Kwai Chung	Tsuen Wan	Yuen Long	Tuen Mun	Tung Chung	Tai Po	Sha Tin	Tap Mun
2014	5	2	5	7	8	7	13	16		3	5	3
2015	9	6	10	6	5	6	8	9		5	4	3

Figures in , and yellow box are the first, second and third highest across the row.

Geotechnical Risks

25. We have grave concerns about the geotechnical aspects of the proposed high-rise residential development in Area 42 and 46 in Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21. In particular, the eastern slope of Nei Lak Shan to the west of Tung Chung River Valley is composed of the extensive mantle of colluviums. Major destructive landslide incidents occurred in Tung Chung area on 17 July 1992, 5 November 1993 and 7 June 2008. Therefore, land use planning in Tung Chung West must take into account of the geotechnical stability.

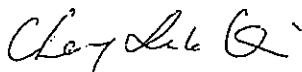


A Large-scale debris flow occurred in Tung Chung Valley in 2008

26. Green Power and Eco-Education & Resource Centre hope that Town Planning Board could address our environmental concerns stated above and should not compromise the remaining valuable natural Tung Chung River and Bay recklessly to ill-planned new town development. We recommends that the government should take a novel and environmental-friendly approach for TCVOZP and Outline Zoning Plan No. S/I-TCTC/21 to demonstrate how natural heritage and development can coexist in Hong Kong, as an advanced and green city.

For any enquiries and questions, please do not hesitate to contact me at Green Power (T: 3961 0223; F: 2314 2661; E-mail: lkcheng@greenpower.org.hk).

For and on behalf of
**Green Power and
Eco-Education & Resources Centre,**



Dr. Cheng Luk-ki
Division Head,
Scientific Research and Conservation
Green Power

Attachment:
Appendix A - Evaluation of Tung Chung River-cum-Bay ecosystem

Appendix A - Evaluation of Tung Chung River-cum-Bay ecosystem

Tung Chung River-cum-Bay is important habitat in the territory because it contains

1. mature native woodland larger than one hectare
2. undisturbed natural coastal area larger than one hectare or longer than 500 metres in linear measurement
3. intertidal mudflats larger than one hectare
4. established mangrove stands of any size
5. brackish or freshwater marshes larger than one hectare
6. established seagrass bed of any size
7. natural stream courses and rivers longer than 500 metres

Table A.1 Evaluating Tung Chung River-cum-Bay

Criteria	Remarks
Naturalness	Tung Chung River and Bay are highly valued because they are either truly natural habitats (e.g. Most segments of Tung Chung River courses and the entire intertidal mudflat and mangroves in Tung Chung Bay)
Size	The area of Tung Chung River Basin and Bay are significantly large which are 11.0 and 1.2 square kilometre respectively.
Diversity	The species assemblages and communities are diverse and of high conservation value.
Rarity	Natural undisturbed estuary of Tung Chung River is rare. (Refer to Table A2 below) Rare species are also present.
Re-creatability	Natural river courses, estuaries and intertidal mudflat are extremely difficult to be re-created artificially.
Fragmentation	High connectivity and continuity along Tung Chung River's whole length from the montane area to estuary and Tung Chung Bay.
Ecological linkage	Tung Chung River-cum-Bay ecosystem includes physically and functionally interrelated and interconnected habitats: River courses, estuary, intertidal mudflat, seagrass bed, woodlands and etc.

Potential value	With proper landuse planning and effective preservation measures, the ecological values of Tung Chung River-cum-Bay ecosystem will be further enhanced and so is its fishery resources.
Nursery/breeding ground	Tung Chung River-cum-Bay ecosystem is very important for the regeneration and long term survival of many organisms and their populations.
Age	Tung Chung River-cum-Bay ecosystem comprises ancient natural habitats.
Abundance/Richness of wildlife	Tung Chung River-cum-Bay ecosystem is rated high as it is supporting large variety and population of wildlife.

Therefore, Tung Chung River-cum-Bay ecosystem is of rare, unique and very high in ecological value.

Table A2

Stream Course	Natural Section in Lower Course	Naturalness of Estuary	Water Quality at Lower Course in 2014 - E. Coli (cfu/100ml) (River Quality Monitoring Station)	Accessibility
Tung Chung River	Small section - about 650m was channelised	Preserved (Tung Chung Bay)	48(TC1) 79(TC2)	Easy
Tuen Mun River	Completely channelised	Destroyed	2,400 (TN6)	N/A
Shan Pui River	Completely channelised; the estuary close to Ramsar Site still retain natural river bed	Preserved (Ramsar Site)	490,000(YL3)	Difficult
Kam Tin River			46,000(KT1) 200,000(KT2)	N/A
Lam Tsuen River	Completely channelised	Destroyed	33,000(TR12I)	N/A
Tai Po River	Completely channelised	Destroyed	12,000(TR13)	N/A
Shing Mun River	Completely channelised	Destroyed	1,300(TR19I)	N/A

TPB

寄件日期:
收件者:
主旨:
附件:

WOO Ming Chuan (Ms)
08日03月2016年星期二 23:55
Town Planning Board
HKBWS's comments on the amendments to the Tung Chung Town Centre OZP
20160308_TCTC_OZP_HKBWS.pdf; Attachment1_JGG TCV & TCTC OZP Response 8Mar2016.pdf

TPB/R/S/I-TCTC/21-23

Dear Sir/Madam,

Our letter regarding the captioned is attached.

Best Regards,

WOO Ming Chuan (Ms)

Conservation Officer

The Hong Kong Bird Watching Society

7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

This email has been sent from a virus-free computer protected by Avast.

www.avast.com

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

8 March 2016

Dear Sir/Madam,

Comments on the draft Tung Chung Town Centre Area Outline Zoning Plan
No. S/I-TCTC/21

香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

The Hong Kong Bird Watching Society (HKBWS) would like to object to the amendment item A1 of the draft Tung Chung Town Centre Outline Zoning Plan (OZP) No. I-TCTC/20.

The ecological value of Wong Lung Hang

In Section 7.9.2 of the Explanatory Statement of the draft Plan, it stated that "*Wong Lung Hang, an Ecological Important Stream, and its riparian areas with natural and dense vegetation are zoned 'CA' (Conservation Area) in recognition of their ecological values*". The area is encircled by and ecologically connected to the Lantau North (Extension) Country Park. The ecological value of the stream and its surroundings is well-recognized by the Authority.



國際鳥盟成員

The flaw of the current OZP amendment

The Wong Lung Hang area was previously unprotected by any statutory plan. Currently, the OZP directly extends to the area without a "Development Permission Area" (DPA) plan beforehand. It is already well-known that areas with OZP but without a DPA do not give the Authority the power to carry out enforcement actions. As such, many natural habitats in rural areas are being trashed or destroyed by land filling or excavation. For example, Pui O in South Lantau is one the last piece of buffalo fields left in Hong Kong but the freshwater wetlands are constantly being filled with construction waste (Figure 1). Even though it is written in the Notes of the South Lantau Coast OZP that any filling of land, excavation of land or diversion of stream requires the permission from the Town Planning Board; yet without a DPA, the Authority cannot carry out enforcement actions.

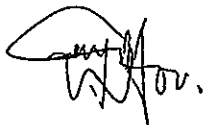
If the Government recognizes the conservation importance of the Wong Lung Hang area, would a statutory plan without effective enforcement be suitable for the protection of such area? Have we not learnt our lessons in South Lantau (e.g. Pui O) and other suburb/rural areas in Hong Kong? Why are we still following the same path that will give the Authority no power for enforcement and will lead to even more ecological destructions?

Our recommendations

It is clear that an OZP without a DPA is not enough. We consider that the Government and the Town Planning Board (TPB) have the responsibilities to safeguard our countryside and to protect Hong Kong's biodiversity. We therefore urge the TPB to exclude Wong Lung Hang from the draft Tung Chung New Town OZP and make a new DPA for the Tin Sum and Wong Lung Hang area.

A joint letter representing views from 9 Green Groups was submitted on 8 March 2016 (Attachment 1). The HKBWS respectfully requests the TPB would also fully address the concerns stated in the joint letter as well as ours as stated above. Thank you for your kind attention.

Yours faithfully,

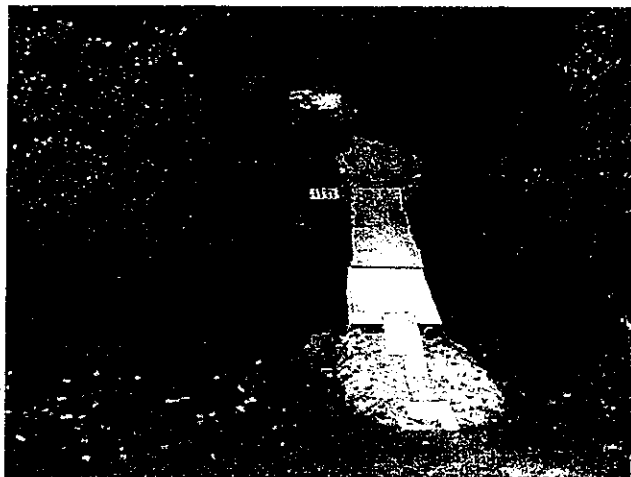


Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Green Power
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

Figure 1. Dumping of construction wastes/ land filling in the buffalo fields in Pui O reported by a HKBWS's member. It is expected that Wong Lung Hang will receive similar threats.





BY FAX AND BY EMAIL

The Secretary,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

8 March, 2016

Dear Sir/Madams,

**Green Groups' Joint Submission in Response to
Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1, and
Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21**

Support the Promulgation of a Statutory Land Use Plan

1. The undersigned green groups jointly welcome the draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1 (TCVOZP) gazetted on 8 January 2016. This OZP will introduce statutory land use control in most part of Tung Chung River Valley and Bay and help protect the rich and diverse ecology against incompatible developments, environmental vandalism and degradation.
2. In order to effectively preserve and manage the biodiversity, natural landscape and hydrology of Tung Chung River, Valley and Coast, green groups call for, as shown in Appendix 1,
 - (a) Cover Tin Sam and Wong Lung Hang areas in new DPAs or Country Park extensions.
 - (b) Establishing a River Nature Park for proactive management of natural riverine and estuarine ecology and landscape, and for flood regulation.
 - (c) Early implementation of environmental protection and conservation landuses proposed in the TCVOZP in prior to other project works in Tung Chung area covering by OZP No. S/I-TCV/1, S/I-TCTC/21 and S/I-TCE/1.
 - (d) Traffic restriction in Tung Chung Valley and Bay, especially for construction trucks and machinery, immediately.

Rich, Unique and Intact Ecosystem of Tung Chung River, Valley and Bay

3. Tung Chung River is one of the few remaining major streams in Hong Kong with “Excellent” water quality (according to EPD’s monitoring results) and tranquil scenery. The Tung Chung River, which has not been overly affected by channelization, largely retains its natural state throughout from headwater to estuary. The Tung Chung River system is unique in the local context. Its headwaters flow from Hong Kong’s second and third highest peaks, all the way to the shallow Tung Chung Bay without interruptions.
4. The high connectivity and continuity of the river system from the montane area to the estuary make it exceptionally rich in its aquatic and coastal biodiversity, including many rare and endangered species, e.g. Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) 北江光唇魚, Philippine Neon Goby (*Stiphodon atropurpureum*) 紫身枝牙鰕虎魚, Romer's tree frog (*Liuixalus romeri*) 盧氏小樹蛙, Chinese Horseshoe Crab (*Tachypleus tridentatus*) 中國鱗, Seaweed Pipefish (*Syngnathus schlegeli*) 舒氏海龍, Swinhoe’s Egret (*Egretta eulophotes*) 黃嘴白鷺. Diverse types of habitats are also found in the surrounding land area supporting many ecologically important animal and plant species in Hong Kong, including Common Birdwing (*Troides helena*) 裳鳳蝶 and Eurasian Eagle Owl (*Bubo bubo*) 鵩鴞 (refer to Appendix 2).
5. Tung Chung River is the second richest in freshwater species of any in Hong Kong, with a total of 23 species recorded, and listed as an Ecologically Important Stream (EIS)(No. 27) by Agricultural, Fishery and Conservation Department (AFCD). The mangroves on the intertidal mudflat at the Tung Chung River estuary is the largest on Lantau which is one of highest plant diversity sites. Tung Chung Valley and coast is also a butterfly hotspot which nurtures 148 species which comprises about 60% of Hong Kong’s total, including two rare and two very rare species.

Green Groups’ Recommended Development Permission Area Plan

6. Green groups’ recommended Development Permission Area (DPA) Plan (version Oct 2015) for a sustainable planning for Tung Chung River, estuary, coastal areas and associated habitats is enclosed (Appendix 1).
7. Regarding the land use of Tung Chung Valley, we suggested in 2012 (Appendix 2):
 - (a) To protect and conserve high quality natural habitats which are of rich biodiversity and ecological value through conservation planning, management and monitoring. In particular, the Tung Chung River, estuary, woodlands and the coast should not be exploited for any development and protected statutorily as “SSSI”, “CA” and “CPA” zones as illustrated in our revised recommended DPA Plan (version Oct 2015) attached to this letter (Appendix 1).
 - (b) To promote compatible community uses and enjoyment of the Tung Chung River Valley and the estuary through environmental education and passive recreation activities.

Ecologically-friendly facilities which encourage the public to access Tung Chung River and the estuary can be considered, for example, eco-trails, a riverside park, a nature education centre, resting places and look-out towers.

- (c) To enhance the tourist appeal the river landscape and cultural heritage of the Tung Chung River Valley through improved linkage to existing Country Parks in Lantau. Tung Chung River Valley is located amongst existing tourist spots including Hong Kong International Airport, Ngong Ping Cable Car, Po Lin Monastery and the Tian Tan Buddha Statue.

- 8. Therefore, Green Groups proposed in our recommended DPA Plan (Appendix 1) an extensive River Nature Park to serve above-mentioned land use purposes and flood prevention.

Green Groups' General Response to the Draft TCVOZP

- 9. Green groups agree with *the general planning intention for the Area* (first part of Section 8.1 of EXPLANATORY STATEMENT, TCVOZP) is "*to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area*" and "*enforcement actions should be taken against any unauthorized development which would have impacts on the natural and rural character of the Area*".
- 10. In response to the PLANNING CONTROL (Section 17 of EXPLANATORY STATEMENT, TCVOZP), green groups are very concerned that the publication of the draft Recommended Outline Development Plan (RODP) of the future new town extension and associated increase in economic activities has allured incompatible and unauthorized land uses in Tung Chung Valley and Bay.
- 11. Over the past two decades green groups observed a proliferation of incompatible developments and vandalism in Tung Chung Valley. The ecologically degraded land areas increased from 4.8% in 2007 to approximately 13% in 2015 (Appendix 3 and 4). However, enforcement powers and protection were lacking due to the absence of a statutory land-use plan.
- 12. To address these problems, the Administration should commit, with the publication of TCVOZP for the Tung Chung River Valley and coast,
 - (a) to ensure the proposed land uses in the TCVOZP can be implemented,
 - (b) to ensure control over incompatible and/or unauthorized developments,
 - (c) to terminate existing vandalism and to stem potential vandalism in Tung Chung Valley and Coast; and
 - (d) to protect the ecology, hydrology and water quality of Tung Chung River and Bay, a major planning intention of the TCVOZP.

13. Regarding the draft TCVOZP, green groups welcome the zoning of Area 96D, south part of the planning scheme area, as "Conservation Area"("CA"). However, we insist that 30m on either side of river courses, banks and tributaries of Tung Chung River and Wong Lung Hang, Tung Chung River Estuary and Tung Chung Bay should be zoned as "Site of Special Scientific Interest"("SSSI")(Appendix 1)
14. We also welcome the existing *fung shui woods* in the Tung Chung Valley west to Ngau Au and north of Shek Mun Kap zoned as "CA" in the TCVOZP. However, we are disappointed that the remaining *fung shui woods* receive no proper zones against development and ecological vandalism. Therefore, we recommend that the remaining *fung shui woods* should also be zoned as "CA" for protection.
15. We advise that the tributaries of Tung Chung River flowing through Mok Ka, Lam Che and Nim Un should be protected by zoning its stream courses and banks as "SSSI".

Tin Sam and Wong Lung Hang Remained Unprotected

16. The signatory green groups urge the Government to cover Tin Sam and Wong Lung Hang areas in new DPAs (refer to Appendix 1) which otherwise will remain as enclaves or be without effective land use control.
17. The seagrass beds and nearby mangroves at San Tau (SSSI No.58) are one of only four sites where Dwarf Eel Grass (*Zostera japonica*) 矮大葉藻, and one of only five sites where Oval Halophila (*Halophila ovalis*) 喜鹽草 are recorded in Hong Kong. Both species are rare in Hong Kong and are listed as of Local Concern status in China. San Tau mangroves is of high conservation value due to rich floristic diversity. San Tau, which is nearby Tin Sam, is a butterfly hotspot and Wong Lung Hang is an EIS listed by AFCD. Both areas require the preservation of local habitats.
18. Although the eastern part of Tung Chung Valley and Wong Lung Hang areas are covered in the in Amendment A1 in Tung Chung Town Centre Area OZP No. S/I-TCTC-21 (TCTCOZP), these areas have never been covered by any DPAs, and thus any incompatible developments or environmental vandalisms, such as diversion of Wong Lung Hang EIS, filling of land/pond or excavation of land, cannot be effectively controlled or enforced.
19. Green groups consider Tin Sam, Wong Long Hang and eastern part of Tung Chung Valley are integral parts of the whole Tung Chung River-cum-Bay hydrological and ecological system, and should receive stricter and more effective land use control to ensure a comprehensive management of flood regulation, water quality and nature conservation.
20. The Government should proactively protect the ecologically important Wong Lung Hang and Tin Sam areas by adequate, effective and enforceable statutory measures. Such measures should

be consistent with those proposed for Tung Chung River-cum-Bay including land use planning and control. Failure to designate a DPA for Wong Lung Hang and Tin Sam areas would materially weaken the ability of the Administration to conduct effective enforcement of the OZP. Since the Administration is fully aware of difficulties of enforcing an OZP which has not been preceded by a DPA, failure to designate a DPA may be considered as maladministration and thereby arouse public and legal controversy.

Tung Chung Valley not Suitable for Residential Development

21. In view of the "Residential (Group C)" ("R(C)") zone (Section 9.2 of EXPLANATORY STATEMENT, TCVOZP) and the Area 42 and 46 zoned as "Residential(Group A)"("R(A)") (Section 7.2.6 and 7.2.7 of EXPLANATORY STATEMENT, TCTCOZP), we call for a reduction in development pressure and wide ranging measures to alleviate development impacts.
22. Much of Tung Chung Valley is allocated for residential development in above-mentioned OZPs. We consider that such planning is incompatible with the physical and ecological setting of Tung Chung Valley and the principles of the Convention on Biological Diversity. Under Article 8 of this Convention, each contracting party shall:
 - Regulate or manage biological resources important for the conservation of biological diversity whether within or outside protected areas, with a view to ensuring their conservation and sustainable use;
 - Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings;
 - Promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to furthering protection of these areas;
 - Rehabilitate and restore degraded ecosystems and promote the recovery of threatened species, *inter alia*, through the development and implementation of plans or other management strategies;
 - Endeavour to provide the conditions needed for compatibility between present uses and the conservation of biological diversity and the sustainable use of its components.
23. We are highly concerned that the residential development (plot ratio 1 near the Tung Chung River estuary and up to 6.4 to the east of the valley) would affect the natural landscape, hydrology and ecology of Tung Chung River, threaten the inhabited wildlife and impact the water quality of Tung Chung River.
24. From the Hong Kong Observatory's past observation on and prediction of Hong Kong's future precipitation pattern, the scale and frequency of river floods is expected to increase. Tung Chung River is comparatively short and steep with an overall slope of 1: 4.9, (compared to Lam Tsuen River 1: 14.5, Kam Tin River 1: 14.4, Shing Mun River 1: 17.7, Tuen Mun River 1: 17.9).

The average annual rainfall of its river basin reaches up to 2400 mm, which is one of the highest regions in Hong Kong. Therefore, hydraulic and geotechnical conditions in small and narrow area of Tung Chung River Valley are highly unfavourable for dense and high-rise development.

25. Thus, in the long run, the Government must make early precaution and preventive measures in river land use planning through OZPs for Tung Chung River Valley, to decrease the threat posed by river floods due to climate change:
 - (a) Governments should avoid developing residential and industrial areas in Tung Chung River Valley, which are highly prone to flooding and landslide, to prevent risking the lives of residents and their properties.
 - (b) The government should allocate sufficient “permeable land use” by conserving vegetation and avoid covering large surface areas with concrete in Tung Chung Valley which helps allowing rainwater to infiltrate through the soil and alleviate flooding.
 - (c) Government should strengthen law enforcement on dumping, unauthorized vehicle access and developments on both sides of Tung Chung River or other activities which may affect drainage capacity of the rivers.
26. The large areas of “R(A)”, “R(C)” and “Village Type Development”(“V”) zones in Tung Chung Valley also threaten the water quality, ecosystem and landscape of Tung Chung Valley, River and Bay area and violate the Convention on Biodiversity.
27. We agree “*to concentrate village type development within “V” zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services*” (Section 9.3.1 of EXPLANATORY STATEMENT, TCVOZP).
28. We concur the “*general presumption against development*” for the planning intention in “Green Belt”(“GB”), “CA” and “Coastal Protection Area”(“CPA”) zone.

Threat to Species of Global Conservation Value

29. The “Commercial” (“C”) zone (Section 9.1 of EXPLANATORY STATEMENT, TCVOZP), especially Area 38A in which a public transport terminus and maximum building height of 35m is planned, is incompatible with the mangroves on the western bank of Wong Lung Hang estuary where a breeding population of dragonfly Mangrove Skimmer (*Orthetrum poecilops*) 斑灰蜻 was discovered in 2015 by local green group. Mangrove Skimmer is listed as “Vulnerable” by IUCN and locally rare.
30. We opine that these “C” zones in TCVOZP will threaten Mangrove Skimmer population and we recommend include its habitat in River Park or other proper conservation zoning are needed.

31. The public transport terminus should be relocated in Area 107("GI/C") or Area 39 ("R(A)1") in TCTCOZP to link more efficiently with the planned underground railway station to the west of Yat Tung Estate.

River Nature Park for Flood Control and Conservation as Public Interest

32. Section 18.3 of EXPLANATORY STATEMENT, TCVOZP mentions that "*the Government will resume and clear the private land for... .. public developments... ..and provide infrastructure.*" Therefore, we urge the Government to seriously consider the resumption of all private land lots in the Tung Chung River Valley to achieve a sustainable plan for public developments in Tung Chung Valley.
33. It is proposed that land is resumed to provide flood prevention, environmental and conservation infrastructure in the entire river valley, and estuary which is managed as a River Nature Park (separately or jointly by DSD, AFCD and/or LCSD), to safeguard and control the hydraulic, water quality and ecological properties of the river valley.
34. Designation of Tung Chung River Valley as a River Nature Park can be implemented by the Government as part of public developments in the Tung Chung New Town Extension (TCNTE).
35. Whereas the residential and road zones in the OZP will impose adverse and irreversible impacts on the ecology of Tung Chung River Valley and Bay, the proactive land use management by establishing a River Nature Park will help preserve natural resources for community use and enjoyment, habitat protection and fisheries intended under the RODP of TCNTE study and draft TCVOZP.
36. The resumption of land and the management as River Nature Park will make it possible to better conserve and enhance the ecological value and functions of Tung Chung River Valley. The park will provide a high quality nature experience for residents, improved flood control, and better conservation of the rich habitat of the river valley and estuary.
37. The estimated resumption cost for about 500 private land lots with a total area of 8.5 ha in green groups' proposed River Nature Park (Appendix1) is HK\$370 million.
38. The Government should explore and assess the feasibility and potential impacts of different alternative options for flood prevention such as resuming lands along the riparian zones of Tung Chung River so as to serve as natural floodplain to retain floodwater.

Conservation First Before Development

39. For Section 18 of EXPLANATORY STATEMENT, TCVOZP, we are disappointed that the "*phasing and packaging of works for the Tung Chung New Town Extension to achieve early*

delivery of land to meet the housing needs and ensure timely provision of ... facilities in tandem with population build-up" do not include the early implementation of environmental protection and conservation landuses proposed in the TCVOZP. We urge the Administration to adopt a "conservation first before development" strategy for the implementation of TCVOZP.

40. Most of Hong Kong's major natural rivers are channelized and recipients of low quality water including run-off and effluent discharges from storm drain networks. These rivers often emit foul odour and are an urban blight degrading the living quality of Hong Kong, and impact our image as a well-developed and livable world class city. Tung Chung River must not follow the same fate of other channelized rivers of Hong Kong.
41. Once the TCNTE development commences according to the approved OZPs, the amount of construction waste generated according to the Environmental Impact Assessment Report could fill up the whole Tung Chung Valley and estuary. Unless dedicated efforts and proper phasing of works are made to protect the valley and bay, the invaluable river ecosystem and landscape will be irreversibly ruined. And this in turn, would jeopardize the government's carefully crafted comprehensive plan for the area.
42. The construction, the increase in population and the new economic activities close to these ecologically valuable resources will inevitably lead to destruction unless very strong and specific protection and management measures as proposed in TCVOZP are put in place. Already we have witnessed a proliferation of dumping of massive amounts of debris and construction waste in Tung Chung Valley (Appendix 3 and 4). Increasingly typical 'brown-field' uses are covering more areas in the valley, uses which thrive on the growing population and economic activities in north Lantau.
43. Moreover, The Tung Chung River, Estuary and Bay are a great opportunity to implement the "Water-friendly Culture and Activities" policy adopted by the Government in 2015.
44. We invite the Administration to set a good model for "conservation first before development" and to protect this natural river resource, and to consider incorporating the following measures for implementation of TCVOZP:
 - (a) To first create the polders and to establish a River Nature Park covering the river, estuary and areas earmarked for conservation along the river well ahead of commencing the other infrastructure and development projects. By clearly demarcating the conservation areas as a park, and by ensuring management is in place, these areas designated for conservation can be protected from land filling, unauthorized dumping, destruction and other encroachment. At the same time this ensures that flood control and management measures are in place and the natural river courses can be protected from obstruction and diversion.

- (b) The Sustainable Urban Drainage System (SUDS), storm water retention ponds and pump stations must be built before the commencement of any other development projects to avoid polluted water generated by construction works are discharged into the natural river course, deteriorating the water quality and threatening the ecosystem and landscape of Tung Chung River and the estuary.
- (c) In order to protect the ecosystem and natural environment of the valley from air pollution and illegal dumping, large vehicles and construction trucks must be prohibited from entering the section of Tung Chung Road west of Ha Ling Pei. Vehicles that have sufficient reasons for entering need to seek formal approval from relevant authorities.
- (d) No construction and civil engineering works should be allowed in the riverbed, riparian zone and estuary of Tung Chung River. Storm water and sewage water should not be discharged into the river courses and estuary of Tung Chung River.

Prevention of Water Pollution and Habitat Damages

- 45. Green groups concur that *“ any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Column 1 and 2 above or the uses or developments always permitted under the covering NOTES....., shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft DPA plan without the permission from the TPB under section 16 of the Town Planning Ordinance”*, which is stipulated in Remarks under “GB”, Remarks (b) under “CA” and “CPA” in TCVOZP.
- 46. However, we opine that this planning measure should also stipulated other zones in TCVOZP, especially those the tributaries of Tung Chung River, whatever natural streams/rivers, irrigation or stormwater channels, flow through and waterways in mangroves, and including the tributaries flowing through Mok Ka, Lam Che and Nim Un. *“Filling of land/pond or excavation of land”* should be under the same planning control as *“diversion of streams”* and stipulated under Remarks (c) of “V” zones in TCVOZP.
- 47. For Section 17.2 of EXPLANATORY STATEMENT, TCVOZP, we opine that regarding *“uses or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan, any material change of such use or any other development” which may have adverse environment, drainage, traffic, ecology and hydrology of the Area should not be permitted. “The alteration and/or modification works which may lead to an environmental and ecological improvement to the Area may be considered favourably by the Board.”*
- 48. For Section (2) of NOTES, TCVOZP, in order to avoid water pollution to Tung Chung River and Bay, any use or development that does not conform to Water Pollution Control Ordinance (Cap.358) should be terminated despite being in existence immediately before the first

publication in the Gazette of the notice of the draft DPA Plan No. DPA/I-TCV/1.

49. For section (8)(b), (9)(a)(i) and 9(b) of NOTES, TCVOZP, “refreshment kiosk” should not be permitted on ecologically important areas, within 30 metres on either side of river/stream, which have been mostly zoned as “CA” and “CPA” and agricultural lands because it may generate wastewater and garbage that pollute the water bodies and degrade the habitats.
50. For section (8)(c) and (d), and (9)(a)(ii) of NOTES, TCVOZP, in order to avoid alteration of physical setting and damage to ecology of the natural streams and rivers (including its tributaries flowing through or by agricultural lands), diversion, excavation, shotcreting and paving of beds and banks should not be allowed for “*maintenance or repair of ... watercourse... ..*” and “*... drainage works... ..*” without the permission of the relevant government authorities in charge of environmental protection and nature conservation.
51. For section (8)(e) of the NOTES, TCVOZP, the septic tanks of rebuilt New Territories Exemption Houses should not be constructed within 30 metres of either side of watercourse to avoid pollution of river water by the sewage.
52. For Section (11)(a) of the NOTES, TCVOZP, we concur that “*temporary use or development of any land or building*” should not be permitted in areas zoned “CA” and “CPA”.
53. For Section (11)(b) of the NOTES, TCVOZP, we strongly urge that open storage and port back-up landuses must be prohibited in the Planning Scheme Area because these landuses
 - (a) are not compatible with the environmental setting and landscape of Tung Chung River Valley,
 - (b) breaches the planning intention of TCVOZP,
 - (c) will encroach and interrupt the Tung Chung River which is designated as EIS, proposed River Park and SUDS,
 - (d) will disturb and cause permanent and irreversible loss of habitats, such as river beds and banks, freshwater marsh, farmlands, by land filling, dumping of wastes and soil debris,
 - (e) will cause land contamination with toxic substances, air and water pollution,
 - (f) will trigger opening of private vehicular access and additional heavy-vehicle traffic that further disturb and destroy the habitats in Tung Chung River Valley and Bay.
 - (g) are difficult to be reinstates to the origin habitats through planning measures.


Adverse Impacts of Road Network

54. Green groups would like to stress the adverse impacts of road network (Section 10.1 of EXPLANATORY STATEMENT, TCVOZP) on the environment and ecology of Tung Chung River, Valley and Bay. Road access will promote development, air and noise pollution, and facilitate illegal dumping and landfilling on farmlands and riverbanks.

55. In order to prevent uncontrollable and unenforceable vandalism in Tung Chung Valley and other potential adverse impacts of road access, we urge the Administration to review the proposed road network in the OZP and to impose traffic restriction in Tung Chung West, especially for construction trucks and machinery.
56. We insist that all non-essential roads access to ecologically sensitive areas such as natural coastlines, river banks, fung shui woods and other ecologically important sites is eliminated.
57. In the Section 7.1.7 and Figure 2 of EXPLANATORY STATEMENT, TCVOZP, *"two Non-Building Areas (NBA) of 20m and 30m wide are proposed in Area 60 and 71A respectively as breezeway to promote better air ventilation and to enhance visual permeability"* and not shown in the draft TCVOZP, i.e.
- (a) an extension of Yu Tung Road through "R(C)2"(Area 60) to "CPA" on the eastern bank of Tung Chung River,
 - (b) an "NBA" zone connecting "CA" with Road L25 through "R(C)1"(Planning Area No.71A) to the north of Shek Mun Kap,
- However, we worry that these NBAs will become road access that facilitate flytipping and threaten the adjoining "CPA" and "CA". Moreover, road access will generate air pollution from vehicles that contradicts the design concept of these NBAs.
58. We are highly concerned about the Road L28 connecting existing Shek Mun Kap Road to Mok Ka, which runs across an EIS designated by AFCD.
59. Also, the existing illegal road access across Tung Chung River in Area 84 must be removed because it is not compatible with the planned River Park. Moreover, such illegal structure threatening the water quality and ecology of Tung Chung River should not be accepted and rationalized in the statutory land-use plan.
60. We are also concerned that road access will initiate and ecological vandalism activities in ecologically important areas, e.g. the "CA" zone adjoining Ngau Au, and the "CA" zone between Shek Mun Kap Road and Area 71A.

Thank you very much for your kind attention. We look forward to your favourable decision.

Yours faithfully,



CHENG Luk-ki (Division head, Scientific Research & Conservation, Green Power)

On behalf of

Designing Hong Kong
Eco-Education & Resources Centre
Green Lantau Association
Green Power
Hong Kong Bird Watching Society
Hong Kong Outdoors
Lantau Buffalo Association
The Conservancy Association
World Wide Fund For Nature Hong Kong

Encl.

Appendix 1. Green Groups' recommended DPA Plan (version Oct 2015)
Appendix 2. Joint green groups' recommended DPA Plan for Tung Chung River, estuary, coastal areas and associated habitats (version Jun 2012)
Appendix 3. Map illustrating degraded site complaints and photos by green groups.
Appendix 4. Aerial photos of Tung Chung Valley taken in November 2007 and April 2015.

C.C.

Mr. Paul Chan Mo Po
Secretary for Development
Email: sdev@devb.gov.hk

Professor Anthony CHEUNG
Secretary for Transport and Housing
Email: sthoffice@thb.gov.hk

Mr. WONG Kam Sing
Secretary for Environment
Email: sen@enb.gov.hk

Mr. LING Kar Kan
Director of Planning
Planning Department
Email: kkling@pland.gov.hk

Mr. LO Kwok Chung, David
Chief Engineer Islands Division
Civil Engineering and Development Department
Email: kclo@cedd.gov.hk

Mr. LAU Ka Keung
Director of Highways
Highways Department
Email: kklau@hyd.gov.hk

Mrs Ingrid YEUNG
Commissioner for Transport
Transport Department
Email: comr@td.gov.hk

Mr. K H TONG, Edwin
Director of Drainage Services
Drainage Services Department
Email: edwintong@dsd.gov.hk

寄 出:
寄件日期:
收件者:
主旨:
附件:

Wick Leung [REDACTED]
08日03月2016年星期二 18:42
'tpbpd'
Comments on amendments to approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/20
TPB20160308(TCTC).pdf

TPB/R/S/I-TCTC/21-24

Dear Sir/Madam,

Please refer to the attachment for comment.

Best Regards,

Wick Leung
Campaign Officer
The Conservancy Association
Unit 102, 1/F, Peak Castle Building, 476 Castle Peak Road, Kowloon, Hong Kong.
T: [REDACTED] !! D: [REDACTED] !! F: [REDACTED]
E: wick@cahk.org.hk !! W: www.cahk.org.hk



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長春社 since 1968

The Conservancy Association

會址：香港九龍青山道476號1樓102室

Add.: Unit 102, 1/F, 476 Castle Peak Road, Kowloon, Hong Kong

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

8th March 2016

The Secretary
Town Planning Board

E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on amendments to approved Tung Chung Town Centre Area Outline Zoning Plan
No. S/I-TCTC/20

The Conservancy Association (CA) would like to express our initial comment on the captioned.

Excision of the OZP covering Tung Chung rural area including Wong Lung Hang Stream and its riparian zone

The government proposes to expand the Tung Chung New Town along with various on-going or potential large-scale projects such as HZMB and the third runway, there would be a great increase in development pressure on Tung Chung area. Furthermore, the government is planning to increase the construction waste charge for landfills from \$125 to \$200¹. We are of grave concern that cases of fly-tipping would be intensified. All these development pressure would pose threat to nearby rural areas without protection, such as Wong Lung Hang where an Ecologically Important Stream (EIS) is located. Since these areas are without a DPA plan, they should be excised from the planning scheme area of this OZP (Figure 1).

CA reiterates that a statutory DPA plan covering rural area before any gazette of OZP is a must for proper protection of these ecologically sensitive areas. Therefore, a DPA plan for those areas including Wong Lung Hang Stream and its riparian zone should be prepared as soon as possible.

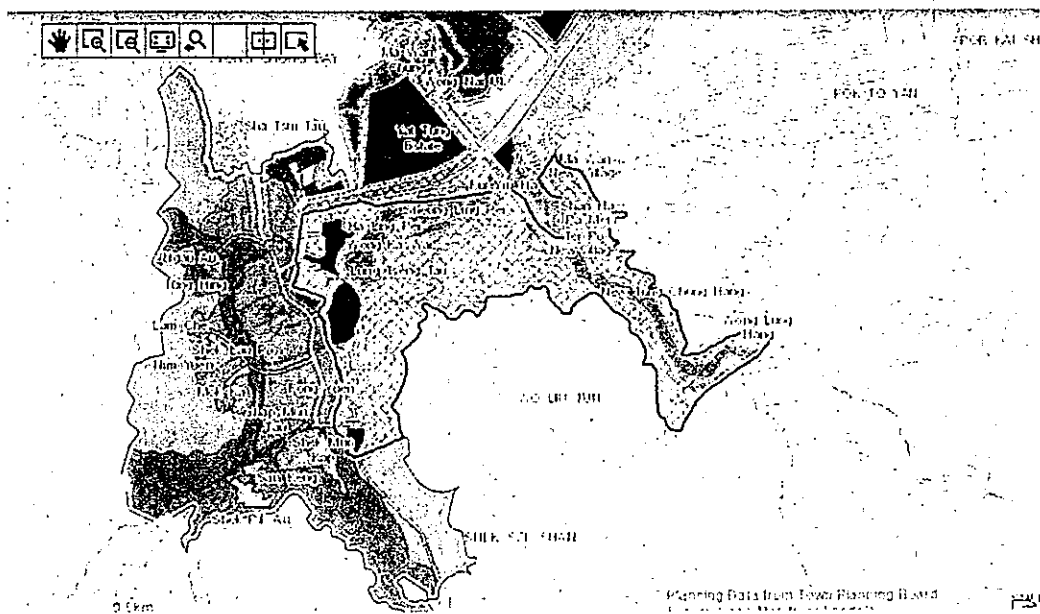
Yours faithfully,

梁德明

Leung Tak Ming
Campaign Officer

¹ 《建築廢物處置費擬加六成》，明報，10-10-2015

Map of the planning area for the Town of Sarnia, showing the city, surrounding areas, and the Detroit River. The map includes labels for various locations such as Sarnia, Port Huron, and Detroit. A scale bar indicates 0 to 10 km. A legend in the top left corner shows symbols for land use and infrastructure. A north arrow is located in the top right corner.



寄件日期:
收件者:
主旨:
附件:

Andrew Chan (Local Biodiversity) [REDACTED]
08日03月2016年星期二 18:26
tpbpd@pland.gov.hk
S_I-TCV_1 & S_I-TCTC_20_WWF_Mar2016_WWF
S_I-TCV_1 & S_I-TCTC_20_WWF_Mar2016_WWF.pdf; (Appendix 1) Joint Green Groups Tung Chung DPA proposal.jpg

TPB/R/S/I-TCTC/21-25

Dear Sir/Madam,

Please find attached our submission and Appendix 1 on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Conservation Officer, Local Biodiversity
World Wide Fund For Nature Hong Kong
世界自然(香港)基金會
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, New Territories
Tel: (852) 2161 9667
Fax: (852) 2845 2764
Website: www.wwf.org.hk

WWF Hong Kong works to ensure a better environment for present and future generations in Hong Kong (See attached: S_I-TCV_1 & S_I-TCTC_20_WWF_Mar2016_WWF)

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



for a living planet®

世界自然基金會
香港分會

香港新界荃灣葵昌路8號
葵泰中心15樓
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, N.T., Hong Kong

WWF-Hong Kong

電話 Tel: +852 2526 1011
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wwf.org.hk

Our Ref.: SHK/LDD 5/16
8 March 2016

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1 & Proposed Amendments to the Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/20

WWF welcome the gazettal of the draft Tung Chung Valley Outline Zoning Plan (OZP) which enables statutory planning enforcement action against eco-vandalism at the ecologically important Tung Chung Valley area. Nevertheless, we would like to raise our concern and submit herewith our comments and recommendations on the captioned draft Tung Chung Valley OZP and the proposed amendments to the Tung Chung Town Centre Area OZP as follow:

Tin Sam and Wong Lung Hang should be covered with DPA Plans

While the captioned OZPs cover most of the area of Tung Chung West, we view that the government should take this opportunity to cover Development Permission Area (DPA) Plans to Tin Sam area and Wong Lung Hang where both have ecological and conservation interest (Fig. 3). In Tin Sam area, apart from the San Tau seagrass bed "Site of Special Scientific Interest" ("SSSI"), Beijiang Thick-lipped Barb, a freshwater species of conservation concern by AFCD¹, can be found in the San Tau Stream². Wong Lung Hang Stream is one of the Ecologically Important Stream (EIS) listed by AFCD where two species of conservation concern have been recorded³, namely Beijiang Thick-lipped Barb and Hong Kong Newt⁴. Both areas are not covered by any DPA Plan and thus are vulnerable to environmental destructions and incompatible developments which cannot be stopped

¹ http://www.afcd.gov.hk/tc_chi/conservation/hkbiodiversity/database/popup_record.asp?id=2984

² Kadoorie Farm and Botanic Garden. 2013. *Ecological and Conservation Importance of Tung Chung, Lantau*. Kadoorie Farm and Botanic Garden, Hong Kong Special Administrative Region. 29 pp.

³ *Ibid*

⁴ http://www.afcd.gov.hk/english/conservation/hkbiodiversity/database/popup_record.asp?id=3100&lang=en

WWF
世界自然基金會
WWF-Hong Kong
WWF-Hong Kong

WWF-Hong Kong
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WWF-Hong Kong
WWF-Hong Kong

Patron: The Honourable CY Leung, GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M Ho
Acting CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

WWF-Hong Kong Registered Name: 世界自然基金會香港分會 World Wide Fund For Nature Hong Kong
(Incorporated in Hong Kong with limited liability by guarantee)

and enforced by the planning authority, especially those happened on private lands. Therefore, green groups had jointly recommended the government to extend the boundary of the DPA Plan to cover Tin Sam and Wong Lung Hang in previous consultation of the Tung Chung Valley DPA Plan so that local habitats and species of conservation interests could be protected by effective land use control.

However, we are disappointed that the government did not include both Wong Lung Hang and Tin Sam into the Tung Chung Valley DPA Plan before the gazettal of the Tung Chung Valley OZP. We noted that Wong Lung Hang has now been zoned as "Conservation Area" ("CA") and the San Tau seagrass bed had already been registered as "SSSI" under AFCD in 1994. Nevertheless, if both areas are not covered by DPA Plan, they are still unprotected as the Planning Department cannot take enforcement actions against any incompatible development and environmental destruction activity on private lands in the future. In particular, we worry that the Tung Chung New Town Extension will increase development pressure and encourage the dumping of construction & demolition (C&D) waste and incompatible development at the nearby ecologically sensitive private lands, i.e. Wong Lung Hang and San Tau area. We worry that C&D waste will be washed down to Wong Lung Hang and San Tau SSSI during heavy rainstorm event. This will diminish the ecological and landscape value of these areas and result in the loss of important habitats and species of both places.

In fact, the lack of effective land use control has already resulted in irreversible ecological and landscape impacts to the South Lantau area. For example, frequent C&D waste dumping has seriously destroyed the ecologically important wetlands in Pui O (Fig. 1). Although these wetlands are "Coastal Protection Area" on the Approved South Lantau Coast OZP, no enforcement action could be taken by the planning authority to stop the dumping activities because Pui O has never been covered by a DPA Plan. In order not to recommit the same error, we strongly request the members of the Town Planning Board to excise the Wong Lung Hang area from the Tung Chung Town Centre OZP and designate it into a separate DPA Plan while the San Tau / Tin Sam area should also be covered by a DPA Plan (Fig. 2). The planning authority will then have the enforcement power against destruction activities to protect the sensitive habitats and species found in Wong Lung Hang and San Tau / Tin Sam area.

Fung Shui woods should be zoned as "CA"

According to the Environmental Impact Assessment Report of the Tung Chung New Town Extension (EIA-233/2015), the overall ecological value of *Fung Shui* woods in the Tung Chung Valley are

"Moderate to High" while their potential ecological value is evaluated as "high if protected from illegal harvesting and encroachment by farming and village expansion". These *Fung Shui* woods could provide breeding habitats for birds, reptiles and butterflies (Table 9.11 of EIA-233/2015). We appreciate that the *Fung Shui* woods of Ngau Au and north of Shek Lau Po are protected by "CA" zone in the captioned OZP. However, we found that the remaining *Fung Shui* woods fall within zonings that will be potentially affected by developments, e.g. "Village Type Development" and "Green Belt" zones (Fig. 3). We gravely concern that these remaining *Fung Shui* woods will be affected by tree removal due to future developments or village expansion if the current zoning plan proceeds. Therefore, to prevent illegal harvesting and encroachment by farming and village expansion, we strongly recommend that all the *Fung Shui* woods of the Tung Chung Valley should be protected by "CA" zone. This is also in line with the conservation approach of the *Fung Shui* woods of Ngau Au and north of Shek Mun Kap.

We would be grateful if our comments and recommendations can be duly considered by the Board.

Thank you for your attention.

Yours faithfully,



Andrew Chan
Conservation Officer, Local Biodiversity

Figure 1. C&D waste dumping at Pui O where has no DPA Plan and the planning authority cannot take enforcement action. Similar ecological degradation can happen in Wong Lung Hang & Tin Sam if not covered by DPA Plan.

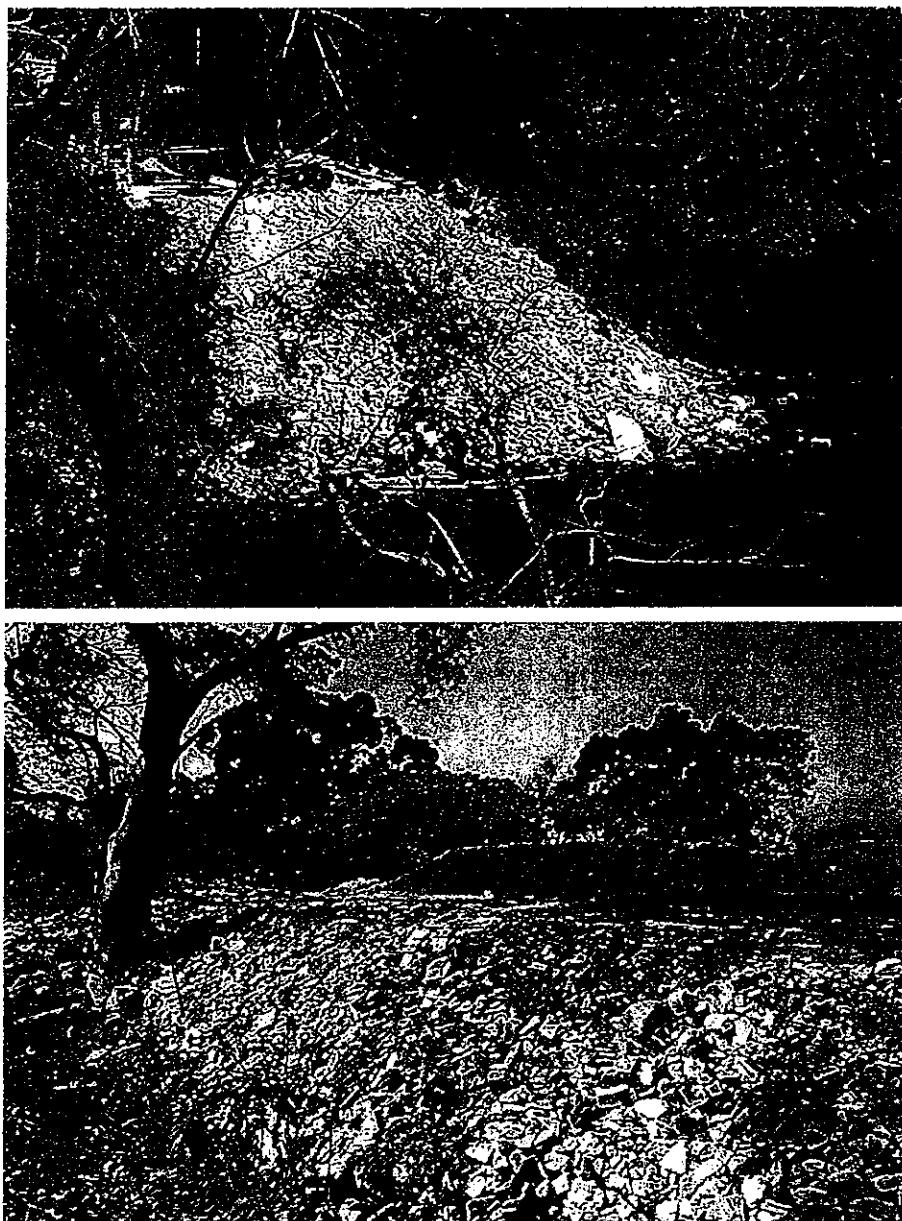


Figure. 2 Recommended DPA Plan by Joint Green Groups in October 2015 (The version of higher resolution attached as Appendix 1)

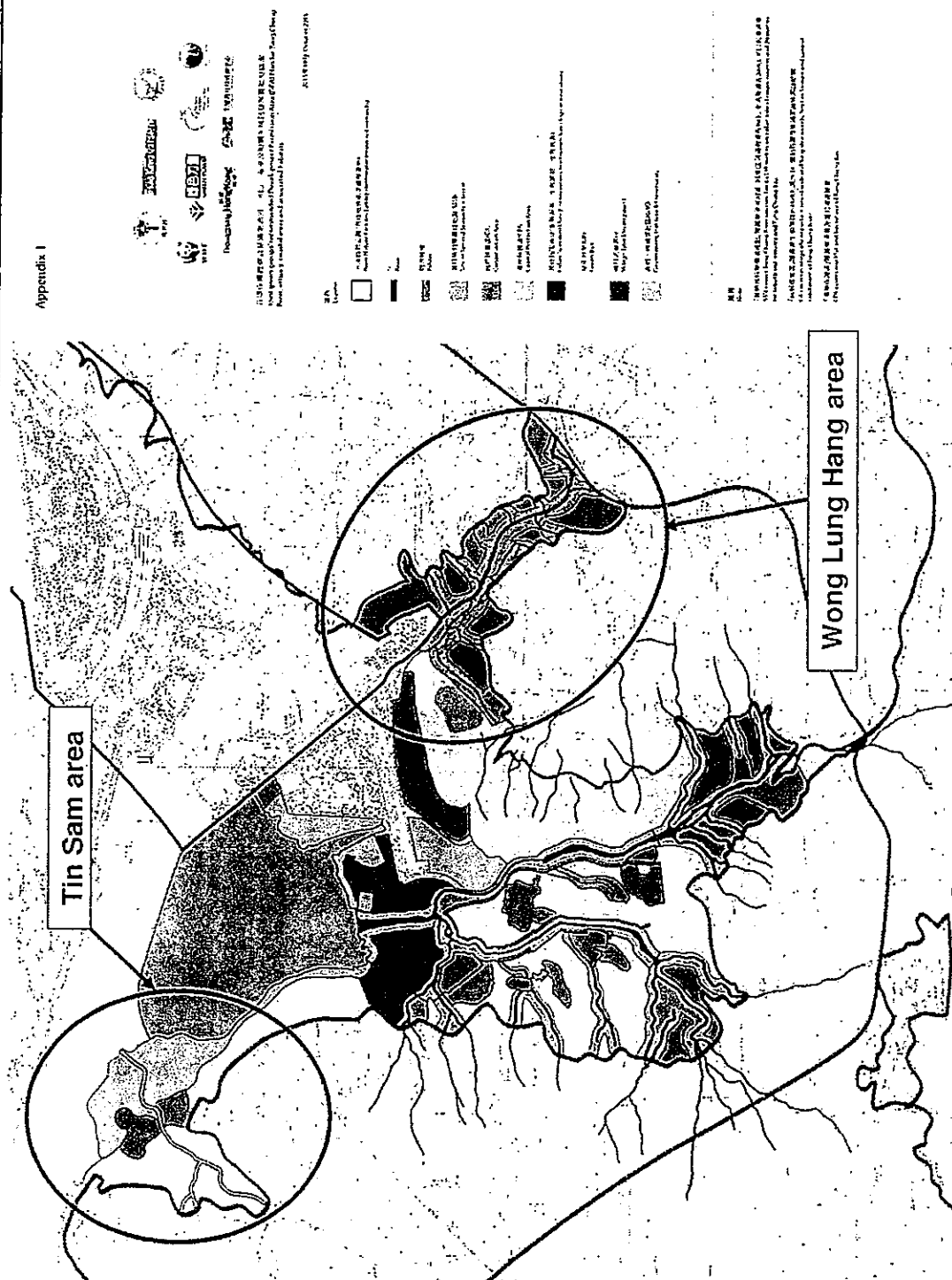
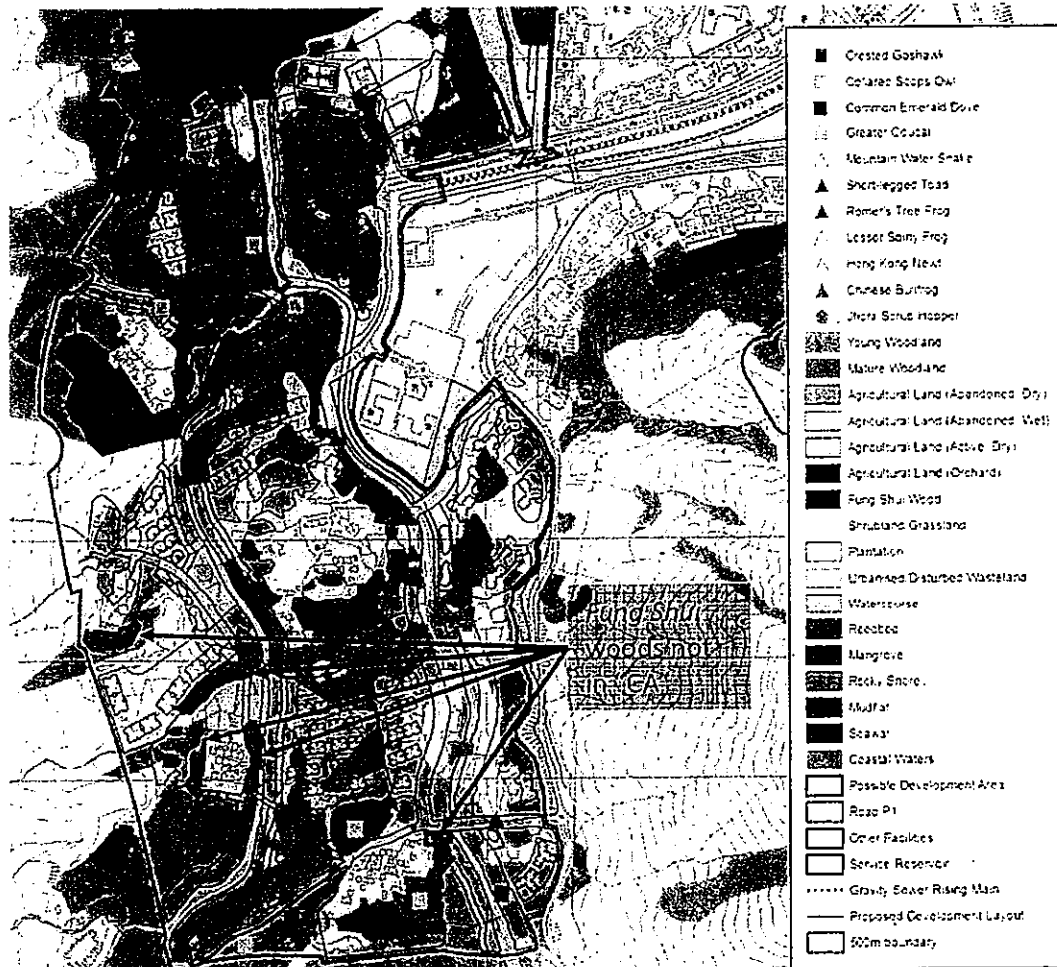
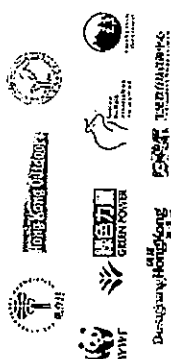


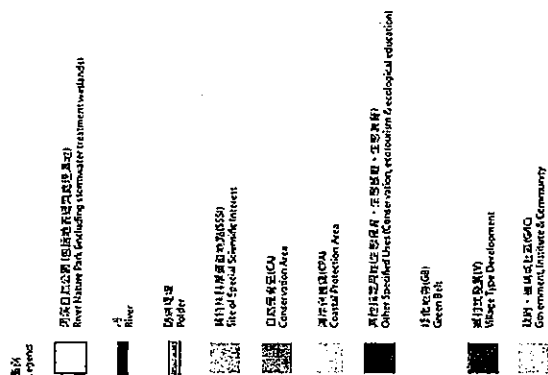
Figure 3. *Fung Shui* woods that are not protected by "CA" zone (Habitat map extracted from the Tung Chung New Town Extension EIA report No.EIA-233/2015)





各項保護措施包括：河、湖、濕地及相關生態發展許可區 (DEPA) Plan for Tung Chung River, estuary, coastal areas and associated habitats

2015年10月5日



44:

2154

其內面科學館地盤高度與海平面同。交通三區面積共30公頃。其中面積各20公頃。內口內約16公頃。SS8551 covers Tung Chung River courses, banks (18 metres on right side of major courses) and 20 metres for industrial, railway and Tung Chung Bay.

「自然保育區」涵蓋產生珍貴濕地的林地和濕地，預防石硤及新洲河及新洲河社區。
CA covers ecologically important woodlands and fung shui woods, Hei Luk Stream and
Catchments of fung Chung River.

COA covers mudflats and backshore of Tung Chung Bay.

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寄件日期:
收件者:
主旨:
附件:

KFBG EAP [REDACTED]
01日03月2016年星期二 9:42
tpbpd
KFBG's comments on Draft TCV OZP and Amendments to TCTC OZP
160301 Draft TCV OZP and Amendments to TCTC OZP.pdf

TPB/R/S/I-TCTC/21-26

Dear Sir/ Madam,

Attached please see our comments regarding the captioned.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.

(Email: tpbpd@pland.gov.hk)

1st March, 2016.

By email only

Dear Sir/ Madam,

Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1
&
Amendments to Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/20

1. We would like to express our grave concerns regarding the captioned.
2. We have previously commented, in December 2015, on a statutory EIA entitled 'Tung Chung New Town Extension' which covered the land use zoning plan of the Tung Chung Valley. We consider that our comments regarding this EIA are also highly applicable to the Draft Tung Chung Valley OZP No. S/I-TCV/1 (Please see Appendix 1).
3. We consider that many of the natural habitats and wooded areas such as some of the *fung shui* woodlands in the Tung Chung Valley are not well protected under the proposed land use zoning plan. We strongly urge that these areas should be better protected by more appropriate zonings. Please refer to the attached document in the appendix for further elaborations and our detailed recommendations.
4. In addition, we strongly object to the incorporation of the Wong Lung Hang Valley (the area to the southeast of the Chek Lap Kok New Village including the Wong Lung Hang Stream, which is an Ecologically Important Stream (EIS); Figure 1) into the proposed Tung Chung Town Centre Area OZP.

5. We have, on many occasions, expressed our grave concerns to the Planning Department about the present statutory loophole which involves the absence of coverage by a DPA plan in many rural areas. There was also a recent newspaper article elaborating upon the issue¹. For instance, in South Lantau, in an area without previous coverage by a DPA plan but with OZP, the Planning Department has no enforcement power to curtail or cause to cease activities which are destructive to the environment. In the Coastal Protection Area (CPA) zone at Pui O, indiscriminate dumping activities frequently occur (Figure 2) BUT the Planning Department can do nothing because there was no DPA plan covering the area.

6. The so-called CPA zone exists on paper only – it is not a protective zone at all, in reality. This is, of course, not a desirable situation and we consider that the integrity of the Government is also being undermined by the lack of any kind of authority under such situations. Surprisingly, the Planning Department is, now, creating and perpetuating the same kind of legal loophole in the Wong Lung Hang Area, i.e., designating an OZP for a highly sensitive area without any prior DPA plan.

7. The Wong Lung Hang Valley is widely recognised to be ecologically important. There is at least an EIS, and as shown in Figure 3, the whole valley is naturally wooded with the vegetation even denser than many woodlands in the Tung Chung Valley. Otherwise, it would not be proposed to be covered mainly with GB and CA zones under the current amendment plan. However, because of the lack of coverage by a DPA plan, these zones will never actually protect the areas (i.e., any land filling/ excavation activities appearing on the private land in these zones will not be controllable by the Planning Department even though these zones are generally being designated for conservation purposes). We are deeply worried that the many cases of environmental destruction now happening along the South Lantau coast, such as those in Pui O, would inevitably occur in this area. What the Planning Department is now doing, is not, by any means, protecting this highly sensitive area but is in practice pushing the area to the brink of lawlessness and the gulf of environmental destruction. It seems that The Planning Department is incapable of learning the bitter lessons of the past.

8. We rigorously object to the proposal to cover the Wong Lung Hang Valley with the amended Tung Chung Town Centre OZP. This area should be completely excised from the current proposed plan/ amendment. We urge that this area should be accorded due statutory process and be covered with a DPA plan, first, and later followed through with an OZP with

¹ http://news.mingpao.com/pns/dailynews/web_tc/article/20160229/s00012/1456682982359



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

appropriate conservation zonings.

9. These are the only responsible steps to protect this area. Its fate should not be hung in the balance. There should be no administrative or planning shortcuts for the biologically rich and ecologically endowed natural landscapes of the Wong Lung Hang Valley.

10. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Conservancy Association
Designing Hong Kong
Green Power
Hong Kong Bird Watching Society
WWF – Hong Kong

Figure 1. The Wong Lung Hang Valley

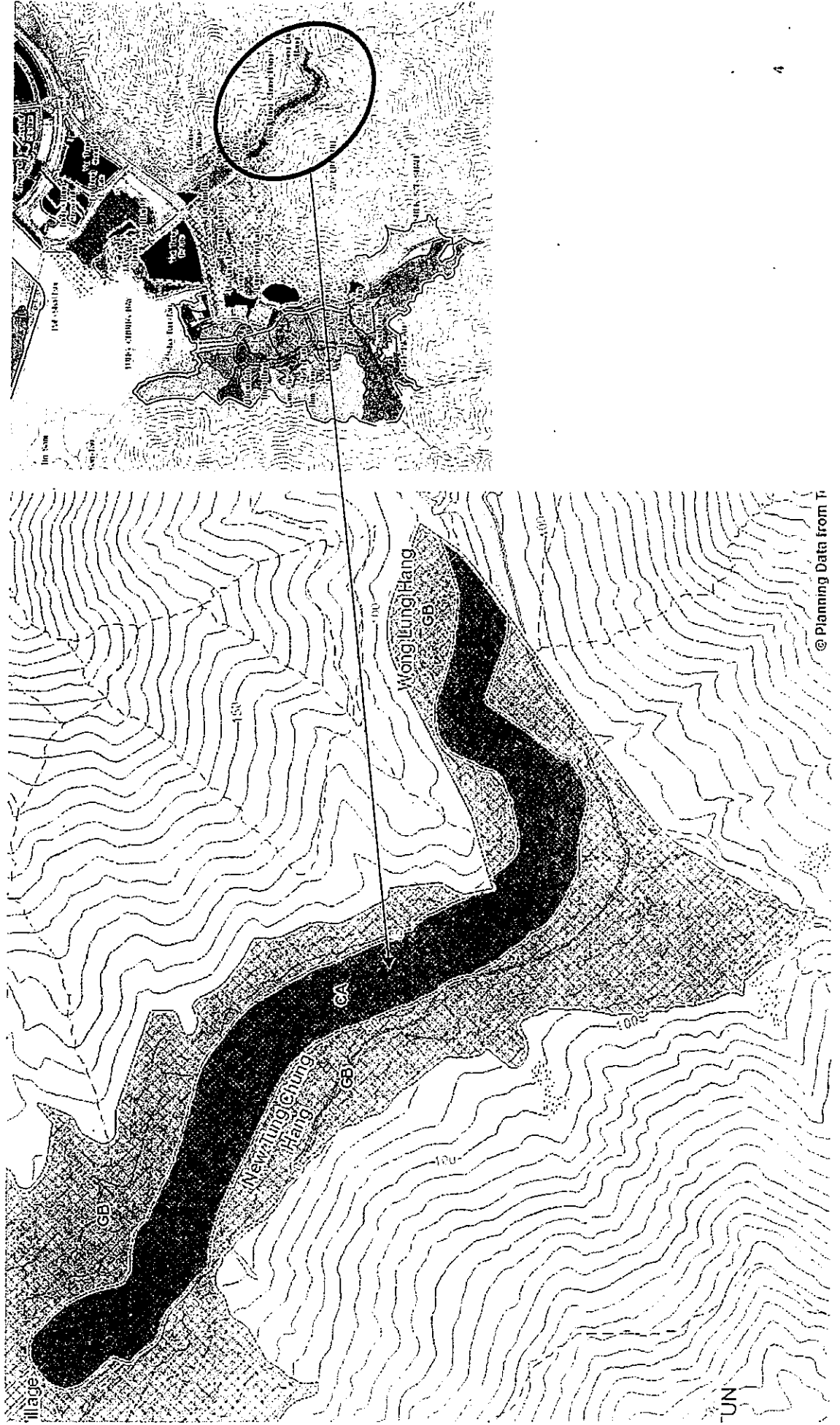


Figure 2. Flagrant dumping within the CPA zone at Pui O, Lantau. Although it is stated as a CPA zone on the OZP, the Planning Department has no enforcement power to curtail or cause to cease these environmentally damaging activities.



Figure 3. The pristine natural settings and landscape of the Wong Lung Hang Valley





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Ms. Anissa WONG, Sean-Yee, JP
Director of Environmental Protection
16/F, East Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

(Email: eiaocomment@epd.gov.hk)

31st December, 2015

By email only

Dear Madam,

Tung Chung New Town Extension EIA
(EIA-233/2015)

1. We refer to the captioned.
2. In general, we appreciate that the authorities responsible for this proposed development have adopted many of our previous recommendations (e.g., in the proposed land use zoning plan). However, the plan now published in the EIA still contains many deficiencies and the assessment in the EIA is simply inadequate. For instance, the proposed village development zones are not included in the estimation for habitat loss. We would also like to provide our views on further reclamation in Hong Kong and our concerns regarding the potential impacts on aquatic ecology including those on the Chinese White Dolphin.

Inadequate and Misleading Assessment

3. *The assessment is simply not adequate: Many vegetated areas and important habitats, including Fung Shui and mature woodland may be seriously threatened by direct loss but these potential impacts are not included in the assessment.*

3.1 Figure 2.3 of the EIA (the Revised Recommended Outline Development Plan – TCW; RODP – TCW) shows that part of the riparian zone in an area to the northwest of the existing Ngau Au Village is recommended to be covered with a Village Development Area (V) zone. This is different to what is shown in the Stage 3 Public Engagement Digest (the Digest) for the same project¹. The area of concern is shown in Figure 1 of this letter. As indicated in the

¹ http://www.tung-chung.hk/TC3_Draft13a_PREVIEW_For_Download.pdf



嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

Draft Recommended Outline Development Plan (DRODP) in the Digest, the riparian area next to Ngau Au Village is marked with a Conservation Area (CA) zone (i.e., the same type of zoning) as for other riparian areas in the Tung Chung Valley. As shown in the habitat map of the EIA, the area located to the northwest of the Ngau Au Village (including the riparian zone) is covered with 'mature woodland' (Figure 2) and it is considered to be of moderate to high ecological importance (according to the EIA). An aerial photograph taken in August 2015 and an on-site photograph taken in December 2015 very clearly show that this area is very well vegetated (Figures 3 and 4).

3.2 We do not understand how such an area (i.e., mature woodland and riparian zone of an important stream) could become zoned for village development (see Figure 5) – the potential impacts that would appear include the following: extensive tree felling, vegetation clearance, exposure of bare ground during site formation and, thus, potentially producing muddy surface runoff and sedimentation that would affect the nearby stream. All of these environmental impacts should be avoided in sensitive habitats, and the avoidance of such impacts can be facilitated, quite simply, by appropriate land use zonings (i.e., changing from a zone for development to conservation zonings such as CA). We are highly concerned that the potential and future construction of additional village houses within the proposed V zone will greatly affect (during both operation and construction) the mature woodland, the riparian zone and, also, the tributary which drains into the Tung Chung Stream which is considered to be the key ecological element and conservation focus of the Tung Chung Valley.

3.3 Indeed, we are also shocked to learn from the EIA that the proposed V zones are **excluded from the habitat loss estimation in the EIA** (stated in Section 9.6.1.5). Of course, an argument might be put forward that even without the proposed RODP – TCW, villagers may still be able to apply for house developments following the existing procedure (e.g., application through the Lands Authority). We would like to point out that the present EIA is a formal document under the statutory EIA process. Any of its recommendation (i.e., the RODP – TCW) would definitely have a guiding effect on the future land use planning of the Tung Chung Valley (e.g., the boundary of the Village Type Development (VTD) zones on the future OZP), and, under the VTD zone, applications for New Territories Exempted Houses do not require any planning permission from the Town Planning Board.

3.4 We believe it is common sense to expect that a zone to be designated for village development would mainly be intended for building village houses and associated infrastructures (e.g., roads, paths). **Thus, it is inappropriate to exclude the proposed V**

zones from the habitat loss estimation – it is highly possible that the habitats within the proposed V zones will be directly, irreversibly and permanently lost due to village development (e.g., housing) – this is a potential impact highly likely to occur. Furthermore, it is even more inappropriate to include sensitive habitats such as mature woodlands and *Fung Shui* woodlands which are identified to be habitats of moderate to high ecological importance (by the EIA itself) into the proposed V zones but, unfortunately this is the present case as shown the RODP – TCW (see [Figure 6 for further details](#)). Indeed, in the DRODP published in the Digest, many of these natural habitats in good condition have originally been excluded from development ([Figure 7](#)).

3.5 A visit was made on 29th December 2015 to check the status of the habitats within some of the proposed V zones. Many sensitive habitats were identified within or very close to the V zones: natural watercourses within the orchard to the south of the existing Shek Mun Kap Village and close to the existing Mok Ka Village; and dense woodlands or *Fung Shui* Woodlands (as indicated in the EIA) close to Shek Mun Kap and Mok Ka Villages (all shown in [Figure 8](#)). All these habitats should simply be excluded from the proposed V zones or other zones intended for development.

3.6 To conclude, we consider that the assessment of this EIA is inadequate as the potential impact caused by the proposed V zones which is highly likely to occur is NOT adequately assessed and it is also an absolute mistake to cover sensitive habitats with V zones.

4. *The effect of habitat fragmentation should be reviewed and the potential movement corridor is misleading.*

4.1 Figures 9.9b and c of the EIA show the ‘potential’ movement corridors of wildlife (including non-flying animals) during the operation phase. We consider that the efficacy of at least one of these so-called ‘potential’ corridors is misleading. The potential corridor to the north of the development area TCV-5a would indeed pass through a proposed V zone at the western end ([Figure 9](#)). The proposed V zones, as mentioned above, are of course intended for village development and it is common sense to expect that the man-made destruction effects within these zones would be intense. Under such dire circumstances, how can the so-called corridor passing through this area still be considered to be a potential functional area in the EIA? This is absolutely misleading.

4.2 We urge that, in order to create viable movement corridors, these areas should not pass through or be encompassed by any zones intended for development (e.g., the V zone). We strongly urge for conservation zonings (e.g., GB, CA) to facilitate viable movement corridors and our recommendations are shown in **Figure 10**. In addition, we request that the GB and CA zones to the south of areas TCV-5a and 5b should be increased in size in order to widen the potential movement corridor for wildlife (also shown in **Figure 11**).

4.3 The potential movement corridor to the north of the area TCV-5a would also pass through the attenuation pond. We urge that the fencing surrounding this pond should not block the passage of wildlife. Otherwise, the function of the potential corridor would become invalid. We urge the applicant to make reference to the design of the fencing for the artificial wetlands for the West Rail project.

4.4 In addition, we would like to request the relevant authorities and the ACE to discuss whether or not the 'Road-Kill' issue has been seriously assessed in the EIA. In the EIA, we could not find any detailed description nor evaluation for this impact upon wildlife. Indeed, as shown in Figure 2.3 of the EIA, there will be 'proposed roads' passing through the entire Tung Chung Valley and these new roads will intercept with the so-called potential wildlife corridors (**Figure 12**). If there are no measures to mitigate or practical designs incorporated to off-set the Road-Kill impact, how can these corridors be considered as valid in any functional sense?

4.5 We urge the ACE and the applicant to thoroughly discuss this issue. We very strongly recommend that **ecologically friendly and functional designs** should be made reference to, and incorporated into the road design of the present project to prevent Road-Kills. As examples, designs for terrestrial wildlife crossing as described in the approved EIA report for Tung Chung Road Widening (EIA-075/2002)² and an AFCD's Practice Note³ should be adopted. **Without the incorporation of practical measures, the potential movement corridors are just simply a paper exercise and 'empty talk'.**

4.6 As shown in Figure 2.3 of the EIA, there would be at least seven junctions where the proposed road would intercept with the main watercourses in the Tung Chung Valley. We urge that appropriate designs^{2, 3} should be made reference to in order to ensure that the potential corridors along the watercourses as shown in Figures 9.9b and c of the EIA can remain valid.

² http://www.epd.gov.hk/eia/register/report/eiareport/eia_0752002/EIA%20Report/contents_with_hyperlink.htm

³ https://www.afcd.gov.hk/english/conservation/con_tech/files/NCPN_No.04_Wildlife_Underpass_Structures_v2006.pdf

In addition, the stream bed under the future bridges should remain natural so as to allow for free and unobstructed passage of wildlife.

Conflicts between Current Proposed Zonings and Well Vegetated Habitats

5. We find from the RODP – TCW that some well vegetated areas are included into the development/ non-conservation zonings and some Fung Shui woodlands are not adequately protected.

5.1 The area TCV-8 is now covered with a residential zone according to the EIA. However, as shown in the Digest, this area was previously proposed to be a GB zone under the DRODP (see Figure 13). We consider this is to be significant change (the area is about 4 ha) and we hope the ACE would request for elaborations from the authorities as to why there is such a major change. According to Figure 9.6a of the EIA, this area is largely an orchard and Romer's Tree Frog was recorded in the vicinity. As shown in an aerial photograph taken in August 2015, the area (TCV-8) is currently largely vegetated (Figure 13). We consider that it is still ecologically linked with the Tung Chung Stream, the coastal habitats, and the hillside woodlands. As mentioned in our Technical Report for the Tung Chung Valley area, Romer's Tree Frog has been recorded in the orchard habitat in the valley⁴ and is definitely able to utilise the orchard within the TCV-8 area. Following the RODP – TCW in the EIA, the orchard habitat in this area will be permanently lost. We strongly oppose the latest zoning proposal for this area as recommended in the EIA. We urge the authorities to re-zone the area back to GB as previously indicated in the Digest.

5.2 We have shown the relevant authorities and consultants the ecological study of Tung Chung carried out by KFBG¹, many times. In our study, we have outlined the boundary of the Fung Shui woodlands in the subject area and their ecological importance has been mentioned in our report. Many Fung Shui woodlands are also identified by the present EIA. We know that some of these woodlands are now proposed to be covered with Conservation Area (CA) zone but some are only covered with a Green Belt (GB) zone while others are even covered with V zones (such as the wooded area next to Mok Ka Village as shown in Figure 8). We have also mentioned to the authorities, on innumerable occasions, that in the GB zone, construction of Small Houses would be allowed through the planning applications process and the approval rate is not low, i.e., a more than 30% success rate is possible based on our records. We urge the authorities to use a consistent approach in zoning these woodlands and we consider that all the woodlands should be zoned as CA rather than being given a GB (or even V) status (Figure 14).

⁴ <http://www.kfbg.org/upload/Documents/Free-Resources-Download/Report-and-Documents/2013TungChungReport.pdf>

5.3 There are mudflat and mangrove habitats covered by the proposed Regional Open Space (RO) zone under the RODP – TCW (Figure 15). However, it is not obvious or clear from the habitat loss estimation documented in Table 9.29a of the EIA that there is any provision for loss of mangrove or mudflat habitat. We would like the applicant to clarify further in the ACE as to how these habitats would be well preserved, and thus, able to guarantee that no losses would appear or occur.

Miscellaneous Issues in Tung Chung West

6. *Suspected illegal bridges*

6.1 There are, at least, two suspected illegal bridges crossing the Tung Chung stream tributaries (Figure 16). We have urged the authorities to remove these sub-standard bridges when the New Town in Tung Chung West is in the process of construction. Indeed, various environmental NGOs have already made complaints regarding these bridges for years but so far in vain as no remedial action has been taken to handle this issue. To date, we have not received any response or positive confirmation from the relevant authorities as to whether these bridges would be removed or replaced. The lack of appropriate response is disappointing as these bridges obviously obstruct the flow of stream water and, thus, would affect the passage of migratory aquatic fauna moving throughout the length of these natural watercourses. Furthermore, it would also increase the flooding risk of the area. The Government always claims that Hong Kong is a World Class City. If this is true, we would urge that haphazard vernacular structures of Third World standards should not appear in Hong Kong. We consider that removing these shoddy sub-standard structures is simply what any responsible government agency should do and we urge that the relevant authorities handle this issue in a responsive and responsible manner.

7. *Treatment of surface runoff*

7.1 The EIA mentions that some treatment facilities in the form of artificial wetlands would be constructed so as to collect and treat the potentially polluted surface runoff. Indeed, during our site visit in December 2015, we observed that the Tung Chung River was heavily polluted by discharge from a drain which is supposed to collect surface runoff only (Figure 17). However, we are aware that the relevant maintenance authority has no previous experience in the design, building, operation and maintenance of this kind of large-scale infrastructure facility in Hong Kong. We urge that the applicant should propose carefully designed facilities that can be properly managed and would not cause long-term maintenance problems. We urge the applicant to liaise with the relevant maintenance authority in the comprehensive design of such complex infrastructure systems for the collection and treatment of surface runoff.



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8. Communal sewer

8.1 The septic tank and soak-away pit system (STSS) for domestic premises causes water pollution and this is a well-recognised environmental problem by the Hong Kong Government (e.g., 5). However, in many rural villages, this system is still in common use for collecting sewage from domestic premises. We note that the V zones now being proposed in the EIA are much larger than the existing village settlements in the Tung Chung West area. We strongly urge that these additional village areas should be well-equipped with communal sewers in the future. We also urge that the applicant should ensure that the connection rate of communal sewers to additional village houses should be of a satisfactory level.

Land Reclamation in Tung Chung East – its Consequences and Implications

9. *While the applicant (after being made aware of the ecological importance of Tung Chung Bay) has revised the initial proposal and, thus, the Bay could now be said to be largely untouched (relative to the previous plan), we, nevertheless, consider that the proposed development in Tung Chung East would still cause unavoidable ecological impacts, both of a direct and indirect nature*

9.1 Under the current proposal, about 145 hectares of area of seabed (around 129 hectares of water column) to the east of Tung Chung will be permanently lost due to land reclamation. We would like to point out that this area is close to Tai Ho Wan. Although the water quality and water movement within Tai Ho Wan may not be seriously affected, the reclamation will still cause permanent loss of the adjacent coastal area. The Tai Ho Wan area contains several aquatic species of high conservation concern – Horseshoe Crabs (e.g., *Carcinoscorpius rotundicauda*) and Ayu Sweetfish (*Plecoglossus altivelis*). These species can utilise the shallow coastal area that is to be reclaimed for development.

9.2 We are highly concerned, in particular, about the future situation of the Ayu Sweetfish. It is a diadromous fish species considered to be Critically Endangered in Hong Kong (based on the preliminary Fish Red List for Hong Kong's Biodiversity Strategy and Action Plan, see below). The Tai Ho area, including the streams in Tai Ho and the Tai Ho Wan as well as the north Lantau coast are believed to be the prime habitat for this species. This fish species was first discovered in Hong Kong (in the Tai Ho Stream) in 1985 but the population number has since dropped dramatically. We are concerned that the reclamation in Tung Chung East would significantly affect the ecology of this species and greatly reduce the size of a nearby, suitable habitat for this species. We would also like to mention that there will also be a dramatic

5 http://www.epd.gov.hk/epd/english/news_events/legco/files/EA_Panel_20130422a_cng.pdf



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increase in overall human population in the region as there will be many residential zones in the reclamation site (and also, in Tung Chung West). We are highly concerned that this would potentially increase the human disturbance to the Tai Ho area and its surroundings, and, thus, the ecological quality of the locality would be affected by increased human activities. We wish to unequivocally state that the proposed reclamation under the current project and all its associated impacts (e.g., human disturbance) may be 'the straw that breaks the camel's back', i.e., drive the Critically Endangered Ayu Sweetfish to extinction in Hong Kong.

9.3 Although the area to be reclaimed is not a hotspot for the Chinese White Dolphins, the increased volume of marine traffic during the construction phase, (e.g., from construction barges) would definitely impose pressure on the dolphin habitat in the North Lantau waters and the Brothers Marine Park. Furthermore, there is a proposed marina in the development area in Tung Chung East. We are highly concerned that the increase in marine vessel traffic would impose long-term impacts on the Chinese White Dolphins (e.g., underwater noise, collision with vessels, visual disturbance). These effects, in combination with the cumulative impacts caused by all other on-going/ planned projects (e.g., Third Runway, Hong Kong-Zhuhai-Macau Bridge) in the waters off Lantau may simply cause the extirpation of the dolphins from the Northeast Lantau waters. In addition, the conservation function of the planned Brothers Marine Park would also be detrimentally affected by the reduced size of coastal marine habitats and the increased marine activities. This is a highly significant ecological time-bomb which can be envisaged if the applicant continues to insist on carrying out the reclamation of the shallow coastal waters of this area.

9.4 The Convention on Biological Diversity was extended to Hong Kong in 2011 and the Government is now working with various environmental NGOs to establish a framework for a Biodiversity Strategy and Action Plan for Hong Kong. We consider that the current proposal for land reclamation in the Northeast Lantau waters to be contrary to the ultimate principle of the Convention – to halt biodiversity loss – it is obvious that the coastal reclamation would affect species of high conservation concern and generate irreversible ecological impacts on their natural habitats. In addition, we strongly doubt the necessity and appropriateness of carrying out even more land reclamation along our coastlines as indicated by the following paragraphs on the status of land reclamation on the mainland, in the Pearl River Estuary and in Hong Kong.

10. *Should Hong Kong and China be carrying out more land reclamation?*

10.1 Before answering the above question, it would be wise to first understand the status of



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China's natural coastlines. The Head of the State Oceanic Administration, The People's Republic of China, stated recently that China has already lost 57% of its coastal wetlands (including shallow coastal waters). Much of the original mangrove and coral reef areas have been lost; 73% and 80%, respectively, and now, in China, less than 40% of the shoreline can be considered to be natural⁶. Some scholars have estimated that China's coastal wetlands have been lost at a rate of 20,000 hectares per year⁷, with an estimated total loss of 2,190,000 hectares of coastal wetlands since the 1950s⁸.

10.2 In considering the Pearl River Estuary, the rate of coastal wetlands loss is also shocking. Between 1986 and 2005, about 14% of coastal wetlands have been lost⁹, and the central point of the coastal zone of the Pearl River Estuary has moved towards the southeast (i.e., the sea) by 6.1 km between 1995 and 2005¹⁰. These changes, unfortunately, were not brought on by natural processes (e.g., natural sedimentation) but primarily through man-made reclamation activities. The total area of land reclamation within the Pearl River Estuary was estimated to be about 79,721 hectares between 1950 and 1997¹¹.

10.3 The Head of the State Oceanic Administration has stated that, in order to sustain the eco-system services provided by shallow in-shore and coastal waters (e.g., fish nursery and spawning grounds), China's coastal eco-system has to be urgently restored⁴. An article published on 31st May, 2011 on the website of the Ministry of Land and Resources, The People's Republic of China, also urged that reclamation projects should be supported by scientific feasibility studies, and due consideration should be given to associated environmental impacts¹². In 2011, an article published in the "Xin Hua Net" (China's official

6 http://www.gov.cn/gzdt/2013-06/03/content_2417721.htm

7 Gu, D., Zhao, X. and Xia, D. 2003. A systemic analysis of the environmental pressure factors to the degradation of coastal wetlands in China. *Acta Oceanologica Sinica* 25, 78-85.

8 Zhang, X., Li, P., Li, P. and Xu, X. 2005. Present conditions and prospects of study on coastal wetlands in China. *Advances in Marine Science* 23, 87-95.

9 Li, J., Wang, A. and Li, T. 2011. Variations of coastal wetland landscapes in the Pearl River Delta in the last 20 years. *Advances in Marine Science* 29, 170-178.

10 Gao, Y., Su, F., Sun, X. and Xue, Z. 2010. On changes in landscape pattern of coastal wetland around the Pearl River Estuary in past two decades. *Tropical Geography* 30, 215-220.

11 Li, B. and Huang, G. 2008. Ecology effect and counter measure of urbanisation in Pearl River Estuary. *Marine Environmental Science* 27, 543-546.

12 http://www.mlr.gov.cn/xwdt/xwpl/201105/t20110531_872583.htm



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website) was also critical about the many reclamation areas in China that were created to build deluxe “sea-view” housing (for commercial gain) without considering the irreversible environmental impacts¹³.

10.4 In 2012, a reclamation proposal at Dongguan (a city within the Pearl River Delta) received considerable criticism from the local populace as the community considered that there were still many vacant land plots at Dongguan and, thus, queried the actual logic behind the project¹⁴. The examples above indicate that the Chinese authorities and the mainland communities have started to review the appropriateness of “blind” (without due consideration) land reclamation, because it is now realised that a considerable loss of China’s natural coastlines has taken place. In fact, the rate of wetland loss in China has decreased in recent decades¹⁵.

10.5 While the mainland authorities are critically reviewing the need for land reclamation, the strategy of the Hong Kong Government seems to run counter to the mainland scenario, and, seemingly unaware or unwilling to consider the cumulative impacts of this regional crisis. The Hong Kong Government is currently promoting, what it calls, the “urgent” need for land reclamation to solve pressing land issues, despite the fact that Hong Kong has about an estimated 1,192 hectares of brownfield sites¹⁶ and about 2,300 hectares of Government Land under short-term tenancies¹⁷, as well as reportedly, more than 900 hectares ‘reserved’ for ‘villagers’ who have yet to exercise their claim on their indigenous right to build a Small House on Government Land¹⁸. Within Hong Kong’s territorial waters there is much valuable natural marine heritage, most notably, the Chinese White Dolphin which is already facing serious threats from many existing/ planned development projects (e.g., Hong Kong-Zhuhai-Macau Bridge, Third Runway, proposed reclamation at Siu Ho Wan) in the Pearl River Estuary.

10.6 Many Hong Kong citizens are proud of the fact that in this small city a considerable amount of natural environment has been preserved, and, many mainland and foreign visitors are also amazed by the extensive green areas of Hong Kong. This natural resource is what

¹³ http://big5.xinhuanet.com/gate/big5/news.xinhuanet.com/house/2011-06/29/c_121601608.htm

¹⁴ <http://finance.chinanews.com/cj/2012/09-05/4160861.shtml>

¹⁵ Niu *et al.* 2012. Mapping wetland changes in China between 1978 and 2008. *Chinese Science Bulletin* 57, 1400-1411

¹⁶ <http://www.inmediahk.net/node/1039715>

¹⁷ http://www.aud.gov.hk/pdf_e/e49ch12.pdf

¹⁸ <http://www.scmp.com/comment/insight-opinion/article/1881867/sacred-cows-hinder-hong-kongs-land-development-policy>



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makes Hong Kong unique. Many recent development cases (e.g., the Express Rail Link, Lung Mei artificial beach) have also reflected that Hong Kong people, as a community, do not support “blind” development. However, the government still does not seem to fully appreciate that the eco-system services of the natural environment, and, the critical importance of protecting natural heritage is one of the core values of the Hong Kong community. Furthermore, a full commitment and the responsibility to protect the natural environment under the obligations of the Convention on Biological Diversity which was extended to Hong Kong by the Central People’s Government in 2011, has yet to be realised under current plans.

10.7 The current Hong Kong Government administration always claims that there is an urgent need to solve the ‘housing problem’, which is caused by a shortage of land supply, and thus land reclamation is seriously considered as an option. Despite the large amounts of brownfield sites and Government Land under short-term tenancies mentioned above, the reality, taking the current Tung Chung proposal, as an example, is that many of our valuable land resources (including those existing in Tung Chung West and those in Tung Chung East at the expense of our marine resources) are intended for building **low to medium density** residential developments (see Figures 2.2 and 2.3 of the EIA). The housing problem does not seem to be meaningfully solved or effectively addressed by what the Government, itself, is actually proposing, at least as shown in the current Tung Chung proposal (Area for high density development: 31.72 hectares *versus* Area for low to medium density development: 40.18 hectares).

10.8 Whether we really need more newly created land for housing (in Hong Kong) or an ever-expanding economic sector is arguable; but no matter what, we consider that future development should not be achieved by relentless encroachment and at the expense of sacrificing our natural environment. For instance, as above mentioned, a recent report has already summarised that there are 1,192 hectares of brownfield sites available in Hong Kong (see 16).

10.9 What we really need to do is to optimise the use of our current land resources rather than continuously expand land supply by reclamation. Indeed, there is an actual need for a transition and mindset change from a scenario of unlimited economic and population growth to a state of sustainable development which includes restoring degraded ecosystems, restoring degraded or fallow agricultural lands, population control (e.g., review of the immigration policy), reducing carbon footprint and reducing waste production. The present reclamation proposal, however, reflects that the Hong Kong Government has taken a narrow view of the



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urgent need for transition and has disregarded the irreversible consequences of land reclamation. In the longer term, this project cannot really improve the living quality for future generations of Hong Kong people but will actually reduce their chance of enjoying the natural environment.

10.10 The reasons provided by the Hong Kong Government for enhancing land supply through land reclamation are well-meaning intentions but unfortunately have far-reaching and irreversible consequences for the natural environment. We also fully agree with the Head of the State Oceanic Administration's view that China's coastline should be restored urgently rather than be further developed or reduced. Therefore, frankly, our response to the opening question, 'Should Hong Kong and China be carrying out more land reclamation?' is clearly a "No".

Concluding Remarks and Recommendations

11. *Tung Chung West*

11.1 The habitat loss estimation is inadequate. The V zones and other zones for development (if any) should NOT be excluded from the projections and estimates for loss of habitats.

11.2 Sensitive and ecologically important habitats such as mature and *Fung Shui* woodlands as well as riparian zones should not be covered with proposed V zones or other zonings intended for development.

11.3 The extent of zones for village development will be discussed during the planning process for gazetting of the future OZP for the Tung Chung Valley; we do not understand why the boundary of the V zones needs to be emphasised in the EIA but at the same time the future and potential impacts caused by this zoning is neither properly nor adequately assessed.

11.4 The potential movement corridor as shown in the EIA is misleading. We urge that the conservation zonings should be enlarged (as shown in Figures 8 and 9) to ensure there will be viable movement corridors during the operation phase.

11.5 The designs to prevent 'Road Kills' (i.e., designs for terrestrial wildlife crossings) adopted in the Tung Chung Road widening (i.e., described in the approved EIA report for EIA-075/2002¹⁹ and AFCD's Practice Note²⁰) should be made reference to, and incorporated

¹⁹ http://www.epd.gov.hk/eia/register/report/eiareport/eia_0752002/EIA%20Report/contents_with_hyperlink.htm



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into the road designs (including those bridges crossing the watercourses) of the present project.

11.6 The potential movement corridor to the north of the area TCV-5a would pass through the attenuation pond. We urge that the design of the fencing surrounding this pond should not block nor pose an obstruction to the free passage of wildlife.

11.7 We urge the authorities to re-zone the area TCV-8 back to GB, following what has been previously shown in the Digest.

11.8 All *Fung Shui* woodlands should be zoned as CA rather than being given a GB or V status.

11.9 The applicant should clarify and further elaborate in the ACE as to how the areas of mangroves and mudflats under the proposed RO as shown in Figure 13 would be preserved, and thus, no loss of these natural habitats would occur at any time in the future.

11.10 The suspected illegal bridges should either be removed or replaced with ecologically-friendly designs.

11.11 The applicant should liaise with the relevant maintenance authority in the comprehensive design of the drainage and wetland system for the collection and treatment of surface runoff.

11.12 The applicant should ensure that the connection rate of communal sewers to village houses should be of a satisfactory level.

12. *Tung Chung East*

12.1 There should not be any reclamation.

12.2 The potential impacts on the Ayu Sweetfish, the Horseshoe Crab and the Chinese White Dolphin should be adequately addressed and effectively mitigated.

13. *Convention on Biological Diversity*

13.1 In addition, we would like to remind the applicant that The Convention on Biological Diversity (CBD) was extended to Hong Kong by the Central People's Government in May

²⁰ https://www.afcd.gov.hk/english/conservation/con_tech/files/NCPN_No.04_Wildlife_Underpass_Structures_v2006.pdf



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2011. Article 8 (*in-situ* conservation) of the CBD²¹ requires contracting parties to follow the approach as reproduced below:

Article 8, (d): Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings

Article 8, (i): Endeavour to provide the conditions needed for compatibility between present uses and the conservation of biological diversity and the sustainable use of its components

13.2 Ecological studies carried out by various environmental NGOs, our Technical Report and even the EIA report, itself, have shown that the Tung Chung area and its surroundings are unique and unbelievably rich in terms of biological diversity. The applicant should critically review whether the Tung Chung West area, in particular the Tung Chung Valley, can accommodate the carrying capacity of the proposed increase in population and the Government should also critically review the necessity of the land reclamation proposal. We consider that the Government should fully respect, commit to and implement the CBD principles.

Yours faithfully,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden Corporation

cc.

DevB

EnB

AFCD

Conservancy Association

Designing Hong Kong

Green Power

Hong Kong Bird Watching Society

WWF – Hong Kong

²¹ <http://www.cbd.int/convention/articles/?a=cbd-08>

Figure 1. The proposed zonings around Ngau Au Village in the Digest and the indicated zonings in the EIA (the area of concern is indicated by the red circle).

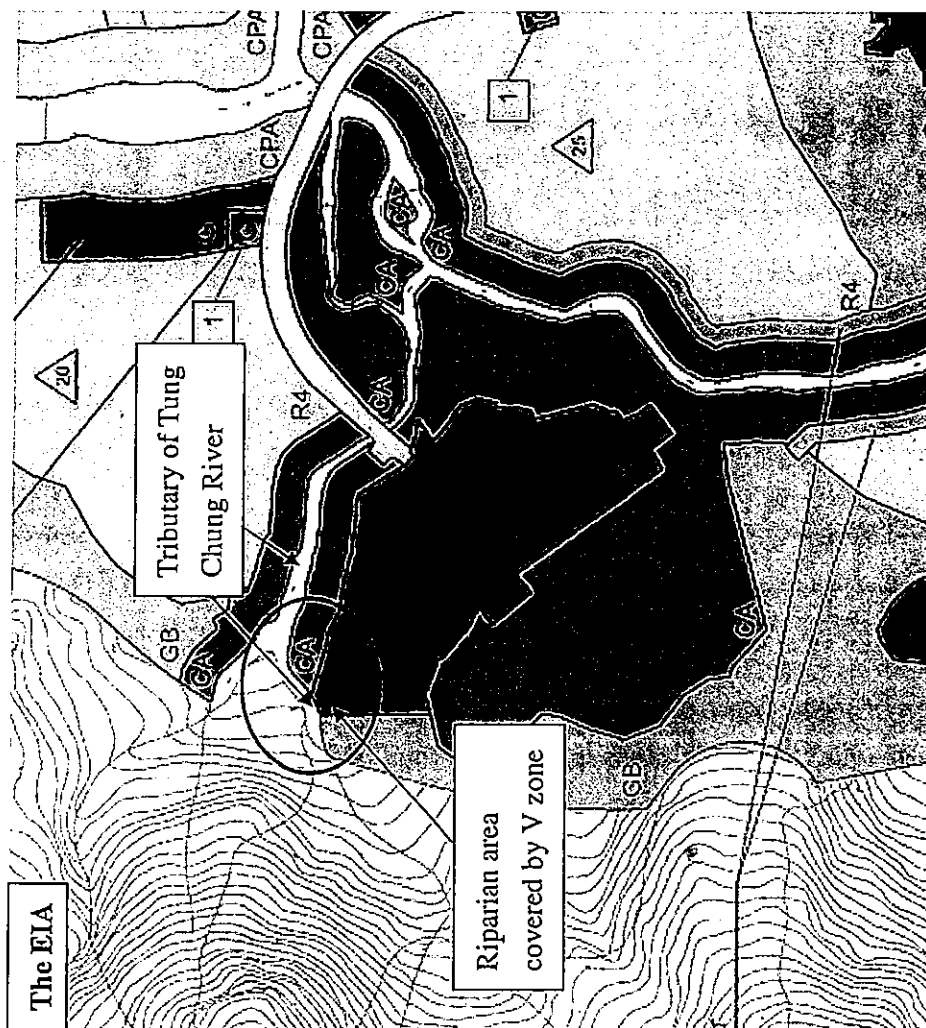
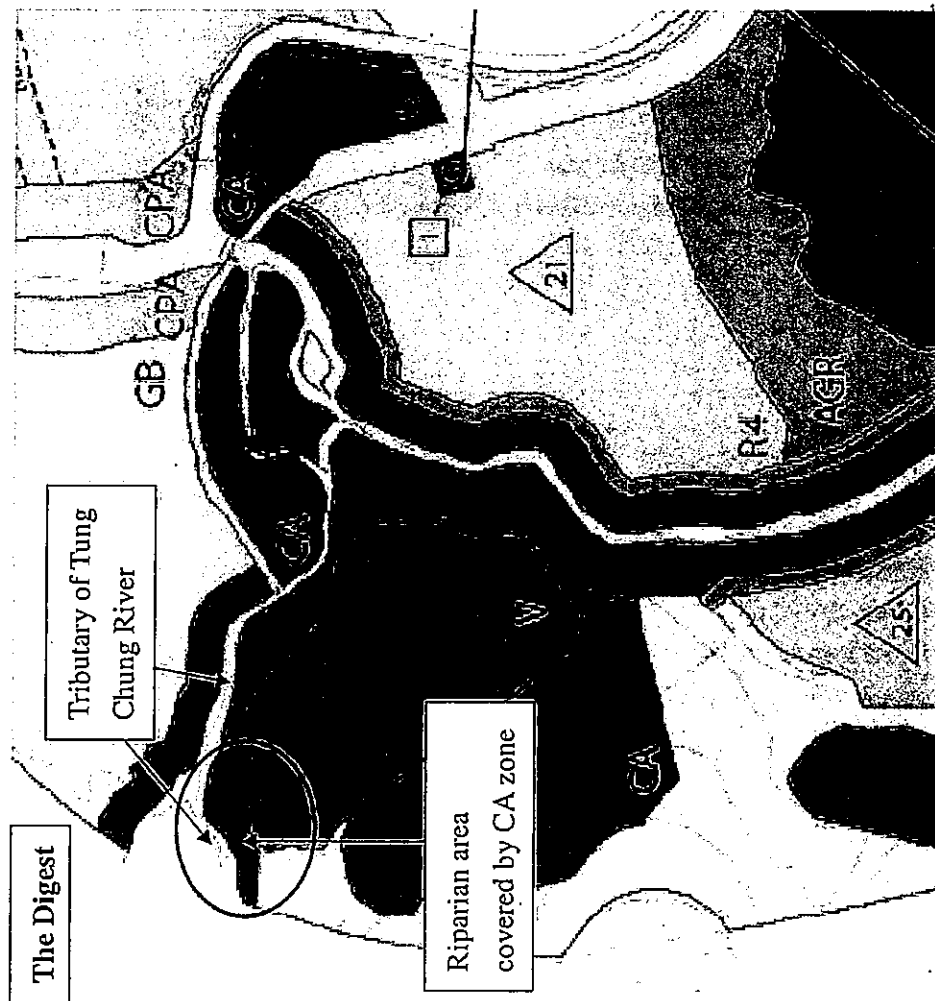


Figure 2. Habitat map extracted from the EIA shows that the area to the northwest of Ngau Au Village is covered with mature woodland.

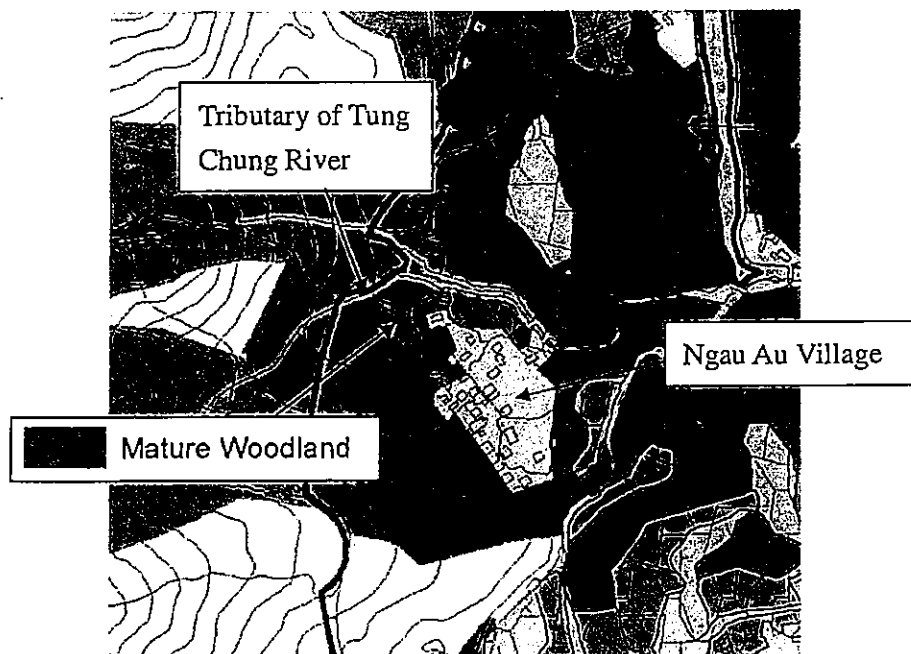


Figure 3. Aerial photograph taken in August 2015 showing Ngau Au Village and its well vegetated surroundings.

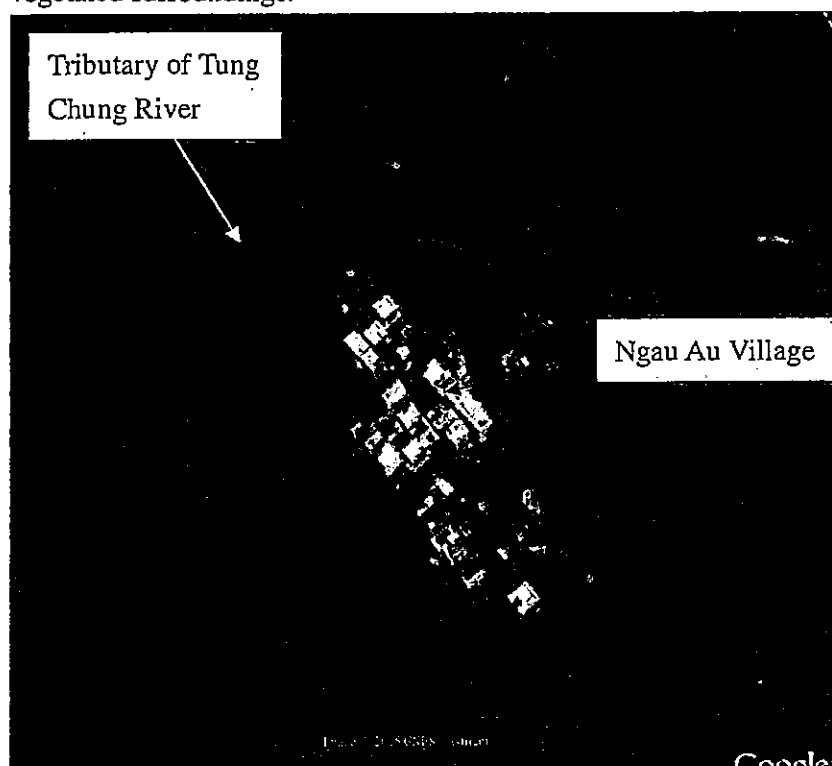


Figure 4. On-site photograph showing the well-vegetated riparian area at Ngau Au Village (taken in December 2015).



Figure 5. Various figures showing the mature woodland area to the northwest of Ngau Au Village that is now indicated as a V zone under the EIA's proposal (approximately marked by the arrows).

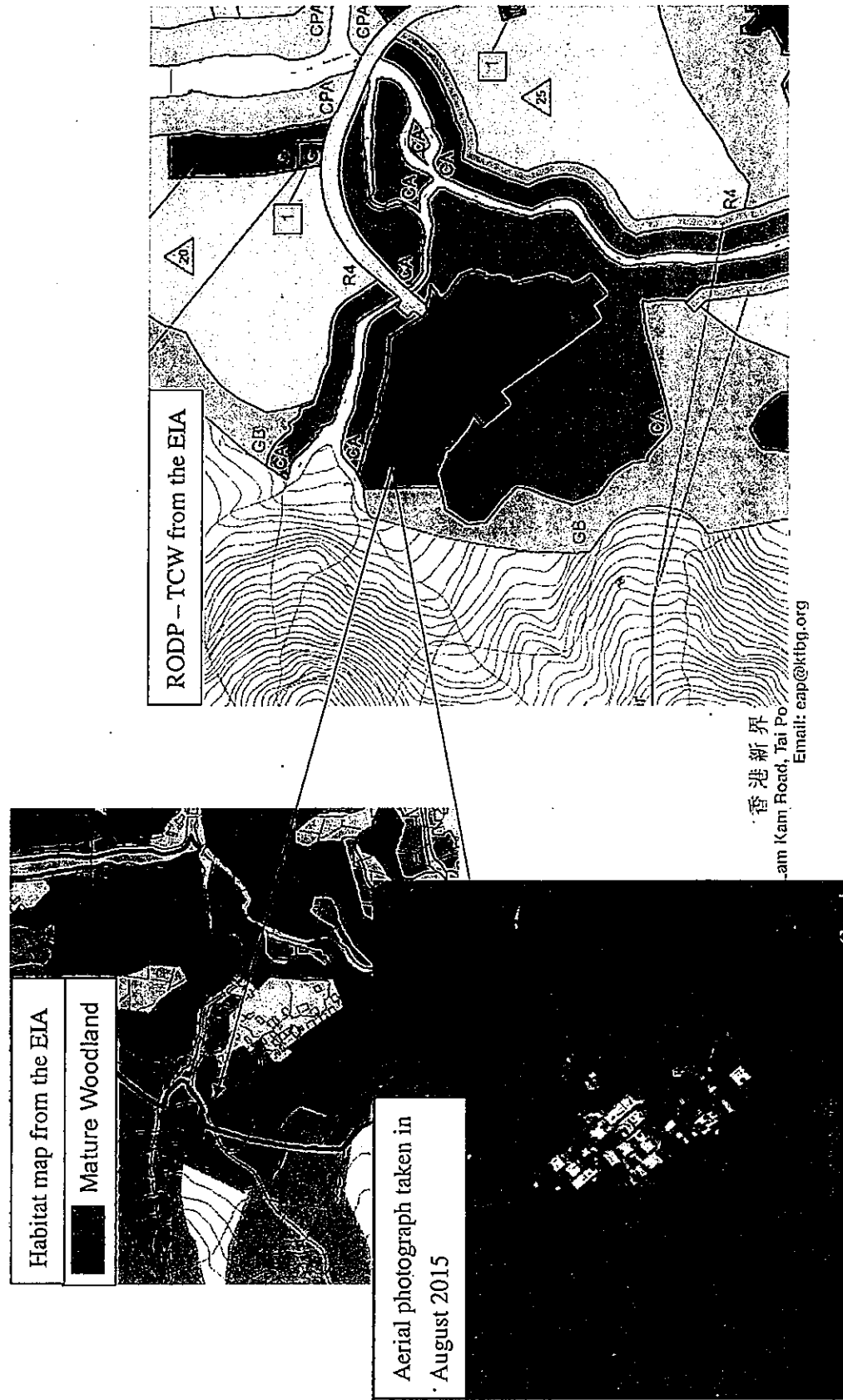


Figure 6. Sensitive habitats (not including those at Ngau Au Village, mentioned above) that are now included in the V zones (indicated approximately by the white line) under the EIA's proposal (approximately marked by the arrows)

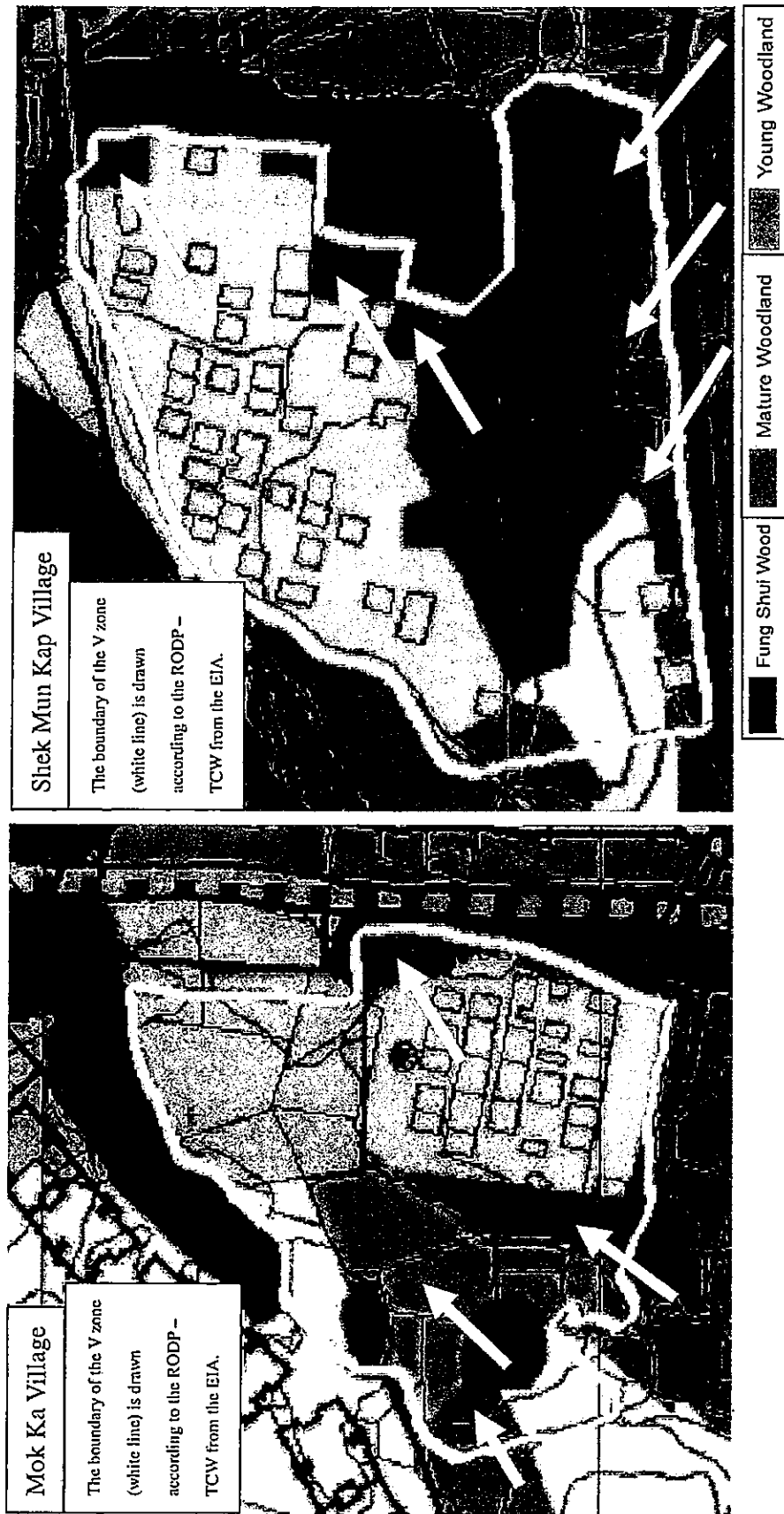


Figure 7. Sensitive habitats were excluded from the proposed V zones in the DRODP in the Digest of the Stage 3 public engagement consultation exercise

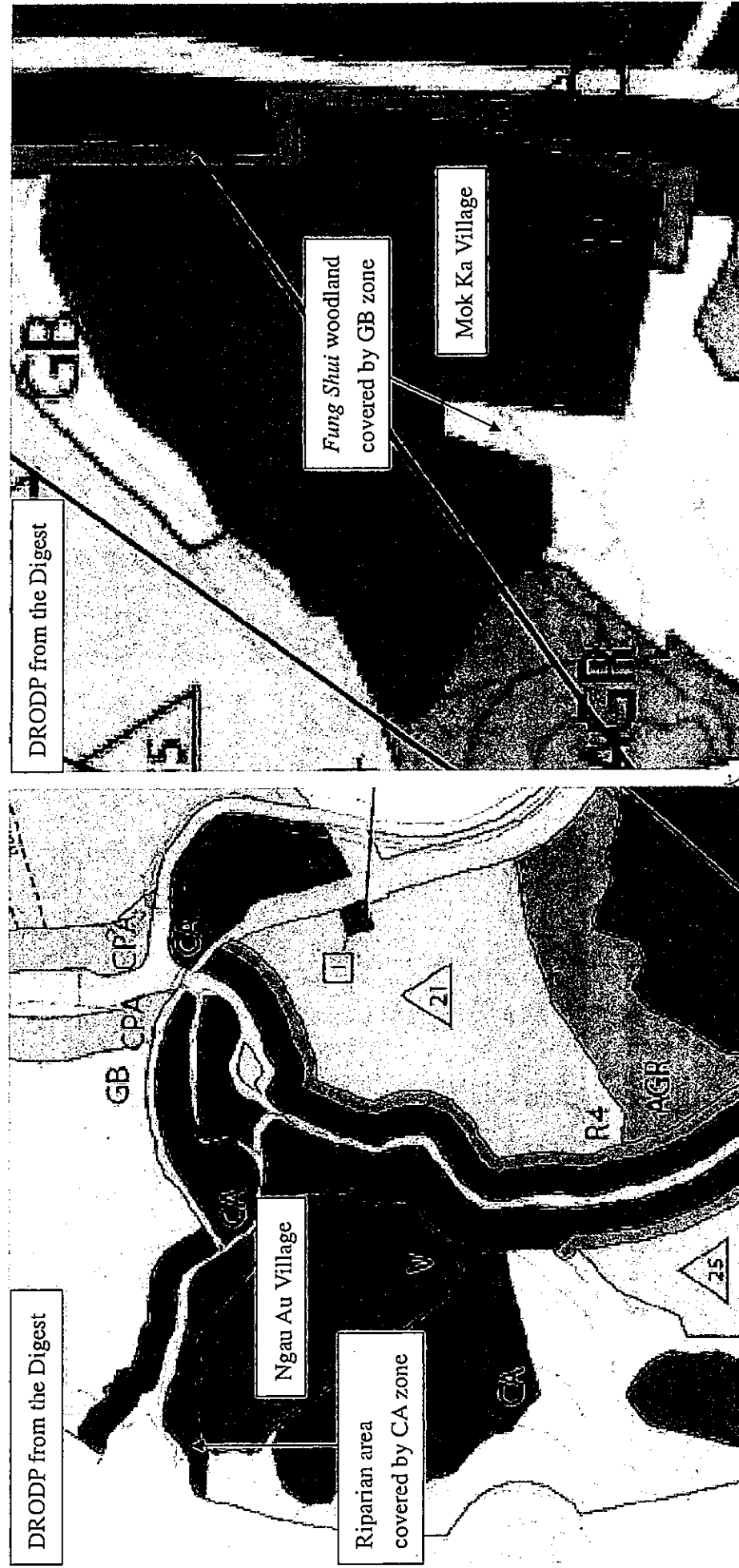


Figure 8. Sensitive habitats within or very close to the proposed V zones.

Dense secondary woodland
to the south of Shek Mun
Kap Village



Natural watercourse in the
orchard to the south of Shek
Mun Kap Village



Figure 8. Con't

Dense *Fung Shui* woodland to
the west of Mok Ka Village

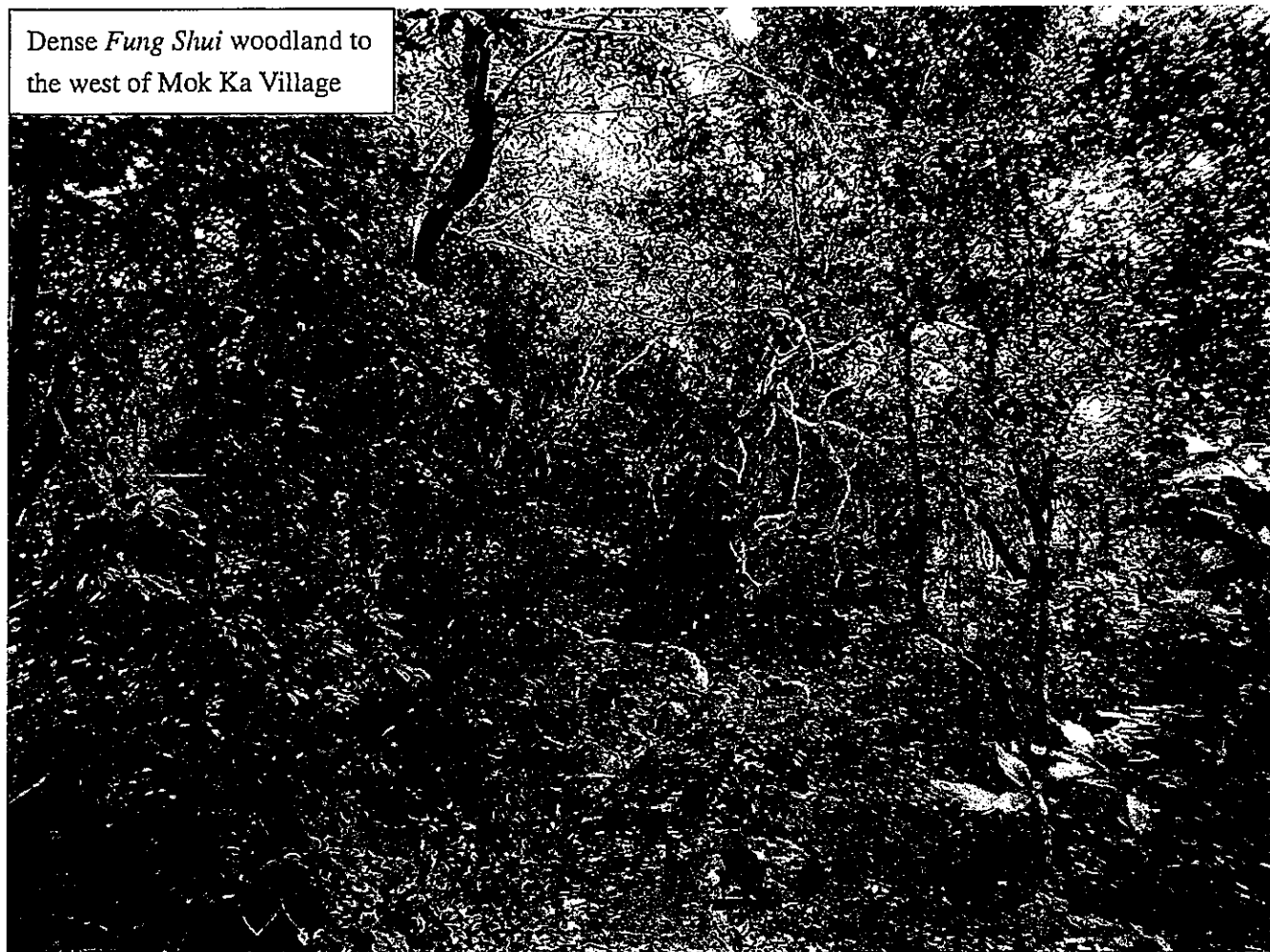


Figure 8. Con't

Natural watercourse to the
west of Mok Ka Village



Natural watercourse to the
west of Mok Ka Village

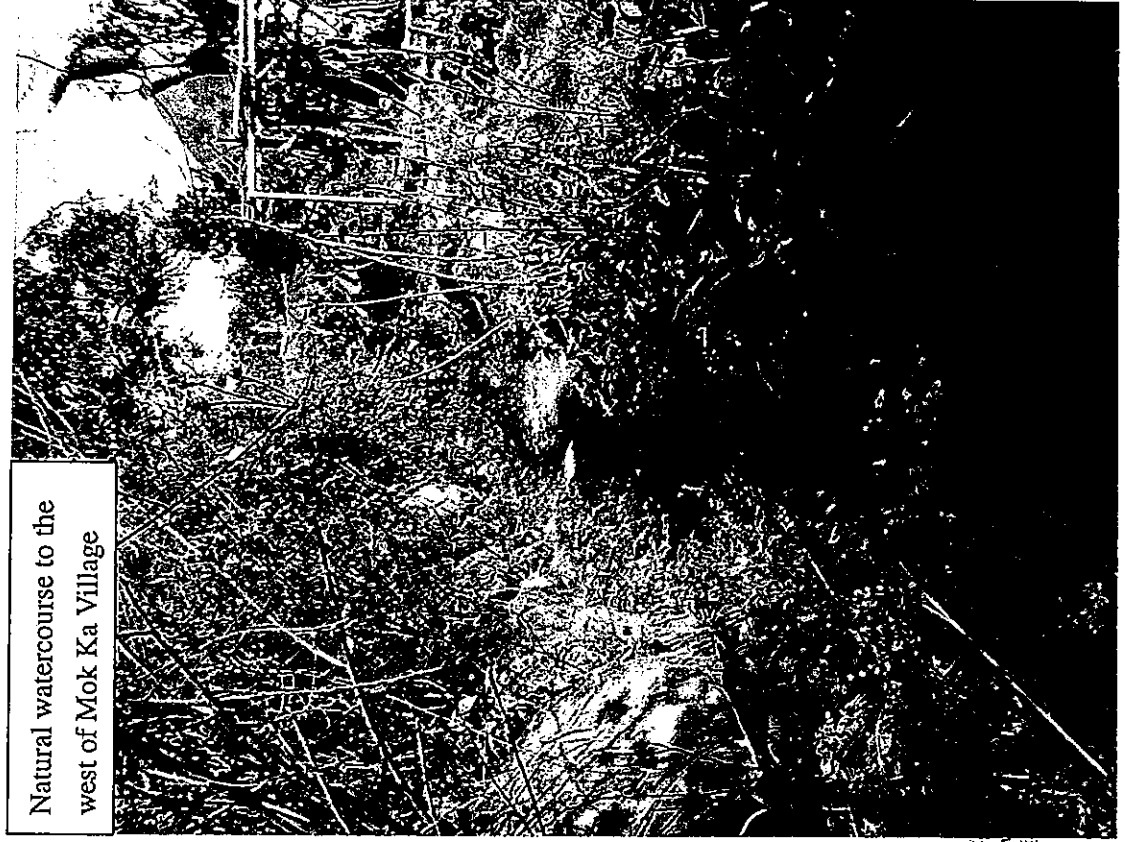


Figure 9. The potential movement corridor shown in the EIA actually passes through the proposed V zone near the existing Mok Ka Village.

- **Solid arrows:** potential movement corridors of non-volant fauna and flying fauna;

Extracted from Figure 9.9c of the EIA

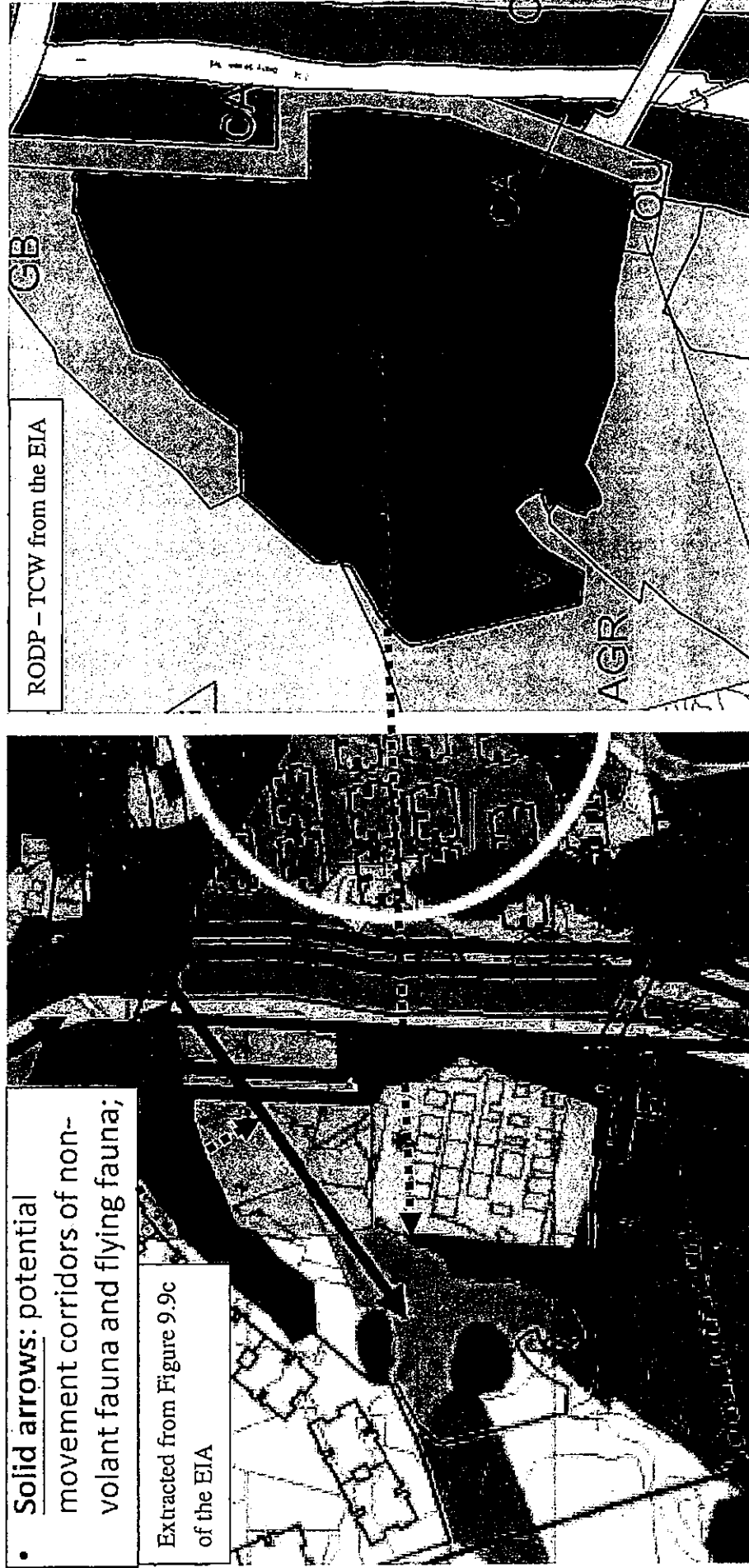


Figure 10. Valid movement corridor (solid arrow) with conservation zonings recommended by KFBG (approximately indicated by the green rectangle with dotted boundary) adjacent to Mok Ka Village.

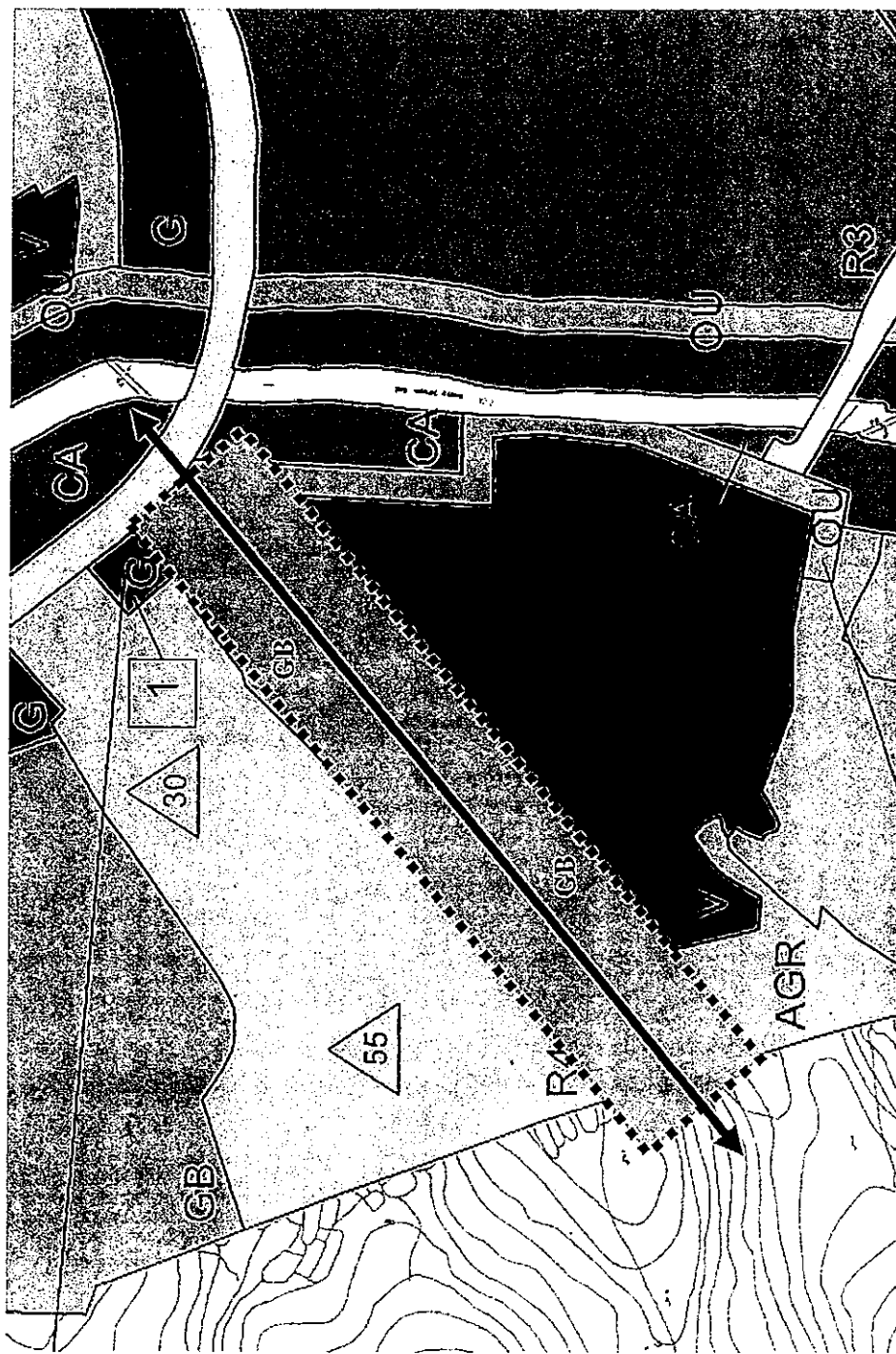


Figure 11. GB and CA zones to the south of areas TCV-5a and 5b should be increased in size (KFBG's proposal bounded by dotted line) in order to widen the potential movement corridor (solid arrow) for wildlife.

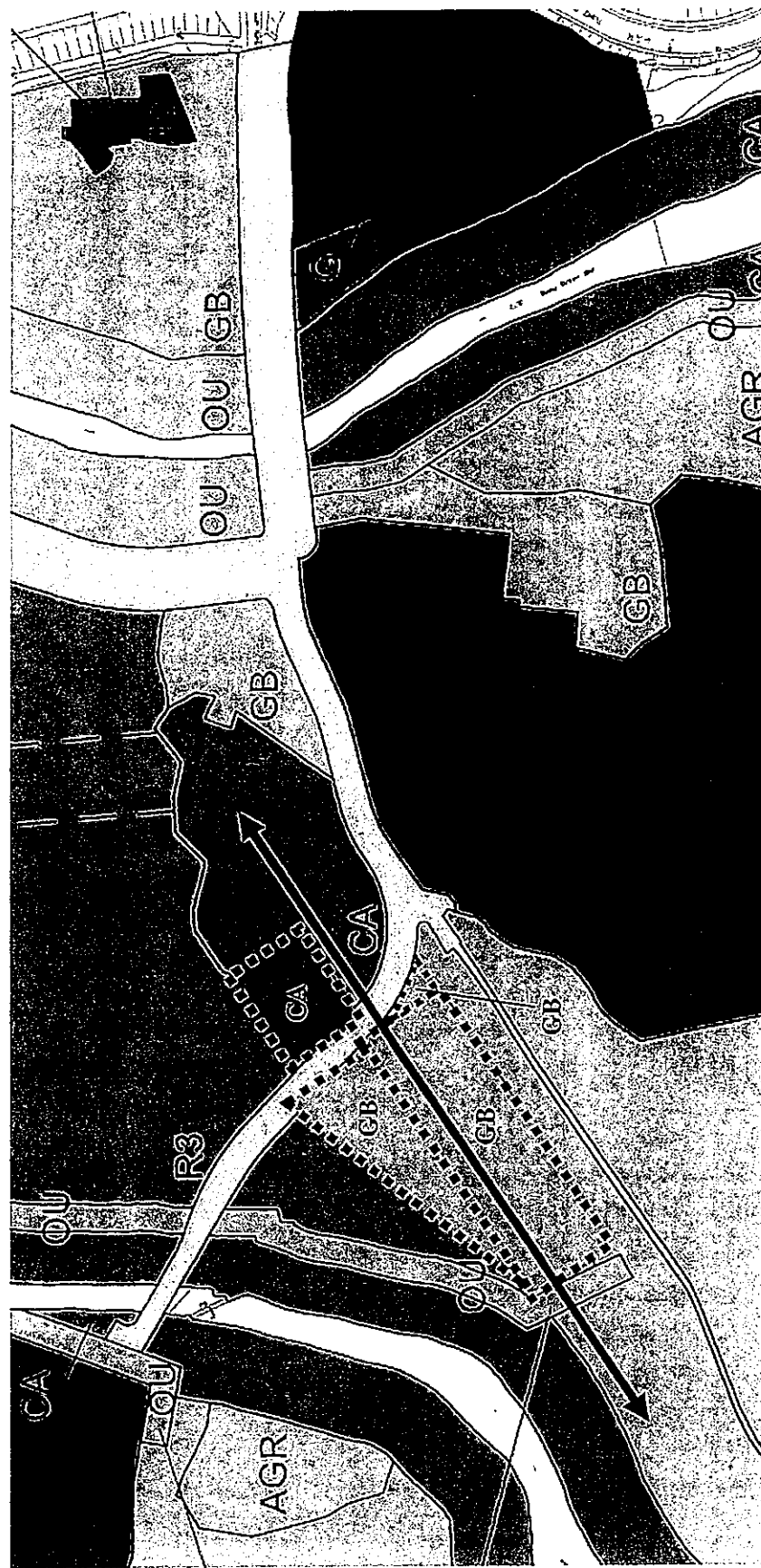


Figure 12. Many of the predicted movement corridors (arrows) intersect with the proposed new roads network (white lines).



Figure 13. A large piece of proposed GB zone to the north-east of Ngau Au Village shown in the Digest, which is currently well vegetated, that is now zoned as R4 in the EIA.

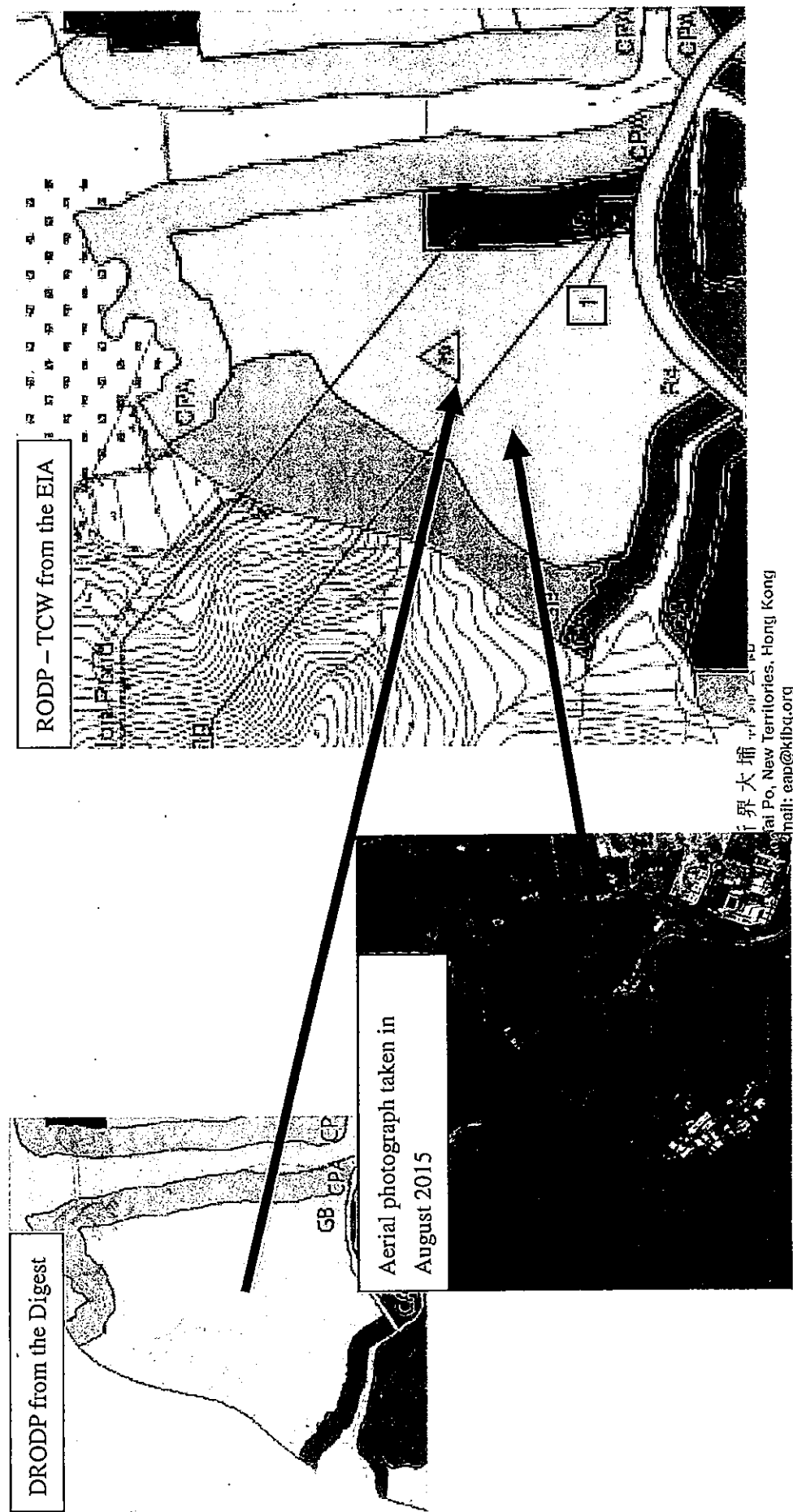


Figure 14. *Fung Shui* woodlands identified in the KFBG's Technical Report covered with proposed GB and V zones (approximately indicated by the blue arrows).



Figure 7. *Fung Shui* Woodlands at Tung Chung (approximately marked by the red line)

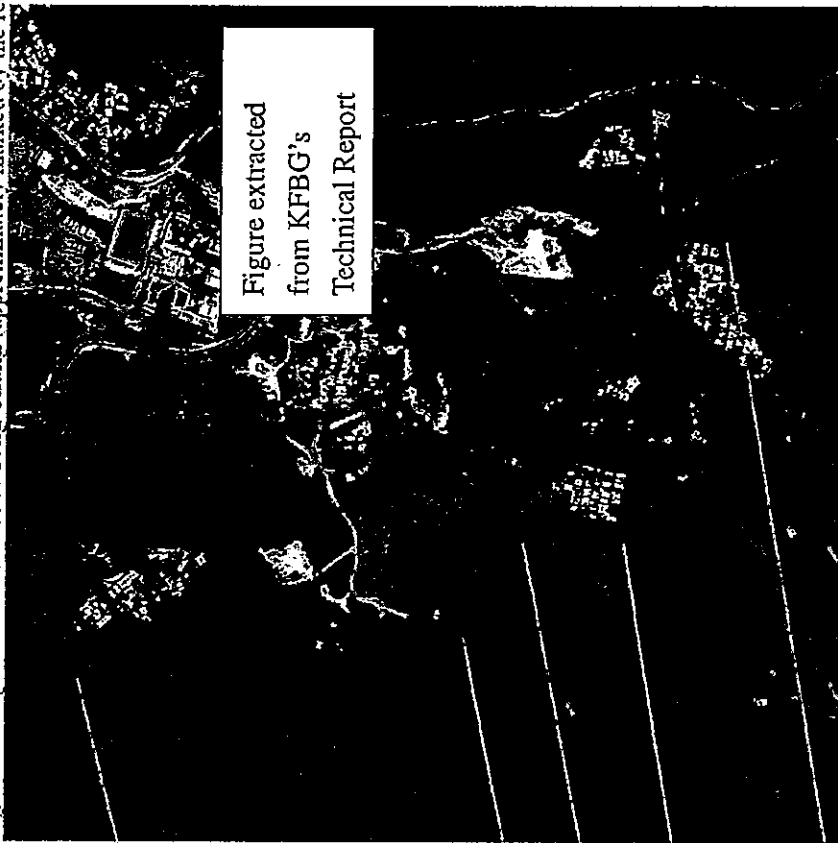


Figure 15. Mudflat and mangrove habitats covered by the proposed Regional Open Space (RO) zone under the RODP – TCW.

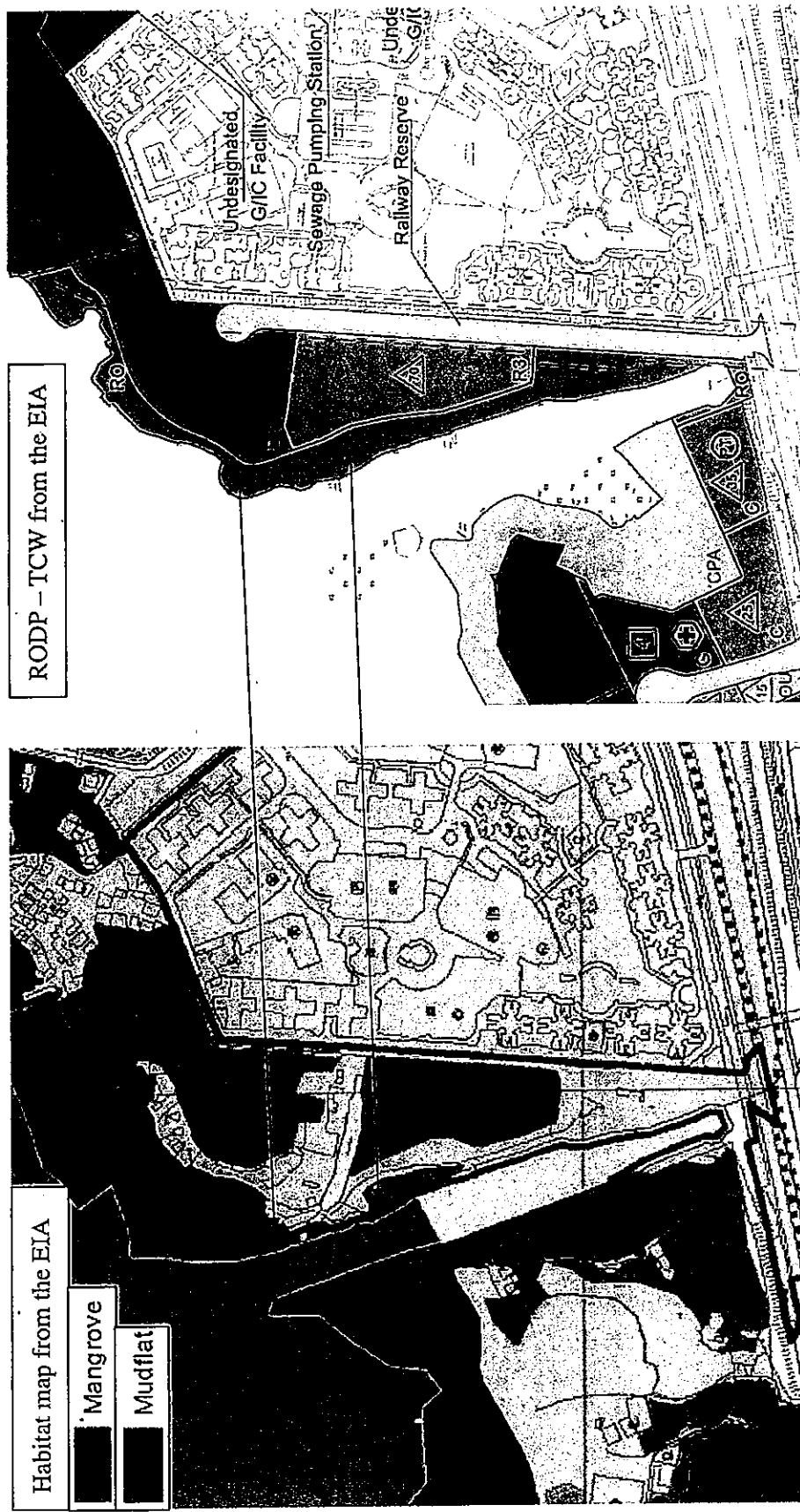


Figure 16. Suspected illegal bridges constructed across Tung Chung streams.

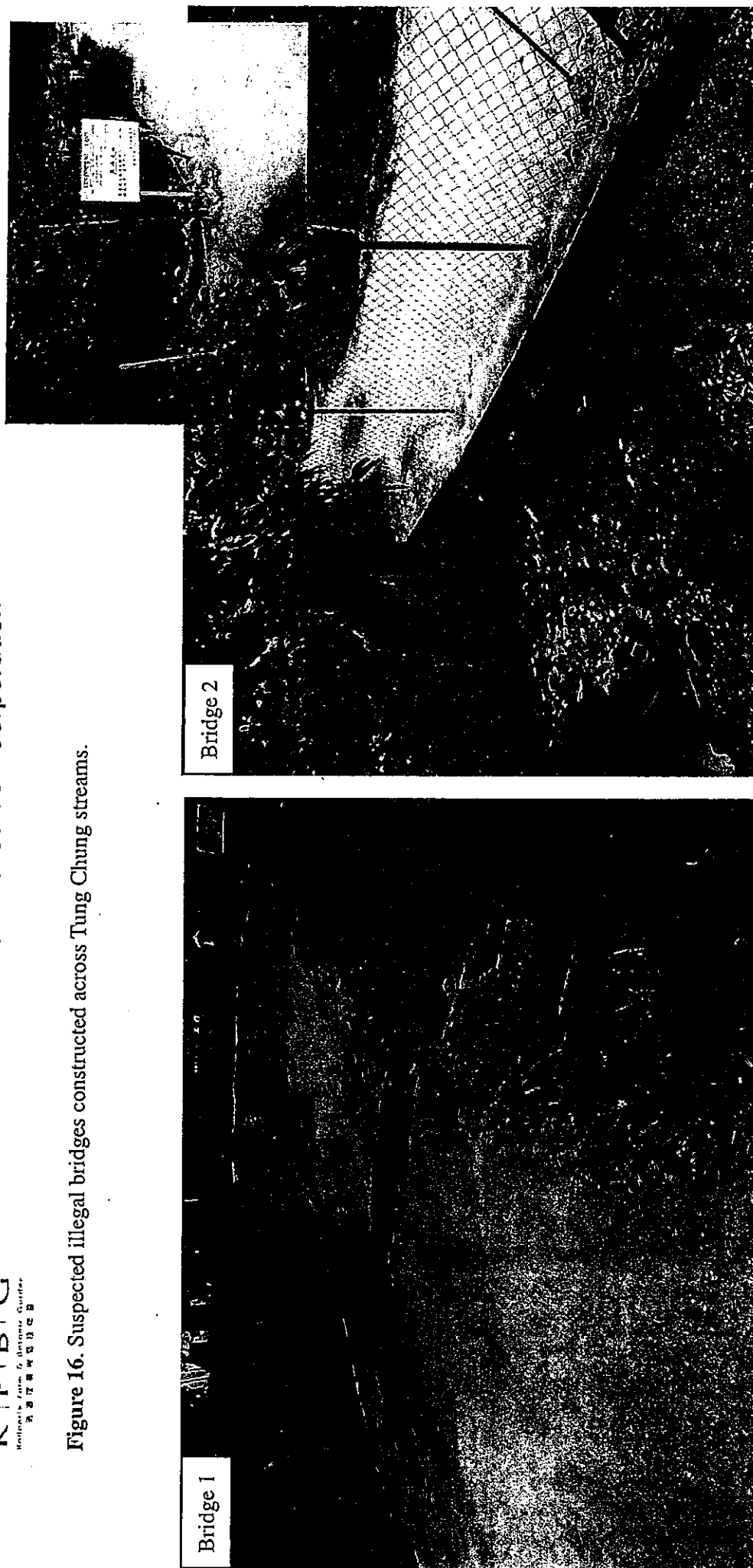
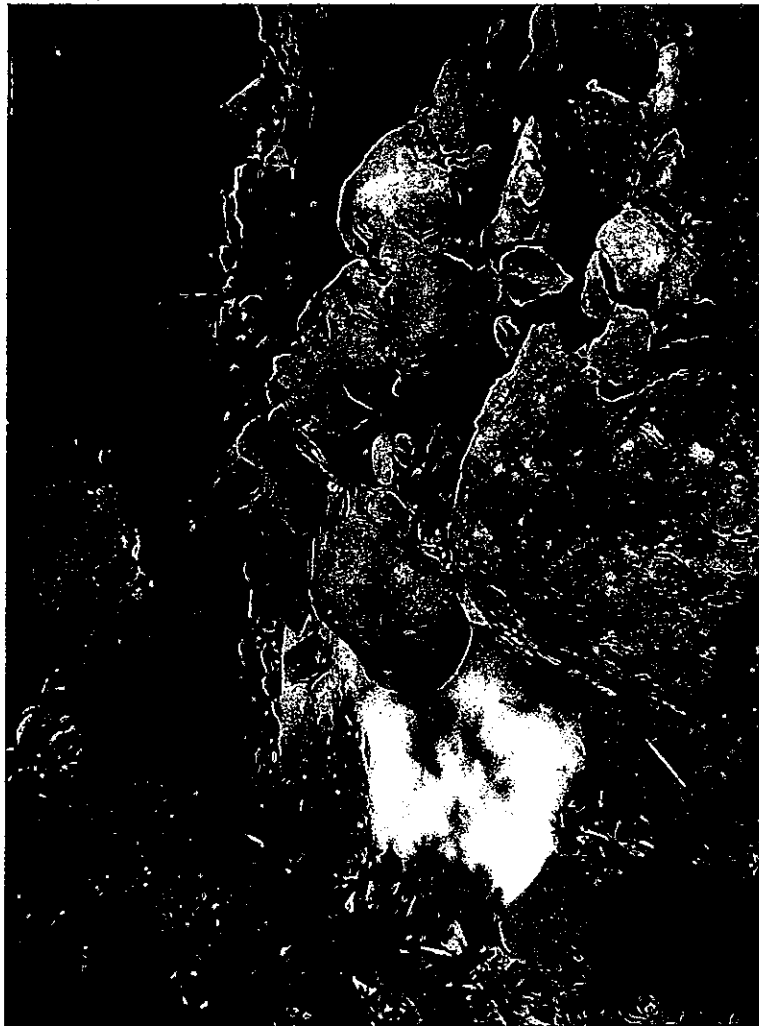


Figure 17. Polluted runoff discharging into the Tung Chung Stream from a drain observed in December 2015



Figure 17. Con't



寄 寄:
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收件者:
副本:
主旨:
附件:

Wright Fu [REDACTED]
08日03月2016年星期二 14:57
tpbpd
sdev@devb.gov.hk; sihoffice@thb.gov.hk; sen@enb.gov.hk; kkling@pland.gov.hk; kcdo@cedd.gov.hk; kklau@hyd.gov.hk; comr@td.gov.hk
就東涌谷分區計劃大綱草圖編號S/I-TCV/1、東涌市中心分區計劃大綱草圖編號S/I-TCTC/21、及東涌擴展區分區計劃大綱草圖編號S/I-TCE/1提出申述
SLA_Tung Chung OZP submissions.docx

TPB/R/S/I-TCTC/21-27

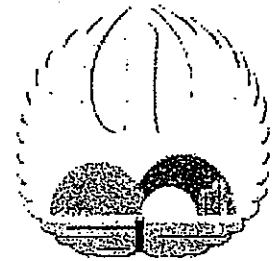
To whom it may concern,

Enclosed please find the representation made by Save Lantau Alliance towards the 3 above-mentioned outline zoning plans.

Best regards,

Wright FU

On behalf of Save Lantau Alliance



城市規劃委員會主席及委員
香港北角渣華道 333 號
北角政府合署 15 樓
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就東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，及東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1 提出申述

守護大嶼聯盟（聯盟）一直關注政府在大嶼山的各個發展計劃，聯盟認為大嶼山應以自然永續的方向發展，每一項發展都要以環境和人為本。就有關當局於 2016 年 1 月 8 日刊憲的東涌谷分區計劃大綱草圖編號 S/I-TCV/1、東涌市中心分區計劃大綱草圖編號 S/I-TCTC/21，及東涌擴展區分區計劃大綱草圖編號 S/I-TCE/1，聯盟有以下意見：

1) 加強保育東涌灣生態，做好土地違規用途監察

現時東涌河谷及東涌灣一帶生態環境非常豐富，可發現高達 23 種淡水物種及 148 種蝴蝶品種。東涌河亦是香港少數被環境保護署評為擁有「極佳」水質的河道。雖然東涌谷之規劃大綱圖已把河岸兩旁劃作自然保育區、海岸保護區及其他特定用途，以期保護河流的珍貴生態，但河谷內卻有數個甲類及丙類住宅，以及鄉村式發展用地；東涌灣一帶亦有數個住宅及商業用地發展。新增人口所帶來的噪音、污水及光污染仍然會對東涌河谷和東涌灣的生態帶來負面影響。而在般若禪寺附近的甲類住宅用地，鄰近郊野公園範圍及東涌道的禁區位置，乃一交通樽頸，項目落成後亦將引來更多的交通問題。

更甚的是，現時呈交城規會的規劃大綱圖，部份在「東涌新市鎮拓展研究」第三階段公眾參與時建議闢作農業用地的土地，更被改劃為鄉村式用地。可是早前就東涌新市鎮擴展已進行的環境評估，卻未有用上此次更新的規劃大綱圖作基礎，相關改動會否對東涌河谷的環境帶來更壞的影響，實未有經過詳細計算。現時東涌谷裡仍有活躍的農業活動，上述的房屋用地不僅摧毀了本地農業的生存空間，更會阻礙東涌的地區經濟發展，及令社區內所產生的廚餘無法有效運用。

另一方面，近年在東涌河谷出現不少土地被非法填泥、用作停車場及貨櫃場的情況，有團體調查發展東涌河谷內被破壞的土地面積從 2007 年的約 5% 上升至 2015 年的 13%。可是，現時的城市規劃制度欠缺監管渠道，並無法有效阻止土地上的違規破壞行為繼續發生。而離東涌新市鎮稍遠的磧頭、田心、黃龍坑等地，仍然未被任何一幅規劃大綱圖所覆蓋，在東涌新市鎮進一步發展的情況下，該等地區之土地遭破壞的風險非常高。

聯盟要求取消東涌河谷和東涌灣內的商業、甲類及丙類住宅用地，並預留土地作農業、廚餘回收等用途，照顧社區之需要。聯盟支持環保團體早年提出的「東涌河自然河流公園」之建議及相關的污水處理要求以期更好的保育東涌河谷之珍貴生態。而未有被是次任何一張規劃大綱圖覆蓋的

敬頭、黃龍坑等地區，亦應盡快制定「發展審批地區圖」覆蓋。聯盟認為上述舉動可促進東涌的可持續發展及環境保護。

2) 正視東涌的環境和周遭水域生態，重新審視發展及填海規模，並就北大嶼山的環境生態進行基線評估和策略環評

東涌擴展區內有大量的甲類房屋發展，但擴展區範圍鄰近港珠澳大橋及機場跑道。雖然沿海的地段大多已被劃作政府、機構與社區用地，但大量的車流及飛機升降量，加上東涌的地形問題，擴展區內居民將飽受嚴重的空氣污染問題。根據環境評估報告的資料，東涌擴展工程將令東涌區的一小時總懸浮粒子濃度由現時每立方米最高 404 微克升至 464 微克，離 500 微克的警戒線相差不遠；而二氧化氮濃度由現時每立方米 113 至 163 微克，進一步升至 141 至 168 微克，離 200 微克的警戒線越來越近。而擴展區內廣建高樓，亦會阻礙現時東涌市中心地段的空氣流動，令區內的廢氣更難吹散。故此，高密度的房屋發展加上惡劣的空氣質素，將嚴重影響東涌居民之健康。

此外，東涌擴展區將在現時東涌 54-56 區對出填海達 120 公頃，預料施工期間進出填海範圍的工程躉船多達 42-56 架次。由於東涌擴展區之填海工程跟機場第三條跑道的工期相近，加上距離接近，雖然環境評估報告表示機場第三條跑道工程將不會影響東涌擴展區周邊水域的海岸生態，但若兩項工程同時進行，每日將有多達二百艘高速船、工程船穿梭大嶼山東北部水域，產生巨大交通流量。需注意的是，東涌擴展區毗鄰因港珠澳大橋環境補償而設置的大小磨刀洲海岸公園，但隨著北大嶼山水域多項大型基建工程陸續上馬，2014 年在北大嶼山水域錄得的中華白海豚數字只剩下一條。東涌擴展區的填海工程將嚴重威脅大小磨刀洲海岸公園的生態，令其「名存實亡」。

聯盟要求重新審視東涌擴展區的填海面積，並降低東涌擴展區之發展密度，應著重建築物的擺位，以確保現時東涌市中心地區的空氣質素。而現時政府以「斬件式」的方法，各自就單獨的項目評估其對環境之影響，並無法反映眾多工程同時上馬時對環境的累計影響。此外，政府亦未有詳細就同一地點在發展項目開展前後的環境影響估算。故此，在眾多大型建設項目同時於大嶼山北岸的水域進行的情況下，一個就大嶼山北岸水域的基線評估和策略環評乃必須，以全面探討各填海項目對周遭環境的累積影響。

此外，擴展區擬製作遊艇會的其他用途土地亦應予以取消，讓公眾人士可暢通無阻地享用海濱設施。

3) 提供更多社區設施，多元就業機會，切合居民不同需要，達致以人為本社區

東涌社區設施匱乏的問題長期為人疾病，雖然東涌谷及擴展區的規劃大綱圖已預留相當之政府、機構及社區用地發展學校、專上學院、運動場、健康中心等設施，亦會興建市鎮公園，但仍未能完全符合居民之需要。而在建議的東涌東地鐵站旁興建的大型商場及寫字樓，雖有關當局估算能夠提供四萬就業機會，但工種亦只以零售業、飲食業、專業服務等為主，種類單一。根據 2011 年人口普查的資料，荃灣葵青區在相對能提供較多元的工種的情況下，仍只有四成多的居民能夠原區就業，故此東涌的商業發展對促進居民原區就業，幫助實在有限。

此外，倡議中的大型商場鄰近多個大型跨境基建項目。雖然在東涌擴展區內預留了空間設置步行街和位處街道旁的商店，而針對大嶼山發展策略所作的「大嶼山綜合經濟發展策略及大嶼山主要發展上商業用地的初步市場定位研究」也就機場北商業區、港珠澳大橋口岸上蓋商業發展，及東涌擴展區的商業發展項目作出分工，但由於商場定位及商店組合終歸將由市場決定，加上「橋頭

經濟」概念的熱炒，大量遊客需求將容易令商場設計及商店定位以服務旅客為主，居民如需購買日用品，只能面對款式少、價錢昂貴的苦況，現時東薈城的情況勢將複製至擴展區內。「橋頭經濟」最終只能讓一小撮大商家從巨大旅客人流中賺取更多，居民卻苦無獲益，甚至犧牲了生活質素。

聯盟要求在擴展區及鄰近逸東村的地方增劃更多政府、機構及社區用地，以提供居民爭取多年的市政街市、墟市、綜合服務大樓等設施，結合東涌西現存的農業活動，發展社區經濟，給予小商戶生存的空間，給予居民實踐經濟自主、促進睦鄰交流的空間。有關當局亦應按照人口增長預測，審視建議興建之學校數量，以期釋放更多土地發展其他社區設施，令東涌能夠成為一個更「以人為本」的社區。

4) 審視交通設施負荷，減少規劃失誤之負面影響

當東涌谷及東涌擴展區完全發展過後，東涌人口將增加至二十六萬，加上港珠澳大橋及第三條跑道帶來新增的人流車流，東涌不論是區內及對外的交通負荷將會是一大考驗。如將來出現道路擠塞，將會對東涌區居民造成甚大困擾。

聯盟要求應再進一步審視東涌各區內道路、北大嶼山公路及屯門至赤蠟角連接路在東涌擴展計劃完竣後的車流量，並檢視東涌線的負荷。由於「東大嶼都會」等遠期規劃並不會在東涌擴展計劃完竣後短時間內落成，如發現現行的交通配套未能配合新增的人口需要，應減少東涌谷及東涌擴展區的發展密度及可容納人口。

聯盟盼望城規會各委員能詳細審視現時東涌新市鎮擴展計劃背後的各種隱憂和弊端，如計劃獲倉猝通過，屆時不只是東涌居民，全港市民亦需就相關的規劃失誤付出代價。

守護大嶼聯盟 謹啟
2016年3月8日

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From: Yin Siu [REDACTED]
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To: tpbpd@pland.gov.hk; tspd@pland.gov.hk; enquiry@cedd.gov.hk; DSD HKSARG
Cc: [REDACTED]
Subject: 就東涌新市鎮擴展的意見

就東涌新市鎮擴展的意見

城市規劃委員會主席及委員、規劃署署長、土木工程拓展署署長及渠務署署長，

你們好，本人就對東涌谷分區計劃大綱草圖編號S/I-TCV/1、東涌市中心分區計劃大綱草圖編號S/I-TCTC/21，東涌擴展區分區計劃大綱草圖編號S/I-TCE/1及工務計劃項目第7786CL號地政總署工務計劃項目第7786CL號東涌新市鎮擴展提出意見，見附件。

Eddie TSE



反對東涌東填海_Eddie TSE.docx



東涌市中心發展-Eddie TSE.docx



東涌谷_Eddie TSE.docx

Eddie TSE

東涌市中心地區分區計劃大綱核准編號 S/I - TCTC/20

東涌的空氣污染是全港最高之一，把大量植有樹木的休憩用地改劃為私人住宅，不利居民的健康；

申述的性質及理由、對有關草圖作出的建議

反對 B2 項的改劃 - 把北大嶼山郊野公園(擴建部分)現時涵蓋的地方剔出規劃區
剔出規劃區的理據不明，會否將其地區納入其他計畫大綱仍為未知之數。

反對 D1 項的改劃 - 把東堤灣畔中間之寬大的行人區改建成私人屋苑
該行人區為東堤灣畔居民對外的主要行人道路，亦能提供充足的地方作為休憩區，
若然將該區域改成私人屋苑，工程的污染將會對東堤灣畔的居民及出入市民的健康有非常壞的影響，亦令公共空間消失，那裡的兩排美麗的大樹，小女=孩子的自由遊樂場或成人的休憩地方都變成一個非常擠擁的區域。

把水藍天岸鄰近的休憩用地(圓形廣場)改劃為道路
很多小孩子會在該大片平地遊玩，此舉會令他們失去大量活動空間，建議保留。
若政府堅持改劃，請改劃為小型的公共房屋或公營長者屋。

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

TPB/R/S/I-TCTC/21-C1

參考編號

Reference Number:

160512-005002-51098

提交限期

Deadline for submission:

13/05/2016

提交日期及時間

Date and time of submission:

12/05/2016 00:50:02

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

先生 Mr. Wright FU

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/I-TCTC/21

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/I-TCTC/21-1	同意應為東涌居民提供更多的社區設施，惟43區的綠化地帶對平衡東涌市中心地區的密度和環境相當重要。而且，該處土地位處山邊，要以開山劈石方式發展，成本亦頗高
TPB/R/S/I-TCTC/21-2及 TPB/R/S/I-TCTC/21-4	政府不應為了照顧原居民的利益，而犧牲對環境保護而作出的規劃規管
TPB/R/S/I-TCTC/21-3	逸東村以西已是生態敏感的東涌河口及東涌灣，如在該處興建更多房屋，除了會影響東涌灣生態的生態環境，亦有違「東涌新市鎮擴展研究」建議所作的規劃參數



寄件者:
寄件日期:
收件者:
主旨:

Chiu Sein Tuck [REDACTED]
10日05月2016年星期二 11:03
tpbpd@pland.gov.hk
Comments on Representations relating to Draft Plans: S/I-TCTC/21 & S/I-TCV/1 (Tung Chung)

TPB/R/S/I-TCTC/21-C2

Subject: Comments on Representations relating to Draft Plans: S/I-TCTC/21 & S/I-TCV/1 (Tung Chung)

Dear Sir/ Madam,

Please see my comments, as follows:

Comments on Representations relating to S/I-TCV/1

TPB/R/S/I-TCV/1-3 to 6

- In view of the future zonings (with many residential zones) and the ecological sensitivity of Tung Chung Valley, I consider that there may not be suitable sites and enough space to develop a columbarium in Tung Chung.

TPB/R/S/I-TCV/1-10 to 11

- In order to prevent flooding, I do not agree with the proposals to rezone "OU (Stormwater Attenuation and Treatment Ponds)" to R(C)2 or other zonings.

Comments on Representations relating to S/I-TCTC/21

TPB/R/S/I-TCTC/21-1

- I do not agree to re-zoning of GB to other non-conservation zonings.

TPB/R/S/I-TCTC/21-2

- I do not agree with the proposal to expand V zones.

Thank you for your attention.

Regards,

CHIU Sein Tuck



寄件者:
寄件日期:
收件者:
主旨:

Tony Nip [REDACTED]
10日05月2016年星期二 10:54
tpbpd

TPB/R/S/I-TCTC/21-C3

Comments on Representations relating to Draft Plans: S/I-TCTC/21 & S/I-TCV/1 (Tung Chung)

Dear Sir/ Madam,

Below please see my comments:

Comments on Representations relating to S/I-TCV/1

TPB/R/S/I-TCV/1-3 to 6

- In view of the future zonings (with many residential zones) and the ecological sensitivity of Tung Chung Valley, we consider that there may not be suitable sites and enough space to develop columbarium in Tung Chung.

TPB/R/S/I-TCV/1-10 to 11

- In order to prevent flooding, we do not agree with the proposals to rezone "OU (Stormwater Attenuation and Treatment Ponds)" to R(C)2 or other zonings.

Comments on Representations relating to S/I-TCTC/21

TPB/R/S/I-TCTC/21-1

- We do not agree to rezone GB to other non-conservation zonings.

TPB/R/S/I-TCTC/21-2

- We do not agree with the proposal to expand V zones.

Tony NIP

寄件者:
寄件日期:
收件者:
副本:
主旨:
附件:

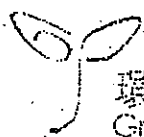
Mark Mak [REDACTED]
13日05月2016年星期五 23:26
tpbpd
Green Sense環保觸覺
SA-TCE/1、SA-TCTC/21、SA-TCV/1號草圖_環保觸覺意見書
東涌三草圖_環保觸覺意見書_20160513.pdf

TPB/R/S/I-TCTC/21-C4

To: Town Planning Board

Please find attached Green Sense's comment.

Regards
Green Sense



環保觸覺
Green Sense

電話：8100 4877
傳真：3011 9577
地址：荃灣郵政信箱 454 號

電郵：info@greensense.org.hk
網頁：www.greensense.org.hk

致 城市規劃委員會

有關：S/I-TCE/1、S/I-TCTC/21、S/I-TCV/1 號草圖

環保觸覺意見書

環保觸覺（本會）就上述各草圖的申述提出意見如下：

總括

本會認為從申述中可見，各草圖的支持意見少，反對及提出改善意見較多，城規會應考慮民意，就草圖研究及將各申述人士，特別是環保團體及環團的聯署，所提出的有力意見及理據，納入草圖之中。

大嶼山是香港珍貴自然環境的所在，東涌的發展及改變勢必為大嶼山的自然環境帶來不同的影響，當局必須小心考慮，於規劃實踐「可持續發展」，為下一代保留適宜居住的環境。

本會認為城規會有責任要求規劃署與相關部門，向城規會提供其就申述及或意見所作回應的理據所依賴的文件，及將該得文件全面公開，否則所有的討論只會是「空中樓閣」，申述人士無法檢視改劃的理據，亦將不能作出有效回應及陳詞，是有違城規會條例諮詢程序的精神。

本會曾就草圖向城規會作出申述，希望重申本會關注香港整體及東涌環境承載力的立場。當政府至今未有完整及合理的人口規劃，本會及廣大市民實在難以支持犧牲環境及生活空間作所謂的住屋用途。

S/I-TCE/1

本會反對 TPB/R/S/I-TCE/1-2 的申述，認為草圖中的遊艇停泊處將會帶來更多船

隻進出海域，有機會對海洋生態做成影響，應取消遊艇停泊處；認同 TPB/R/S/I-TCE/1-52 等團體提出的反對意見，特別是將整個大嶼山都納入陸上及海洋生態基線調查研究的要求，為規劃提供更多科學數據。

S/I-TCTC/21

本會反對 TPB/R/S/I-TCTC/21-2 擴大黃泥屋的「鄉村式發展」地帶的意見，認為在香港政府未有為丁屋政策提出改善之前，為保障香港環境，不應增加「鄉村式發展」面積；對 TPB/R/S/I-TCTC/21-3 提及增加房屋用地有極大保留，因為本會重申香港未有長遠的人口計劃，未有科學及認可的評估就增加房屋用地是不智；同意 TPB/R/S/I-TCTC/21-20 等環保團體提出的意見，特別因應近月香港各處以「倒垃圾／泥頭」方式破壞環境的行動愈多，當局應採用申述中提及的方法，更有力地保護自然。

S/I-TCV/1

本會重申東涌河是香港愈來愈少擁有自然出海口的淡水河流，當局應先進行保育，才考慮是否及如何進行必要的發展。本會同意 TPB/R/S/I-TCV/1-35 等的意見，極之擔心住宅和鄉村式發展對東涌河、谷及灣生態的影響。有鑑過去經驗，當局提出的保育措施非常不足，及往往未能如實實踐，本會強烈要求當局於今次改劃的回應中提出比以往更實在及經大眾接受的條款及承諾。請城規會認真考慮各環團提出的意見和要求。

如有任何回覆，請致電 8100-4877 或電郵至 info@greensense.org.hk 與本會聯絡。

環保觸覺

二零一六年五月十三日

Sample of Standard Letters/Emails Submitted by TPB/R/S/I-TCTC/21-C5 to C11
由 TPB/R/S/I-TCTC/21-C5 至 C11 提交內容大致劃一的信／電郵範本

寄件者: Vanessa Leung [REDACTED]
寄件日期: 12日05月2016年星期四 15:21
收件者: tpbpd@pland.gov.hk
副本: 'Megan Inglis-Davies'
主旨: RE: Water Sports Facilities in Tung Chung
附: 0300_001.pdf

TPB/R/S/I-TCTC/21-C5

Dear Sirs/Madam,

Another Support Proposals enclosed
Thanks

Vanessa Leung
Administration Manager
Locations Limited | Licence C-065228
1608 Tung Che Commercial Centre, 246 Des Voeux Road West, Sai Ying Pun, Hong Kong
P +852 [REDACTED]
M +852 [REDACTED]



Locations
22 17 N, 114 9 E

mailto:[REDACTED]@locations.com.hk
<http://locations.com.hk>

From: Vanessa Leung [mailto:[REDACTED]@locations.com.hk]
Sent: Thursday, May 12, 2016 2:54 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'Megan Inglis-Davies' <[REDACTED]@locations.com.hk>
Subject: Water Sports Facilities in Tung Chung

Dear Sirs/Madam,

Enclosed a Support Proposals for Water Sports Facilities in Tung Chung Town area for your record, please find.
Thanks

Vanessa Leung
Administration Manager
Locations Limited | Licence C-065228
1608 Tung Che Commercial Centre, 246 Des Voeux Road West, Sai Ying Pun, Hong Kong
P +852 [REDACTED]
M +852 [REDACTED]



Locations
22 17 N, 114 9 E

mailto:[REDACTED]@locations.com.hk
<http://locations.com.hk>

005



Virus-free. www.avast.com

To : Secretary Town Planning Board
(deadline 13 May 2016)

Fax 2877 0245 or 2522 8426
e-mail tpbpd@pland.gov.hk

Comment in relation to Representations TPB/R/S/I-TCE/1-2 and TPB/R/S/I-TCTC/21-5 from the Hong Kong Water Sports Council

Proposals for Water Sports Facilities in the existing Tung Chung Town area and in the Proposed Tung Chung East new reclamation area

I wish to support the proposals from the Hong Kong Watersports Council to provide sites in Tung Chung for water sports. The reasons for this support are :-

本人希望支持香港水上活動議會擬議東涌區應劃分土地予公眾進行水上活動。本人支持的原因如下：

1. There is no provision for water sports facilities in Tung Chung at present and these should be properly planned and implemented;

目前，東涌並沒有水上活動設施。如有合適的規劃，可有效地落實及執行有關計劃。

Existing Tung Chung

2. There is an urgent need to provide active sports facilities for young people in Tung Chung and the proposed site next to the Yat Tung Estate would be an ideal site for a Water Sports Centre as it is readily accessible to a large number of people and has good access to the waters of Tung Chung Bay;

東涌現況

東涌急切需要提供運動設施予區內的年輕人，擬議的逸東邨選址是一個適當的地點。逸東邨的交通配套完善，而且鄰近東涌灣，方便公眾往來並進行水上活動。

Tung Chung East Reclamation Area

3. The proposal to provide artificial beaches and water sports facilities in the new reclamation area is supported. It is important to provide a high quality living environment with a full range of recreational facilities for the future resident of this area.

東涌東填海區

計劃在新填海區提供人工沙灘及水上活動設施是一個很好的主意。配合東涌的發展，為將來的區內住客提供高質素的生活環境及全面的康體設施著實重要。

4. The locality is ideally suited for water sports and a site for a Water Sports Centre is fully supported as the area is suitable for small rowing, sailing boats, wind surfing, and canoes.

東涌區的地理位置是一個理想的環境，適合興建水上活動中心，進行各類型的水上活動，包括賽艇、帆船航行、滑浪風帆及獨木舟。

5. Additional Comments:

My children currently travel from Tung Chung to either Middle Island or Sha Tin to row in a Double skull. They recently competed for YMCACCHK Secondary School situated in Tung Chung in the Secondary School Rowing Regatta and came fourth. They were the only rowers from Tung Chung and did very well given this was the first regatta.

If they could be involved and the school supports this, close to Tung Chung then enormous benefit would be found to them, their student colleagues and the community. Disabled rowers and elderly and infirm could be taught skills and enjoy the outdoors.


On another note the environment is wonderful and underused. More people could enjoy exercise and learn new skills

It would provide fantastic opportunities for youth and disabled people in the Lantau Area

The sheltered area proposed is a wonderful place for all people to enjoy and for sports such as Rowing and canoeing to flourish without impact to the environment. Its safe and easy to access for all.

Please give consideration to this submission and lets hope Hong Kong wins Gold in the future with a water sports team.

Signature


Megan Inglis Davies

Email Address:


Phone Number: 

寄件者: Miffy Ng [REDACTED]
寄件日期: 13日05月2016年星期五 20:41
收件者: tpbd
主旨: DHK Comment on Representation of Draft Tung Chung Outline Zoning Plan No. SA-TCV/1, SA-TCE/1 & SA-TCTC/21
附件: 20160513 DHK Tung Chung OZP_Comment on Representation.pdf

Dear sirs,

Attached please find our comment on the captioned.

Best Regards,
Miffy, Ng Chun Wing
Project Officer
Designing Hong Kong Limited
Tel: [REDACTED]
Fax: 2187 2305
Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong
Website: <http://www.designinghongkong.com/>
Facebook Page: <https://www.facebook.com/DesigningHongKong>

創建 Designing Hong Kong 香港 .com

Hong Kong, 13 May 2016

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245
Email: tpbpd@pland.gov.hk

Dear Sirs,

Re: Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1,
Draft Tung Chung Extension Area S/I-TCE/1, and
Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21
Comments on Representations

Designing Hong Kong Limited is concerned over the captioned draft Outline Zoning Plans:

Draft Tung Chung Extension Area S/I-TCE/1

We are concerned over Representations No. 5-11, 13-14:

- The general public opposes to the proposed marina at the waterfront open space as it would privatize the public space. The plan should specify that the typhoon shelter and surrounding land are for public uses.

Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1 and Draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21

We support Representations No. 28, 30, 33 in OZP No S/I-TCV/1 and Representations No. 20, 22- 27 in OZP No. S/I-TCTC/21:

- We have serious concerns over incompatible developments and vandalism in Tung Chung River Valley. Over the past decades, green groups have observed a proliferation of these cases along the Valley. In 2015 approximately 13% of the land has been filled with waste and covered with unauthorized structures. With the proposed increase of construction waste disposal charges, the vandalism situation may get more serious. In the EIA report and Outline Zoning Plan, the road has been proposed to extend to Lam Che and Nam Yuen, which will certainly create more opportunities for vandalism. We worry that eco-vandalism situation will extend to areas which are not protected under any Development Permission Area Plan.
- *Tin Sam* and *Wong Lung Hang* should be covered with Development Permission Area Plans or incorporated in the Country Park otherwise these will become enclaves without effective land use control.

We object to Representation No. 2 in OZP No. S/I-TCTC/21:

- We object to the expansion of "V" zones, and we are concerned with amendment C and object to amendment R3, the areas zoned for small houses development should be limited to previous "V-zone" plus a reserve for approved small house applications only.

Here we submit for your consideration.
Designing Hong Kong Limited
May 2016

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay,
Tel: +852 3104 3107 Fax: +852 2187 2305

寄件者: [REDACTED]
 日期: 13日05月2016年星期五 16:29
 收件者: tpbpd@pland.gov.hk
 副本: [REDACTED]
 主旨: Comments on Representation Relating to Draft Plan - Plan No. S/I-TCTC/21
 附件: Letter to TPB_20160513.pdf; Cycling Hotel Proposal_20160513.pdf
 重要性: 高

Dear Sir/Madam,

On behalf of the commenter, Wisdom Management Company Limited, we hereby submit the comments on representation relating to Draft Plan No. S/I-TCTC/21.

Enclosed please find the relevant letter and project proposal for your perusal.

Regards,
 KELand Surveying, Planning & GIS Co. Ltd.
 Tel: [REDACTED]
 Fax: [REDACTED]

建地

建地測量規劃及地理訊息系統有限公司

認可土地測量師

KEland Surveying, Planning & GIS Co. Ltd.

Authorized Land Surveyors

Flat B, 20/F, Chatham Commercial Building, No.399 Chatham Road North, Kowloon

九龍漆咸道北 399 號東貿商業大廈 20 樓 B 室

Tel: 27655737 Fax: 27655722 Web site: www.keland.com.hk

Email: keland@bizactivator.com or info@keland.com.hk

13th May 2016

BY E-MAIL

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

Comments on Representation Relating to Draft Plan - Plan No. S/I-TCTC/21

On behalf of the commenter, Wisdom Management Company Limited (智才信管理有限公司), we hereby submit the comments on representation relating to Draft Plan No. S/I-TCTC/21.

In order to support the long-term development of Lantau Island, the commenter proposes to rezone Area 8 (near the junction of Yu Tung Road and Chung Yan Road in Tung Chung) from "Green Belt" ("GB") to "Government, Institution or Community" ("G/IC").

A Cycling Hotel with provision of ancillary facilities is proposed to develop within the mentioned Proposed GIC Zone. The justifications are as follows:

1. It is complementary to the upcoming tourism proposals and green tourism initiatives for Lantau.
2. It is in line with Government's policy in exploring feasible measures to provide diversified accommodation facilities for visitors in Hong Kong.
3. It could ease the demand for hotel rooms in Hong Kong, particularly in Lantau.
4. It would improve local employment in Lantau and provide jobs exclusively reserved for indigenous villagers as well as Tung Chung/ Lantau residents.
5. It would boost development of sustainable local economy in Lantau.
6. It would enhance visitors' experience by provision of diverse choices in shopping.

7. It would raise public awareness on healthy lifestyles in the community.
8. It would facilitate development of a vibrant and harmonious community

Enclosed please find the Design Proposal for the Cycling Hotel Development in Tung Chung for your perusal.

We should be grateful if you would contact the representatives below for future correspondence in relation to the comments.

1. Name of Contact Person: Sr Dr. Ching Siu Tong
Company: KELand Surveying, Planning & GIS Co. Ltd.
Address: Flat B, 20/F, Chatham Commercial Building,
399 Chatham Road North, Kowloon
Telephone: 2765 5737
E-mail: info@keland.com.hk
2. Name of Contact Person: Ms. Fanny Ang, Authorized Person
Company: ANG Studio Ltd.
Address: Suite 1008, Prosperity Millennia Plaza, 663 King's Road
Quarry Bay, Hong Kong
Telephone: [REDACTED]
E-mail: fanny.ang@angstudiohk.com

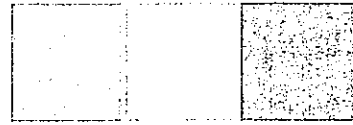
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
KELand Surveying, Planning & GIS Co. Ltd.



Sr Dr. Ching Siu Tong, Ken
CHKIS, FRICS, ALS, RPS(LS), MCI Arb, MIS(Aust), MSSI(Aust)

c.c. The Client (Wisdom Management Company Limited)
The Authorized Person (Ms. Fanny Ang, ANG Studio Ltd.)



Proposed Cycling Hotel Development in Tung Chung

Prepared by



建地

KELand Surveying,
Planning and GIS Co. Ltd.



ANG Studio

For

Wisdom Management Company Limited

May 2016

Main Consultancies for the Proposed Hotel Project

Contact Information:

Company	KELand Surveying, Planning & GIS Co. Ltd
Name	建地測量規劃及地理訊息系統有限公司
Address	Room B, 20/F, Chatham Commercial Building, 399 Chatham Road North, Kowloon 九龍漆咸道北 399 號東貿商業大廈 20 樓 B 室
Tel	2765 5737
Fax	2765 5722
Email	info@keland.com.hk

Company	ANG Studio
Name	罌創作
Address	Suite 1008, Prosperity Millennia Plaza, 663 King's Road, Quarry Bay, Hong Kong 香港鰗魚涌英皇道 663 號泓富產業千禧廣場 1008 室
Tel	9195 2251
Fax	3019 6210
Email	fanny.ang@angstudiohk.com

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Design Proposal

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Appendix 5	Network of Cycle Track & Sights and Attractions in Tung Chung

SECTION 1: EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

- 1.1.1 *Back garden of Hong Kong.* Lantau renowned as “the back garden of Hong Kong” has abundant natural and cultural resources. The scenic hiking trails, cycle/ mountain cycle tracks, beautiful beaches, lush greenery, monuments as well as monasteries and temples is ideal for local residents and visitors who are looking for fun, leisure and adventure.
- 1.1.2 *Recreational and tourism hub.* With a closer integration to the Pearl River Delta and continued growth of visitors to Hong Kong, Lantau, undoubtedly, has enormous potentials to develop into a tourism and hospitality hub, with the aim of shaping Lantau as a ‘kaleidoscopic recreation and tourism destination’¹ as proposed by The Lantau Development Advisory Committee (hereafter called the “LanDAC”).
- 1.1.3 *Bike tour potential.* The proposed improvement works on the existing cycle/ mountain cycle tracks also enhance Tung Chung’s appeal as a cycle hotspot for local residents, visitors and professional/ skilled cyclists to ride individually or in group.
- 1.1.4 *Tourism benefits.* The Proposed Hotel will generate spill over benefits in different aspects. The Proposed Hotel will add impetus to the development of diverse tourism facilities on Lantau with greater synergy for a wide range of visitor experience covering culture, heritage, entertainment, leisure and conservation.
- 1.1.5 *Employment opportunities.* The Proposed Hotel will create diversified job opportunities at all levels for local residents and indigenous villagers in Tung Chung with a view to encouraging local employment and improving the skillset mismatch problem.
- 1.1.6 *Sustainable economy.* The Proposed Hotel will attract people flow all day, creating synergy to business activities, boosting local economy and hence adding vibrancy to the community.

¹ See, LanDAC’s “The First-term Work Report”, available at [https://www.devb.gov.hk/filemanager/en/content_872/LanDAC_First_term_Work_Report_\(English\).pdf](https://www.devb.gov.hk/filemanager/en/content_872/LanDAC_First_term_Work_Report_(English).pdf).



SECTION 1: EXECUTIVE SUMMARY

- 1.1.7 *Healthy lifestyles.* The Proposed Hotel will promote sports culture and facilitate development of a healthy lifestyle for all aged in the community, with a view to turning Tung Chung into an ideal place for living, working and leisure.



SECTION 2: BACKGROUND

2.1 PURPOSE

- 2.1.1 We seek support for the proposed hotel development in Tung Chung, Lantau Island.

2.2 PROPOSED LAND EXCHANGE

- 2.2.1 Subject to the approval of proposed non-in-situ land exchange, a private lot of about 27,830 m² in Tei Tong Tsai to be surrendered to the Government in exchange for an area of about 7,000m² near eastern end of Tung Chung Road for the development of Proposed Cycling Hotel (hereafter called “Proposed Hotel”).
- 2.2.2 A Site Plan of the proposed GIC zone and the proposed new site area for private hotel development is at Appendix 1.

2.3 PROPOSED SITE LOCATION

- 2.3.1 The Proposed Hotel is located near the junction of Yu Tung Road and Chung Yan Road in Tung Chung.
- 2.3.2 The Proposed Hotel is close to the east by North Lantau (Extension) Country Park and to the west by an area planned for future public housing development (Area 27).
- 2.3.3 The slopes in the north-west (Slope No: 9-SE-B/27) and the south-west (Slope No: 9-SE-B/C31) of the Proposed Hotel are not covered in this development.
- 2.3.4 A Location Plan and 2015 Aerial Photo of the Proposed Hotel are at Appendix 2 and 3 respectively.



SECTION 2: BACKGROUND

2.4 PROPOSED SITE AREA AND STATUS

- 2.4.1 The proposed GIC zone area is about 23,021m², of which only about 7,000m² will be used for the building of Proposed Hotel.
- 2.4.2 The rest of the proposed GIC zone area will be used for provision of ancillary facilities near or around the Proposed Hotel.
- 2.4.3 The site area is currently vacant.
- 2.4.4 Dense vegetation could be found in the northern side of the site area. Detailed topographical and tree survey will be conducted to investigate the actual development extent.

2.5 LAND USE AND ZONING

- 2.5.1 Among the proposed GIC zone area, an area of about 18,073m² is zoned “Green Belt” and an area of about 4,948m² falls within the North Lantau (Extension) Country Park² under the Draft Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/21 (Appendix 4).
- 2.5.2 Application for planning permission will kick off to proceed with the Proposed Hotel development in due course.

2.6 ACCESSIBILITY

- 2.6.1 The Proposed Hotel is well served by public transport such as buses, mini buses and taxis. The Tung Chung MTR station can be reached at about 20 minutes walking distance. The proposed Tung Chung West Station is located within a few minutes’ walk from the Proposed Hotel.
- 2.6.2 Moreover, the bus route only takes around 30 minutes between the Proposed Hotel and the Hong Kong International Airport (hereafter called “HKIA”).

² Currently, the Site Area inside Country Park is applying for an excision of area from the North Lantau (Extension) Country Park. Please refer to <http://www.l.ozp.tpb.gov.hk/gos/default.aspx?#> for details.

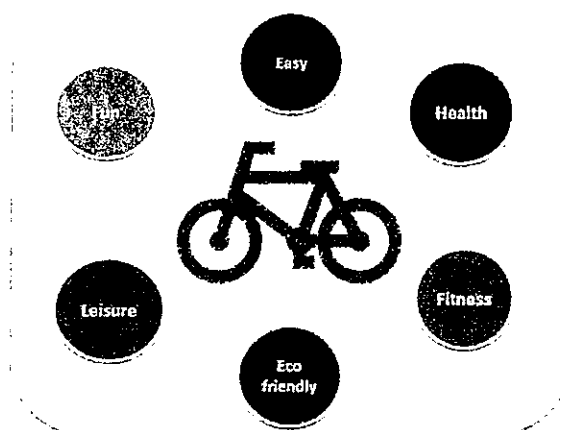


SECTION 2: BACKGROUND

- 2.6.3 The Proposed Hotel is also well connected by a network of cycle track and cycle subway (Appendix 5).
- 2.6.4 Primary access to the Proposed Hotel is via Yu Tung Road and Chung Yan Road.

2.7 PROPOSED THEMED HOTEL: CYCLING

- 2.7.1 Adjacent to a wide span of cycle track networks on Lantau, the Proposed Hotel is an ideal location for a short cycle tour during the weekends or as part of a longer trip in the region.
- 2.7.2 The benefits of cycling to our health and environment are indisputable.
- Cycling is a simple physical exercise suitable for all aged.
 - Cycling is good for health and fitness, greatly reducing the risk of health problems.
 - Cycling is an easy way to release you from busy urban life.
 - Cycling causes no harm to environment, balancing development and conservation.
 - Cycling is an easy fit to our daily life.



SECTION 3: PROJECT OVERVIEW

3.1 VISION: 2C's

- 3.1.1 We envision to creating a *Chic* and *Comfy* cycling hotel on Lantau that distinguishes itself from the surrounding accommodations.

3.2 OBJECTIVES: 3A's

Alert | Amiable | Appealing

- 3.2.1 *Alert.* To balance development and community needs while protecting natural and cultural richness of Lantau in a prudent manner.
- 3.2.2 *Amiable.* To offer visitors a unique mode of accommodation through its all-around services and hospitality.
- 3.2.3 *Appealing.* To turn Tung Chung an ideal base that local residents and visitors can enjoy and share.

3.3 PROJECT SCOPE

- 3.3.1 The Proposed Hotel will feature a combination of quality architectural design, hospitality services and a wide range of facilities for all aged to cater for the needs of different people.
- 3.3.2 The Proposed Hotel will provide a total of 500 to 700 rooms, including Single Room, Twin Room and Family Room. Each room will be equipped with bike racks.



SECTION 3: PROJECT OVERVIEW

3.3.3 The scope of the Proposed Hotel comprises:

(a) Common hotel facilities and services

- a 24-hour front desk
- restaurants
- bars & cafeterias offering beverages and light snacks
- gym and fitness rooms
- a multi-purpose activity room
- spa facilities with a swimming pool
- landscaped areas
- free Wi-Fi access
- special tour advice service
- free shuttle bus
- pick-up service

(b) Cycle-related facilities and services in hotel

- a mini velodrome
- resident cycling coaches
- cycling courses
- cycle-friendly lifts
- cycling-themed restaurants
- cycle flagship store, including repair centre, cycle museum, cycle emergency service, cycle rental service, shops & souvenirs, and first-aid facilities
- outdoor zones for both cycling tracks and weekend bazaar
- shopping arcade



SECTION 3: PROJECT OVERVIEW

(c) Ancillary facilities

To align with the Proposed Hotel development, the Proposed Hotel is planned to be surrounded by a myriad of ancillary facilities. The site design will embrace every aspect of people needs, offering multiple opportunities for local residents and visitors to access these facilities, both physically and visually. These include:

- cycling track meeting international standard
- two cycling parks, one catered for beginners' practice and one for advanced level
- sitting-out areas with pavilions and shelters
- refreshment kiosks / resting stations
- cycle parking sites

3.3.4 The development parameters for the proposed hotel are set out as below:

Site Area	7,000 sq.m.
Plot Ratio	6
Gross Floor Area	42,000 sq.m.
Site Coverage	3,150 sq.m./ 45%
Proposed Building Height	135mPD
Proposed Number of Storey	3 storeys for shopping arcade + 24 storeys for hotel tower
Proposed Number of Room	Around 600
Proposed Size of Room	30-50 sq.m.



SECTION 3: PROJECT OVERVIEW

3.4 HIGHLIGHTS

- 3.4.1 The Proposed Hotel will provide a cluster of world-class “leisure-cum-sports” facilities in Tung Chung, which upon completion will be the first ever “cycling” hotel in Hong Kong.
- 3.4.2 The highlights of the Proposed Hotel are shown as below:
- (a) *Accessibility.* The Proposed Hotel will provide visitors on bikes with easy and comfortable access to their room and other public areas in hotel.
 - (b) *Uniqueness.* The Cycle Museum of the Proposed Hotel will open to the public during daily-guided tours and on open days in order to enable visitors to have a better understanding of cycling culture and history as well as stories of local and international cyclists.
 - (c) *Reliability.* The Proposed Hotel will offer a 24-hour front desk service with personal touch and various cycle-friendly facilities so as to accommodate diverse needs of visitors.
 - (d) *Fun.* The Proposed Hotel will provide visitors with our “F.A.M.E.” cycle routes. For guided tours, information about the points of interests and attractions will be provided. You can ride in group accompanying with your family members or friends, or choose to ride individually. For self-guided tours, an information kiosk is also available in the hotel lobby. Emergency service will be provided for assistance.
 - (e) *Leisure.* A shopping arcade will offer a wide array of local and international cuisine, sporty products as well as the latest fashion, entertainment and lifestyle brands. It will be sited next to weekend bazaar to create an outdoor leisure atmosphere to match the theme of cycling.
 - (f) *Synergy.* The Proposed Hotel will achieve synergy for enhancement of the quality of living in Tung Chung by a way of creating diversified job opportunities, encouraging commercial activities and promoting sports culture.



4. JUSTIFICATIONS

4.1 The Proposed Hotel is in a prime position to develop Lantau into a tourism and hospitality hub

4.1.1 The Proposed Hotel is complementary to the upcoming tourism proposals and green tourism initiatives for Lantau.

4.1.2 Surrounded by various tourist attractions, the Proposed Hotel in Tung Chung is in a prime position to develop Lantau into a tourism and hospitality hub with the aim of strengthening Hong Kong as a world-class tourist destination by showcasing different facets of Hong Kong's image.

(a) Promoting cycling tourism in Lantau

4.1.3 The proposed "F.A.M.E." cycle routes link up major tourist attractions or integrate with nearby attractions and other recreational facilities, forming a cluster of attractions for visitors to enjoy unique riding experiences while appreciating natural and cultural heritages of Lantau.

4.1.4 Upon completion of improvement works, the refined cycle/ mountain cycle tracks would be more convenient for visitors to enjoy "Round-the-Island" Cycle Tours on Lantau.

4.1.5 Refreshment Kiosks and Resting Stations will also be provided in major tourist attractions, such as Tai O, Mui Wo and Pui O so as to offer visitors a remarkable riding experience in exploring points of attractions on Lantau.

4.1.6 From its advantageous location in Tung Chung, it is expected that the Proposed Hotel would become a cycling hotspot for both amateur and veteran cyclists, bringing alternative type of tour experience to visitors through its featured cycle routes, and thus encouraging them to stay longer and/or repeat their visit.



SECTION 4: JUSTIFICATIONS

(b) Promoting green tourism initiative

- 4.1.7 The Proposed Hotel echoes the call for green tourism so as to preserve the green heart of Lantau.³ As noted in the previous public engagement on Lantau development, there is a general consensus that the majority of Lantau be used for conservation, leisure, cultural and green tourism⁴.
- 4.1.8 In order to appreciate the natural scenery, tranquil rural setting and cultural heritage of Lantau, the Proposed Hotel will organize eco-tours/ green tours in designated tourist attractions with high conservative/ ecological values, e.g. Tung Chung Valley, Wong Lung Hang and Tai O.

(c) Enriching visitors' experience through a user-centric tour service

- 4.1.9 Taking account of diverse tourism potentials of Lantau, the Proposed Hotel will give Special Tour Advice for those who seek for adventure and buzz in outdoor activities in a view of enriching visitors' experience, hence encouraging them for extension of stay and/ or repeat visitation. Such tours will be designed according to the choices and interests from visitors, for example, windsurfing, kiteboarding and BMX bike etc.

- 4.2 The Proposed Hotel is in line with Government's policy in exploring feasible measures to provide diversified accommodation facilities for visitors in Hong Kong

(a) Providing unique mode of accommodation for visitors

- 4.2.1 With a view to strengthening the overall appeal and competitiveness of Hong Kong as a preferred tourist destination, there is a call for diversified modes of accommodations for visitors.

³ For details, please refer to

<http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev1024cb1-198-2-e.pdf>.

⁴ For details, please refer to

<http://www.landac.hk/en/future-lantau/spatial-planning-and-land-use?id=5>.



SECTION 4: JUSTIFICATIONS

- 4.2.2 Strategically located at the heart of Tung Chung, the Proposed Hotel with a theme of “cycling” would become an iconic tourist attraction and a unique landmark in Lantau.
- 4.2.3 To highlight the “cycling” theme, there will be Cycle Museum to showcase the history and culture of cycling as well as the stories of cyclists. Replicas of selected bikes will also be provided for photo-taking purpose. Besides, Cycle Flagship Store, including cycle repair centre, cycle museum, cycle emergency service, cycle rental service, shops & souvenirs, and first-aid facilities will also be found in the Proposed Hotel to cater for the diversified needs and interests of visitors.
- 4.2.4 It is expected that the Proposed Hotel will provide a rather unique mode of accommodation for certain tourist segments, including cycle lovers, family tourists, nature lovers and other high-yield visitors with a view to encouraging them to lengthen their stay and/or increase their visits.

(b) Promoting the best hospitality and services

- 4.2.5 Tourism is not simply about provision of diversified hotel facilities. Indeed, a hospitality culture is equally important to sustainable development of tourism in Hong Kong.
- 4.2.6 With a view to cultivating a warm and welcoming environment for visitors, hospitality starts upon visitors’ arrivals in Hong Kong. There will be Free Shuttle Bus travelling from the HKIA/ Tung Chung MTR station to hotel, or vice versa. The Proposed Hotel will also provide Pick-Up Service at designated districts, such as Central, Tsim Sha Tsui and Mong Kok as well as various popular tourist attractions on Lantau, such as Ngong Ping, Tai O and Mei Wo.
- 4.2.7 Moreover, the Proposed Hotel will provide exclusive access for visitors on bikes riding to the front deck for check-in/ out. Cycle-friendly Lifts will offer spacious space for visitors to bring along their cycles easily.



SECTION 4: JUSTIFICATIONS

4.2.8 Besides, the Proposed Hotel will give visitors personal touch through a 24-hour Front Desk. This way, it would attract more high-yield visitors to come here under a home-like environment.

(c) Strengthening Hong Kong's image as "Events Capital of Asia"

4.2.9 Cycling has long been a popular sport in Hong Kong. In view of this, the Proposed Hotel will collaborate with professional cycling organizations to launch spectacular track and artistic cycling performances so as to make it become signature events on Lantau with a view to enriching visitors' experience and strengthening Hong Kong's as the "Events Capital of Asia".

4.2.10 Besides, the Proposed Hotel will provide a Mini Velodrome for cyclists' training and competition. Meanwhile, two outdoor cycling grounds with different types of cycling and recreational facilities will also be provided to cater for the needs from the local residents and visitors.

4.3 The Proposed Hotel development could ease the demand for hotel rooms in Hong Kong, particularly in Lantau

4.3.1 According to the statistics on "Hotel Supply Situation" from the Hong Kong Tourism Board (hereafter called "the HKTb"), there are 253 hotels providing 71,959 rooms as at December 2015⁵.

4.3.2 In view of continued visitor growth in recent years, the demand for hotel room will remain fierce in the near future. The total supply of hotel rooms is expected to grow to about 84,000 in 2017⁶. The government has already adopted a multi-pronged strategy to cater for the demand for hotel rooms; however, it is anticipated that there will still be a shortage of hotel supply in 2017⁷. Not to mention, there is also shortage in capacity during peak season for

⁵ See, "Hotel Supply Situation – as at Dec 2015", available at the HKTb's website at <http://www.discoverhongkong.com/tc/index.jsp>.

⁶ See, "Chapter 5: Receiving Capacity of Hotels", available at http://www.tourism.gov.hk/resources/english/paperreport_doc/misc/2014-01-17/Assessment_Report_eng.pdf.

⁷ *Ibid*, Note 6.



SECTION 4: JUSTIFICATIONS

AsiaWorld-Expo in Lantau.⁸

4.3.3 Besides, the ‘full-house’ situation could be found from time to time in the past few years. The occupancy rate of hotel room was over 85% from 2010 to 2014 and gradually increased to 90% in 2014.

4.3.4 Given the limited supply of hotel rooms in Lantau, it is considered that an additional 1,000 hotel rooms is needed in Tung Chung to ease the hotel demand in Lantau and long term demand in Hong Kong.⁹

4.3.5 In light of the above, the Proposed Hotel would help increase the supply of hotel rooms in Lantau, and benefits Hong Kong tourism industry as a whole.

4.4 The Proposed Hotel would improve local employment in Lantau

4.4.1 According to the 2011 Population Census, Lantau has a population of about 105,000, of which Tung Chung new town has about 80,000¹⁰. With the growing population, there was a concern about the provision of more job opportunities and economic development in Tung Chung¹¹.

4.4.2 In terms of local employment, 29.8% of the working population worked in the same district¹². There are now over 90,000 job opportunities in Lantau, of which 65,000 are airport-related¹³. Moreover, these job opportunities are filling up by labour force from other districts. There is also the shortage of clerical jobs in Tung Chung.¹⁴

⁸ See, ICF International’s “Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau – Preliminary Analysis”, available at

[https://www.devb.gov.hk/filemanager/en/content_923/PC_SC_Paper_01_2015_\(Eng\).pdf](https://www.devb.gov.hk/filemanager/en/content_923/PC_SC_Paper_01_2015_(Eng).pdf).

⁹ See, Civil Engineering Development Department (CEDD)’s “Agreement No. CE 32/2011 (CE) Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study Executive Summary for the Whole Feasibility Study”, available at <http://www.tung-chung.hk/Text.pdf>.

¹⁰ See, “The 2011 Population Census – Fact sheet for Islands District Council District”, available at <http://www.census2011.gov.hk/en/district-profiles/islands.html>.

¹¹ *Ibid*, Note 9.

¹² See, “The 2011 Population Census – Fact sheet for Islands District Council Lantau (T01)”, available at http://www.census2011.gov.hk/pdf/fact_sheets/ca/T01e.pdf.

¹³ See, “Information on Lantau’s Social Development” (LanDAC ESD SC Paper No. 01/2015), available at [https://www.devb.gov.hk/filemanager/en/content_924/ESD_SC_Paper_No_01_2015_\(Eng\).pdf](https://www.devb.gov.hk/filemanager/en/content_924/ESD_SC_Paper_No_01_2015_(Eng).pdf).

¹⁴ See, “Appendix 1 – Minutes of Briefing Session to Community Organisations in Tung Chung”,



SECTION 4: JUSTIFICATIONS

- 4.4.3 In light of the above situation, the Proposed Hotel can address the need of local employment through creating more job opportunities at all levels, particularly for the low-skilled.
- 4.4.4 Initially, the Proposed Hotel would provide around 1,000 to 1,500 jobs, of which 200 jobs exclusively reserved for indigenous villagers. Priority in recruitment will be given to Tung Chung/ Lantau residents.
- 4.4.5 Besides, there is mismatch between local labour skill sets and job opportunities due to the limited choices of job in Lantau.¹⁵ Hence, it is envisaged that the current skill set mismatch problem could be somewhat alleviated through provision of diversified job opportunities in different sectors (e.g. construction, retail, hotel and property management) in the course of development and operation.
- 4.4.6 Hence, the Proposed Hotel is in line with the Government's policy of promoting local employment in Lantau with a view to creating a thriving community in Lantau in the long run.

4.5 The Proposed Hotel would boost development of sustainable local economy in Lantau

- 4.5.1 In view of the above hotel attractions, the Proposed Hotel would become an essential infrastructure to enhance Lantau's appeal, attracting more visitors to come, hence encouraging them to extend their stay and increase their visit.
- 4.5.2 People flow brought by this iconic attraction will facilitate the development of local economy. The Proposed Hotel will offer Refreshment Kiosks and Resting Stations for visitors in major tourist attractions with the aim of promoting nearby economic development, particularly in retail and dining industries.

available at <http://www.tung-chung.hk/AppendixI.pdf>.

¹⁵ See, ICF International's "Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land uses in Major Developments of Lantau – Initial Economic Development Concepts", available at [http://www.devb.gov.hk/filemanager/en/content_923/PC_SC_Paper_01_2015_\(Eng\).pdf](http://www.devb.gov.hk/filemanager/en/content_923/PC_SC_Paper_01_2015_(Eng).pdf).



SECTION 4: JUSTIFICATIONS

4.5.3 The Proposed Hotel will also organize Weekend Bazaar with local characteristics, hence providing small business operators with business opportunities and local residents with diversified shopping choices at a reasonable price level.

4.6 The Proposed Hotel would enhance visitors' experience by provision of diverse choices in shopping

4.6.1 There are views of limited choices of shopping venues in Tung Chung.¹⁶ With the growing population in Tung Chung, it could be seen that the retail and dining facilities are not enough to cater for the growing demand from both local residents and visitors.

4.6.2 In view of this, ancillary retail facilities (e.g. Shopping Arcade) of the Proposed Hotel will offer more choices for shopping. As a result, a good and memorable shopping experience to be enjoyed by local residents and visitors alike.

4.7 The Proposed Hotel would raise public awareness on healthy lifestyles in the community

4.7.1 In urban life, leisure becomes a "luxury" for most of the city-dwellers who are always overwhelmed by daily life. The Proposed Hotel is ideal for local residents and visitors for refreshments or keeping away from the hustle and bustle of daily life. Bike tours allow them set their own pace and stop wherever they want to admire their surroundings.

4.7.2 Besides, given the cycle track network of Lantau, cycling is considered as an easy-fit exercise to daily life. The Proposed Hotel will work hand in hand with professional organizations to organize regular training programmes, workshops and events with a view to cultivating a culture of health consciousness and promoting exercise habits in a wide-territory community.

¹⁶ See, "Strategic Positioning, Development Direction and Way Forward for Individual Proposals of Lantau – Annex 3", available at [https://www.deyb.gov.hk/filemanager/en/content/876/LanDAC_Paper_No_04_2014_\(Eng\).pdf](https://www.deyb.gov.hk/filemanager/en/content/876/LanDAC_Paper_No_04_2014_(Eng).pdf).



SECTION 4: JUSTIFICATIONS

4.8 The Proposed Hotel would facilitate development of a vibrant and harmonious community

- 4.8.1 The Proposed Hotel echoes the need of recreational facilities for community activities in Tung Chung¹⁷, with the aim of facilitating development of a vibrant and harmonious community.
- 4.8.2 To highlight the theme of cycling, there will be two cycling parks, one catered for beginners' practice and one for advanced level.

¹⁷ *Ibid*, Note 13.



5.1 TOURISM POTENTIAL OF LANTAU

5.1.1 Lantau has a plenty of popular tourist attractions, for example Hong Kong Disneyland, Tian Tin Buddha, Ngong Ping 360, Po Lin Monastery, Tai O Fishing Village and various hiking trails. In their First-term Working Report prepared by LanDAC, Lantau is proposed to develop into a “Kaleidoscopic Recreation and Tourism Destination”.¹⁸

5.1.2 Below are major sights and attractions in Tung Chung (Appendix 5):

- Tung Chung Fort
- Tung Chung Battery
- Hau Wong Temple
- Tin Hau Temple at Wong Lung Hang
- Wong Lung Hang Waterfall
- Tung Chung Stream
- Ma Wan Chung Village
- Tung Chung Old Ferry Pier
- Mangrove

¹⁸ *Ibid*, Note 1. Under this planning framework, 5 themes and 14 recreation and tourism areas with three types of connections, i.e. water-based (e.g. water taxi), above-ground (e.g. cable car, funicular railway) and land-based (e.g. cycle tracks, round-the-island sightseeing shuttle bus) were proposed to the Government for consideration.



SECTION 6: PROPOSED CYCLE ROUTES – F.A.M.E.

6.1 PROPOSED CYCLE ROUTES – F.A.M.E.

- 6.1.1 The Proposed Hotel located near Tung Chung town centre is at the junction of convenient cycling, shopping and dining in Lantau.
- 6.1.2 The fabulous scenery along the cycle tracks makes it ideal for cycling in Lantau. Visitors can ride around the town centre, or choose mountain route for challenges and adventures.
- 6.1.3 The Proposed Hotel will offer proposed “F.A.M.E.” Cycle Routes sophisticatedly designed for local residents and visitors. Cycle rental service is also available.
- 6.1.4 Here are the proposed “F.A.M.E.” cycle routes:

Feeling Tung Chung: Blue Sky on Promenade

From Hotel > via Citygate > Hoi Bun Road > Sunny Bay > Inspiration Lake

Appreciating Tung Chung: Culture and Customs

From Hotel > Tin Hau Temple at Wong Lung Hang > Tung Chung Battery > Hau Wong Temple > Ma Wan Chung Village > Tung Chung Fort

Meeting Tung Chung: History and Heritages

From Hotel > via Yat Tong Estate > Tung Chung Fort > Tung Chung Old Ferry Pier > Ma Wan Chung Village > Hau Wong Temple > Tung Chung Stream > Tung Chung Battery

Exploring Tung Chung: from Past to Present

From Hotel > Tung Chung Battery > via Yat Tong Estate > Ma Wan Chung Village > Tung Chung Fort > via Citygate > airport runway

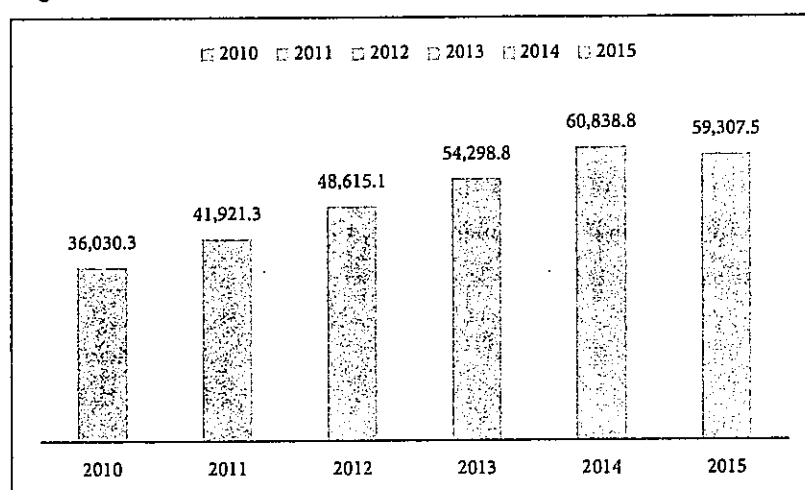


7.1 TOURISM MARKET IN HONG KONG

7.1.1 Tourism is a major pillar of Hong Kong's economy. Given the enhanced local, regional and global connectivity through the upcoming infrastructures, including the Airport Third Runway, the Airport North Commercial District development, Hong-Kong-Zhuhai-Macao Bridge (HZMB), the topside commercial development at Hong Kong Boundary Crossing Facilities of HZMB, Tuen Mun-Chek Lap Kok Link and Tung Chung West Extension, etc, Lantau would turn into a location hub with a greater variety of tourist attractions.

7.1.2 According to the statistics from the HKTb, the number of visitors to Hong Kong has gradually increased to about 60.8 million in 2014 despite a slight drop in 2015 (Figure 1).

Figure 1: Total Visitor Arrivals 2010-2015



Source: HKTb's Statistical Review of Hong Kong Tourism 2014 & Visitor Arrivals Statistics
Monthly Report - Dec 2015

7.1.3 Amongst the total visitors, the number of overnight visitors increased by 8.2% over 2013 to about 22.7 million in 2014 (Figure 2). Around 46% of visitors stayed overnight in Hong Kong in 2013 and 2014.



SECTION 7: TOURISM MARKET IN HONG KONG

Figure 2: Breakdown of Visitor Arrivals 2013 and 2014

	2013	2014	Growth (%)
Overnight Visitors	25,661,072	27,770,459	8.2
Sam-day In-town Visitors	28,614,999	33,034,017	15.4
Cruise Passengers	22,733	34,360	51.1
Total	54,298,804	60,838,836	12

Source: HKTB's *A Statistical Review of Hong Kong Tourism 2014*

- 7.1.4 In terms of the purpose of visit, around 60% of the overnight visitors came to Hong Kong for vacation over the past three years (Figure 3).

Figure 3: Overnight Visitors' Purpose of Visit by Major Market Areas

	Vacation	Business/Meetings	Visiting Friends/ Relatives	En route & Others
2013	61.6%	13.9%	17.9%	6.7%
2014	62.2%	13.8%	17.0%	6.9%
2015	60.1%	15.0%	17.2%	7.7%

Source: HKTB's *Visitor Arrival by purpose of visit*

- 7.1.5 Besides, there is also a growing demand for recreation activities by Hong Kong residents.¹⁹ The findings is consistent with the call for “more diversified and tourism facilities in Hong Kong”.²⁰

¹⁹ See, “Proposed Recreation and Tourism Development Strategy for Lantau”, available at [https://www.devb.gov.hk/filemanager/en/content_924/ESD_SC_Paper_No_06_2015_\(Eng\).pdf](https://www.devb.gov.hk/filemanager/en/content_924/ESD_SC_Paper_No_06_2015_(Eng).pdf).

²⁰ *Ibid*, Note 1.



SECTION 8: HOTEL MARKET IN HONG KONG

8.1 HOTEL MARKET IN HONG KONG

8.1.1 The number of hotels will increase to an estimate of 306 by 2019 providing 84,082 rooms (Figure 4).

Figure 4: No. of Hotels and Rooms 2010-2019

	No. of Hotels	No. of Rooms
<i>Actual figures²¹</i>		
2010	175	60,428
2011	190	62,830
2012	211	67,394
2013	225	70,017
2014	244	72,721
2015	253	73,846
<i>Estimated figures²²</i>		
2016	274	76,643
2017	292	81,052
2018	304	83,753
2019	306	84,082

Source: HKTB's Hotel Supply Situation – as at Dec 2015

²¹ Actual figures are obtained from the Office of the Licensing Authority, Home Affairs Department (HAD).

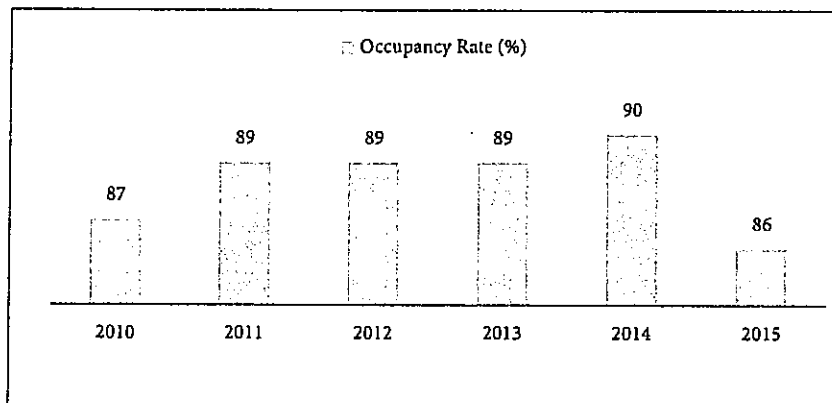
²² Estimated figures are based on information provided by respective developers/architects of individual hotel projects that have been approved by the Building Authority known as at 31 December 2015. The number of guesthouses is not included.



SECTION 8: HOTEL MARKET IN HONG KONG

- 8.1.2 The occupancy rate of hotel room stood over 80% in the past five years (Figure 5).

Figure 5: Hotel Room Occupancy Rate 2010-2015



Source: HKTb's Statistical Review of Hong Kong Tourism 2014 & Hotel Room Occupancy Report – Jan 2016

- 8.1.3 Currently, 8 hotels could be found in Lantau and only 1 hotel is located in Tung Chung (Figure 6).

Figure 6: No. of Hotels and Rooms in Lantau

Hotel (in alphabetical order)	Location	No. of Rooms
Area 53a Hotel (opening in 2020) ²³	Tung Chung	1,100
Auberge Discovery Bay Hong Kong	Discovery Bay	325
Disney Explorers Lodge (opening in 2017) ²⁴	Disneyland	750
Disney's Hollywood Hotel	Disneyland	600
Headland Hotel	Airport	501
Hong Kong Disneyland Hotel	Disneyland	400
Hong Kong Skycity Marriott Hotel	Airport	625
Novotel Citygate Hong Kong	Tung Chung	440
Silvermine Beach Resort	Mui Wo	128
Tao O Heritage Hotel	Tao O	9

Source: The number of hotels in Lantau is available at HKTb's Hotel Room Occupancy Report – Jan 2016. The number of rooms for each hotel is available at each hotel's website.

²³ See "Tung Chung Property" at

<http://www.tungchungproperty.com.hk/eng/marketnews.php?sno=235&page=1>.

²⁴ See "Disney Explorers Lodge breaks ground at Hong Kong Disneyland Resort" at <http://news-en.hongkongdisneyland.com/PressReleases/PressReleaseDetail.aspx?AssetId=2e2c88ee-0f99-418b-9feb-edd669dd8773>

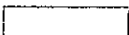


SECTION 8: HOTEL MARKET IN HONG KONG

- 8.1.4 In the coming few years, Disney Explorers Lodge (opening in 2017) and a hotel in Tung Chung Town Lot No. 38 in Area 53a (opening in 2020) will come into service in Tung Chung.



Design Proposal



MASTER LAYOUT PLAN/ 總平面圖

1:1500 @ A4

- — — PROPOSED LAND EXCHANGE AREA/ PROPOSED HOTEL SITE BOUNDARY 申請換地範圍/ 建議單車酒店範圍
- — — PROPOSED GIC ZONE 建議政府、機構或社區用地範圍
- — — LAUTAU NORTH (EXTENSION) COUNTRY PARK AREA 北大嶼山郊野公園(擴建部份)



SITE AREA 用地面積 = 7,000 SQ.M.

GFA 建築面積 = 42,000 SQ.M.

F&B/ RETAILS 餐飲/ 零售 = 1,070+2,450 = 3,520 SQ.M.

BICYCLE REPAIR, SHOP&MUSEUM 單車旗艦店 = 795+310 = 1,105 SQ.M.

MINI VELODROME 小型室內單車場 = 1,225 SQ.M.

HOTEL 酒店 = 720+770+1,430+33,230 = 36,150 SQ.M.

PLOT RATIO 地積比率 = 6

HEIGHT 高度 = 135MPD

SITE COVERAGE 建議上蓋面積 (>15M) = 3,150 SQ.M. = 45%

HOTEL ROOM NUMBER 酒店房間數目

ROOMS 房 = 606 (23 FLOORS層)

VILLA 度假屋 = 20 (2 FLOORS層)



SITE ACCESS/ 車行路線圖

1:1500 @ A4



VEHICULAR ACCESS + EVA + CYCLING TRACK

車行道路 + 消防車通道 + 單車徑



HOTEL MAIN ENTRANCE + ROUNDABOUT + TAXI LAYBY + CARPARK (CAR ENDS HERE)

酒店主入口 + 回旋處 + 的士站 + 停車場 (車行道路止於此)



EVA + CYCLING TRACK + WEEKEND BAZAAR (WITHIN HOTEL SITE, BUT OPEN TO PUBLIC)

消防車通道 + 單車徑 + 週末市集 (酒店範圍但開放于公眾使用)



EVA + CYCLING TRACK (HOTEL GUESTS ONLY)

消防車通道 + 單車徑 (酒店專用)



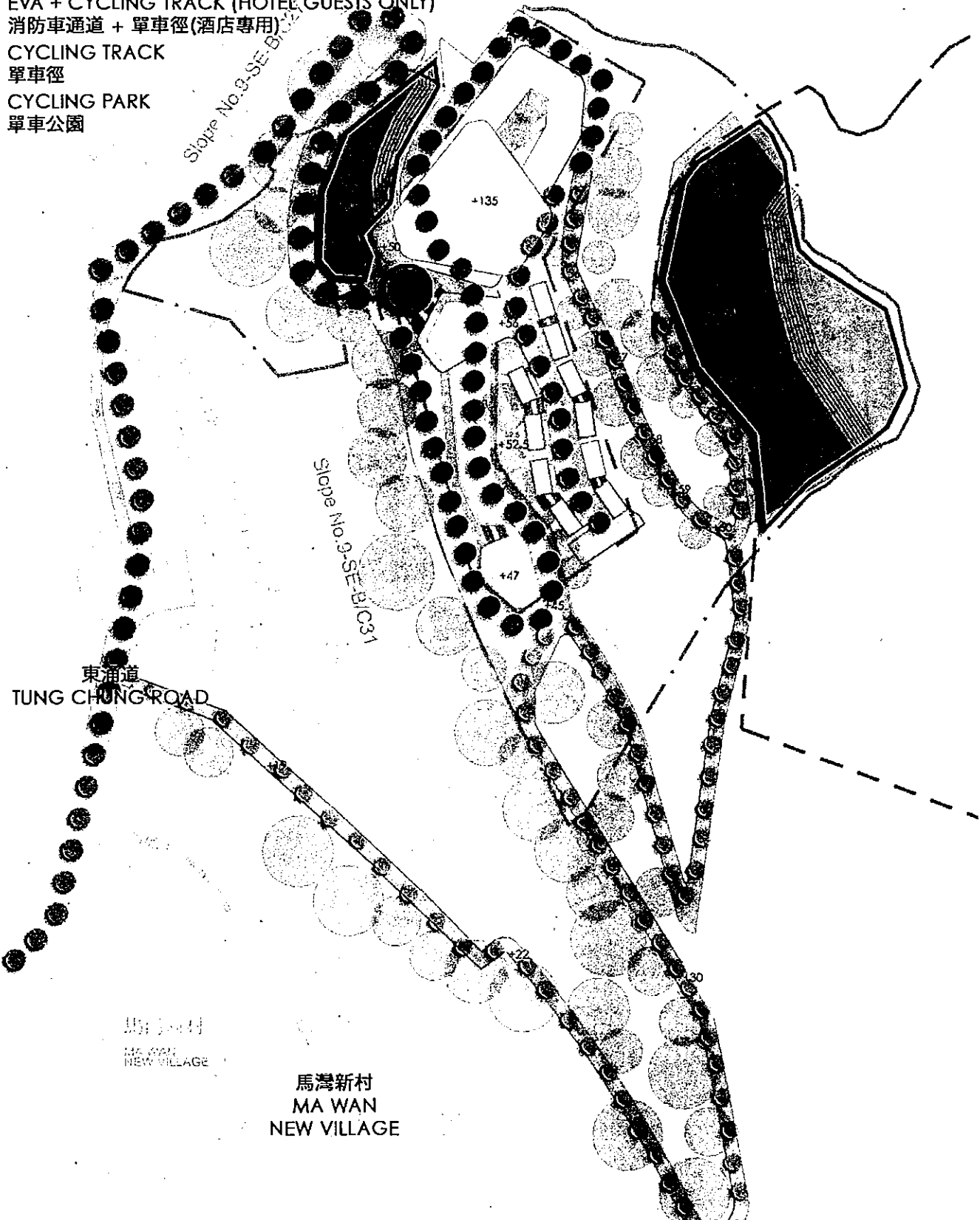
CYCLING TRACK

單車徑



CYCLING PARK

單車公園



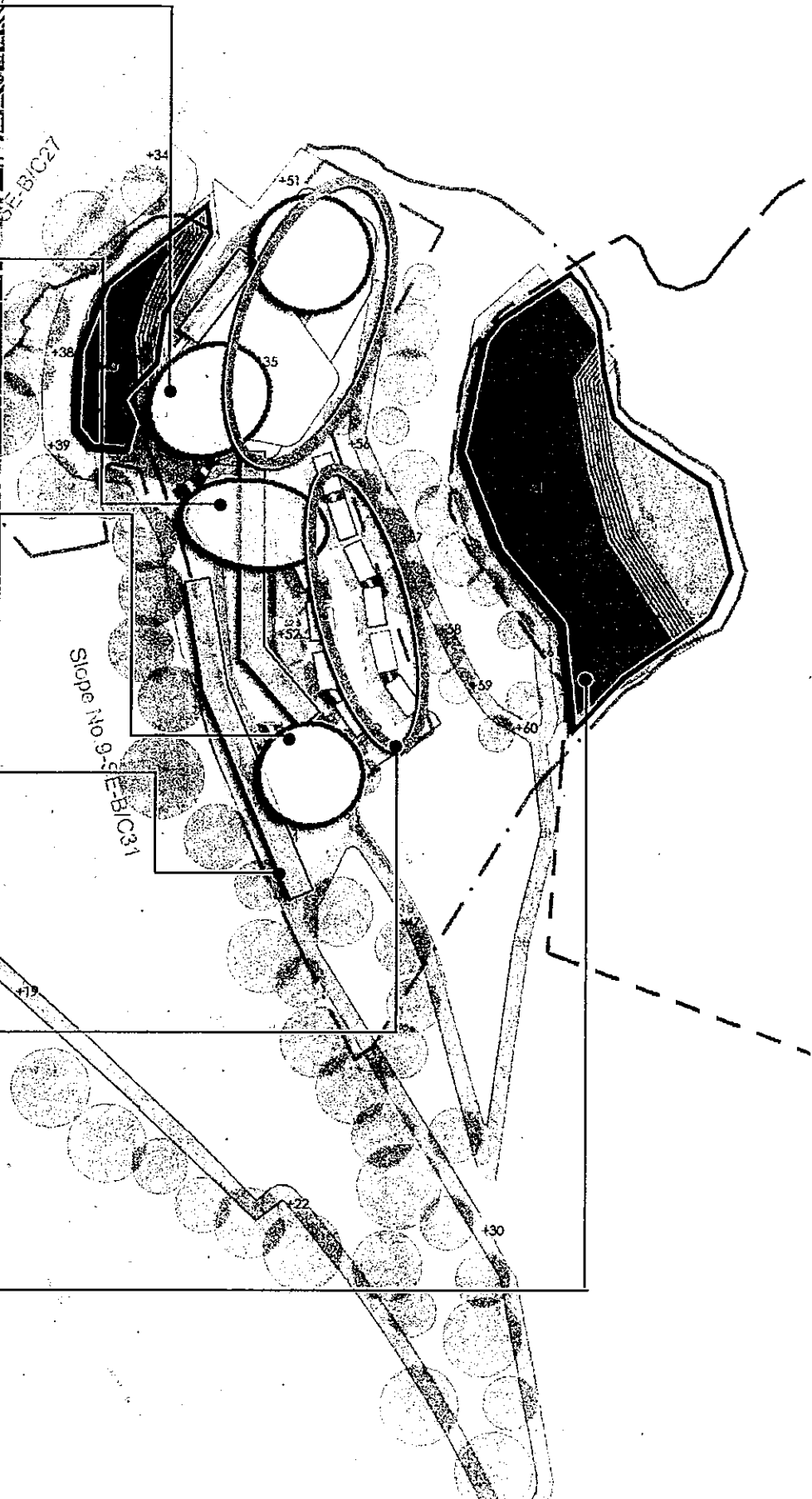
FEASIBILITY STUDY FOR A CYCLING HOTEL DEVELOPMENT IN TUNG CHUNG, LANTAU 東涌單車酒店可行性研究

Design Proposal 設計方案

2016.05.10

ZONING/ 佈局

1:1500 @ A4



FEASIBILITY STUDY FOR A CYCLING HOTEL DEVELOPMENT IN TUNG CHUNG, LANTAU 東涌單車酒店可行性研究

Design Proposal 設計方案

2016.05.10

Slope No.9-SE-B/C27

Slope No.9-SE-B/C31

PLAN LEVEL L01&L02

L01及L02平面圖


1:750 @ A3

GFA 建築面積:

HOTEL 酒店 = 720 SQ.M.

SHOPS/ F&B 商店/ 餐飲 = 1,070 SQ.M.

BICYCLE REPAIR, SHOP&MUSEUM 單車旗艦店 = 795 SQ.M.

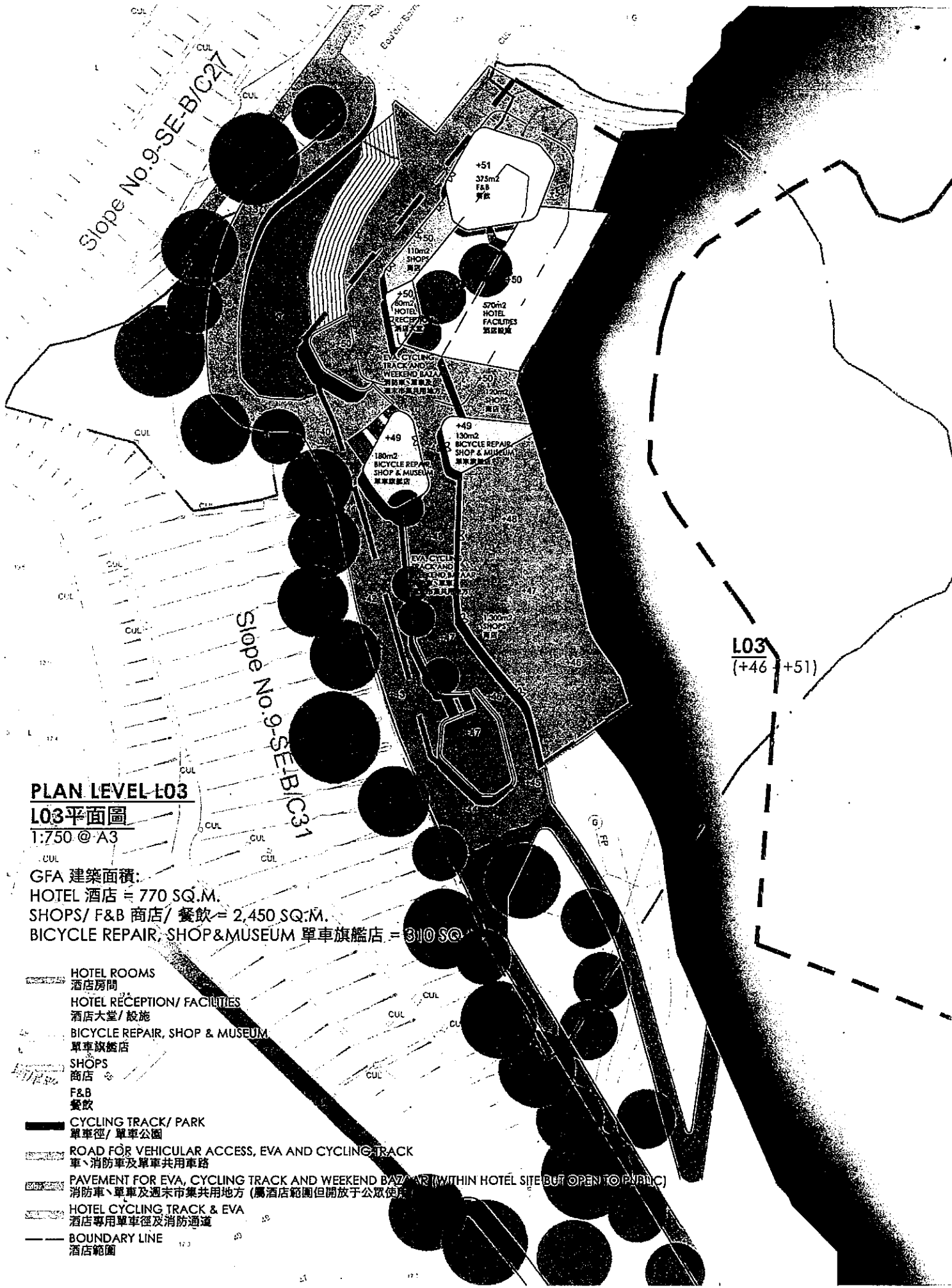
-  HOTEL ROOMS
酒店房間
-  HOTEL RECEPTION/ FACILITIES
酒店大堂/ 設施
-  BICYCLE REPAIR, SHOP & MUSEUM
單車旗艦店
-  SHOPS
商店
-  F&B
餐飲
-  CYCLING TRACK/ PARK
單車徑/ 單車公園
-  ROAD FOR VEHICULAR ACCESS, EVA AND CYCLING TRACK
車、消防車及單車共用車路
-  PAVEMENT FOR EVA, CYCLING TRACK AND WEEKEND BAZAAR (WITHIN HOTEL SITE BUT OPEN TO PUBLIC)
消防車、單車及週末市集共用地方 (屬酒店範圍但開放予公眾使用)
-  HOTEL CYCLING TRACK & EVA
酒店專用單車徑及消防通道
-  BOUNDARY LINE
酒店範圍



FEASIBILITY STUDY FOR A CYCLING HOTEL DEVELOPMENT IN TUNG CHUNG, LANTAU 東涌單車酒店可行性研究

Design Proposal 設計方案

2016.05.10



PLAN LEVEL L03

L03平面圖

1:750 @ A3

GFA 建築面積:

HOTEL 酒店 = 770 SQ.M.

SHOPS/ F&B 商店/ 餐飲 = 2,450 SQ.M.

BICYCLE REPAIR, SHOP & MUSEUM 單車旗艦店 = 310 SQ.M.

HOTEL ROOMS 酒店房間

HOTEL RECEPTION/ FACILITIES 酒店大堂/ 設施

BICYCLE REPAIR, SHOP & MUSEUM 單車旗艦店

SHOPS 商店

F&B 餐飲

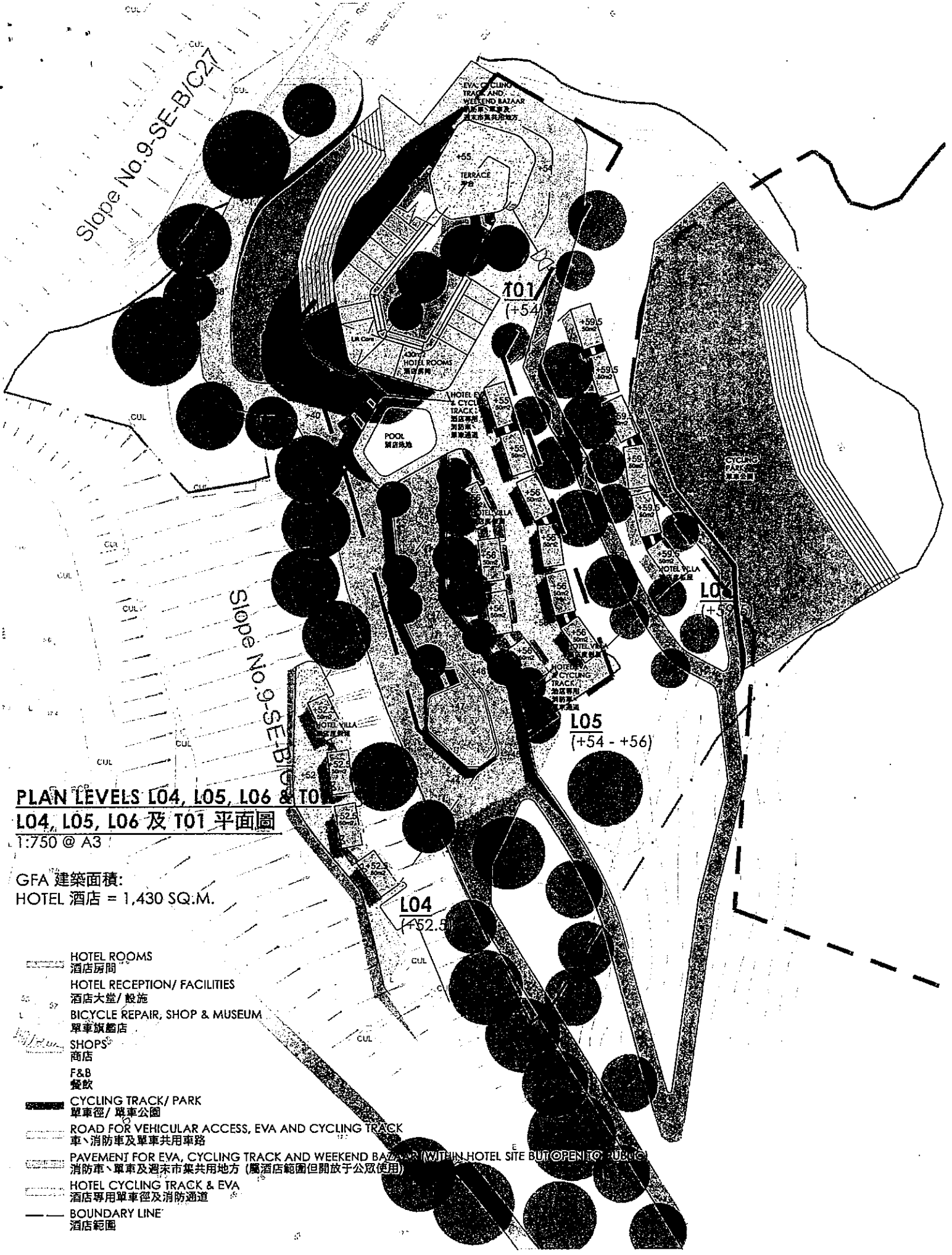
CYCLING TRACK/ PARK 單車徑/ 單車公園

ROAD FOR VEHICULAR ACCESS, EVA AND CYCLING TRACK 車、消防車及單車共用車路

PAVEMENT FOR EVA, CYCLING TRACK AND WEEKEND BAZAAR (WITHIN HOTEL SITE BUT OPEN TO PUBLIC) 消防車、單車及週末市集共用地方 (屬酒店範圍但開放予公眾使用)

HOTEL CYCLING TRACK & EVA 酒店專用單車徑及消防通道

BOUNDARY LINE 酒店範圍



PLAN LEVELS L04, L05, L06 & T01

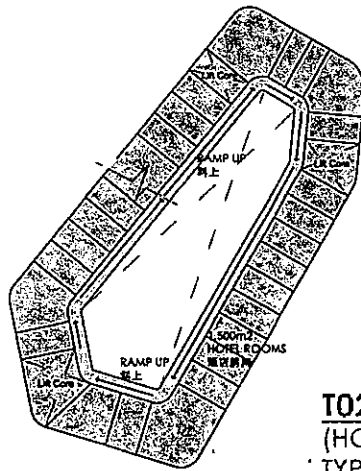
L04, L05, L06 及 T01 平面圖

1:750 @ A3

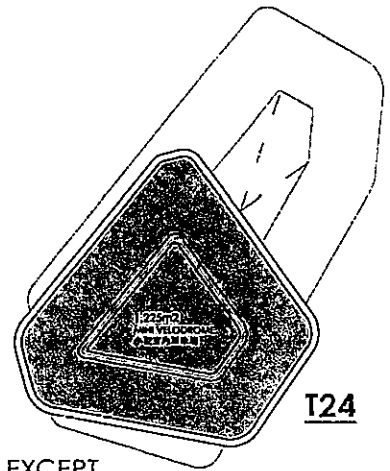
GFA 建築面積:
HOTEL 酒店 = 1,430 SQ.M.

- HOTEL ROOMS
酒店房間
- HOTEL RECEPTION/ FACILITIES
酒店大堂/ 設施
- BICYCLE REPAIR, SHOP & MUSEUM
單車旅館
- SHOPS
商店
- F&B
餐飲
- CYCLING TRACK/ PARK
單車徑/ 單車公園
- ROAD FOR VEHICULAR ACCESS, EVA AND CYCLING TRACK
車、消防車及單車共用車路
- PAVEMENT FOR EVA, CYCLING TRACK AND WEEKEND BAZAAR (WITHIN HOTEL SITE BUT OPEN TO PUBLIC)
消防車、單車及週末市集共用地方 (屬酒店範圍但開放予公眾使用)
- HOTEL CYCLING TRACK & EVA
酒店專用單車徑及消防通道
- BOUNDARY LINE
酒店範圍

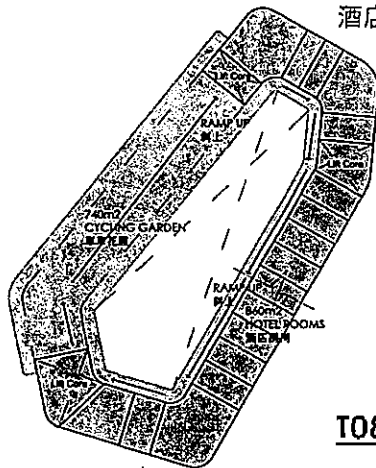




T02 TO T23
(HOTEL TOWER
TYPICAL FLOOR, EXCEPT
T08 AND T12
酒店大樓標準層, T08及T12 除外)



T24



T08

PLAN LEVEL T02 TO T24
T02至T24平面圖

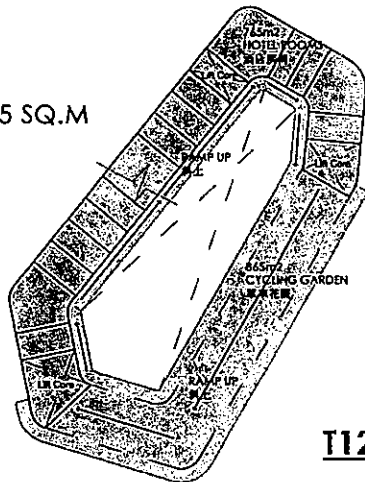
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GFA 建築面積:

HOTEL 酒店 = 33,230 SQ.M.

MINI VELODROME 小型室內單車場 = 1,225 SQ.M

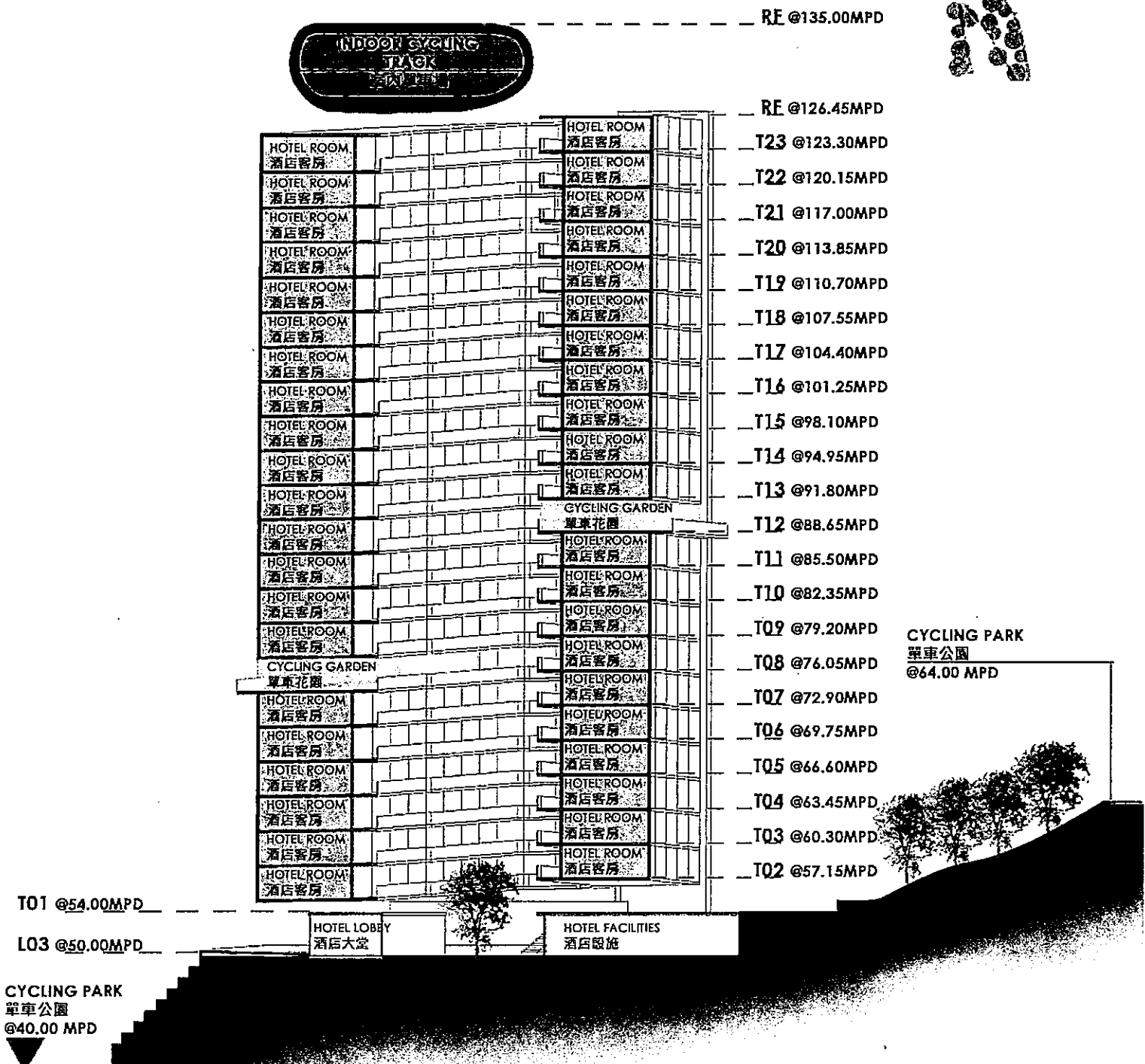
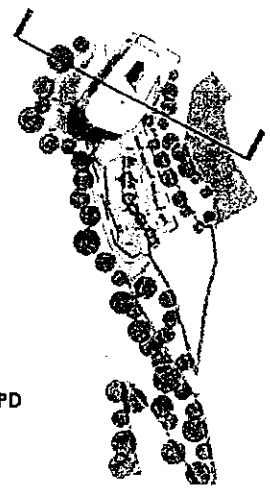
- HOTEL ROOMS
酒店房間
- HOTEL RECEPTION/ FACILITIES
酒店大堂/ 設施
- BICYCLE REPAIR, SHOP & MUSEUM
單車維修店
- SHOPS
商店
- F&B
餐飲
- CYCLING TRACK/ PARK
單車徑/ 單車公園
- ROAD FOR VEHICULAR ACCESS, EVA AND CYCLING TRACK
車、消防車及單車共用車路
- PAVEMENT FOR EVA, CYCLING TRACK AND WEEKEND BAZAAR (WITHIN HOTEL SITE BUT OPEN TO PUBLIC)
消防車、單車及週末市集共用地方 (屬酒店範圍但開放于公眾使用)
- HOTEL CYCLING TRACK & EVA
酒店專用單車徑及消防通道
- BOUNDARY LINE
酒店範圍



T12

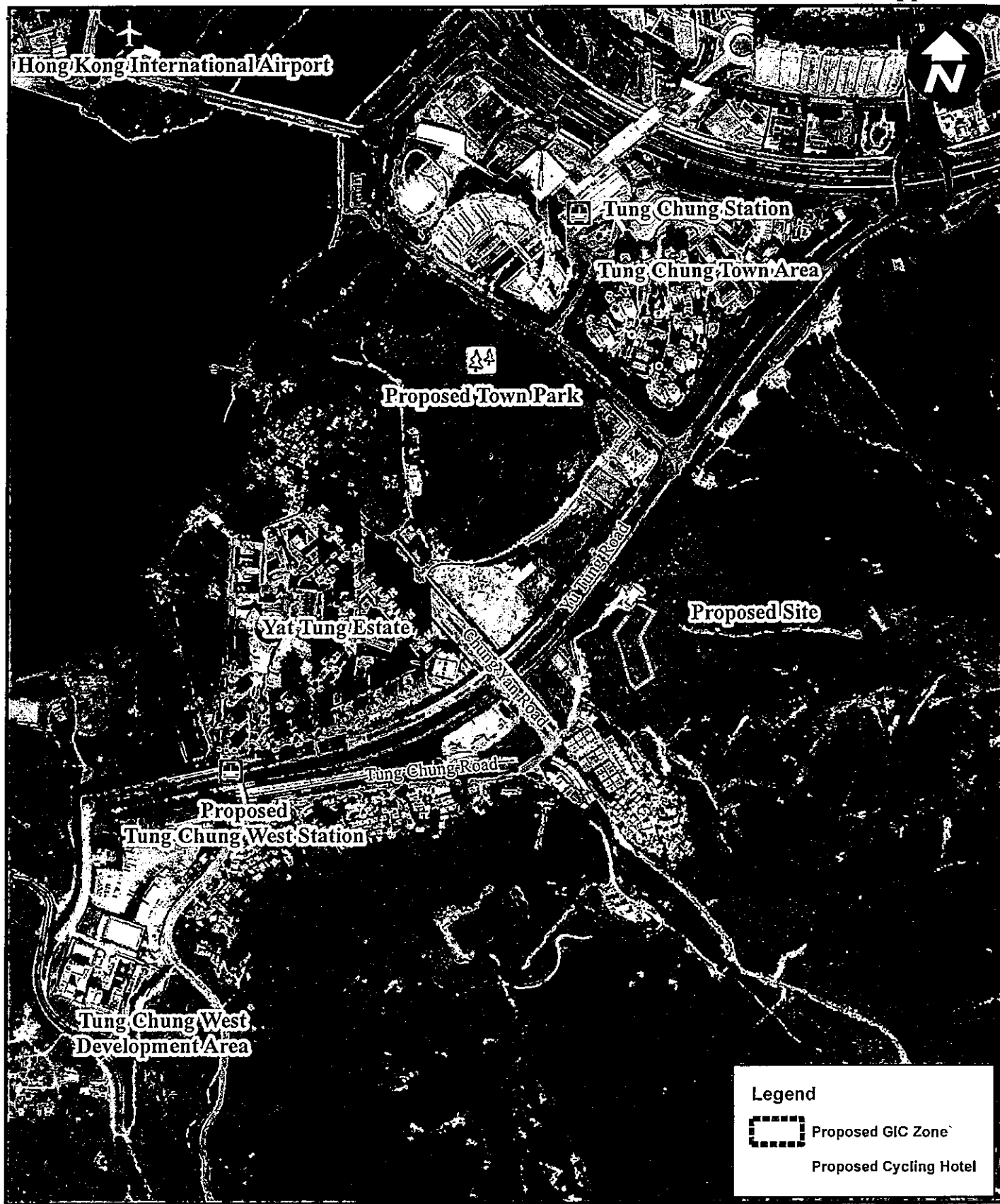
SECTION/ 剖面圖

1:500 @ A4



Appendix 1-5

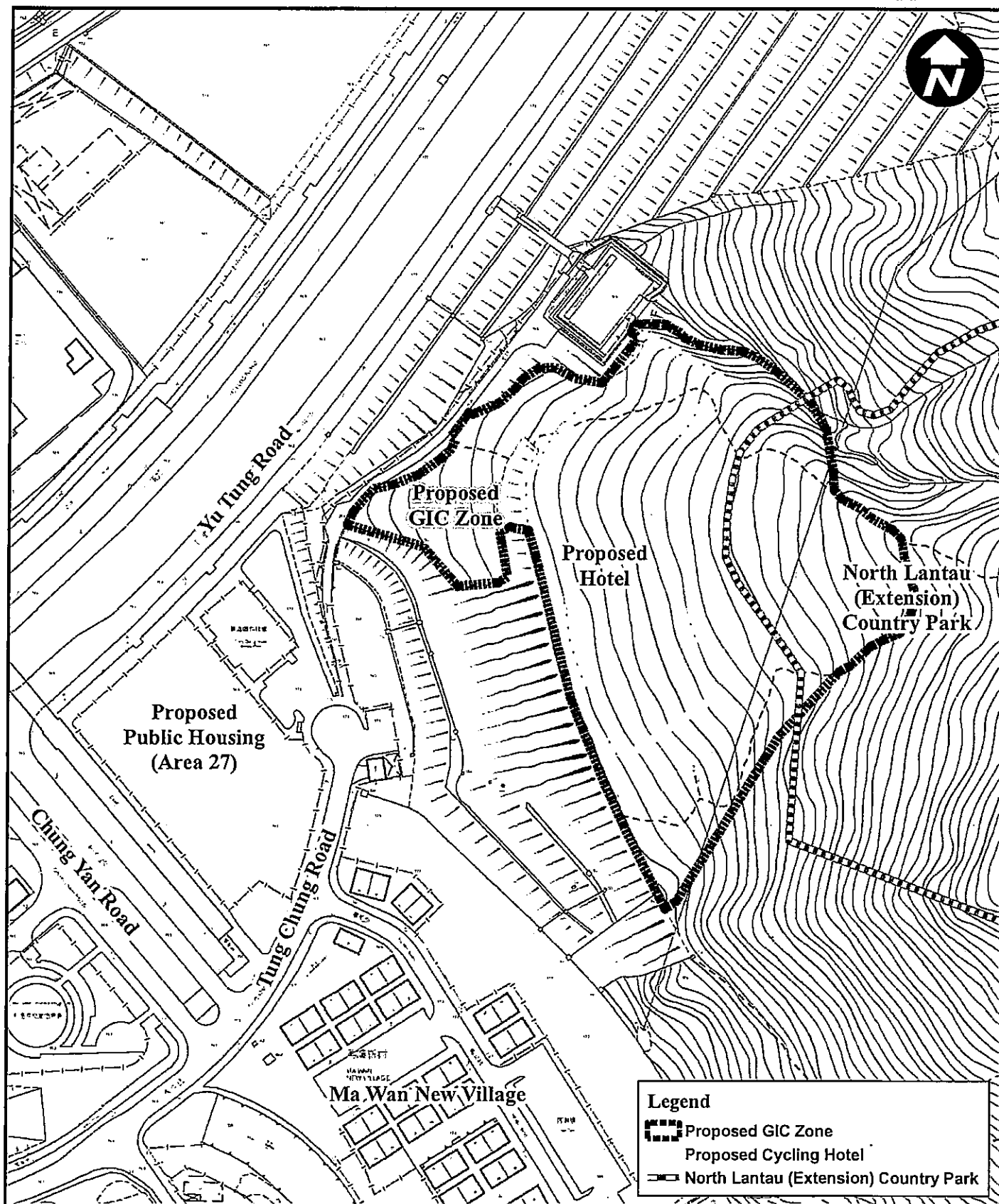




PROPOSED GIC ZONE AND CYCLING HOTEL - LOCATION PLAN

建地測量規劃及地理訊息系統有限公司
 建地 **KEland Surveying, Planning & GIS Co. Ltd.**
Authorized Land Surveyors
 Room B, 20/F, Chatham Commercial Bldg., 399 Chatham Road North, Kowloon
 Tel: 27655878 Fax: 2765 5722 Website: www.keland.com.hk E-mail: keland@biznetvigator.com

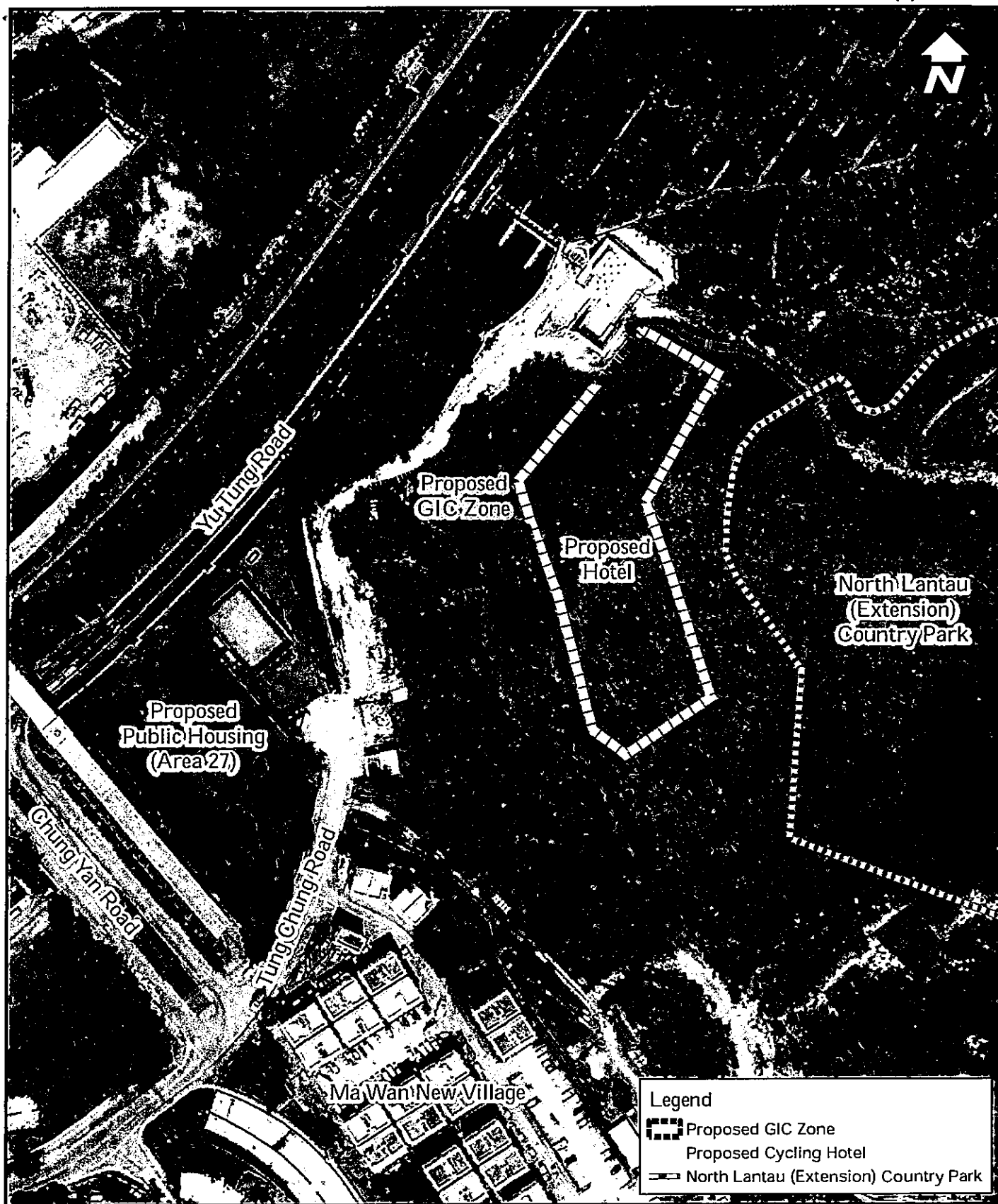
FOR IDENTIFICATION ONLY



PROPOSED GIC ZONE AND CYCLING HOTEL - LOCATION PLAN

建地測量規劃及地理訊息系統有限公司
建地 **KELand** Surveying, Planning & GIS Co. Ltd.
Authorized Land Surveyors
Room B, 20/F, Chatham Commercial Bldg., 399 Chatham Road North, Kowloon
Tel: 27655878 Fax: 2765 5722 Website: www.keland.com.hk E-mail: keland@biznetvigator.com

FOR IDENTIFICATION ONLY



0 50 100 200 Meters

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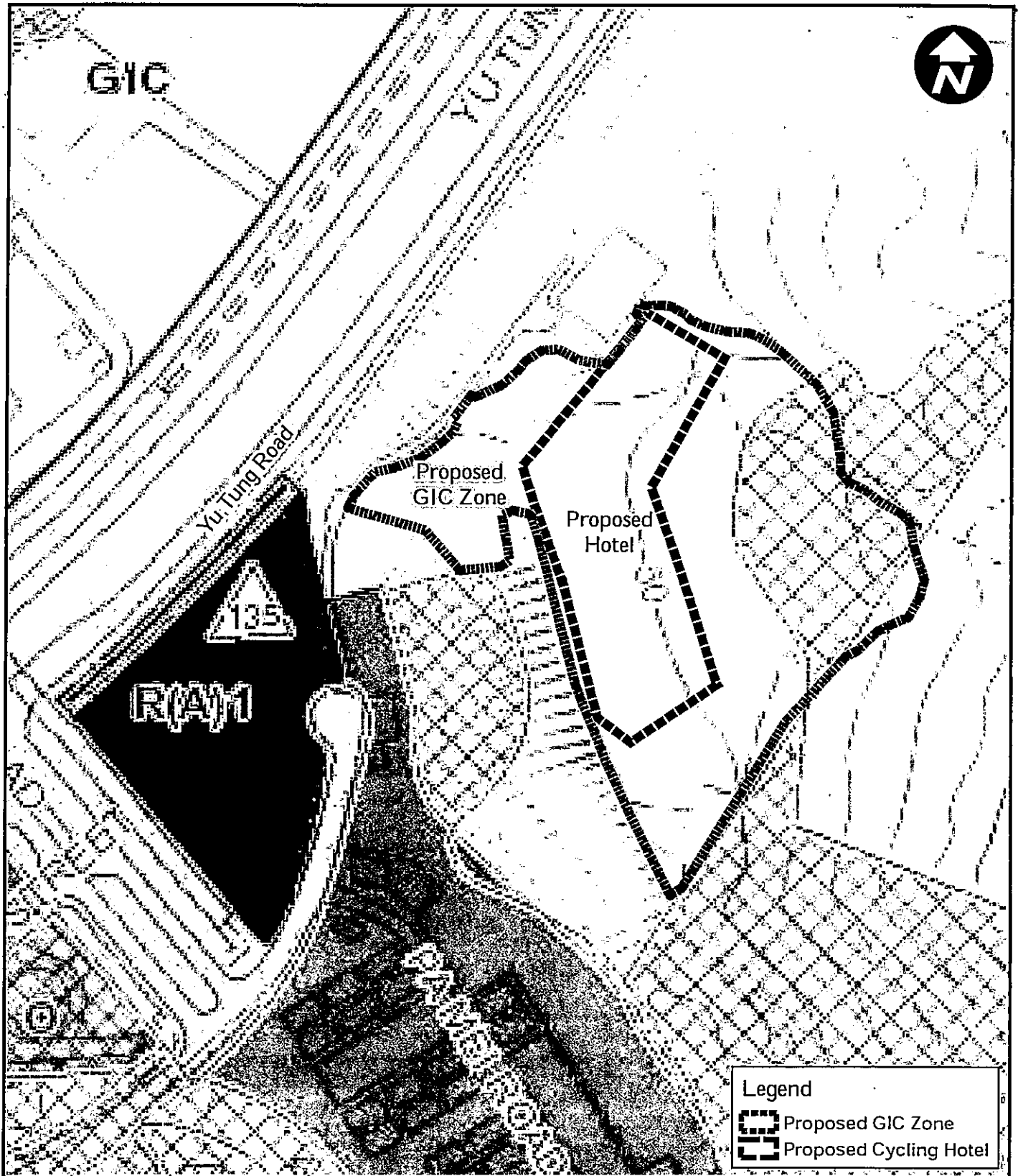
PROPOSED GIC ZONE AND CYCLING HOTEL - AERIAL PHOTO

建地測量規劃及地理訊息系統有限公司
建地 KEland Surveying, Planning & GIS Co. Ltd.

Authorized Land Surveyors

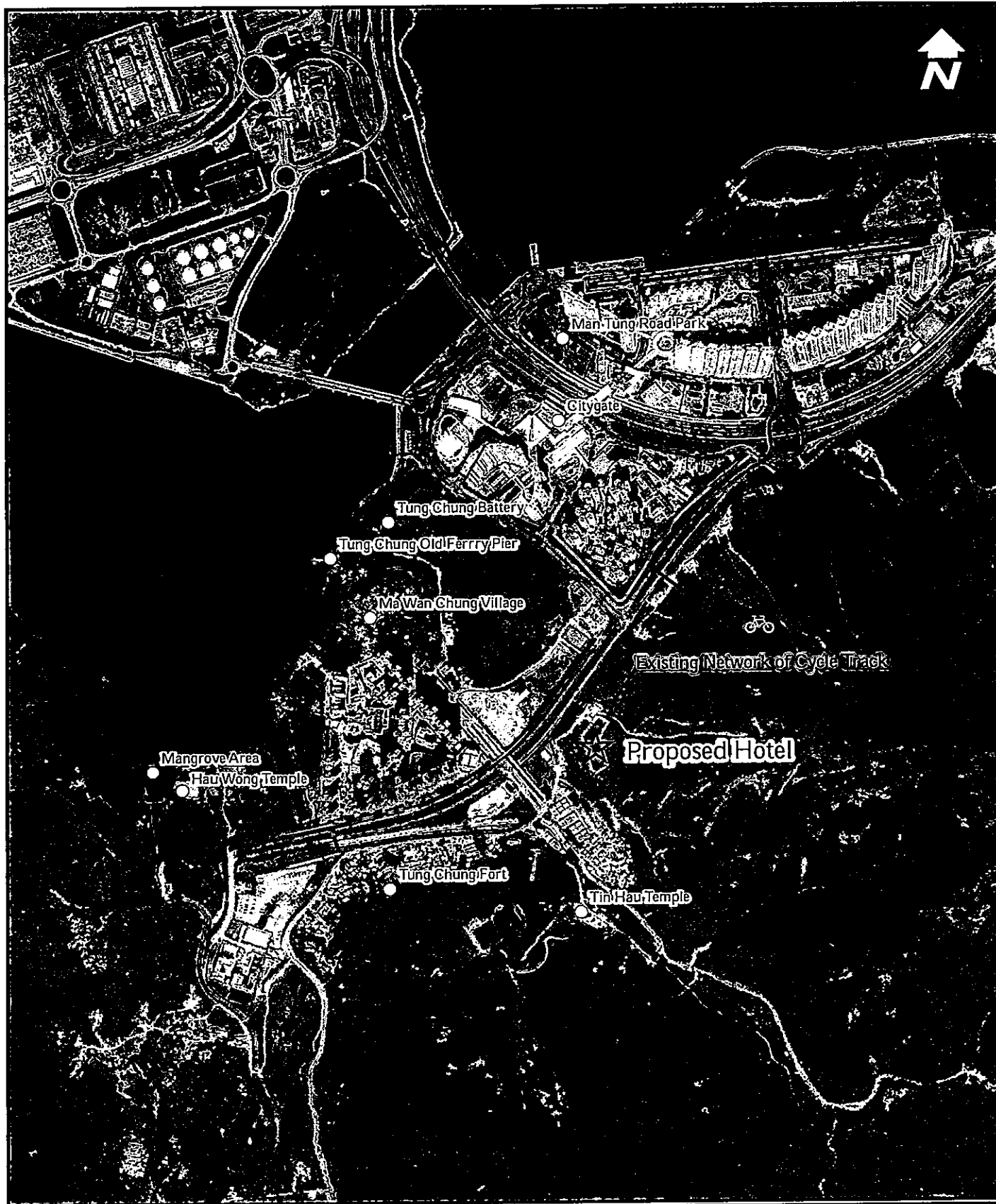
Room 8, 20/F, Chatham Commercial Bldg., 399 Chatham Road North, Kowloon
Tel: 27655878 Fax: 2765 5722 Website: www.keland.com.hk E-mail: keland@biznetvigator.com

FOR IDENTIFICATION ONLY



FOR IDENTIFICATION ONLY

建地測量規劃及地理訊息系統有限公司
建地 KEland Surveying, Planning & GIS Co. Ltd.
Authorized Land Surveyors
Room B, 20/F, Chatham Commercial Bldg., 399 Chatham Road North, Kowloon
Tel: 27655878 Fax: 2765 5722 Website: www.keland.com.hk E-mail: keland@biznetvigator.com



0 380 760 1,520 Meters

SCALE 1:15,000

NEIGHBOURHOOD - TOURIST HOTSPOTS AND CYCLING TRACKS

建地測量規劃及地理訊息系統有限公司
 建地 KEland Surveying, Planning & GIS Co. Ltd.
 Authorized Land Surveyors
 Room B, 20/F, Chatham Commercial Bldg., 399 Chatham Road North, Kowloon
 Tel: 27655878 Fax: 2765 5722 Website: www.keland.com.hk E-mail: keland@biznetvigator.com

FOR IDENTIFICATION ONLY

Form No. S6A 表格第 S 6 A 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/I-TCTC/21-C 14
	Date Received 收到日期	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關意見的文件（如有），必須送交香港北角道第 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tob/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角道第 333 號北角政府合署 15 樓，電話：2231 4810 或 2231 4835）及規劃處的規劃資料查詢處（熱線：2231 5000）（香港北角道第 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tob/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃處的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格。填寫的資料宜中英文兼備，倘若未能提供所需資料，則委員會可把有關意見視為不會提出論。

1. Person Making This Comment (known as "Commenter" hereafter)
提出此份意見的人士（下稱「提意見人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization) (先生/夫人/小姐/女士/公司/機構)

何紹基

2. Authorized Agent (if applicable) 獲授權代理人（如適用）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization) 先生/夫人/小姐/女士/公司/機構

3. Details of the Comment
意見詳情

Draft plan to which the comment relates
與意見相關的草圖

TPB/R/S/I-TCTC/21-22
TPB/R/S/I-TCV/1-33

Representation(s) to which the comment relates
(please specify the representation number)
與意見相關的申述（請註明申述編號）

TPB/R/S/I-TCTC/21-22
TPB/R/S/I-TCV/1-33

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第 1、第 2 及第 3 部分

Form No. S64 表格第 S.6.4 號

3. Details of the Comment (Continued) (use separate sheet if necessary)
意見詳情 (續) (如有需要, 請另頁說明)

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

本人何紹基為磡頭村居民代表及大澳鄉事委員會副主席。有關 TPB/R/S/I-TCTC/21-22 和 TPB/R/S/I-TCV/1-33 的建議, 村民全部反對, 因為本村九成多面積係私人土地, 政府土地村民會支持政府規劃, 最重要係民生設施及交通作長遠規劃, 尤其是由東涌至大澳之緊急救援通道, 是非常逼設, 每逢假日, 市民都進行行山或騎單車由東涌至大澳, 但有意外或傷亡, 救援人員須用上一小時才到達現場進行救援。

寄件者: Yin Siu
寄件日期: 13日05月2016年星期五 19:58
收件者: tpbpd
主旨: Re: 東涌谷分區計劃大綱草圖編號S/I-TCV/I

TPB/R/S/I-TCTC/21-C15

就 S_I-TCV_1

本人支持以下意見。

TPB/R/S/I-TCV/1-15,
TPB/R/S/I-TCV/1-16,
TPB/R/S/I-TCV/1-17,
TPB/R/S/I-TCV/1-18,
TPB/R/S/I-TCV/1-19,
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TPB/R/S/I-TCTC/21-22,
TPB/R/S/I-TCTC/21-23,
TPB/R/S/I-TCTC/21-24,
TPB/R/S/I-TCTC/21-25,
TPB/R/S/I-TCTC/21-26,
TPB/R/S/I-TCTC/21-27

Fung Siu yin

tpbpd <tpbpd@pland.gov.hk> 於 2016 年 4 月 22 日 上午 9:48 寫道:

城市規劃委員會

香港北角渣華道三百三十三號

北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices

333 Java Road, North Point,

Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:
覆函請註明本會檔號

電郵函件

In reply please quote this ref.: TPB/R/S/I-TCV/1-R15

先生／女士：

東涌谷分區計劃大綱草圖編號 S/I-TCV/1

(申述編號：R15)

城市規劃委員會(下稱「城規會」)於 2016 年 3 月 7 日收到你提出的申述。

按照《城市規劃條例》(下稱「條例」)，城規會會在提交申述的兩個月指定法定期結束後公布全部申述(包括你的申述)，為期三個星期，以供公眾提出意見。全部申述亦會供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關的草圖作出決定為止。查閱地點為規劃署的規劃資料查詢處(查詢熱線：2231 5000；地址：北角渣華道 333 號北角政府合署 17 樓及沙田上禾輦路 1 號沙田政府合署 14 樓)。在該段三個星期的期間結束後，有關意見(如有的話)會在上述地點供公眾查閱，直至行政長官會同行政會議就該草圖作出決定為止。供公眾查閱申述和意見的訊息會在城規會的網頁上(<http://www.info.gov.hk/tpb/>)公布。而有關上述草圖的申述摘要及意見索引亦會上載城規會網頁(http://www.info.gov.hk/tpb/tc/plan_making/submission_insp.html)。

在提出意見的三個星期限期屆滿後，城規會或其申述聆訊小組委員會(下稱「小組委員會」)會舉行會議以考慮你的申述及有關意見(如有的話)。你及／或你的授權代表可出席城規會／小組委員會的會議，並可按你的意願，獲給予機會在會上作出申述。會議詳情將於稍後奉告。

請於日後的來信中，註明這項申述的編號。

城市規劃委員會秘書

(簡志陶



代行)

二零一六年四月二十二日

城規會東涌未來發展聲明書

Reference List:

http://www.info.gov.hk/tb/tc/plan_making/Attachment/20160422/S_I-TCTC_21_gist_of_representations_eng_chi.pdf
http://www.info.gov.hk/tb/tc/plan_making/Attachment/20160422/S_I-TCE_1_gist_of_representations_eng_chi.pdf
http://www.info.gov.hk/tb/tc/plan_making/Attachment/20160422/S_I-TCV_1_gist_of_representations_eng_chi.pdf

姓名 Name *

馮小燕

電郵 Email *

本人同意這一份聲明 I agree this declaration *

☒ 同意 Agree

你的意見 Opinions

e.g. 東涌區內急需市政街市

我們要建立社區經濟，現時開發東涌谷是破壞我們的農地，要求農地農用，反對改變農田的土地問題。

聲明 Declaration

本人反對東涌發展，除非政府在藍圖中接納以下項目。

I disagree the tung chung development, unless the blueprint includes the following items:

就S_I-TCTC_21文件支持以下的意見 Support the following opinions in document S_I-TCTC_21

本人支持以下意見。

I support the following opinions.

TPB/R/S/I-TCTC/21-6,
TPB/R/S/I-TCTC/21-7,
TPB/R/S/I-TCTC/21-11,
TPB/R/S/I-TCTC/21-12,
TPB/R/S/I-TCTC/21-9,
TPB/R/S/I-TCTC/21-10,
TPB/R/S/I-TCTC/21-20,
TPB/R/S/I-TCTC/21-22,
TPB/R/S/I-TCTC/21-23,
TPB/R/S/I-TCTC/21-24,
TPB/R/S/I-TCTC/21-25,
TPB/R/S/I-TCTC/21-26,
TPB/R/S/I-TCTC/21-27,
TPB/R/S/I-TCV/1-29

就S_I-TCE_1文件支持以下的意見 Support the following opinions in document S_I-TCE_1

本人支持以下意見。

I support the following opinions.

TPB/R/S/I-TCE/1-3,
TPB/R/S/I-TCE/1-4,
TPB/R/S/I-TCE/1-5,
TPB/R/S/I-TCE/1-6,
TPB/R/S/I-TCE/1-7,
TPB/R/S/I-TCE/1-10,
TPB/R/S/I-TCE/1-11,
TPB/R/S/I-TCE/1-8,
TPB/R/S/I-TCE/1-9,
TPB/R/S/I-TCE/1-12,
TPB/R/S/I-TCE/1-14,
TPB/R/S/I-TCE/1-13,
TPB/R/S/I-TCE/1-15 to TPB/R/S/I-TCE/1-27,
TPB/R/S/I-TCE/1-28,
TPB/R/S/I-TCE/1-29,
TPB/R/S/I-TCE/1-30 to TPB/R/S/I-TCE/1-44,
TPB/R/S/I-TCE/1-45 to TPB/R/S/I-TCE/1-49,
TPB/R/S/I-TCE/1-50,
TPB/R/S/I-TCE/1-51,
TPB/R/S/I-TCE/1-52,
TPB/R/S/I-TCE/1-53,
TPB/R/S/I-TCE/1-54,
TPB/R/S/I-TCE/1-55,
TPB/R/S/I-TCE/1-56,
TPB/R/S/I-TCE/1-57

就S_I-TCV_1文件支持以下的意見 Support the following opinions in document S_I-TCV_1

本人支持以下意見 •
I support the following opinions.

TPB/R/S/I-TCV/1-15,
TPB/R/S/I-TCV/1-16,
TPB/R/S/I-TCV/1-17,
TPB/R/S/I-TCV/1-18,
TPB/R/S/I-TCV/1-19,
TPB/R/S/I-TCV/1-20,
TPB/R/S/I-TCV/1-21,
TPB/R/S/I-TCV/1-22,
TPB/R/S/I-TCV/1-23,
TPB/R/S/I-TCV/1-24,
TPB/R/S/I-TCV/1-25,
TPB/R/S/I-TCV/1-26,
TPB/R/S/I-TCV/1-27,
TPB/R/S/I-TCV/1-28,
TPB/R/S/I-TCTC/21-21,
TPB/R/S/I-TCTC/21-22,
TPB/R/S/I-TCTC/21-23,
TPB/R/S/I-TCTC/21-24,
TPB/R/S/I-TCTC/21-25,
TPB/R/S/I-TCTC/21-26,
TPB/R/S/I-TCTC/21-27

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(Translation)

Minutes of Meeting of Islands District Council

Date : 1 February 2016 (Monday)
Time : 2:00 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong.

Present

Chairman

Mr CHOW Yuk-tong, BBS

Vice-Chairman

Mr YU Hon-kwan, Randy, JP

Members

Mr YUNG Chi-ming, BBS
Mr CHAN Lin-wai
Mr CHEUNG Fu
Mr WONG Hon-kuen, Ken
Mr FAN Chi-ping
Mr LOU Cheuk-wing
Mr WONG Man-hon
Ms YU Lai-fan
Ms LEE Kwai-chun
Ms YUNG Wing-sheung, Amy
Mr TANG Ka-piu, Bill, JP
Mr KWONG Koon-wan
Mr CHOW Ho-ding, Holden
Ms TSANG Sau-ho, Josephine
Mr KWOK Ping, Eric
Ms FU Hiu-lam, Sammi

Attendance by Invitation

Mr MA Siu-cheung, Eric, JP	Under Secretary for Development, Development Bureau
Mr LAI Cheuk-ho	Principal Assistant Secretary(Works), Development Bureau
Ms LAU Bo-yee, Winnie	Chief Town Planner/Strategic Planning, Planning Department
Ms WU Ming-yee, Amy	Senior Town Planner/Islands, Planning Department
Ms AU Yue-yan, Vicki	Town Planner/Islands, Planning Department
Mr YUEN Wing-cheong	Senior Transport Officer/Planning/Ferry, Transport Department
Mr LEE Ka-hei, Haywood	Engineer/Islands, Transport Department
Ms TSE Sau-lai, Vivianne	Senior Estate Surveyor (District Lands Office, Islands), Lands Department
Ms HON Tsui-san, Shirley	Senior Estate Surveyor, District Lands Office, Islands, Lands Department
Mr PO Chi-lok	Assistant Project Manager (School Building), Education Bureau

Dr. LOUIE Kwok-keung, Peter	Senior Environmental Protection Officer (Air Policy), Environmental Protection Department
Ms HO Hoi-yan, Ava	Assistant Public Relations Manager- External Affairs, MTR Corporation Limited
Mr CHAU Kwok-leung, Eddie	Senior Engineer (Islands Division), Civil Engineering and Development Department
Mr Kenneth KWOK	Associate Director, Ove Arup and Partners Hong Kong Limited
Ms LEE Kit-ye, Kitty	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Ms NG Lai-fong, Agnes	Manager (New Territories South) Marketing & District Activities, Leisure and Cultural Services Department
Ms KWOK Lai-kuen, Elaine	Senior Librarian (Islands), Leisure and Cultural Services Department

In Attendance

Mr LI Ping-wai, Anthony, JP	District Officer (Islands), Islands District Office
Ms CHONG Yan-ye, Belinda	Assistant District Officer (Islands)1, Islands District Office
Mr CHOW Chit, Joe	Assistant District Officer (Islands)2, Islands District Office
Ms HUI Yuen-mei, May	Senior Liaison Officer (1), Islands District Office
Ms CHAN Hing-kwan, Patty	Senior Liaison Officer (2), Islands District Office
Mr LO Kwok-chung, David	Chief Engineer/Islands, Civil Engineering and Development Department
Ms TAM Yin-ping, Donna	District Planning Officer (Sai Kung and Islands), Planning Department
Mr LI Kin-nga, Denis	District Lands Officer (Islands), Lands Department
Ms LO Man-kam	Administrative Assistant (Lands/Islands), Lands Department
Mr LAM Ding-fung	District Social Welfare Officer (Central Western, Southern & Islands), Social Welfare Department
Mr HO Yun-sing	District Commander (Lantau), Hong Kong Police Force
Mr Richard Brinsley SHERIDAN	District Commander (Marine Port), Hong Kong Police Force
Ms FAN Chin-ting, Erica	Public Community Relations Officer (Lantau District) , Hong Kong Police Force
Mr LAW Tung-wah, Benji	Public Community Relations Officer (Marine Port District) , Hong Kong Police Force
Mr YUEN Hong-shing, Honson	Chief Transport Officer/New Territories South West, Transport Department
Mr WONG Hon-kit	Chief Manager/Management (Wong Tai Sin, Tsing Yi, Tsuen Wan and Islands), Housing Department
Mr WONG Wai-wan	District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department
Ms CHEUNG Yuk-king	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Mrs Brenda NG	District Leisure Manager(Islands), Leisure and Cultural Services Department

Secretary

Ms CHAN Sum Sum, Candy	Senior Executive Officer (District Council), Islands District Office
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XV. The draft Tung Chung Extension Area Outline Zoning Plan (OZP) No. S/I-TCE/1, the draft Tung Chung Valley OZP No. S/I-TCV/1 and the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21
(Paper IDC 17/2016)

129. The Chairman welcomed Ms Donna TAM, District Planning Officer (Sai Kung and Islands), Ms Amy WU, Senior Town Planner/Islands and Ms Vicki AU, Town Planner/Islands of PlanD; and Mr David LO, Chief Engineer/Islands of CEDD to the meeting to present the Paper.

130. Ms Donna TAM briefly introduced the background of the paper. Ms Amy WU then explained the contents of the three draft OZPs one by one with the aid of PowerPoint presentation.

131. Mr Holden CHOW said that many residents were eager for the early completion of Tung Chung Town Park. He enquired whether there was an implementation schedule.

132. Mr Eric KWOK enquired whether land was reserved for provision of cultural and recreational facilities (such as indoor sports centres and performance venues) in the plan for Tung Chung West as such facilities which could promote youth development were lacking near Tung Chung West and Yat Tung Estate.

133. Mr FAN Chi-ping expressed his views as follows:

- (a) Plenty of rural land in Tung Chung (for instance, the Wong Lung Hang area) was zoned "Green Belt" and "Conservation Area". As such, the value and development of private land was affected. He enquired whether the Government would compensate the affected private landowners.
- (b) There was no river but a watercourse in Tung Chung. He hoped that the Government would improve the road connection in the villages of Tung Chung old areas as proposed when developing Tung Chung West.
- (c) He urged the Government to grasp the development opportunity to enhance the sewerage system of villages in Tung Chung old areas by replacing the septic tanks for better environmental hygiene.

134. Mr WONG Man-hon said that according to the draft Tung Chung Extension Area OZP, there was a piece of land between Pak Mong and North Lantau Highway and enquired about the future use of the land. He hoped that the Government would provide appropriate transport ancillary facilities for the residents of the three villages in Mui Wo to travel to the proposed Tung Chung East railway station (TCE Station).

135. Ms Donna TAM gave a consolidated response as follows:

- (a) For community facilities, during the public consultation on Tung Chung New Town Extension Study (Tung Chung Study), the study team noted that the local community opined there were inadequate community facilities especially in Tung Chung West where the sports facilities were seriously lacking. Therefore, PlanD put forward the current planning proposal after consultation with relevant government departments and taking into consideration the land use in Tung Chung East, Tung Chung Town Centre and Tung Chung West. The site next to Tung Chung Area 39 was reserved for provision of an indoor recreational centre, and part of the "Open space" zone outside Yat Tung Estate would be used for development of an amphitheatre for holding cultural and recreational events.
- (b) Tung Chung Stream had a high ecological value and should be preserved. PlanD proposed zoning the areas of high ecological value in Tung Chung West as "Conservation Area" and "Green Belt" to preserve the natural environment and the rural characteristics. On the other hand, suitable sites were identified such as areas of lower ecological value (including abandoned agricultural land and orchards) in Tung Chung West for proposed low density residential development for optimal use of land. It was hoped that a balance would be struck between ecological conservation and development needs in the development of Tung Chung West.

136. Mr David LO gave a consolidated response as follows:

- (a) As regards the connecting road in the three villages in Mui Wo, the proposed Road P1 would connect North Lantau Highway via the proposed transport interchange to the west of Siu Ho Wan. Residents of the three villages would then be able to access North Lantau Highway via the transport interchange in future. In addition, there was a subway underneath the section of North Lantau Highway, and CEDD proposed extending the subway to the new reclamation area and link up with Road P1 to facilitate residents' access to the Tung Chung East development area and the MTR station.
- (b) As for the village roads in Tung Chung Valley, CEDD would construct village roads according to the draft OZP.
- (c) For villages affected by the expansion of Tung Chung New Town, CEDD would arrange public sewers for them. As for the request by Mr FAN Chi-ping for construction of sewers for villages not affected by the expansion scheme, CEDD would study with EPD the feasibility of improving facilities in the unsewered villages in Tung Chung old areas.
- (d) Regarding the Town Park, CEDD was responsible for proceeding with the provision of infrastructure in Tung Chung Extension Area, including site formation, reclamation, drainage and water supply works. Other government facilities (such as town park) would be provided by relevant government

departments. CEDD would continue to discuss with relevant departments about the implementation of the various government facilities. The department would report the progress to IDC in due course.

137. Mr Bill TANG expressed his views as follows:

(a) The draft Tung Chung Extension Area OZP

- He enquired whether the cycle park connecting Road P1 and Tai Ho would be constructed by DEVB/CEDD or the Home Affairs Bureau/LCSD.
- With regard to the proposal of setting up a marina club in Tung Chung East reclamation area for carrying out water activities, he enquired how the Government could ensure that the water quality of Tai Ho would not be affected by sewage discharge.
- He asked whether the planning proposals which did not involve reclamation, such as the provision of Tai Ho cycling track, could be implemented prior to 2023.

(b) Proposed Amendments to the Tung Chung Town Centre Area OZP

- PlanD suggested the zoning of a site to the north of Yat Tung Estate and the west of Ma Wan Chung Village in Tung Chung Area 32 as "open space". As far as he knew, there were a few inhabited licensed structures and asked what arrangements would be made for land resumption and whether any assessment was made on the impacts on the locals.
- He suggested constructing a footpath for residents of Yat Tung Estate to go to the public housing estates in Tung Chung Area 39 and waterfront promenade in Tung Chung Valley. He hoped that the proposal would be considered thoroughly at the planning stage and did not think a footbridge was suitable lest the landscape be affected.
- He enquired whether a cycling track would be built along the waterfront in Tung Chung West so that residents of Yat Tung Estate could cycle to Tung Chung Town Centre along the old waterfront.
- He enquired about the future use of Tung Chung Area 107.

(c) Draft Tung Chung Valley OZP

- He asked how much government land was available for residential housing development in the district.
- He enquired whether the Government planned to expand the River Park in response to the aspirations of environmental organisations and residents.

- In view of the housing shortage, he enquired whether the Government would consider increasing the density of residential housing developments in the district such as upgrading "Residential (Group C)"("R(C)") to "Residential (Group B)"("R(B)") to increase housing supply.
- He enquired what commercial uses the Government had in mind for the "Commercial" sites in Areas 38A, 38B and 38C that were of smaller size and subject to building height restrictions.
- He asked whether the Government reserved any sites for development of municipal markets or barbecue sites.

138. Mr FAN Chi-ping expressed his views as follows:

- (a) He opined that the planning of Tung Chung East was comprehensive but that for Tung Chung West was imbalanced which was dominated by public housing with inadequate government and community facilities, causing inconvenience to the residents.
- (b) With the completion of the public housing estates in Area 39, he was concerned that the existing roads and transport facilities were unable to meet the demand brought about by the rising population in Tung Chung West. He hoped TD would improve the section of Tung Chung Road from Tung Chung Rural Committee to Lung Tseng Tau as he was afraid that many pedestrians and vehicles would go in and out of Area 39 through the junction of Wong Ka Wai in future and traffic accidents might happen. He suggested that the road from Yu Tung Road to Chung Yan Road be open for public use to divert traffic.
- (c) Upon the population intake of the public housing estates in Area 39 and commissioning of HZMB, there would be heavy traffic. However, there were only four parking spaces in Ma Wan Chung Village at present which could not meet the demand. He urged the Government to ensure that parking spaces were provided in Ma Wan Chung Village expeditiously when taking forward the development project.

139. Mr CHEUNG Fu suggested roads linking Tung Chung Road for traffic improvement and diversion, or he would oppose the relevant planning.

140. Mr Holden CHOW noted that the Government planned to build Road P1 but he considered that the traffic connectivity in the three villages had yet to be improved.

141. Ms Donna TAM gave a consolidated response as follows:

Land Use

- (a) Tung Chung Area 107 located near the public housing in Tung Chung Area 39 and the future Tung Chung West Railway Station was proposed to be zoned "Government, Institution or Community" ("G/IC"). Apart from an indoor recreation centre proposed at part of the site, there was no planned use for the remaining part of site at the moment.
- (b) Since plenty of natural features in Tung Chung West had high ecological value, careful consideration should be given to the appropriate development density and height so that the rural environment and natural habitat would not be compromised by the future development. After taking into consideration various factors, sites of lower ecological value were proposed for residential housing near to the existing villages mainly of three-storey village houses. The sites were proposed to be zoned "R(C)" for low density residential development rather than "R(B)" as residential buildings with more than 10 storeys were not suitable.
- (c) Regarding the commercial sites in Tung Chung Area 38, there were many indigenous villages in Tung Chung West but commercial facilities were inadequate. PlanD proposed reserving the land adjacent to the railway station for developing a local shopping centre, mainly with small stores providing daily necessities for residents.
- (d) When conducting the Tung Chung Study, PlanD sought the views of FEHD which had no plan for developing a municipal market in Tung Chung. Therefore, PlanD had not reserved any sites for such a purpose. However a wet market would be provided in the public housing development project in Tung Chung Area 39.

Barbecue and Community Facilities

- (e) Barbecue facilities were uses always permitted in "Open Space" zone.
- (f) A site near Tung Chung Hau Wong Temple, was proposed to be zoned "G/IC" and reserved for development of community or government facilities in future. Besides, part of a "G/IC" site near Ma Wan Chung would be reserved for the improvement works of Ma Wan Chung, with the remaining site reserved for other G/IC uses in future.

Roads

- (g) With regard to the road connection between Tung Chung Area 39 and Yu Tung Road, PlanD had explained time and again that the concerned road was included in the public housing development project in Tung Chung Area 39, and HD would follow up on the road design and arrangements when it undertook the detailed design of the development.

- (h) In the overall planning of Tung Chung West, there were also proposals for building other roads linking Tung Chung West and Tung Chung Town Centre.

142. Mr David LO gave a consolidated response as follows:

Cycling track

- (a) Regarding the provision of a cycling track, the Government planned to construct a waterfront promenade with a cycling track running along part of the promenade between the Ma Wan Chung Pier and Tung Chung Town Centre. In respect of the proposal for a waterfront cycling track linking Tai Ho, given that the seawall maintenance access road would be used as the construction site for Road P1 and Tung Chung East reclamation projects, it would unlikely be feasible to construct a cycling track at that stage lest the reclamation works be hindered. It was hoped that the Tung Chung East reclamation project could be completed in phases expeditiously for early commencement of construction of the cycling track from Tung Chung to Siu Ho Wan.
- (b) Regarding which department would construct cycling park, such an issue would be revisited in the detailed design stage of the Tung Chung New Town Extension Project.

Water quality

- (c) When conducting the Tung Chung Study, CEDD found that Tung Chung Bay and Tai Ho Bay were water quality sensitive receivers. As such, innovative resilient sewerage systems would be adopted in the Tung Chung Extension Area. Such sewerage systems would be designed to guard against sewage discharge into the sea, even in the event of sewage pump failure. The sewage of Tung Chung East would be delivered to the Siu Ho Wan Sewage Treatment Works for centralised treatment.

River park

- (d) The options on linking Yat Tung Estate with the waterfront promenade would be ascertained as the project proceeded to the detailed design stage.
- (e) Regarding the extension of the River Park, the study team put forward the existing planning proposal after taking into consideration various factors, such as the environmental impacts and land use and considered that there was no scope for extension for the time being. He explained that as the ecosystem of the tributaries to the east of Tung Chung Stream had been adversely affected with the roadside surroundings and derelict farmland nearby, the layout was suitable for provision of a park. Meanwhile, a park was not suitable near the tributaries to the west of Tung Chung Stream because there were active agricultural lands and the river channel was narrow.

Ma Wan Chung Car Park

- (f) Regarding the provision of a car park in Ma Wan Chung, CEDD would formulate the implementation schedule the soonest possible at the detailed design stage.

143. The Hon Bill TANG noted that no site had been reserved for setting up a market, but if there was a change in Government policies, he asked whether the market would be built on a "G/IC" site or "Commercial" site, and where its location would be.

144. Ms Donna TAM replied that PlanD had reserved two "G/IC" sites in Tung Chung West, namely, Areas 24A and 36A but their uses had yet to be confirmed. The government departments might apply for using the sites if the needs arose (including the setting up of a market).

145. The Chairman hoped that the Government would consider Members' views.

(Ms LEE Kwai-chun, Mr HO Yun-sing and Mr WONG Wai-wan left the meeting during discussion of this agenda item.)

(Ms Amy WU and Miss Vicki AU left the meeting after discussion of this agenda item.)

Summary of Representations and Planning Department's Responses

Representation No. S/I-TCTC/21-	Grounds / Proposals of Representations	PlanD's Responses
R1	<p>(a) Generally support the draft Tung Chung Town Centre (TCTC) Area Outline Zoning Plan (OZP) No. S/I-TCTC/21 (the draft OZP).</p> <p>(b) Support the rezoning of various “Comprehensive Development Area” (“CDA”) to reflect existing developments and allow flexible land use zonings.</p> <p>(c) Oppose the proposed downzoning of Area 48 from “Residential (Group A)” (“R(A)”) to “Residential (Group B)3” (“R(B)3”) as it not only violates the current policy objectives to increase the supply of housing land in Hong Kong, there is also no clear justification on the significant reduction of 60% in GFA compared with the "R(A)" zone in the previous OZP.</p> <p>(d) Although Area 48 is located at the immediate outskirts of the 500m radius of the proposed Tung Chung West Railway Station, the planning concept of Transport-Oriented Development (TOD) should be adopted due to being within acceptable walking distance from the proposed Tung Chung West Railway Station.</p> <p>(e) Besides, compared with Area 23 to the northeast of Area 48, Area 48 is more suitable for high-density development as Area 48 is relatively flat and currently vacant which allow earlier implementation to meet the housing need. Moreover, Area 48</p>	See TPB Paper paragraphs 6.12 to 6.16.

	<p>should be retained for "R(A)" development as it will provide an integrated and compatible built form with the adjoining high density developments, i.e. Yat Tung Estate and help support the function of the town centre.</p> <p>(f) Concern on the provision of community services and facilities in TCTC area and local employment opportunities.</p> <p>(g) As Area 43 is sandwiched between two "R(A)" zones and is accessible to the main road, it is proposed to be used for the provision of GIC facilities to serve the local community in the vicinity, avoid the underutilization of land, decentralize the GIC facilities to reduce the reliance on private car and secure local employment opportunities.</p> <p><u>Proposals</u></p> <p>(a) The original "R(A)" zone in Area 48 should be retained and review its proposed building height with reference to its adjoining residential site, i.e. Yat Tung Estate.</p> <p>(b) Area 43 should be rezoned from "Green Belt" ("GB") to "Government, Institution or Community" ("G/IC") to avoid the underutilization of land and to decentralize GIC facilities to the fringe of the town centre area.</p>	
R2	<p>(a) The issues on land allocation and the right of indigenous villager for Small House development have not been solved. Land is not utilized under the rapid development of Tung Chung. The "V" zone</p>	See TPB Paper paragraphs 6.27 to 6.28.

	<p>should be expanded to meet the demand of the residents in Tung Chung.</p> <p><u>Proposals</u></p> <p>(a) The “Village Type Development” (“V”) zone of Wong Nai Uk should be expanded</p> <p>(b) The total area of the “V” zones including designating land to the west of Chek Lap Kok New Village and to the northeast of Ma Wan New Village as “V” zones should be expanded.</p>	
R3	<p><u>Oppose Amendment Item A</u></p> <p>(a) More housing sites are needed.</p> <p>(b) More residential sites should be provided to the west of Yat Tung Estate.</p> <p><u>Proposal</u></p> <p>(a) “Open Space” (“O”) should be rezoned to “R(A)” or “Commercial/Residential”.</p>	See TPB Paper paragraph 6.21.
R4	<p>(a) Oppose designating the representer’s land as “GB” and “Conservation Area” (“CA”) zones as it will cause depreciation of land and affect land owner’s development right. The Government and Law should protect property right.</p> <p>(b) Government should resume the representer’s private land falling within “GB” and “CA” zones.</p>	See TPB Paper paragraph 6.51.

R5	<ul style="list-style-type: none"> (a) The current provision of water sports facilities is inadequate in terms of capacity and quality of facilities. (b) Little consideration appears to have been given to the relationship of the land to the water. There is great opportunity for designing a high quality interaction between the land and the water which would provide a unique opportunity for recreation and sport for the future residents of the area. (c) Water sport opportunities should be designed into the proposals at an early stage. (d) Tung Chung Bay provides opportunity for water sports which requires more sheltered water. The sports can co-exist with the existing natural environment and will provide new recreational outlets for the existing and future residents. (e) Water sports provide great scope for public recreation while using very little land. (f) The HKWSC supports the “Livable Town” concept, and stresses that public space along the waterfront is severely under-provided. (g) In the draft Recommended Outline Development Plan, a site was proposed on the waterfront adjacent to Yat Tung Estate for a “Sports Centre”. The site was proposed to be expanded and designated to include “Water Sports Centre”. However, this proposal was not carried through to the OZP without providing 	<p>See TPB Paper paragraphs 6.43 to 6.44 and additional responses as below:</p> <p>For the deletion of proposed sports centre in Area 32 under the Tung Chung Study, Leisure and Cultural Services Department (LCSD) advises that sports centre will be provided in Area 107. Hence, the site originally reserved for sports centre in Area 32 is no longer required and is proposed for the provision of district open space. It will form a new waterfront park area with a couple of sports facilities, seating areas and an amphitheatre.</p>
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	<p>reason.</p> <p>(h) The Water Sports Centre could be developed and managed by HKWSC or Leisure and Cultural Services Department (LCSD). The Water Sports Centre in the site could be implemented as soon as the appropriate zoning was in place and land allocation procedures completed.</p> <p>(i) There are inadequate sports and recreational facilities in Tung Chung for young people. Many of these youth are residents of Yat Tung Estate. Besides, additional public housings are planned in Areas 39, 42 and 46. It is likely to further increase the need to provide well managed opportunities for sports and recreational activities in the area.</p> <p><u>Proposal</u></p> <p>(a) A portion of “O” located immediately to the north of the “R(B)” site in Area 33 should be rezoned to “Other Specified Use” annotated “Water Sports Centre”.</p>	
R6 and R7	<p>(a) Concern that rezoning of open space with plenty of trees for private residential or commercial use would take away the public space and worsen the air pollution problem. The allocation of land is not fair.</p> <p>(b) Government should adopt people-oriented planning approach and plan according to the needs of the residents.</p>	See TPB Paper paragraphs 6.17 to 6.20, 6.22, 6.23, 6.25, 6.40, 6.42, 6.46 and 6.50.

	<p>(c) <u>Oppose Amendment Item B2</u> There is no clear justification for excising areas currently covered by the Lantau North (Extension) Country Park from the planning scheme area.</p> <p>(d) <u>Oppose Amendment Item C</u> Rezoning of area occupied by religious institution, social welfare complex, farm and site for recycling materials to “V” zone and for low-density residential development could only bring about short-term benefits. It could not help to improve the living and working environment of citizens and would also destroy the natural environment. It would be more reasonable for the development of public housing.</p> <p>(e) <u>Oppose Amendment Item D1</u> Rezoning of the pedestrian area which could serve as open space for Tung Chung Crescent residents for private residential development would take away public space, and the pollution arising from its construction works would be harmful to the health of residents.</p> <p>(f) <u>Oppose Amendment Item D2</u> Rezoning of the bicycle park outside the carpark entrance of Tung Chung Crescent for road use would lead to lack of cycle parking spaces for residents’ bicycle. This cycle parking area should be retained.</p>	
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	<p>(g) <u>Oppose Amendment Items E1, F1 and G1</u> Rezoning of the open spaces near Seaview Crescent, Le Bleu Deux as well as between Caribbean Coast and Ho Yu College and Primary School for residential use would further reduce the public open space enjoyed by Tung Chung residents and the construction works would affect the students. If the Government insists to rezone this area, the “O” sites to be used for small-scale public housing or elderly public housing.</p> <p>(h) <u>Oppose Amendment Item F2</u> Rezoning of the open space adjoining Le Bleu Deux for road use would result in the loss of substantial amount of activity space for children. The open space should be retained. If the Government insists to rezone this area, the “O” sites to be used for small-scale public housing or elderly public housing.</p> <p>(i) <u>Oppose Amendment Item H1</u> Rezoning Citygate and One Citygate for commercial use would result in further privatization of public space. The cycle park falls within this area is underused. The number of cycle parking spaces should be reduced in the site, and to having planting for improving air quality, and seat places for people waiting at the terminus.</p> <p>(j) <u>Oppose Amendment Item J</u> The community has inadequate number of safe bicycle parking spaces. It is proposed to rezone it for bicycle parking spaces use to create a bicycle-friendly community.</p>	
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	<p>(k) <u>Oppose Amendment Item K</u> The rezoning proposal would lead to traffic congestion at the road outside Exit A of Tung Chung Railway Station, where there would be insufficient space to pick up and drop off the passengers.</p> <p>(l) <u>Oppose Amendment Item R3</u> Rezoning the sites northeast of Ma Wan New Village from “GB” to “V” could not help to resolve the land problem. The site should be used for the development of public housing or elderly public housing.</p> <p>(m) The ferry transport service in Tung Chung should be strengthened and better utilized.</p>	
R8	<p>(a) Tung Chung is one of the areas with highest air pollution in Hong Kong. Rezoning of open space with plenty of trees for private residential use would be harmful to the health of residents.</p> <p>(b) <u>Oppose Amendment Item B2</u> There is no clear justification for excising areas currently covered by the Lantau North (Extension) Country Park from the planning scheme area.</p> <p>(c) <u>Oppose Amendment Item D1</u> The area is the main pedestrian walkway for Tung Chung Crescent. The proposed private residential development would take away public space, the pollution arising from its construction works would be harmful to the health of residents and would change the</p>	See TPB Paper paragraphs 6.17, 6.18 and 6.42.

	playground and open space to a crowded area.	
R9, R10 and R28	<p>(a) Tung Chung is one of the areas with highest air pollution in Hong Kong. Rezoning of open space with plenty of trees for private residential use would be harmful to the health of residents.</p> <p>(b) <u>Oppose Amendment Item B2</u> There is no clear justification for excising areas currently covered by the Lantau North (Extension) Country Park from the planning scheme area.</p> <p>(c) <u>Oppose Amendment Item D1</u> The area is the main pedestrian walkway for Tung Chung Crescent. The proposed private residential development would take away public space, the pollution arising from its construction works would be harmful to the health of residents and would change the playground and open space to a crowded area.</p> <p>(d) <u>Oppose Amendment Item F2</u> Rezoning of the open space adjoining Le Bleu Deux for road use would result in the loss of substantial amount of activity space for children. The open space should be retained. If the Government insists to rezone this area, the “O” sites to be used for small-scale public housing or elderly public housing.</p>	See TPB Paper paragraphs 6.17, 6.18, 6.20 and 6.42.
R11 and R12	(a) Concern about the rezoning of “O” for private residential use.	See TPB Paper paragraphs 6.17 to 6.20, 6.22, 6.23 and 6.40.

	<p>(b) <u>Oppose Amendment Item C</u> Rezoning of area occupied by religious institution, social welfare complex, farm and site for recycling materials to “V” zone and for low-density residential development could only bring about short-term benefits. It could not help to improve the living and working environment of citizens and would also destroy the natural environment. It would be more reasonable for the development of public housing.</p> <p>(c) <u>Oppose Amendment Item D2</u> Rezoning of the cycle park outside the carpark entrance of Tung Chung Crescent, which is mainly being used by residents of Yat Tung Estate and Ma Wan New Village, for road use would lead to lack of cycle parking spaces for residents’ bicycle. The cycle park should be retained.</p> <p>(d) <u>Oppose Amendment Item H1</u> Rezoning Citygate and One Citygate for commercial use would result in further privatization of public space. The cycle park falls within this area is underused. The number of cycle parking spaces should be reduced in the site, and to having planting for improving air quality, and seat places for people waiting at the terminus.</p> <p>(e) <u>Oppose Amendment Item J</u> The community has inadequate number of safe bicycle parking spaces. It is proposed to rezone it for cycle parking spaces use to create a bicycle-friendly community.</p>	
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	(f) The ferry transport service in Tung Chung should be strengthened and better utilized.	
R13	<p>(a) Rezoning of “O” to “Residential” or “Commercial” would take away open space and public space, and worsen the air pollution problem.</p> <p>(b) <u>Oppose Amendment Items F1 and G1</u> Rezoning of the open spaces near Le Bleu Deux and between Caribbean Coast and Ho Yu College and Primary School for residential use would further reduce the public open space enjoyed by Tung Chung residents and the construction works would affect the students. The open space should be retained. If the Government insists to rezone this area, the “O” sites to be used for small-scale public housing or elderly public housing.</p> <p>(c) <u>Oppose Amendment Item R3</u> Rezoning the sites northeast of Ma Wan New Village from “GB” to “V” could not help to resolve the land problem. The site should be used for the development of public housing or elderly public housing.</p>	See TPB Paper paragraphs 6.17, 6.18 and 6.25.
R14	<p>(a) Concern about the rezoning of “O” for private residential use;</p> <p>(b) <u>Oppose Amendment Item C</u> Rezoning of area occupied by religious institution, social welfare complex, farm and site for recycling materials to “V” zone and for low-density residential development could only bring about</p>	See TPB Paper paragraphs 6.17, 6.18 and 6.22, 6.23 and 6.25.

	<p>short-term benefits. It could not help to improve the living and working environment of citizens and would also destroy the natural environment. It would be more reasonable for the development of public housing.</p> <p>(c) <u>Oppose Amendment Items E1, F1 and G1</u> Rezoning of the open spaces near Seaview Crescent, Le Bleu Deux as well as between Caribbean Coast and Ho Yu College and Primary School for residential use would further reduce the public open space enjoyed by Tung Chung residents and the construction works would affect the students. The open space should be retained for open space or park uses. If the Government insists to rezone this area, the “O” sites to be used for small-scale public housing or elderly public housing.</p> <p>(d) <u>Oppose Amendment Item R3</u> Rezoning the sites northeast of Ma Wan New Village from “GB” to “V” could not help to resolve the land problem. The site should be used for the development of public housing or elderly public housing.</p>	
R15	<p>(a) Concern about the rezoning of “O” for private residential use. The allocation of land is not fair. If the Government insists to rezone this area, the “O” sites to be used for small-scale public housing or elderly public housing.</p> <p>(b) Government should adopt people-oriented planning approach and plan according to the needs of the residents. Rezoning the open</p>	See TPB Paper paragraphs 6.17 and 6.18.

	space in Tung Chung Town Centre for residential or commercial use would take away public space and worsen the air pollution problem which would harm the health of residents. As such open spaces should be retained.	
R16	<u>Oppose Amendment Item H1</u> Rezoning of Citygate for commercial use would affect the right of the residents to enjoy the open space.	See TPB Paper paragraph 6.17.
R17	<u>Oppose Amendment Item K</u> (a) Tung Chung is one of the areas with highest air pollution in Hong Kong. (b) Given that the site is located in the Town Centre and surrounded by the tall buildings and the road between the site and the nearby public housing development is narrow, the proposed building would have adverse impacts on visual, air ventilation and air quality. The open area should be retained. If development is necessary, the building height should not be higher than that of Citygate, and more non-building areas should be reserved around the building.	See TPB Paper paragraphs 6.46 to 6.49.
R18	(a) Oppose further development in Tung Chung areas and the incorporation of new areas for residential development. (b) Tung Chung carries a lot of ecological value. There are numbers of Dragonflies and the hippocampus in Tung Chung Bay which accustomed coral reefs or mangrove habitat, this provides solid proof that Tung Chung Bay is of high-value ecological value.	See TPB Paper paragraph 6.30 and 6.33.

	(c) Concern about the high ecological value of Tung Chung including Tin Sam, Tung Chung Beach and Tung Chung Bay, further pollution from the proposed development to Tung Chung Stream, and the illegal dumping and shovel in the area.	
R19	The development plan for Tung Chung Area should be terminated to save the Chinese White Dolphins (CWD).	<p>See TPB Paper paragraphs 6.29 and additional responses as below:</p> <p><u>Impacts on CWD</u></p> <p>The concerned issues had been properly assessed and addressed in the approved Environmental Impact Assessment (EIA) Report for TCNTE. With respect to ecological impacts to CWDs, DAFC comments that the footprint of the proposed reclamation in Tung Chung East (which is outside the Area of the draft OZP) is located in coastal habitats of relatively low ecological value with very low usage by CWDs.</p>
R20	(a) The ecosystem of Tung Chung Stream, Valley and Bay is rich and diverse. Over the past two decades, it is observed that there are proliferation of incompatible developments and vandalism in Tung Chung Valley.	See TPB Paper paragraphs 6.29 to 6.35 and additional responses as below:

	<p>(b) Green groups urge the Government to cover Wong Lung Hang areas in new DPA Plan which otherwise will remain as enclaves or be without effective land use control. Wong Lung Hang is an Ecologically Important Stream (EIS) listed by AFCD. This area requires the preservation of local habitats. Although the eastern part of Tung Chung Valley and Wong Lung Hang areas are covered by Amendment A1, the incompatible developments or environmental vandalisms cannot be effectively controlled or enforced as these areas have never been covered by any DPA. Failure to designate a DPA for these areas would materially weaken the ability to conduct effective enforcement of the OZP.</p> <p>(c) Green groups consider that the eastern part of Tung Chung Valley and Wong Lung Hang areas are integral parts of the whole Tung Chung River-cum-Bay hydrological and ecological system, should receive stricter and more effective land use control to ensure a comprehensive management of flood regulation, water quality and nature conservation.</p> <p>(d) In view of the “R(A)” zones in Areas 42 and 46, a reduction in development pressure and wide ranging measures to alleviate development impacts. Such planning is incompatible with the physical and ecological setting of Tung Chung Valley and the principles of the Convention on Biological Diversity. It is highly concerned that the residential development would affect the natural landscape, hydrology and ecology of Tung Chung River, threaten the inhabited wildlife and impact the water quality of Tung Chung River.</p>	<p><u>Construction Waste Management</u></p> <p>Possible generation of construction and demolition (C&D) waste during the construction phase has been evaluated under EIA Report of TCNTE. Strategic mitigation measures, including opportunity for on-site sorting, reusing C&D materials, etc., would be in place to minimize the surplus materials to be disposed off-site. Trip ticket system will be implemented under works contract to ensure that the disposal of C&D materials are properly documented and verified, with the aim to avoiding illegal dumping and landfilling of C&D materials in Tung Chung.</p> <p><u>Proposal to cover Wong Lung Hang area by Country Park</u></p> <p>According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>
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	<ul style="list-style-type: none">(e) In order to protect the ecosystem and natural environment of the valley from air pollution and illegal dumping, large vehicles and construction trucks must be prohibited from entering the section of Tung Chung Road west of Ha Ling Pei. Vehicles that have sufficient reasons for entering need to seek formal approval from relevant authorities.(f) A ‘conservation first before development’ strategy should be adopted to protect the river source.(g) Tung Chung Stream, Valley and Coast should be preserved effectively by (a) covering Tin Sam and Wong Lung Hang areas in new Development Permission Area (DPA) plans or Country Park Extension; (b) early implementation of environmental protection and conservation land uses; and (c) restricting traffic in Tung Chung Valley and Bay, especially for construction trucks and machinery, immediately.(h) The development pressure should be reduced and wide ranging measures should be adopted to alleviate development impacts by (a) avoiding developing residential and industrial areas in Tung Chung River Valley; (b) allocating permeable land use by conserving vegetation and avoiding large concrete surface areas; and (c) strengthening enforcement against dumping, unauthorized vehicle access and developments on both sides of Tung Chung Stream.	
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	<p>(i) The Government should seriously consider the resumption of all private land lots in Tung Chung River Valley to achieve a sustainable plan for public developments in Tung Chung Valley. Whereas the residential and road zones in the OZP will impose adverse and irreversible impacts on the ecology of Tung Chung River Valley and Bay, the proactive land use management by establishing a River Nature Park will help preserve natural resources for community use and enjoyment, habitat protection and fisheries.</p> <p><u>Proposals</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p> <p>(b) 30m on either side of river courses, banks and tributaries of Tung Chung Stream and Wong Lung Hang, Tung Chung Stream Estuary and Tung Chung Bay should be zoned “Site of Special Scientific Interest” (“SSSI”).</p>	
R21	<p>(a) There is concern on the overall capacity of Tung Chung area with the planned increase in population, especially, its air quality, provision of job opportunities and biological diversity.</p> <p>(b) The government should provide a comprehensive plan for Lantau development including Tung Chung new town extension instead of the current piecemeal approach and to cover the whole Lantau in the terrestrial and marine baseline studies</p>	<p>See TPB Paper paragraphs 6.17, 6.18, 6.26, 6.29 to 6.33, 6.36 to 6.38, 6.41, 6.43 and 6.45 and additional responses as below:</p> <p><u>Compensation of trees</u> Compensation woodland planting will be carried out for the loss of woodland under TCNTE project as recommended in the EIA</p>

	<p>(c) Projects which impact the environment should be in line with the Convention on Biological Diversity principle and regard the river system as a whole in assessing the ecological value.</p> <p>(d) Tung Chung is facing lots of development constraints including poor air quality. Any additional development will intensify the air pollution in the area. Measures should be suggested to improve the air quality in town for the growing population.</p> <p>(e) The new Air Quality Guidelines of the World Health Organization to evaluate the cumulative impacts should be adopted.</p> <p>(f) A comprehensive traffic plan and detailed Traffic Impact Assessment during and after the construction of projects should be provided.</p> <p>(g) A new DPA Plan or Country Park extensions to include Wong Lung Hang which otherwise will remain as enclaves without effective land use control.</p> <p>(h) <u>Concern about Amendment Items C, D1, D2, E1, F1, F2, G1 and R3</u> They would cause the loss of large area of vegetations in the existing community and the surrounding “GB” zone, and remove the open space and recreational space serving the existing residents.</p> <p>(i) The proposed recreational place, such as sport centre located at the reclamation area will be too far for Tung Chung Town residents. A</p>	<p>and advance planting will be explored in the detailed design stage. A detailed Compensatory Planting Plan will be submitted to the DEP for approval before commencement of construction works at TCW.</p> <p><u>Proposal to cover Wong Lung Hang area by Country Park</u> According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>
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	<p>more detailed plan should be provided.</p> <p>(j) A detailed plan for compensation of trees and re-allocation of open space during and after the construction of projects should be identified.</p> <p>(k) <u>Concern about Amendment Item C and oppose Amendment Item R3</u> Areas zoned for Small House development should be limited to the previous “V” zone plus a reserve for the approved Small House applications only.</p> <p>(l) The local market operated by licensed hawkers suggested by local groups should be considered.</p> <p>(m) The existing bike parks are removed and covered with residential buildings. An overall plan for cycling path and the relocation sites of bike parks should be provide.</p> <p><u>Proposal</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p>	
R22	<p>(a) Concern about the vandalism in the Tung Chung West, hydrology of Tung Chung Stream and Bay, air pollution (Ozone in particular) and geotechnical risks (in particular the proposed high-rise residential developments in Area 42 and Area 46).</p>	See TPB Paper paragraphs 6.29 to 6.35 and 6.39 and additional responses as below:

	<p>(b) Thirty-four species of dragonflies and damselflies, which comprise 27% of total species number of Hong Kong, were recorded in Wong Lung Hang by Green Power in 2015. According to HKPSG, the principle of “retain significant landscapes, ecological and geological attributes and heritage features as conservation zones” should be adopted to preserve the ecologically important and biologically diverse San Tau, Tung Chung Bay and Wong Lung Hang, which should be implemented through coverage of these areas with a statutory DPA Plan.</p> <p>(c) Tung Chung West will be highly vulnerable to dumping of construction and demolition waste generated in future development in Tung Chung because of the long transport distance to waste facilities such as landfills, and the charging for vehicles travelling through North Lantau Highway.</p> <p>(d) Restriction of construction trucks and similar machineries access to sections of Tung Chung Road and Yu Tung Road to the west of Chung Yan Road should be imposed to prevent uncontrollable vandalism and incompatible land use activities from encroaching Tung Chung West.</p> <p>(e) Concerned about the foreseeable environmental vandalism including incompatible developments in Tung Chung West which is extremely difficult to prevent, enforce and reinstate.</p> <p>(f) Ozone is the major air pollutant affecting Tung Chung’s air quality. Land use zoning should not lead to deterioration of air quality of</p>	<p><u>Construction Waste Management</u></p> <p>Possible generation of C&D waste during the construction phase has been evaluated under EIA Report of TCNTE. Strategic mitigation measures, including opportunity for on-site sorting, reusing C&D materials, etc., would be in place to minimize the surplus materials to be disposed off-site. Trip ticket system will be implemented under works contract to ensure that the disposal of C&D materials are properly documented and verified, with the aim to avoiding illegal dumping and landfilling of C&D materials in Tung Chung.</p> <p><u>Geotechnical Impact</u></p> <p>Geotechnical assessment of the Study area has been conducted under the TCNTE with the aim of identifying all potentially significant ground engineering problems and natural terrain hazards that might affect the proposed development and infrastructure. According to the preliminary terrain hazard assessment, the relevant catchments have been assessed and showed that there are no insurmountable geotechnical problems. Detailed natural terrain hazard assessment was recommended to be conducted in detailed design stage for determination on the needs for appropriate</p>
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	<p>Tung Chung or expose the residents under air quality of high health risk. The air quality should be taken into account in land use planning.</p> <p>(g) There are grave concerns about the geotechnical aspects of the proposed high-rise residential development in Area 42 and 46. The geotechnical risks should be taken into account in land use planning.</p> <p>(h) Tung Chung Stream, Valley and Coast should be preserved and managed effectively by (a) covering Tung Chung Bay and Wong Lung Hang areas with a new DPA plan or Country Park extension; (b) establishing a River Nature Park; (c) zoning Tung Chung Bay as “SSSI”; (d) having early implementation of environmental protection and conservation land uses proposed in the draft OZP; (e) restricting the traffic in the area, especially for construction trucks and machinery immediately; and (f) collecting construction and domestic wastes mandatorily for proper disposal.</p> <p>(i) Compatible land use for the OZP area should be recommended for further enhancement of the ecological and cultural value of Tung Chung Valley and Bay.</p> <p>(j) The government should take a novel and environmental-friendly approach to demonstrate how natural heritage and development can coexist in Hong Kong, as an advanced and green city.</p> <p>(k) Support the Green Group’s Joint Submission.</p>	mitigation measures.
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	<p><u>Proposals</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p> <p>(b) 30m on either side of river courses, banks and tributaries of Tung Chung Stream and Wong Lung Hang, Tung Chung Stream Estuary and Tung Chung Bay should be zoned “SSSI”.</p>	
R23	<p>(a) <u>Oppose Amendment Item A1</u> The ecological value of Wong Lung Hang, an EIS, and its surroundings is well-recognized by the Authority. However, as Wong Lung Hang area has not been covered by a DPA Plan, the relevant authority is not empowered to carry out enforcement actions there. As such, many natural habitats in rural areas are being trashed or destroyed by land filling or excavation.</p> <p>(b) Support the Green Group’s Joint submission.</p> <p><u>Proposal</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p>	<p>See TPB Paper paragraphs 6.29 and 6.31 to 6.33 and additional responses as below:</p> <p><u>Proposal to cover Wong Lung Hang area by Country Park</u></p> <p>According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>
R24	<p>(a) There is grave concern that the expansion of Tung Chung New Town and the various on-going or potential large-scale projects would increase development pressure in Tung Chung which would pose threat to the nearby rural areas such as Wong Lung Hang.</p>	<p>See TPB Paper paragraphs 6.29 to 6.33 and additional responses as below:</p>

	<p><u>Proposal</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p>	<p><u>Proposal to cover Wong Lung Hang area by Country Park</u></p> <p>According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>
R25	<p>(a) Wong Lung Hang Stream is one of the EIS where two species of conservation concern have been recorded.</p> <p>(b) Concern about the lack of effective land use control and enforcement power against incompatible development and dumping of waste in Wong Lung Hang. This will diminish the ecological and landscape value of these areas and result in the loss of important habitats and species of the place.</p> <p><u>Proposals</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p>	<p>See TPB Paper paragraphs 6.29 and 6.31 to 6.33 and additional responses as below:</p> <p><u>Proposal to cover Wong Lung Hang area by Country Park</u></p> <p>According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>
R26	<p>(a) Strongly oppose the incorporation of Wong Lung Hang Valley which is a highly sensitive area into the draft OZP without any prior DPA Plan.</p>	<p>See TPB Paper paragraphs 6.29 and 6.31 to 6.33 and additional responses as below:</p>

	<p>(b) The Wong Lung Hang Valley is widely recognised to be ecologically important. There is an EIS and the whole Wong Lung Hang Valley is naturally wooded with the vegetation even denser than many woodlands in the Tung Chung Valley.</p> <p>(c) It is not clear from EIA that there is any provision for avoiding loss of mangrove or mudflat habitat which covered by the proposed regional open space zone (Area 32).</p> <p><u>Proposal</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension, and later with an OZP with appropriate conservation zonings.</p>	<p><u>Proposal to cover Wong Lung Hang area by Country Park</u></p> <p>According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>
R27	<p>(a) The area designated for residential and village type developments within Tung Chung Valley would generate noise, sewage and light pollution on the ecology of Tung Chung Valley and Tung Chung Bay.</p> <p>(b) The residential site near the Prajna Dhyana Temple is located near the boundary of the country park and the entrance of the prohibited area of Tung Chung Road which is a bottleneck area of Tung Chung Road. The residential development would generate more traffic issues.</p> <p>(c) The traffic flow of the road networks of Tung Chung, North Lantau Highway (NLH) and Tuen Mun – Chek Lap Kok Link (TM-CLKL)</p>	<p>See TPB Paper paragraphs 6.24, 6.29, 6.31 to 6.33, 6.36, 6.38, 6.39, 6.43 and 6.45 and additional responses as below:</p> <p><u>Proposal to cover Wong Lung Hang area by Country Park</u></p> <p>According to DAFC, the lower reaches of Wong Lung Hang are covered by the draft OZP while the upper reaches of Wong Lung Hang fall within Lantau North Country Park. There is no plan to incorporate the lower reaches of Wong Lung Hang into the existing country park in the near future.</p>

	<p>should be reviewed and examined upon completion of TCNTE.</p> <p>(d) As area relatively remote to the Tung Chung New Town such as Wong Lung Hang is not covered by any OZP, the further development of Tung Chung New Town would increase the risk of unauthorized land uses.</p> <p>(e) The development of tall buildings in Tung Chung Extension Area would block the air ventilation of the existing Tung Chung Town Centre and cause adverse impacts on the air quality.</p> <p>(f) There are inadequate community facilities in Tung Chung. Although a number of areas have been reserved for GIC uses in Tung Chung Extension Area and Tung Chung Valley, it could not completely meet the needs of the residents in Tung Chung. More GIC sites should be designated in the extended area and the area neighbouring Yat Tung Estate for the provision of market, flea market, municipal services buildings which the residents of Tung Chung has urged for years.</p> <p>(g) The planned provision of schools should be reviewed according to the population forecast to release more sites for other GIC facilities.</p> <p><u>Proposals</u></p> <p>(a) The eastern part of TCV and Wong Lung Hang area and its riparian should be excised from the draft OZP and covered in a new DPA plan or Country Park Extension.</p>	
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	(b) The “R(A)” zones within the Tung Chung Stream Valley and Tung Chung Bay should be deleted and land for agricultural use and collection of food waste uses etc should be reserved.	
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Summary of Comments on Representations and Planning Department's Responses

Comment No. S/I-TCTC/21-	Grounds / Proposals of Comments	PlanD's Responses
C1	<p>(a) Agree to R1 that more GIC facilities should be provided for Tung Chung residents. However, the “GB” zone in Area 43 is important for striking balance between environment and the development intensity in the TCTC area. Besides, as the site is adjacent to the slope, slope leveling, which would increase the cost, is required.</p> <p>(b) Concern on R2 and R4 and think that the government should not meet the interest of the indigenous villagers at the expense of environment protection.</p> <p>(c) Concern on R3. As Tung Chung Stream estuary and Tung Chung Bay to the west of Yat Tung Estate are ecologically sensitive, more housing development would affect the ecology and the habitat of Tung Chung Bay, and contravene the planning parameters recommended under the Tung Chung New Town Extension Study (the Study).</p>	<p>See TPB Paper paragraph 6.16.</p> <p>See TPB Paper paragraphs 6.27 to 6.28 and 6.51.</p> <p>See TPB Paper paragraph 6.21.</p>
C2 to C3	<p>(a) Do not agree with R1's suggestion to rezone “GB” area to other non-conservation zonings.</p> <p>(b) Do not agree with R2's proposal to expand “V” zone.</p>	<p>See TPB Paper paragraph 6.16.</p> <p>See TPB Paper paragraphs 6.27 to 6.28.</p>

C4	<p>(a) Oppose R2's proposal on the expansion of "V" zone of Wong Nei Uk Village.</p> <p>(b) Strong reservation on the proposal of R3 to increase housing sites without any long-term population planning and scientific and qualified assessment.</p> <p>(c) Agree to the proposed mechanism by R20 on nature protection.</p>	<p>See TPB Paper paragraph 6.28.</p> <p>See TPB Paper paragraph 6.21.</p> <p>See TPB Paper paragraphs 6.29 to 6.35.</p>
C5 to C11	<p>(a) Support the proposals of R5 to provide sites in Tung Chung for water sports.</p> <p>(b) There is no provision for water sports facilities in Tung Chung at present and there is urgent need to provide active sports facilities for young people in Tung Chung.</p> <p>(c) The proposed site next to Yat Tung Estate would be an ideal site for a Water Sports Centre with good accessibility to large number of people and the sheltered water which is suitable for water sports.</p>	<p>See TPB Paper paragraphs 6.43 to 6.44.</p>
C12	<p>(a) Oppose Representation No. R2.</p> <p>(b) Object to the expansion of "V" zones.</p> <p>(c) Concerned with Amendment Item C.</p> <p>(d) Object to Amendment Item R3.</p>	<p>See TPB Paper paragraphs 6.27 to 6.28.</p> <p>See TPB Paper paragraphs 6.26 to 6.28.</p> <p>See TPB Paper paragraphs 6.18, 6.22 and 6.23.</p> <p>See TPB Paper paragraphs 6.17 and 6.25.</p>

	<p>(e) Support Representations No. R20, R22 to R27 to cover Wong Lung Hang areas in new DPA plan or Country Park Extension.</p> <p>(f) The areas zoned for small houses development should be limited to previous “V” zone plus a reserve for approved small house applications only.</p>	<p>See TPB Paper paragraphs 6.31 to 6.35.</p> <p>See TPB Paper paragraph 6.26.</p>
C13	<p>A cycling hotel with provision of ancillary facilities is proposed to be developed on the grounds that:</p> <p>(a) It is complementary to the upcoming tourism proposals and green tourism initiatives for Lantau.</p> <p>(b) It is in line with Government’s policy in exploring feasible measures to provide diversified accommodation facilities for visitor in Hong Kong.</p> <p>(c) It would ease the demand for hotel rooms in Hong Kong.</p> <p>(d) It would improve local employment.</p> <p>(e) It would boost development of sustainable local economy in Lantau.</p> <p>(f) It would enhance visitors’ experience by provision of diverse choices in shopping.</p> <p>(g) It would raise public awareness on healthy lifestyle in the community.</p>	<p>See TPB Paper paragraph 7.2.</p>

	<p>(h) It would facilitate development of a vibrant and harmonious community.</p> <p><u>Proposal</u></p> <p>(a) Propose to rezone Area 8 (near the junction of Yu Tung Road and Chung Yan Road) from “GB” to “G/IC” for a cycling hotel development.</p>	
C14	<p>Oppose the representation No. 22 as over 90% of the land are privately owned. The villagers support the Government to provide long-term planning for the community facilities on the government land, especially the development of an emergency vehicle access between Tung Chung and Tai O.</p>	<p>See TPB Paper paragraphs 6.29, 6.31 to 6.35, 6.43 and 6.51.</p>
C15	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) Local economy should be established.</p> <p>(c) Object to changing agricultural land for other uses and request to maintain the agricultural land for agricultural use.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>Local shopping centres in TCV and local shops within proposed public housing developments will be provided. Besides, local retail uses are planned along the main streets in TCE to provide opportunities for local residents to open up small business.</p> <p>‘Agricultural Use’ is always permitted with areas zoned “V”, “GB” and “CA”.</p>

C16 and C70	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) The nature in Tung Chung should be preserved.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraphs 6.29 to 6.35 and 6.42.</p>
C17, C19, C30, C42, C45 to C46, C65 to C66, C73 and C76	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by Food and Environmental Hygiene Department (FEHD) in Tung Chung.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p>
C18	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) Government should carry out study for the provision of water transport in Tung Chung.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>See TPB Paper paragraph 6.40.</p>
C20, C22, C24 to C25, C27 to C29, C33 to C34, C36, C40, C43 to C44, C46 to C49, C51 to C54, C57 to C61,	Support R6 to R7, R9 to R12, R20 to R27.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.

C64, C67, C69, C71 to C72, C75 and C77 to C79		
C21	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) Minibus services for the connection of the Area and HKIA should be improved and increased.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.38.</p>
C23	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) A lower saturation level should be adopted for the calculation of traffic capacity of Tung Chung.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>See TPB Paper paragraph 6.38.</p>
C26	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) The Tung Chung West Railway Station should be implemented as soon as possible.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>See TPB Paper paragraph 6.38.</p>

	(d) Tung Chung Bay should be preserved.	See TPB Paper paragraphs 6.29 to 6.30.
C31	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) Countryside should be protected.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50. See TPB Paper paragraphs 6.29 to 6.35 and 6.42.
C33	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) It is necessary to provide a municipal building in Tung Chung.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50. See TPB Paper paragraphs 6.43 and 6.45.
C35	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) Object to the development of Tung Chung.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50. See TPB Paper paragraph 6.30.
C37	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) Market operated by Link Real Estate Investment Trust is not necessary.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50. See TPB Paper paragraph 6.45.
C38	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) Enhancement of the provision of community facilities in Tung Chung should be given first priority.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50. See TPB Paper paragraph 6.43.

	(c) Further debate is needed for the TCNTE.	Three stages of public engagement have been completed under the Tung Chung Study. The need for the TCNTE has been discussed and public views have been incorporated in the Recommended Outline Development Plan (RODP) of the Tung Chung Study as appropriate.
C39	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) Collusion between businesses, villagers and Government.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.
C41	(a) Support R6 to R7, R9 to R12, R20 to R27. (b) A comprehensive greening plan is necessary for Tung Chung. (c) Adequate local employment support should be provided.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50. A comprehensive open space network, greenery and amenity have been provided and planned for TCTC and TCNTE areas. With significant increase in commercial development including offices, retails, hotels and marina in the TCNTE, diversified employment opportunities will be created in the area e.g. office work, professional service, management, property management, hotel management, tourism service, dining and retail services. With the introduction of

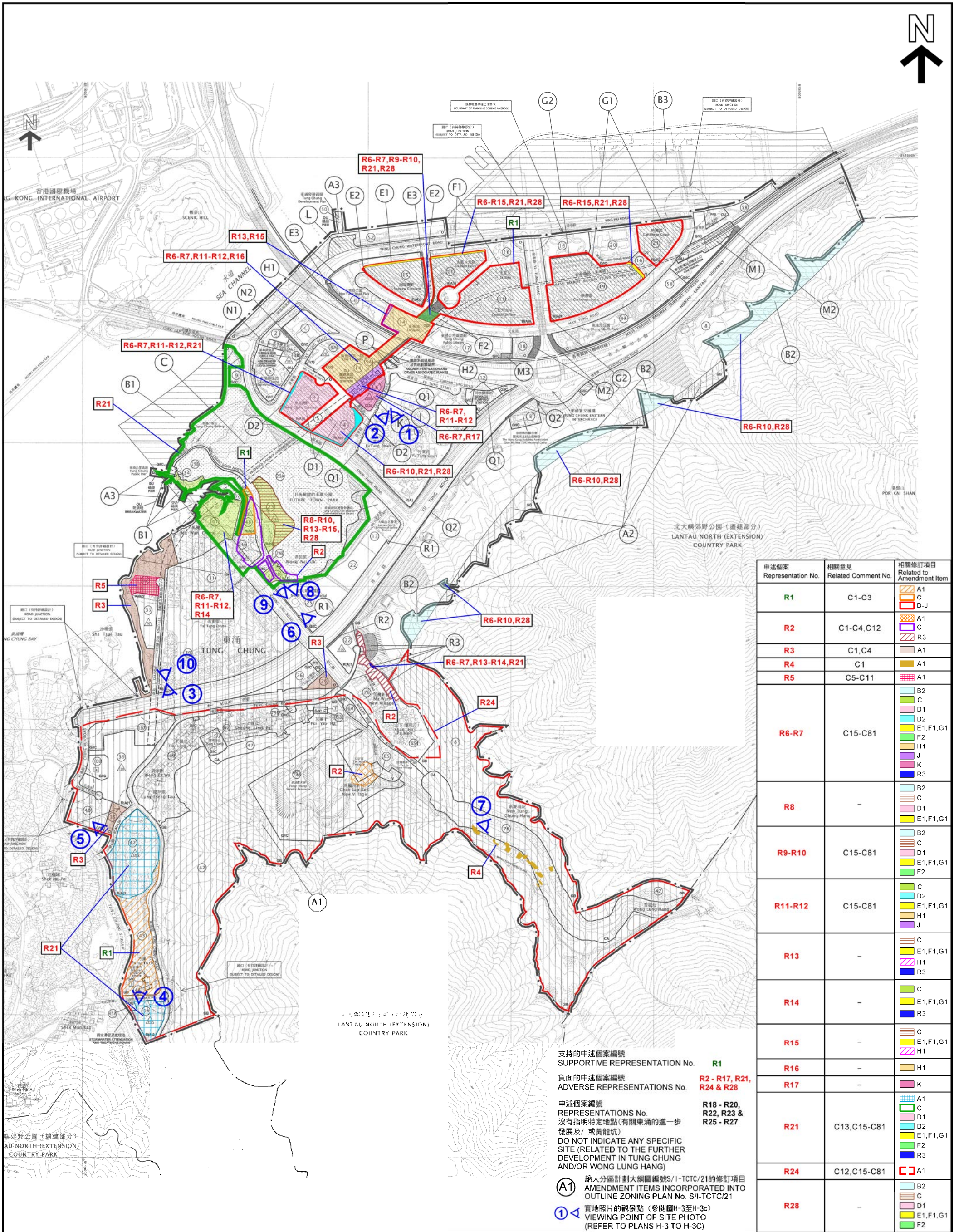
		<p>different business types, TCNTE is expected to create an additional 40,000 job opportunities¹. Other development projects in the surroundings (e.g. Third Runway System (3RS), Hong Kong Boundary Crossing Facilities (HKBCF) of Hong Kong-Zhuhai-Macau Bridge (HZMB), North Commercial District (NCD) and Sunny Bay) will also bring more jobs to Tung Chung. Local retail uses are also planned along the Linear Parks and the main streets in TCE to provide opportunities for local residents to open up small business and to enhance street vibrancy. Besides, land for post-secondary education and other school uses has been reserved in TCNTE to provide education and training facilities for Tung Chung residents (e.g. tourism, aviation, food and beverage, etc.) to meet the need of development and workforce in Tung Chung and its surrounding.</p>
	(d) There are needs for the provision of lower-rent market and improvement on security and environmental hygiene of the Area.	See TPB Paper paragraph 6.45.
C50	(a) Support R6 to R7, R9 to R12, R20 to R27.	See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.

¹ From a rough estimates of the 40,000 new job provided in the TCNTE area, about 45% (18,000 jobs) would be for clerical works, elementary occupations and service sales workers which require no or relatively low skills.

	(b) Local character should be preserved.	Local character has been preserved. For example, the existing villages are zoned "V" to reflect low-rise village settlements and preserve the cultural heritage of the village.
C55	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) No shopping mall, exhibition centre and resort, and bridge linking to mainland should be provided in Tung Chung.</p> <p>(c) Reclamation should not be carried out to save the pink dolphin.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraphs 6.38.</p> <p>There is no exhibition centre and resort in Tung Chung Town Centre area. For shopping mall, they are existing commercial developments adjacent to the Tung Chung Railway Station to capitalize on transport accessibility and create a focal point for the town centre.</p> <p>See TPB Paper paragraph 6.29. The EIA Report has been approved by EPD with conditions on 8.4.2016.</p>
C62	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) The development intensity should be reduced.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>See TPB Paper paragraph 6.30.</p>

C63	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) No unjustified developments should be carried out.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>Major new development sites in the Area are mainly to reflect the land use proposals recommended by the Tung Chung Study and supported by technical assessment including traffic, infrastructure, air, environment etc. The EIA Report was approved by EPD with conditions on 8.4.2016.</p>
C68	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market and cooked food centre operated by FEHD in Tung Chung. Housing Authority should allow the provision of market for residents at the open area within public housing estate.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p>
C74	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) There is grave demand for the provision of cycle track, large-scale park, open space and market operated by FEHD in Tung Chung but not commercial and private residential developments.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraphs 6.18, 6.20, 6.43 and 6.45.</p>

C80	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) The woodland area should not be destroyed.</p> <p>(d) The internal traffic connection should be improved.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>Most of the woodland area is zoned “GB” and “CA” and there is general presumption against development within these zones. According to the EIA report of the Tung Chung Study, compensation woodland planting would be provided for the woodland that is inevitably affected by the development.</p> <p>See TPB Paper paragraph 6.38.</p>
C81	<p>(a) Support R6 to R7, R9 to R12, R20 to R27.</p> <p>(b) It is necessary for the provision of market operated by FEHD in Tung Chung.</p> <p>(c) There is demand for the provision of dining service after mid-night.</p>	<p>See TPB Paper paragraphs 6.17 to 6.20, 6.22 to 6.25, 6.29 to 6.43, 6.45, 6.46 and 6.50.</p> <p>See TPB Paper paragraph 6.45.</p> <p>There is provision for “Eating Place” use under respective land uses zonings (e.g. “C” and “R(A)” zones) on the draft OZP. However, relevant regulations should be complied with and government departments should be consulted on the impacts to the surroundings.</p>



申述個案 Representation No.	相關意見 Related Comment No.	相關修訂項目 Related to Amendment Item
R1	C1-C3	A1 C D-J
R2	C1-C4, C12	A1 C R3
R3	C1, C4	A1
R4	C1	A1
R5	C5-C11	A1
R6-R7	C15-C81	B2 C D1 D2 E1, F1, G1 F2 H1 J K R3
R8	-	B2 C D1 E1, F1, G1
R9-R10	C15-C81	B2 C D1 E1, F1, G1 F2
R11-R12	C15-C81	C D2 E1, F1, G1 H1 J
R13	-	C E1, F1, G1 H1 R3
R14	-	C E1, F1, G1 R3
R15	-	C E1, F1, G1 H1
R16	-	H1
R17	-	K
R21	C13, C15-C81	A1 C D1 D2 E1, F1, G1 F2 R3
R24	C12, C15-C81	A1
R28	-	B2 C D1 E1, F1, G1 F2

支持的申述個案編號
SUPPORTIVE REPRESENTATION No. **R1**

負面的申述個案編號
ADVERSE REPRESENTATIONS No. **R2 - R17, R21, R24 & R28**

申述個案編號
REPRESENTATIONS No. **R18 - R20, R22, R23 & R25 - R27**

沒有指明特定地點(有關東涌的進一步發展及/或黃龍坑)
DO NOT INDICATE ANY SPECIFIC SITE (RELATED TO THE FURTHER DEVELOPMENT IN TUNG CHUNG AND/OR WONG LUNG HANG)

納入分區計劃大綱圖編號S/I-TCTC/21的修訂項目
AMENDMENT ITEMS INCORPORATED INTO OUTLINE ZONING PLAN No. S/I-TCTC/21

實地照片的觀景點(參閱圖H-3至H-3c)
VIEWING POINT OF SITE PHOTO (REFER TO PLANS H-3 TO H-3C)

位置圖 LOCATION PLAN

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28
以及相關意見個案編號C1-C81作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81

DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

SCALE 1:12 000 比例尺
METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 METRES

本摘要圖於2016年9月13日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱圖編號S/I-TCTC/21

EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016

規劃署
PLANNING
DEPARTMENT

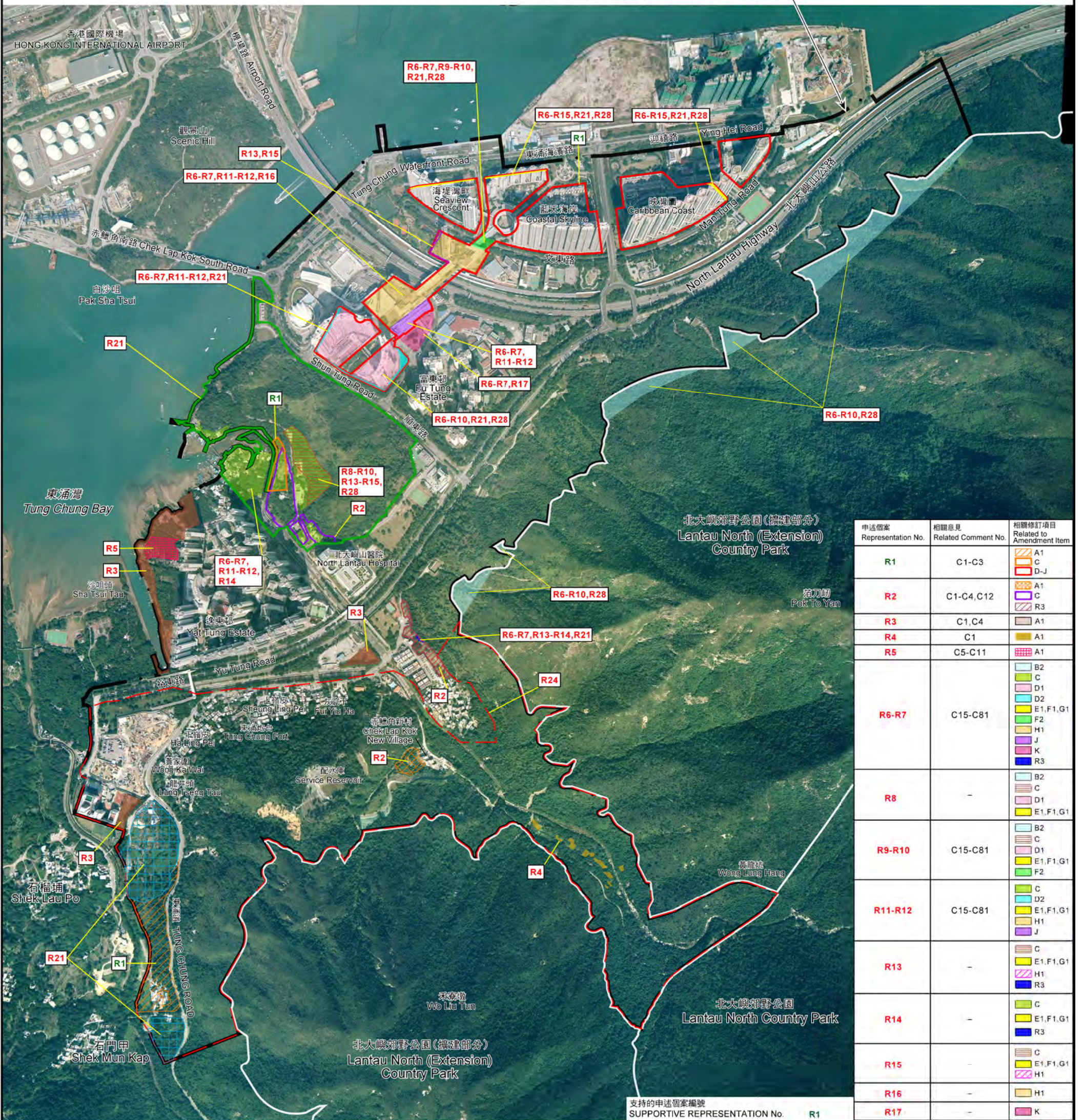


參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 1



東涌市中心地區分區計劃大綱草圖的規劃範圍
Planning Scheme of the Draft Tung Chung
Town Centre Area Outline Zoning Plan



申述個案 Representation No.	相關意見 Related Comment No.	相關修訂項目 Related to Amendment Item
R1	C1-C3	A1 C D-J
R2	C1-C4, C12	A1 C R3
R3	C1, C4	A1
R4	C1	A1
R5	C5-C11	A1 B2 C D1 D2 E1, F1, G1 F2 H1 J K R3
R6-R7	C15-C81	B2 C D1 D2 E1, F1, G1 F2 H1 J K R3
R8	-	B2 C D1 E1, F1, G1
R9-R10	C15-C81	B2 C D1 D2 E1, F1, G1 F2
R11-R12	C15-C81	C D2 E1, F1, G1 H1 J
R13	-	C E1, F1, G1 H1 R3
R14	-	C E1, F1, G1 R3
R15	-	C E1, F1, G1 H1
R16	-	H1
R17	-	K
R21	C13, C15-C81	A1 C D1 D2 E1, F1, G1 F2 R3
R24	C12, C15-C81	A1 B2 C D1 E1, F1, G1 F2
R28	-	B2 C D1 E1, F1, G1 F2

支持的申述個案編號
SUPPORTIVE REPRESENTATION No. **R1**

負面的申述個案編號
ADVERSE REPRESENTATIONS No. **R2 - R17, R21, R24 & R28**

申述個案編號
REPRESENTATIONS No. **R18 - R20, R22, R23 & R25 - R27**

沒有指明特定地點(有關東涌的進一步發展及/或黃龍坑)
DO NOT INDICATE ANY SPECIFIC SITE (RELATED TO THE FURTHER DEVELOPMENT IN TUNG CHUNG AND/OR WONG LUNG HANG)

(A1) 納入分區計劃大綱圖編號S/I-TCTC/21的修訂項目
AMENDMENT ITEMS INCORPORATED INTO OUTLINE ZONING PLAN No. S/I-TCTC/21

航攝照片 AERIAL PHOTO

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81

DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/I-TCTC/21-1 to 28

圖 PLAN

H - 2

本摘要圖於2016年9月13日擬備，
所根據的資料為地政總署於2015年1月17日
拍得的航攝照片編號CW113093

EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON AERIAL PHOTOS No. CW113093
TAKEN ON 17.1.2015 BY LANDS DEPARTMENT

觀景點
VIEWING POINT 1



申述個案編號 REPRESENTATIONS No. **R1**, **R6 - R16** & **R28**
相關修訂項目 RELATED AMENDMENT ITEMS No. E1 to H1
(改劃綜合發展區 REZONING OF CDA)

觀景點
VIEWING POINT 2



申述個案編號 REPRESENTATIONS No. **R1**, **R6 - R16** & **R28**
相關修訂項目 RELATED AMENDMENT ITEMS No. D1, D2, H1, H2 & J
(改劃綜合發展區 REZONING OF CDA)

實地照片 SITE PHOTOS

就東涌市中心地區分區計劃大綱草圖編號 S/I-TCTC/21 提出的申述個案編號 R1 - R28 以及相關意見個案編號 C1 - C81 作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81

DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

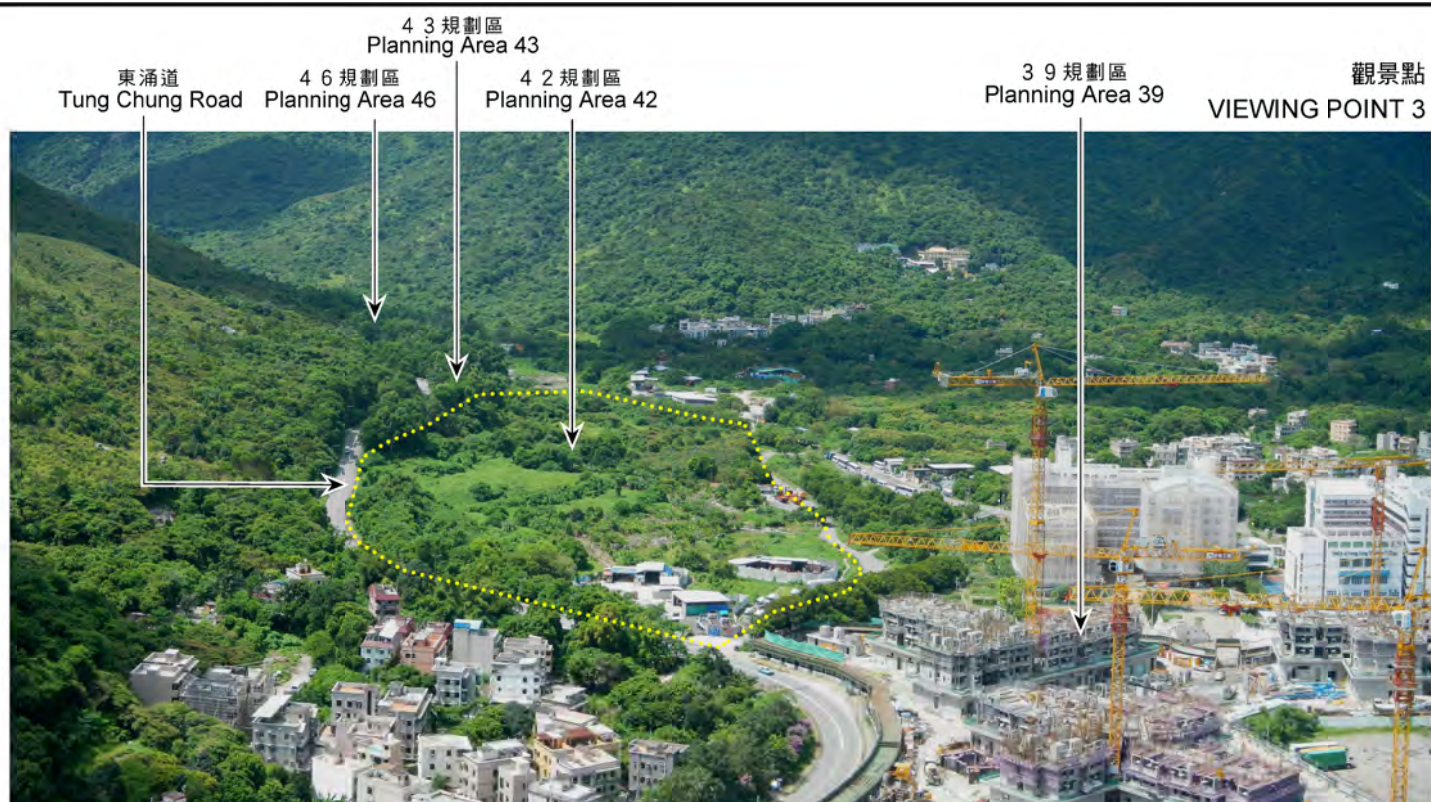
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 3

本摘要圖於2016年9月13日擬備，
所根據的資料為攝於2015年的實地照片
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON SITE PHOTOS TAKEN IN 2015



申述個案編號 REPRESENTATIONS No. R18, R20, **R21**, R22, **R24** & R27
 相關修訂項目 RELATED AMENDMENT ITEM A1 (規劃區 PLANNING AREA 42)



申述個案編號 REPRESENTATIONS No. **R1**, R20, **R21**, R22, R23, **R24** & R25 - R27
 相關修訂項目 RELATED AMENDMENT ITEM A1 (規劃區 PLANNING AREA 43)



申述個案編號 REPRESENTATIONS No. R18, R20, **R21**, R22, **R24** & R27
 相關修訂項目 RELATED AMENDMENT ITEM A1 (規劃區 PLANNING AREAS 43 & 46)

實地照片 SITE PHOTOS

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
 以及相關意見個案編號C1-C81作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 - R28
 AND RELATED COMMENTS No. C1 - C81

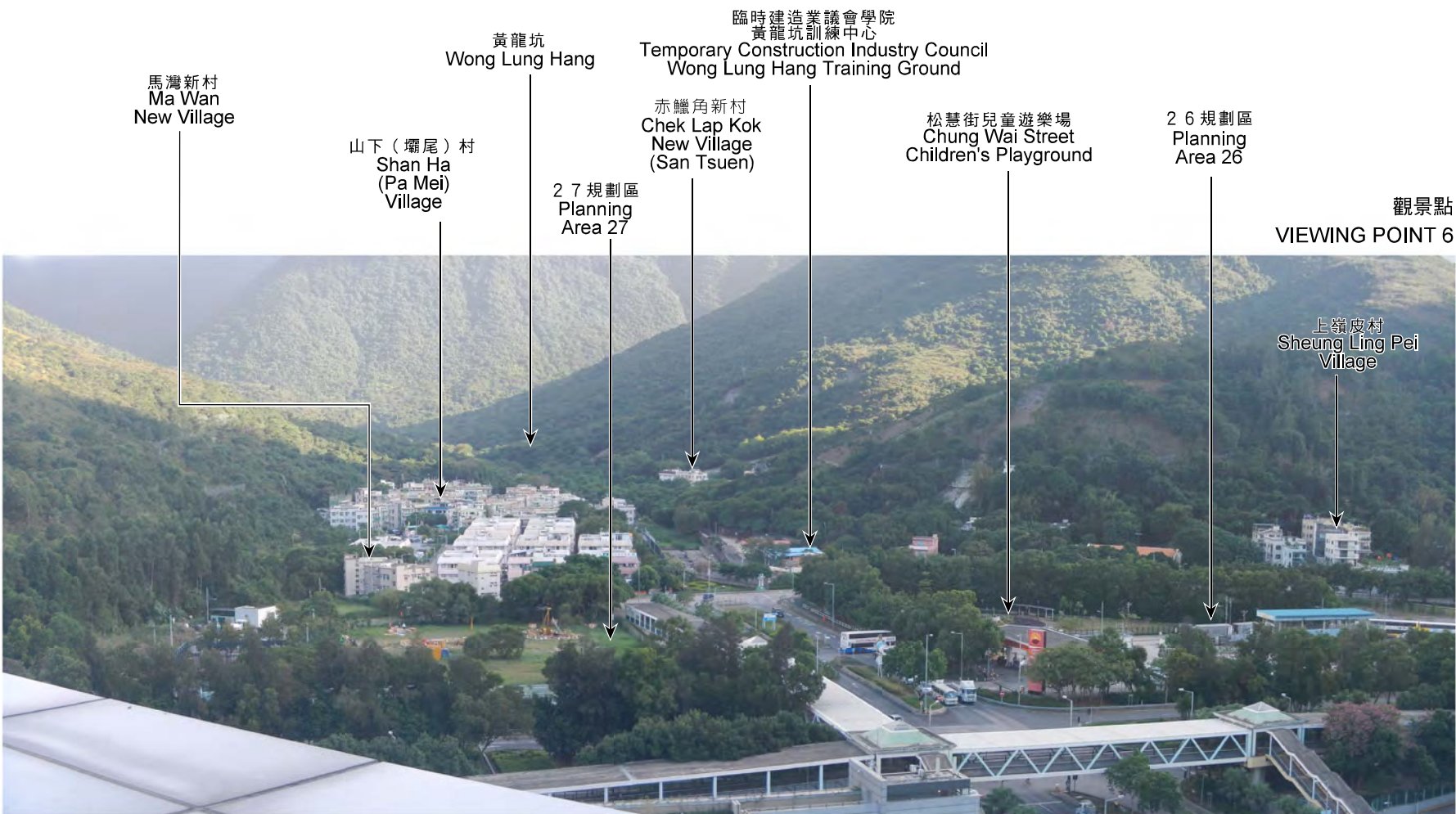
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/I-TCTC/21-1 to 28

圖 PLAN
 H - 3a



申述個案編號 REPRESENTATIONS No. **R2, R4, R6, R7, R13, R14**, R20, **R21**, R22 - R23, **R24** & R25 - R27
相關修訂項目 RELATED AMENDMENT ITEMS A1 & R3
(黃龍坑、赤鱗角新村、馬灣新村及松慧街兒童遊樂場
WONG LUNG HANG, CHEK LAP KOK NEW VILLAGE, MA WAN NEW VILLAGE AND
CHUNG WAI STREET CHILDREN'S PLAYGROUND)



申述個案編號 REPRESENTATIONS No. R20, **R21**, R22, R23, **R24** & R25 - R27
相關修訂項目 RELATED AMENDMENT ITEM A1 (黃龍坑 WONG LUNG HANG)

<div>本摘要圖於2016年9月13日擬備， 所根據的資料為攝於2015年的實地照片 EXTRACT PLAN PREPARED ON 13.9.2016 BASED ON SITE PHOTOS TAKEN IN 2015</div>	<div>實地照片 SITE PHOTOS</div> <div>就東涌市中心地區分區計劃大綱草圖編號 S／I－TCTC／21 提出的申述個案編號 R 1－R 2 8 號 以及相關意見個案編號 C 1－C 8 1 作出考慮</div> <div>CONSIDERATION OF REPRESENTATIONS No. R1 - R28 AND RELATED COMMENTS No. C1 - C81 DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21</div>	<div>規劃署 PLANNING DEPARTMENT</div> <div></div>
	<div>參考編號 REFERENCE No. R/S/I-TCTC/21-1 to 28</div>	<div>圖 PLAN H - 3b</div>



申述個案編號 REPRESENTATIONS No. **R1, R2, R6 - R15 & R28**
相關修訂項目 RELATED AMENDMENT ITEM C (規劃區 PLANNING AREAS 23 & 48)

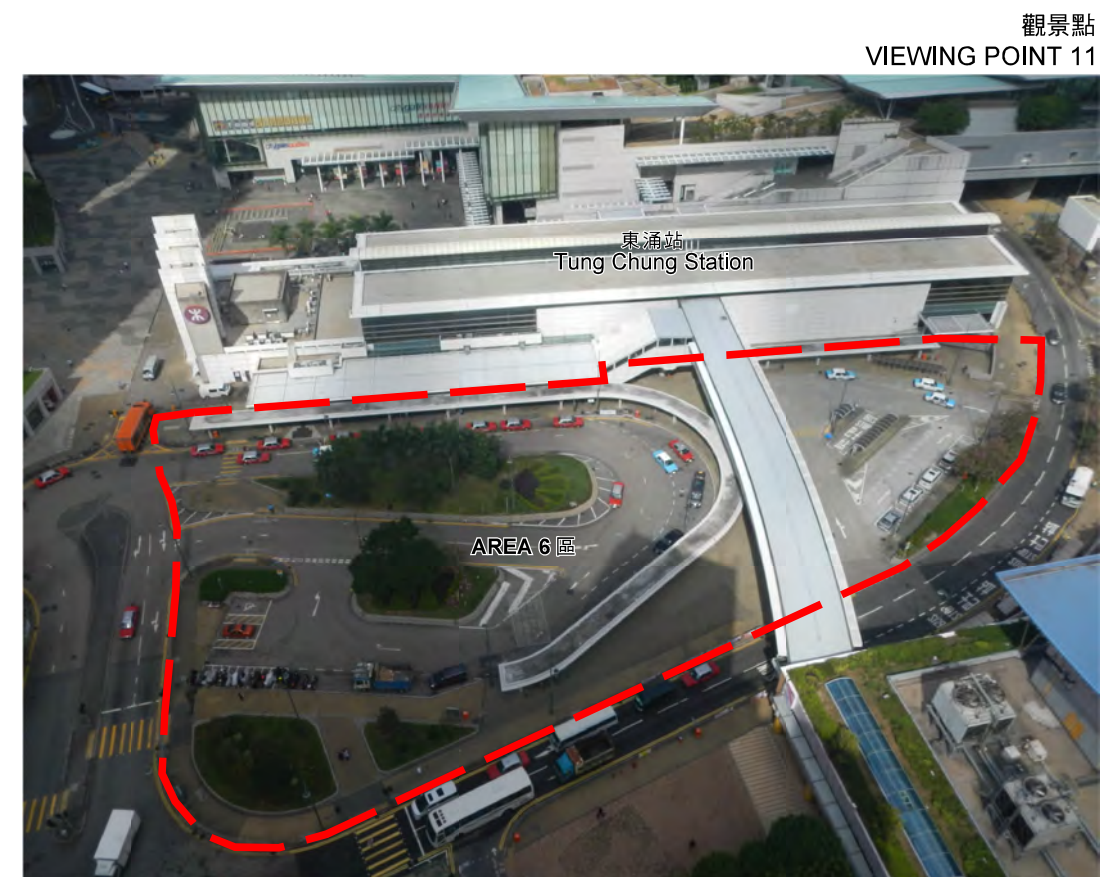
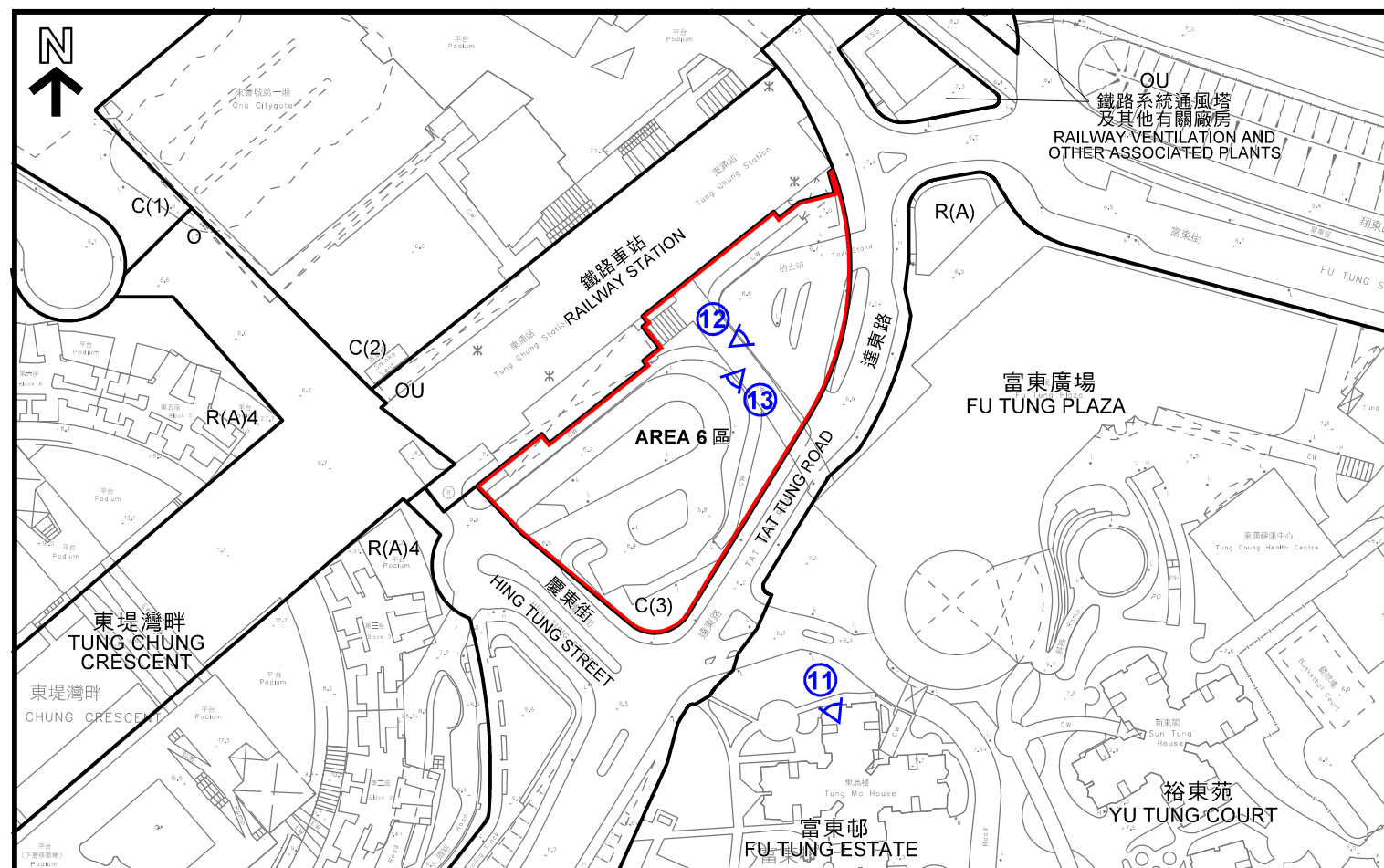


申述個案編號 REPRESENTATION No. **R2**
相關修訂項目 RELATED AMENDMENT ITEM C
(2 4 B 規劃區及黃泥屋村 PLANNING AREA 24B AND WONG NEI UK VILLAGE)



申述個案編號 REPRESENTATIONS No. **R3 & R5**
相關修訂項目 RELATED AMENDMENT ITEM A1 (規劃區 PLANNING AREAS 32 & 33)

<p>本摘要圖於2016年9月13日擬備， 所根據的資料為攝於2015年的實地照片 EXTRACT PLAN PREPARED ON 13.9.2016 BASED ON SITE PHOTOS TAKEN IN 2015</p>	<p>實地照片 SITE PHOTOS</p> <p>就東涌市中心地區分區計劃大綱草圖編號S／I－TCTC／21提出的申述個案編號R1－R28號 以及相關意見個案編號C1－C81作出考慮</p> <p>CONSIDERATION OF REPRESENTATIONS No. R1 - R28 AND RELATED COMMENTS No. C1 - C81</p> <p>DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. R/S/I-TCTC/21-1 to 28</p> <p>圖 PLAN H - 3c</p>



申述個案編號 REPRESENTATIONS No. R6, R7 & R17
相關修訂項目 RELATED AMENDMENT ITEM K (規劃區 PLANNING AREA 6)



本摘要圖於2016年9月13日擬備，
所根據的資料為攝於2015年的實地照片
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON SITE PHOTOS TAKEN IN 2015

實地照片 SITE PHOTOS

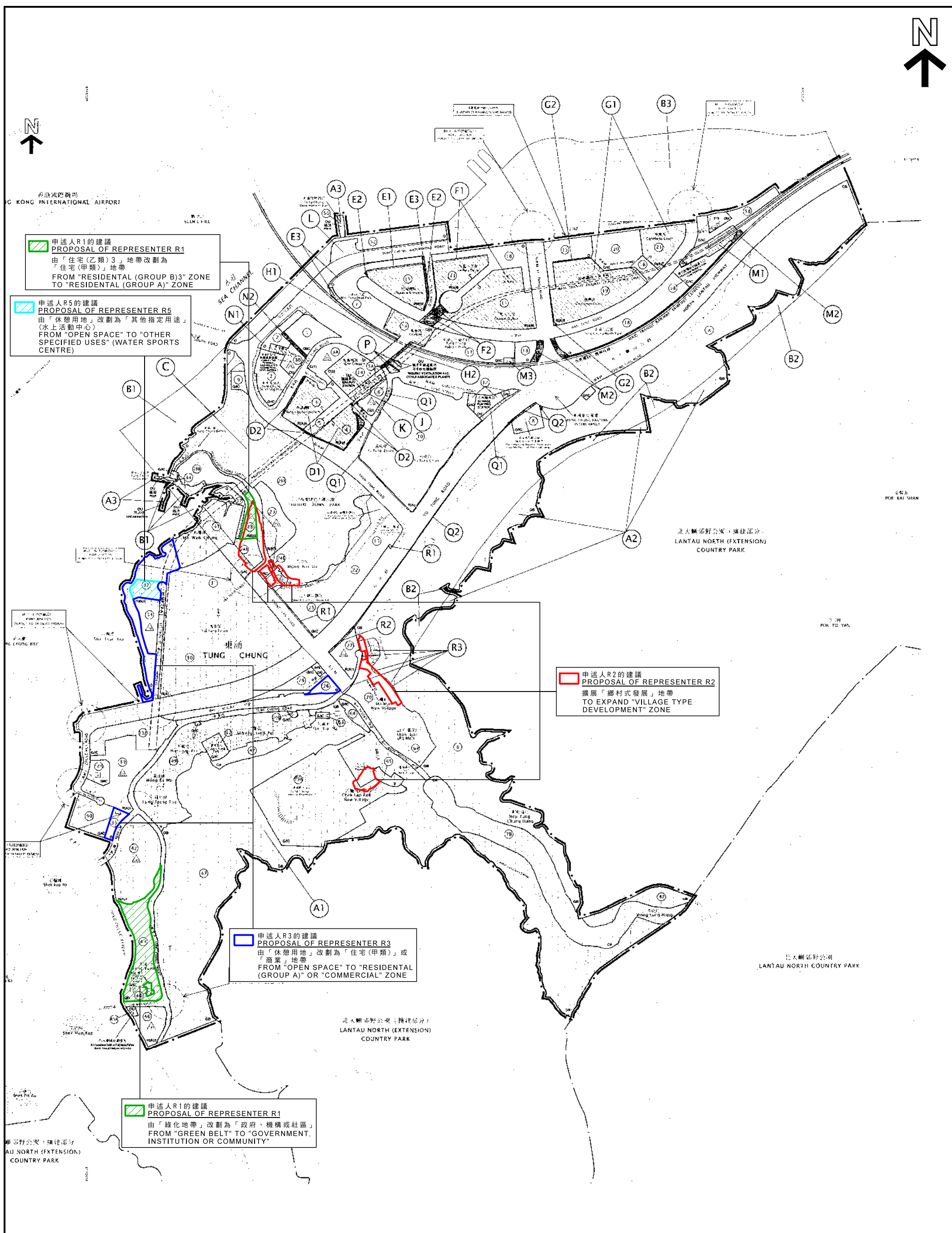
就東涌市中心地區分區計劃大綱草圖編號 S/I-TCTC/21 提出的申述個案編號 R1-R28 號
以及相關意見個案編號 C1-C81 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

PLAN
H - 3d



本摘要圖於2016年8月23日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱圖編號S/I-TCTC/21
EXTRACT PLAN PREPARED ON 23.8.2016
BASED ON OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016

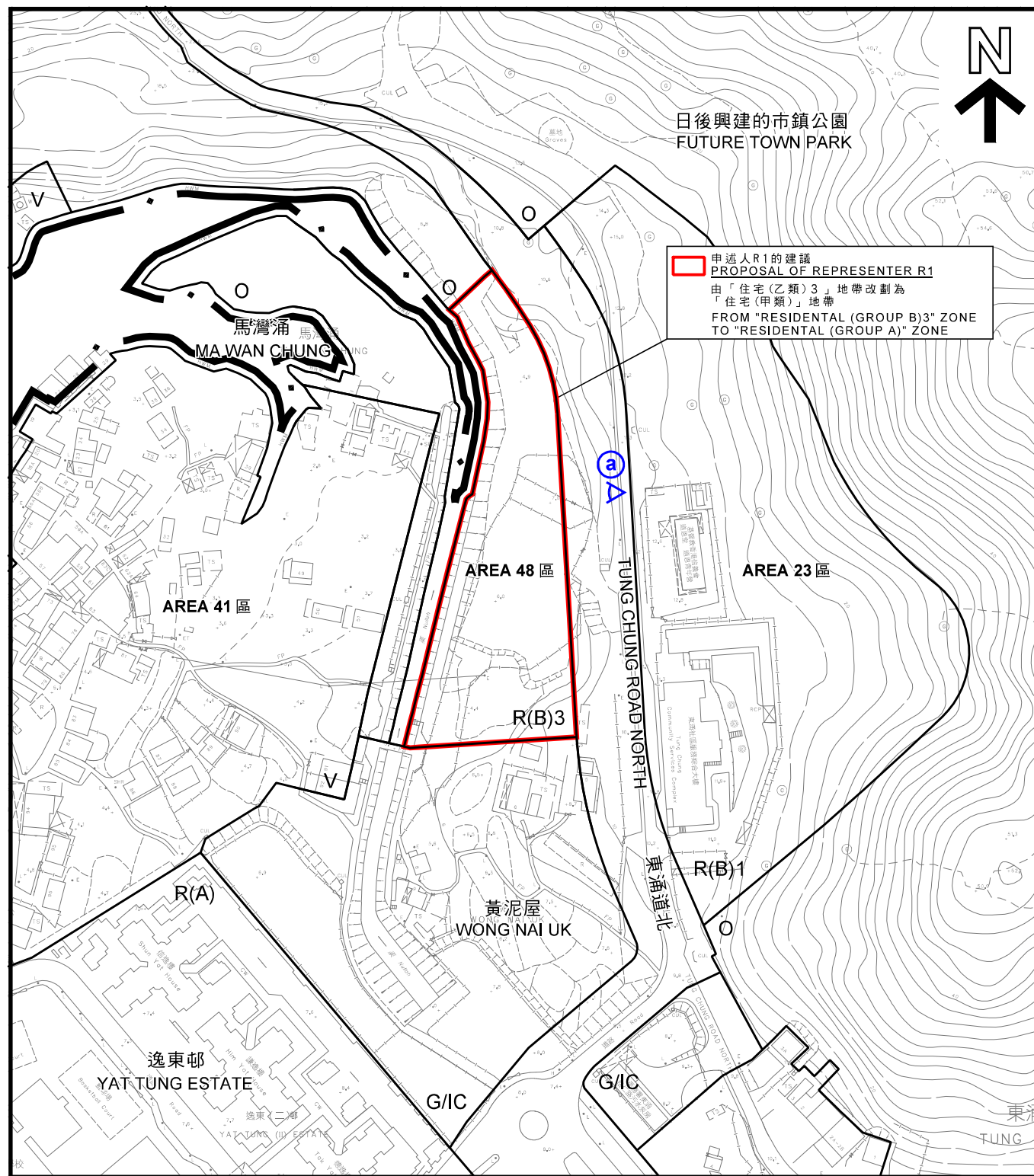
申述人(R1-R3及R5)的建議 PROPOSALS OF REPRESENTERS (R1-R3 & R5)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

SCALE 1:12 000 比例尺
100 0 100 200 300 400 500 600 700 800 900 1 000 METRES

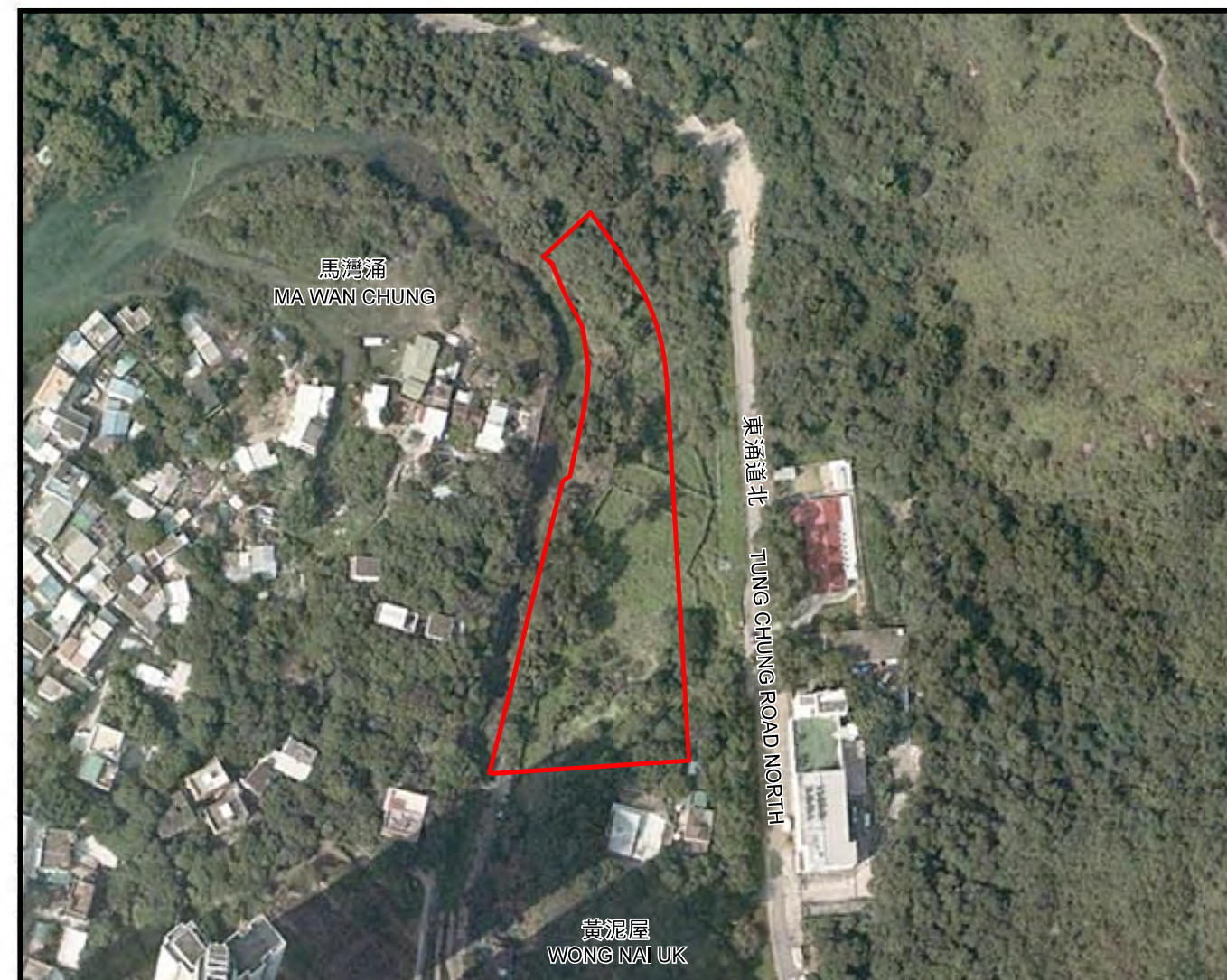
規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO



實地照片 SITE PHOTO

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2016年9月13日擬備
所根據的資料為測量圖編號9-SE-8B及8D
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
及攝於2015年的實地照片
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON SURVEY SHEETS No.9-SE-8B & 8D
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT AND SITE PHOTO TAKEN IN 2015

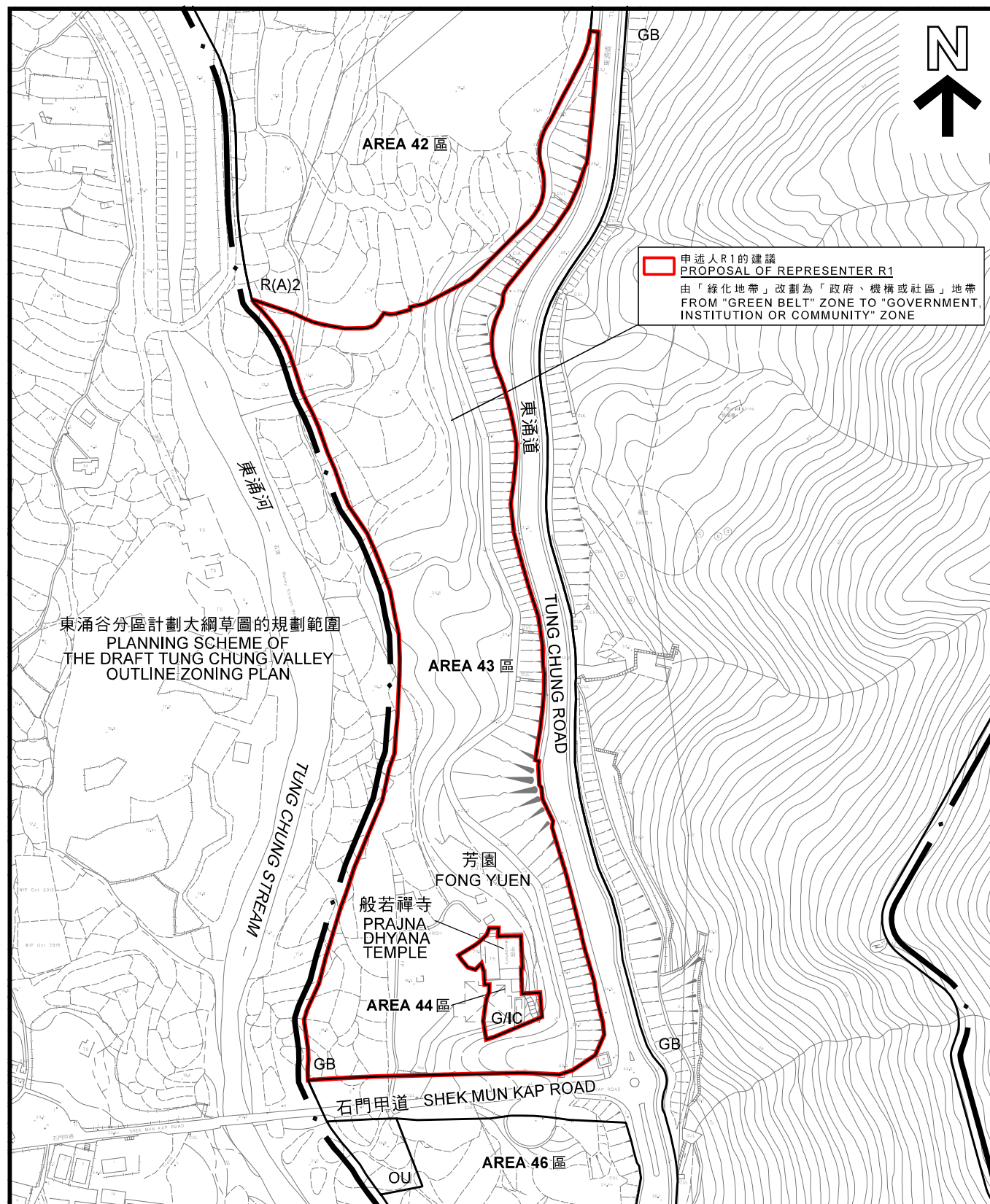
申述人(R1)的建議 PROPOSALS OF REPRESENTER (R1)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4a1



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月14日擬備
所根據的資料為測量圖編號9-SE-13A、13B、13C及13D
及地政總署於2016年3月1日拍得的航攝照片編號CS64409
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON SURVEY SHEETS No.9-SE-13A, 13B, 13C & 13D
AND AERIAL PHOTO No. CS64409 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

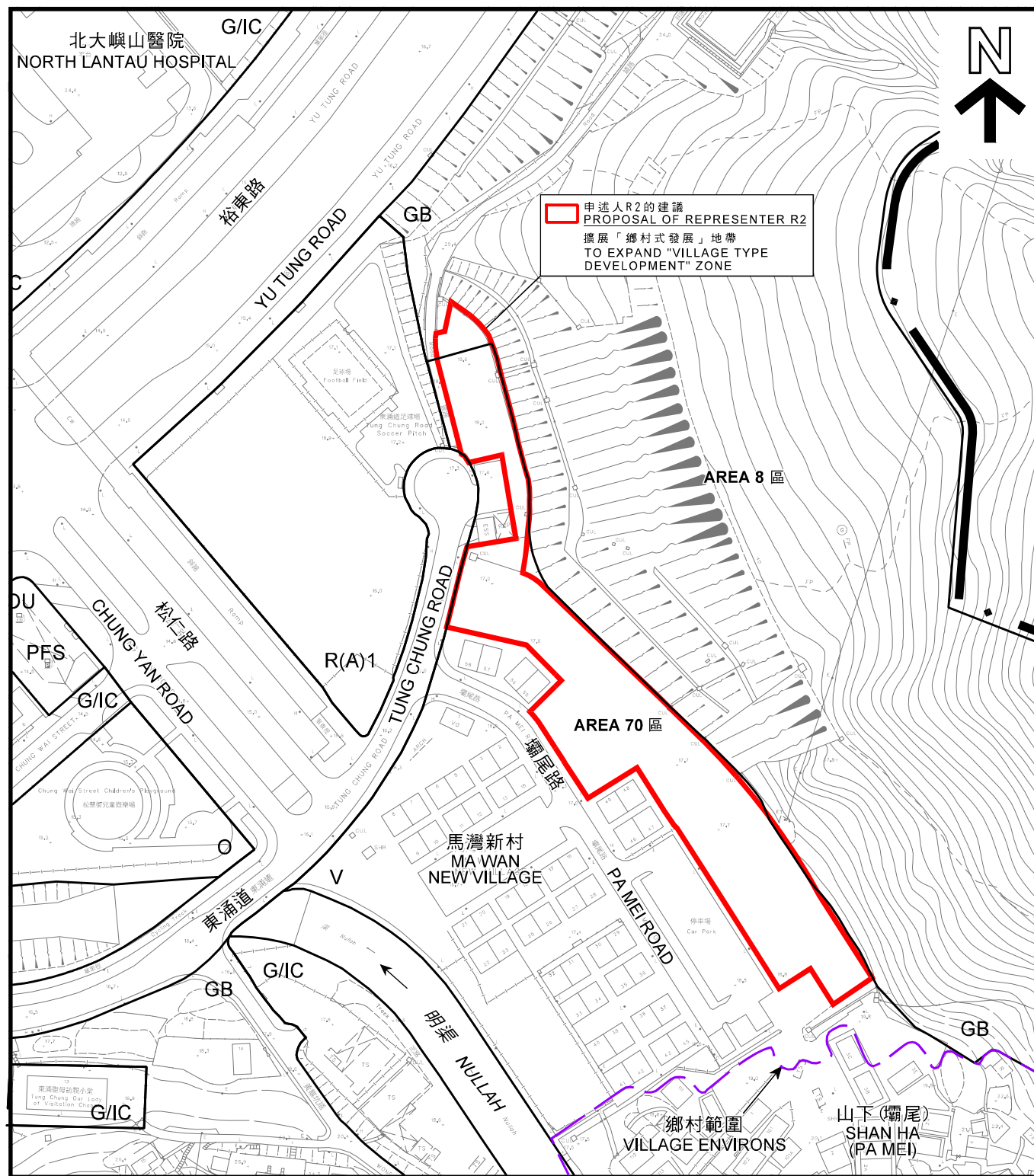
申述人(R1)的建議 PROPOSAL OF REPRESENTER (R1)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4a2



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月13日擬備
所根據的資料為測量圖編號9-SE-8D、9C、13B及14A
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON SURVEY SHEETS No.9-SE-8D, 9C, 13B & 14A
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

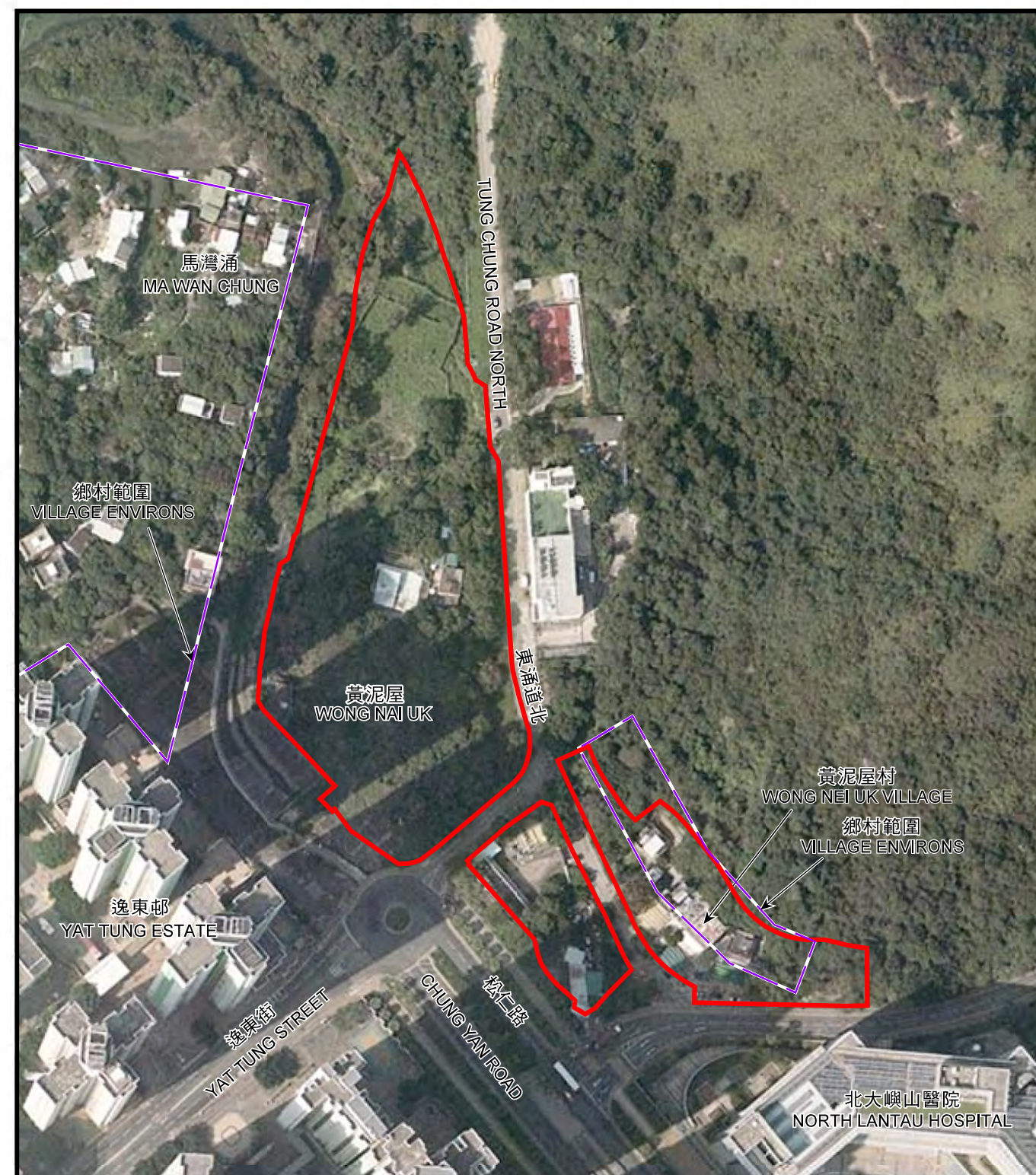
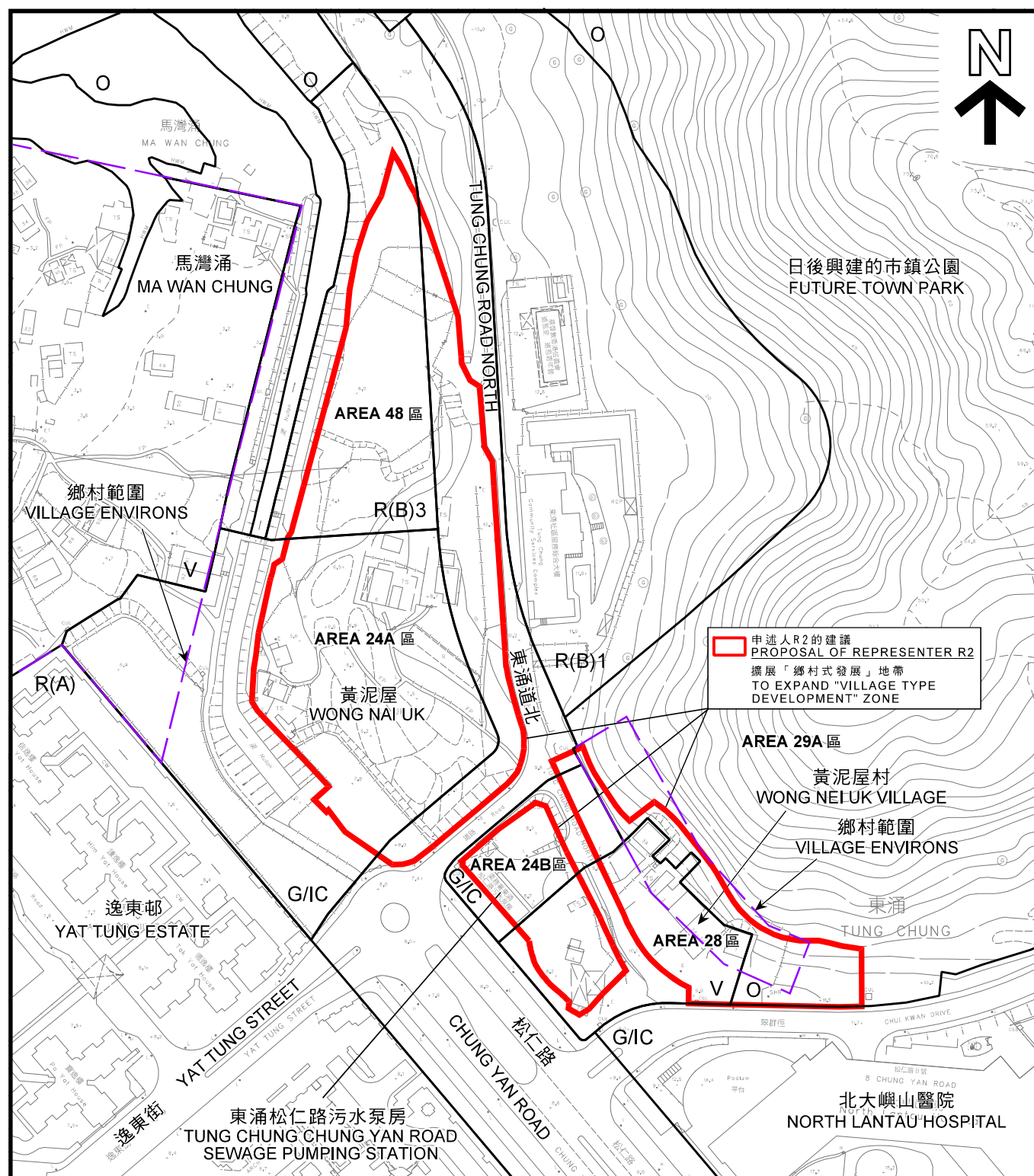
申述人(R2)的建議 PROPOSAL OF REPRESENTER (R2)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4b1



平面圖 SITE PLAN

航攝照片 AERIAL PHOTO

本摘要圖於2016年9月13日擬備
所根據的資料為測量圖編號9-SE-8B及8D
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON SURVEY SHEETS No.9-SE-8B & 8D
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

申述人(R2)的建議 PROPOSAL OF REPRESENTER (R2)

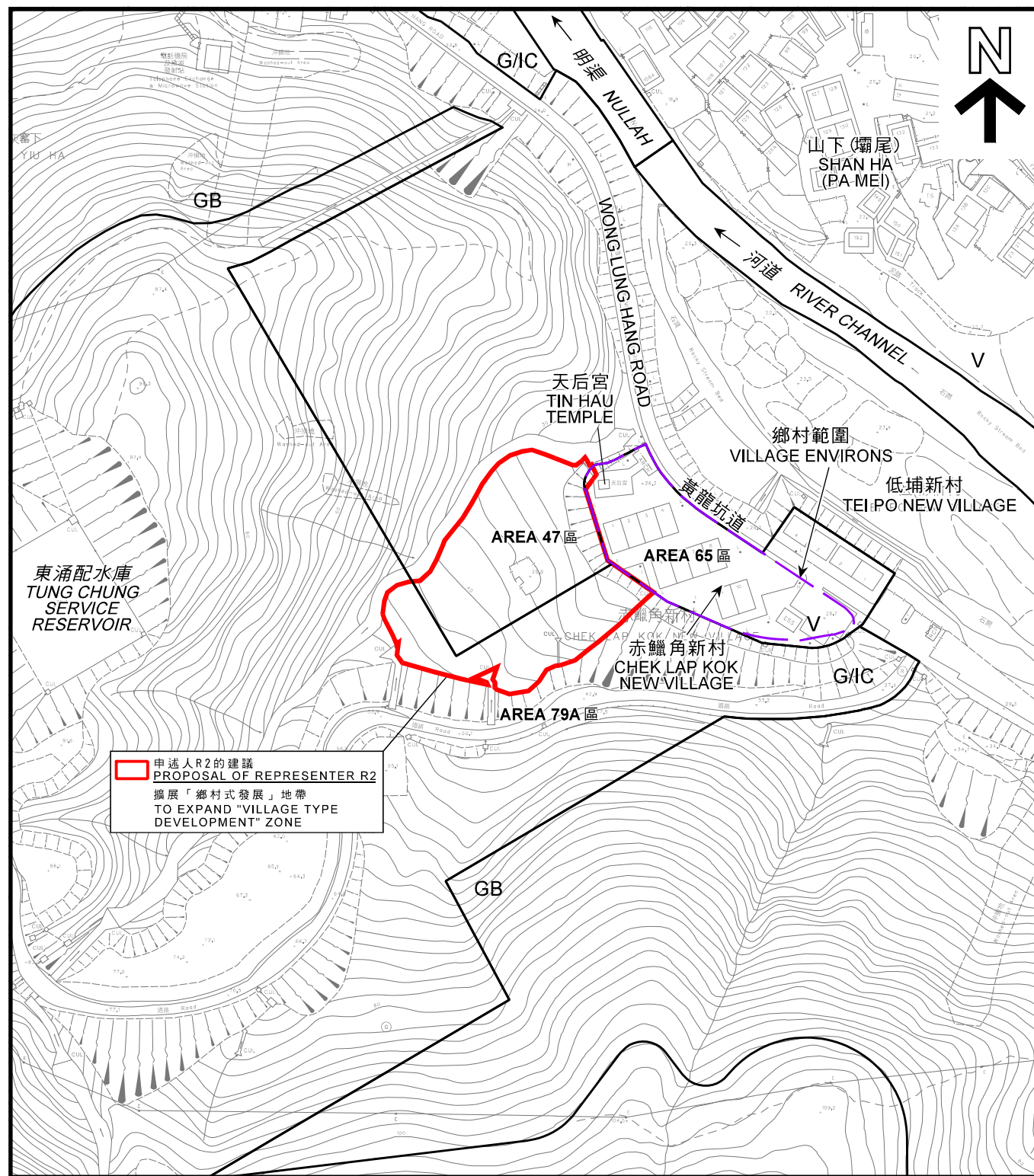
就東涌市中心地區分區計劃大綱草圖編號 S/I-TCTC/21 提出的申述個案編號 R1-R28 號
以及相關意見個案編號 C1-C81 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

PLAN
H - 4b2



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月13日擬備
所根據的資料為測量圖編號9-SE-13B及14A
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON SURVEY SHEETS No.9-SE-13B & 14A
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

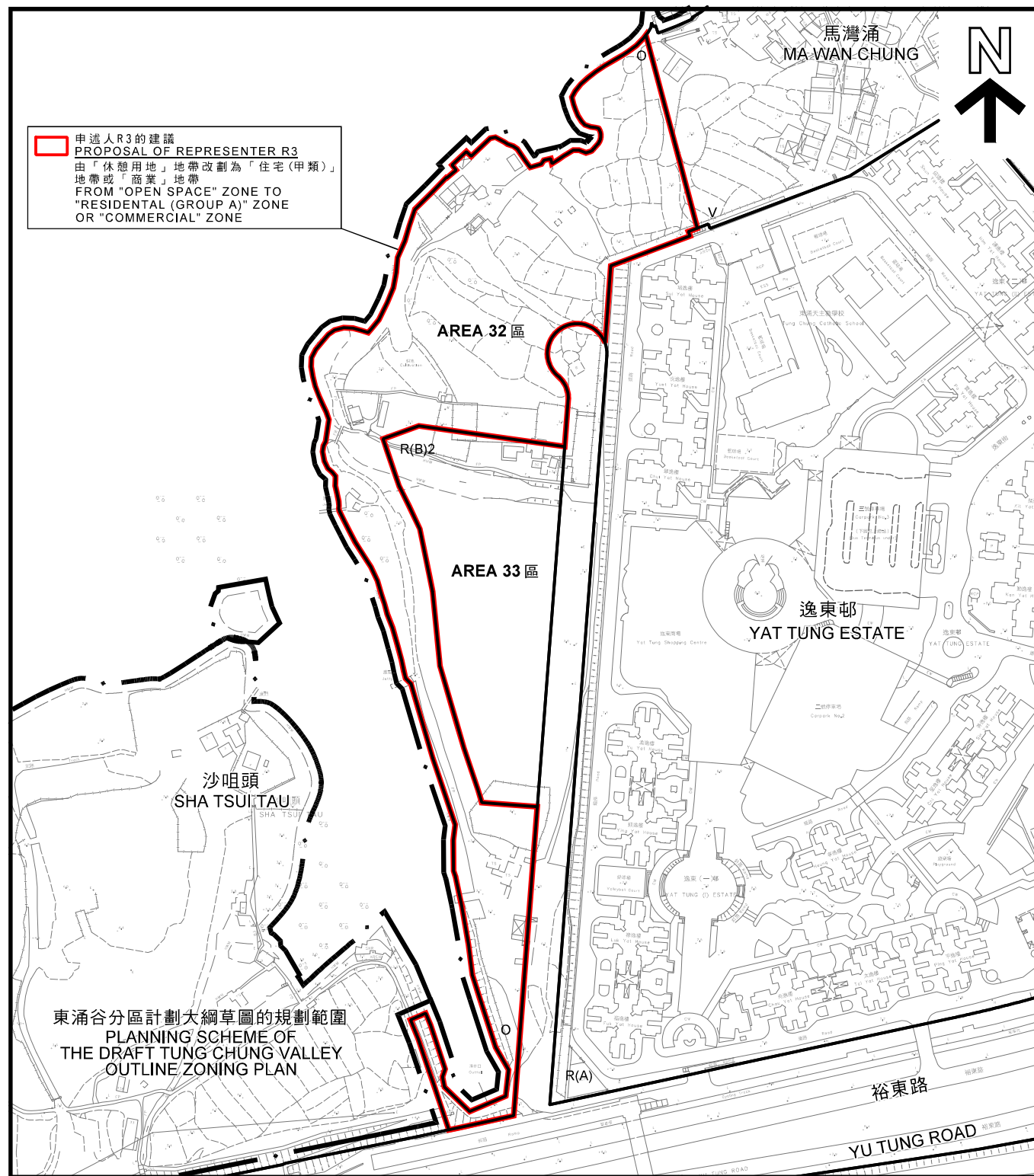
申述人(R2)的建議 PROPOSAL OF REPRESENTER (R2)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4b3



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月14日擬備
所根據的資料為測量圖編號9-SE-8C、8D、13A及13B
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON SURVEY SHEETS No.9-SE-8C, 8D, 13A & 13B
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

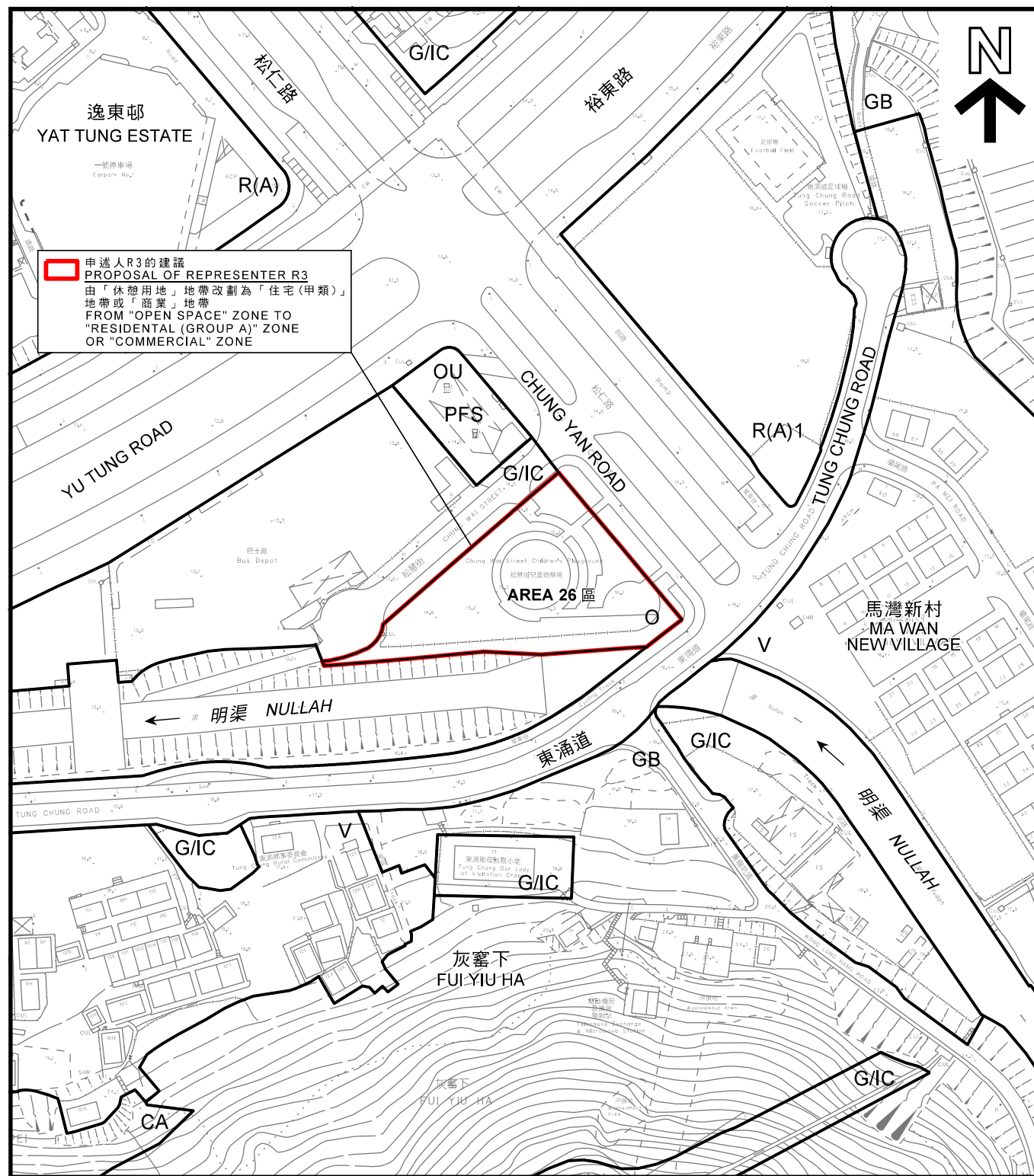
申述人(R3)的建議 PROPOSAL OF REPRESENTER (R3)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4c1



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月14日擬備
所根據的資料為測量圖編號9-SE-8D、9C、13B及14A
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON SURVEY SHEETS No.9-SE-8D, 9C, 13B & 14A
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

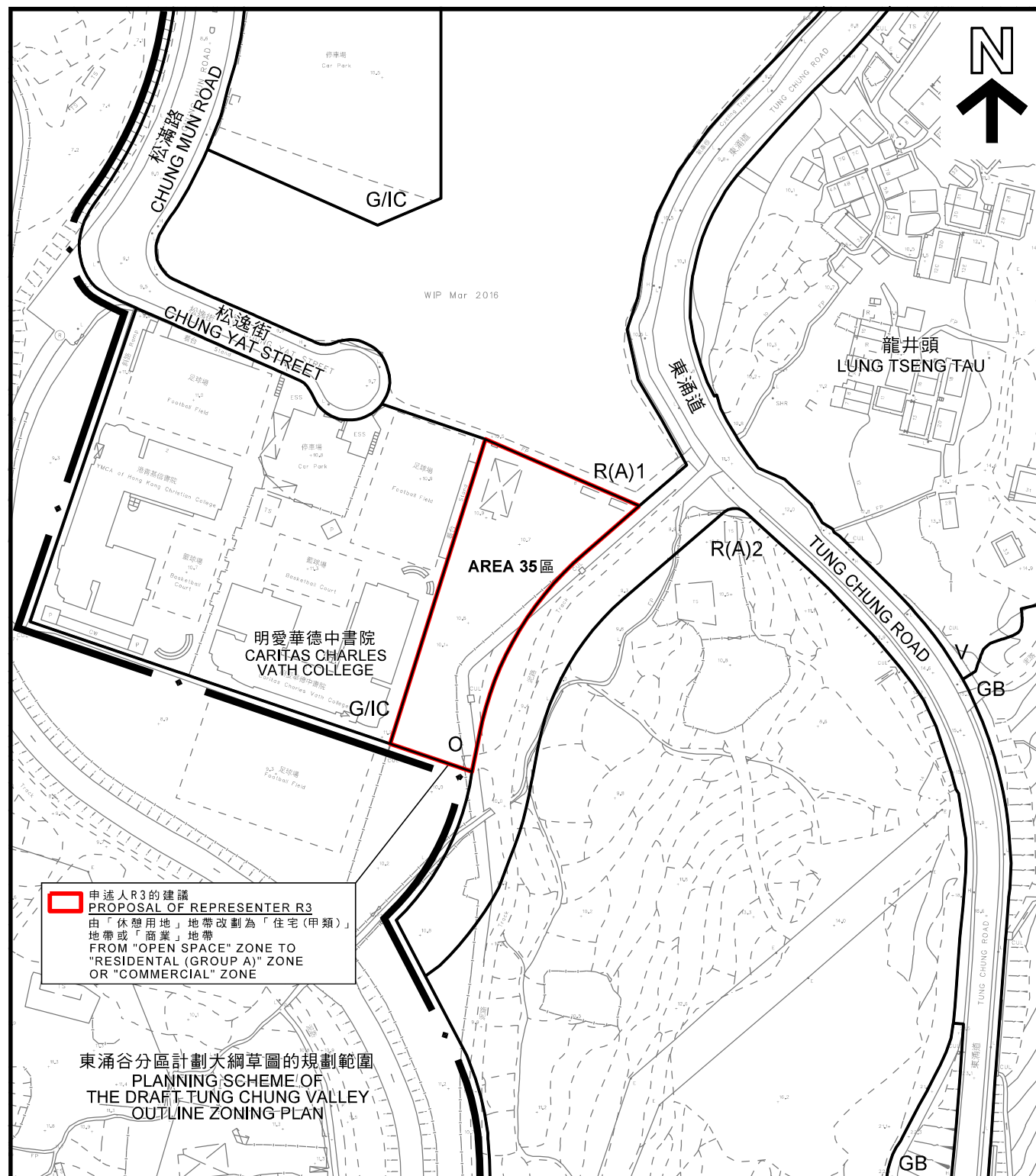
申述人(R3)的建議 PROPOSAL OF REPRESENTER (R3)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4c2



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月14日擬備
所根據的資料為測量圖編號9-SE-13A、13B、13C及13D
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON SURVEY SHEETS No.9-SE-13A, 13B, 13C & 13D
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

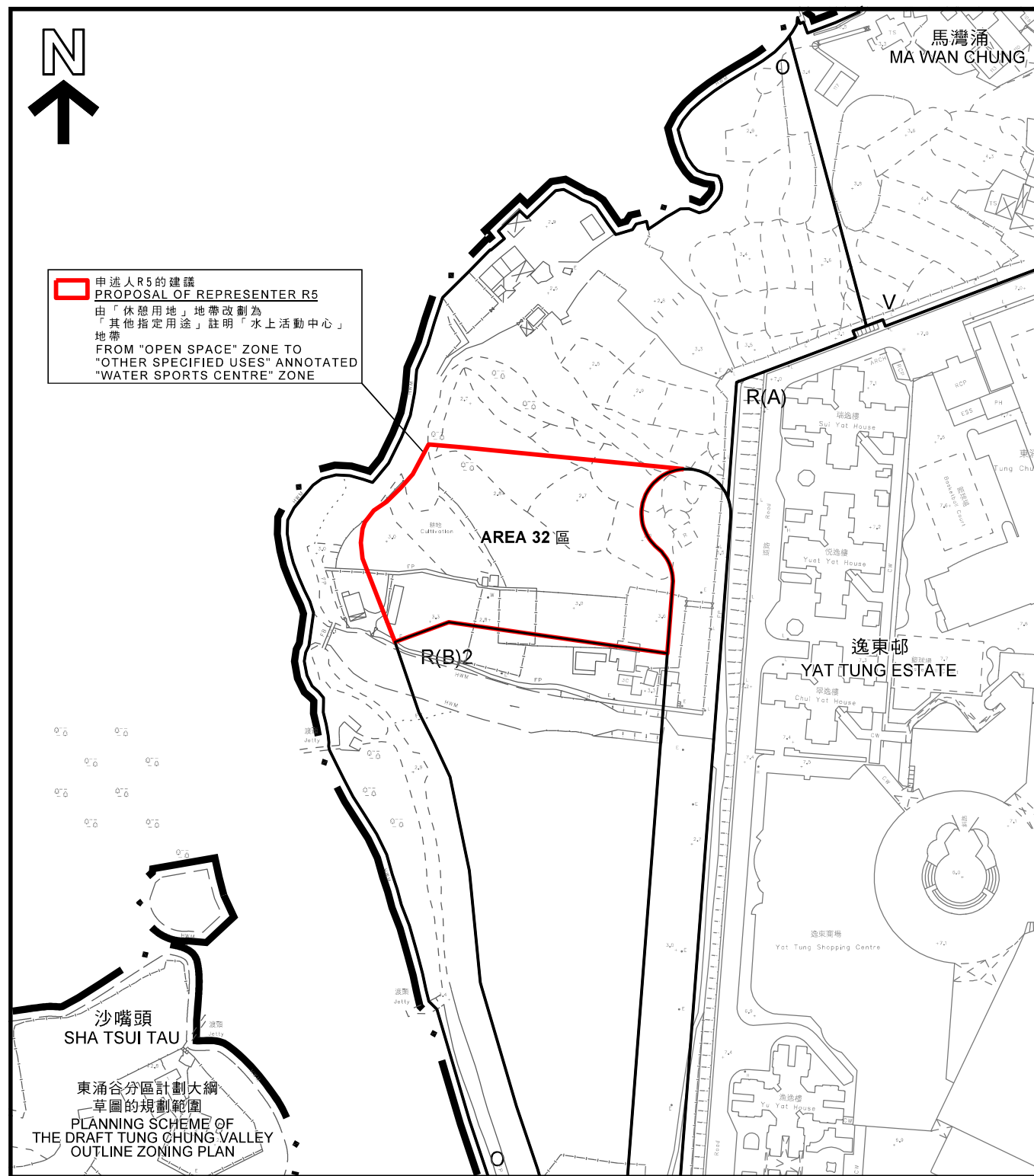
申述人(R3)的建議 PROPOSAL OF REPRESENTER (R3)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4c3



平面圖 SITE PLAN



航攝照片 AERIAL PHOTO

本摘要圖於2016年9月14日擬備
所根據的資料為測量圖編號9-SE-8C及8D
及地政總署於2016年3月1日拍得的航攝照片編號CS64127
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON SURVEY SHEETS No.9-SE-8C & 8D
AND AERIAL PHOTO No. CS64127 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

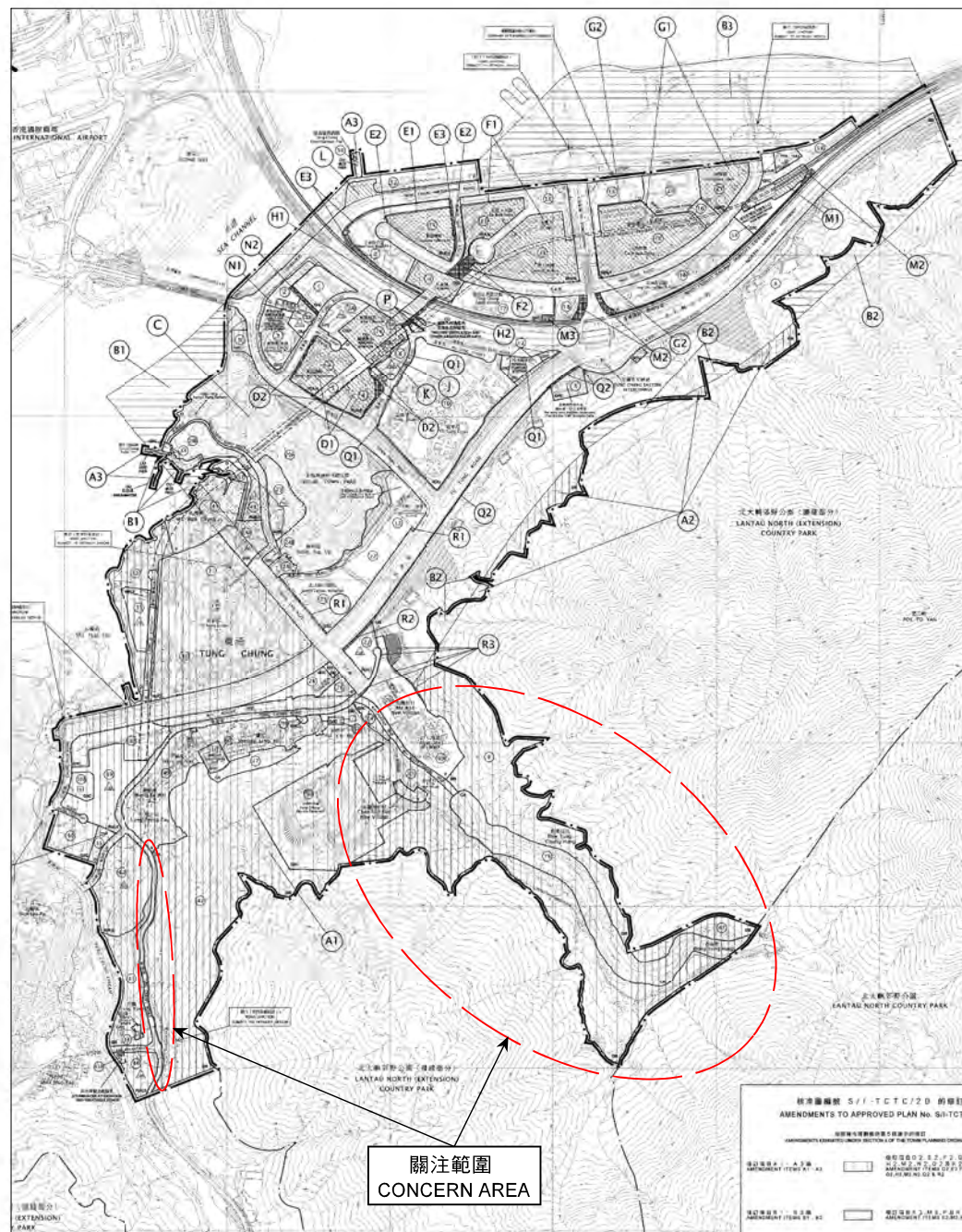
申述人(R5)的建議 PROPOSAL OF REPRESENTER (R5)
就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

規劃署
PLANNING DEPARTMENT

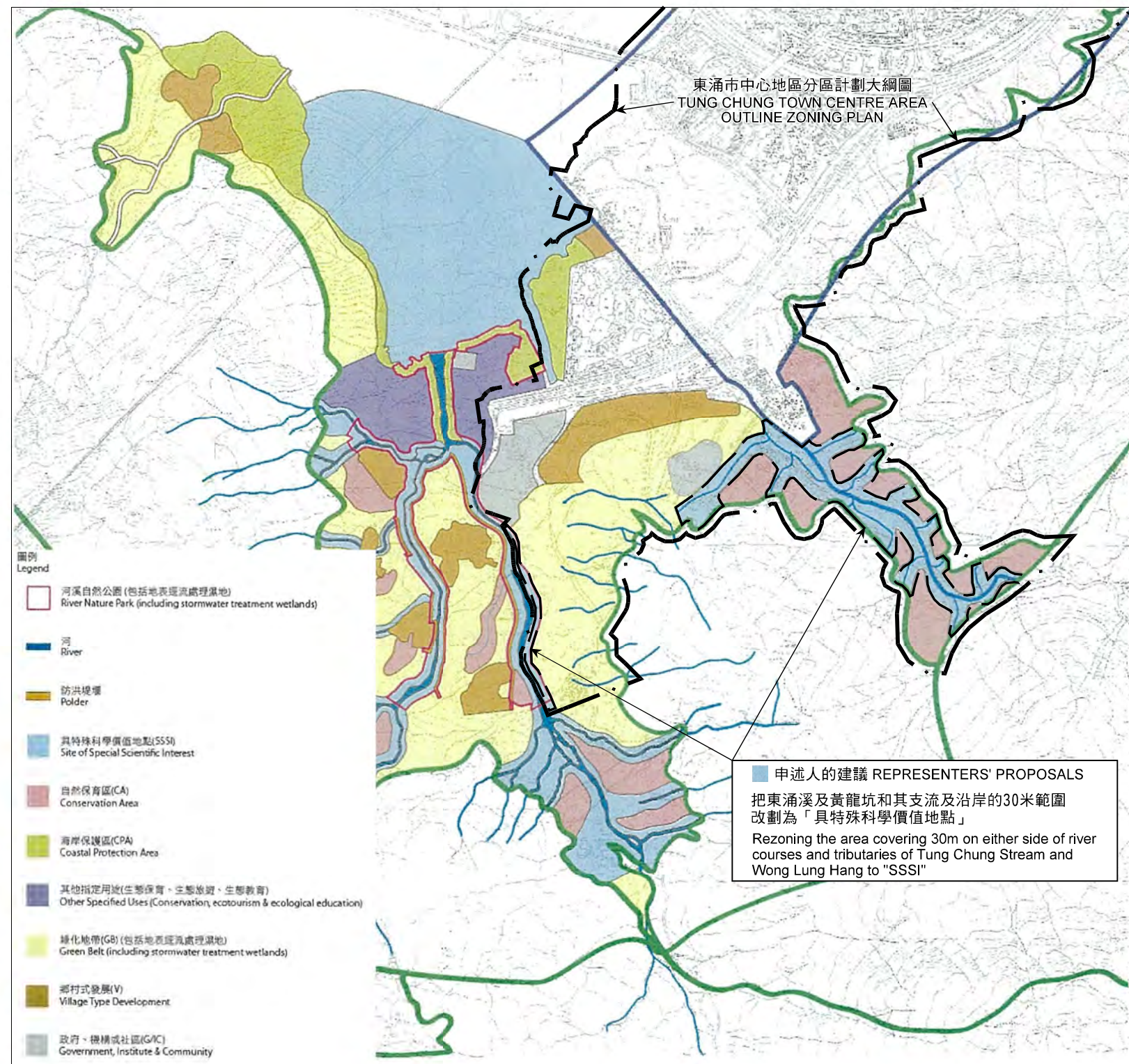


參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 4d



東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21



申述人(R20)提交的繪圖
DRAWING SUBMITTED BY REPRESENTER (R20)

東涌市中心地區分區計劃大綱草圖的規劃範圍（只作識別用）
PLANNING SCHEME OF THE DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN (FOR IDENTIFICATION PURPOSE ONLY)

申述人(R20和R22)的建議 PROPOSALS OF REPRESENTERS (R20 & R22)

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

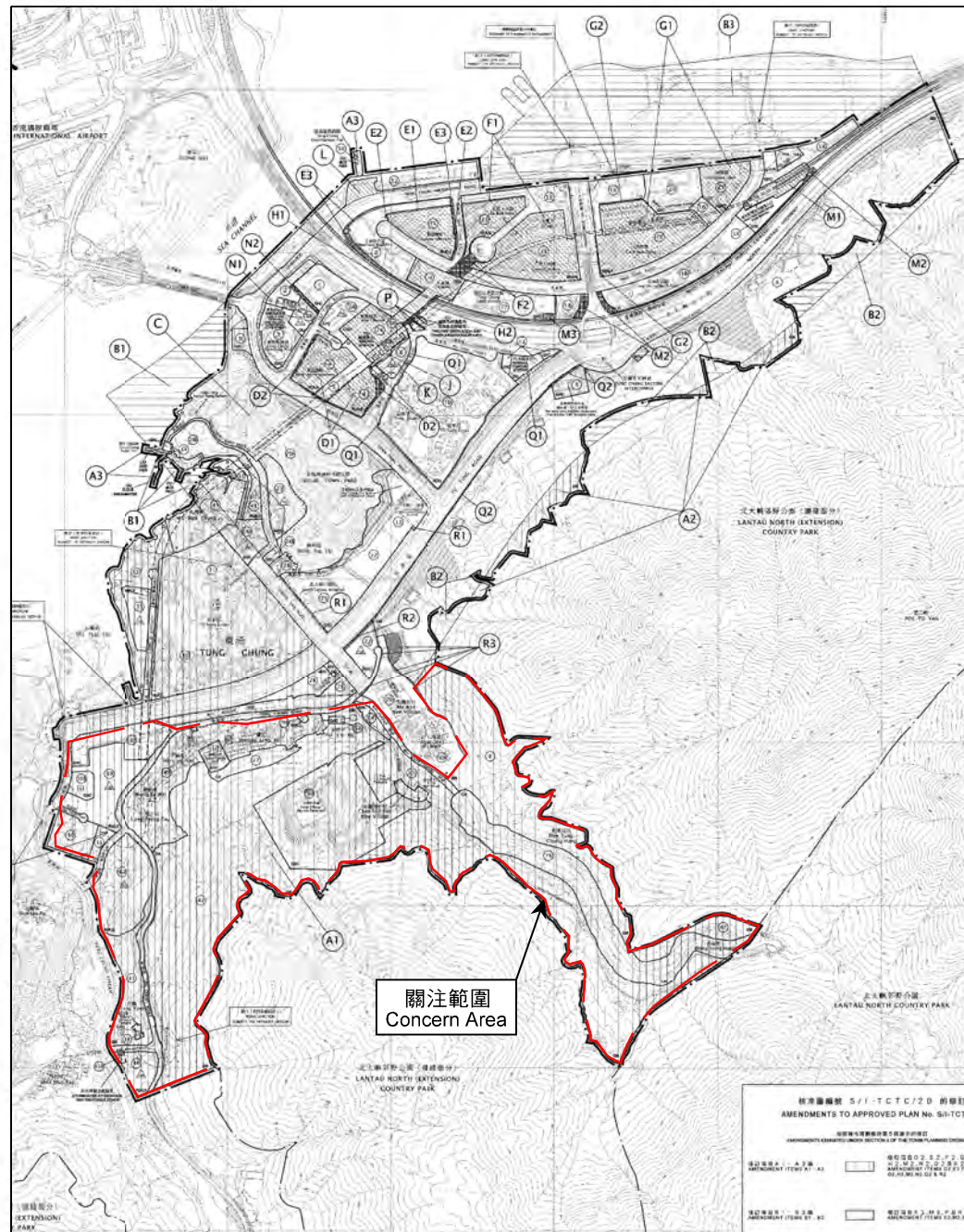
規劃署
PLANNING DEPARTMENT



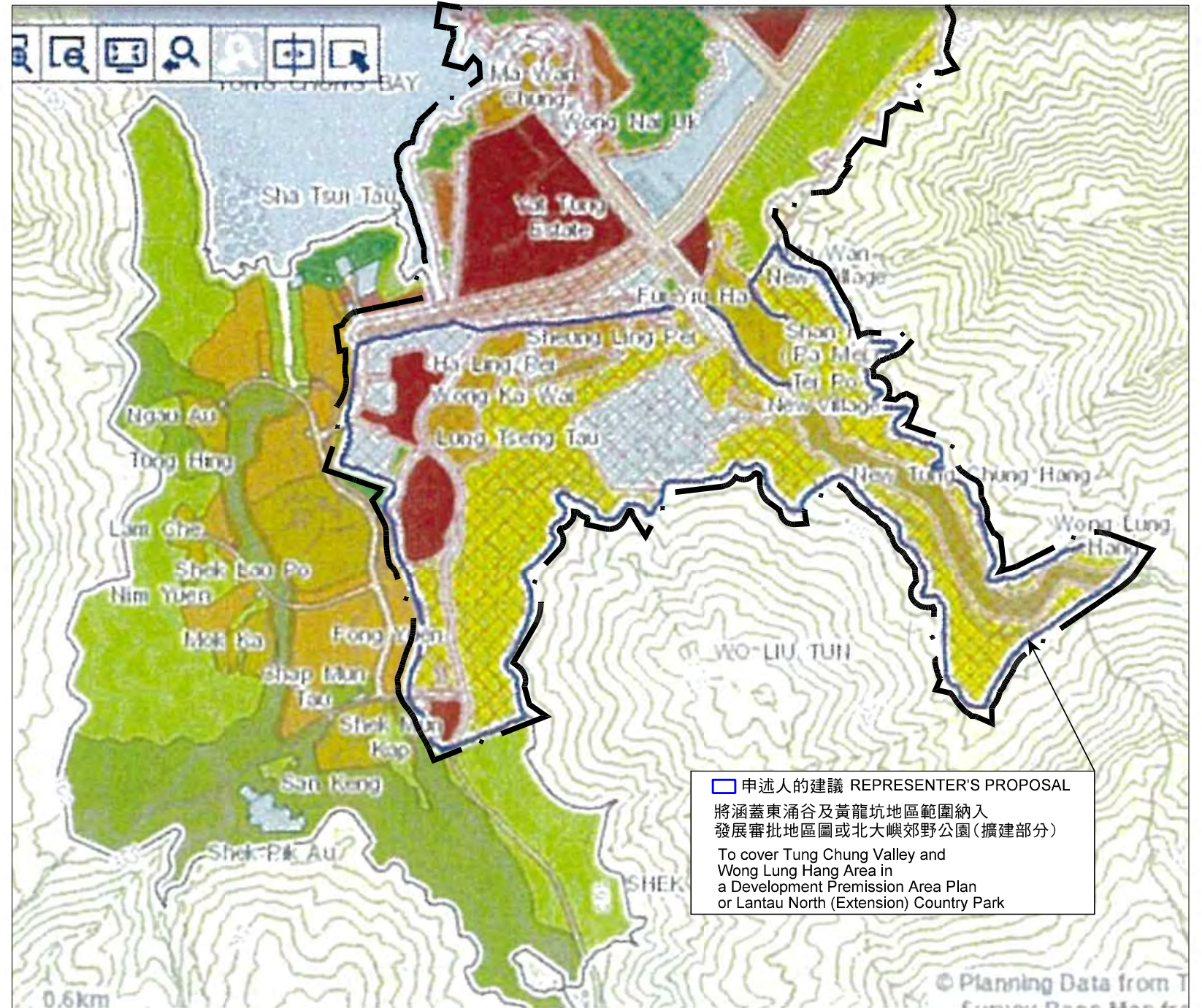
參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 5

本摘要圖於2016年9月14日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱草圖編號S/I-TCTC/21
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON DRAFT OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016



東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21



申述人(R24)提交的繪圖
DRAWING SUBMITTED BY REPRESENTER (R24)

東涌市中心地區分區計劃大綱草圖的規劃範圍（只作識別用）
—— PLANNING SCHEME OF THE DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN (FOR IDENTIFICATION PURPOSE ONLY)

申述人(R24)的建議 PROPOSAL OF REPRESENTER (R24)

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

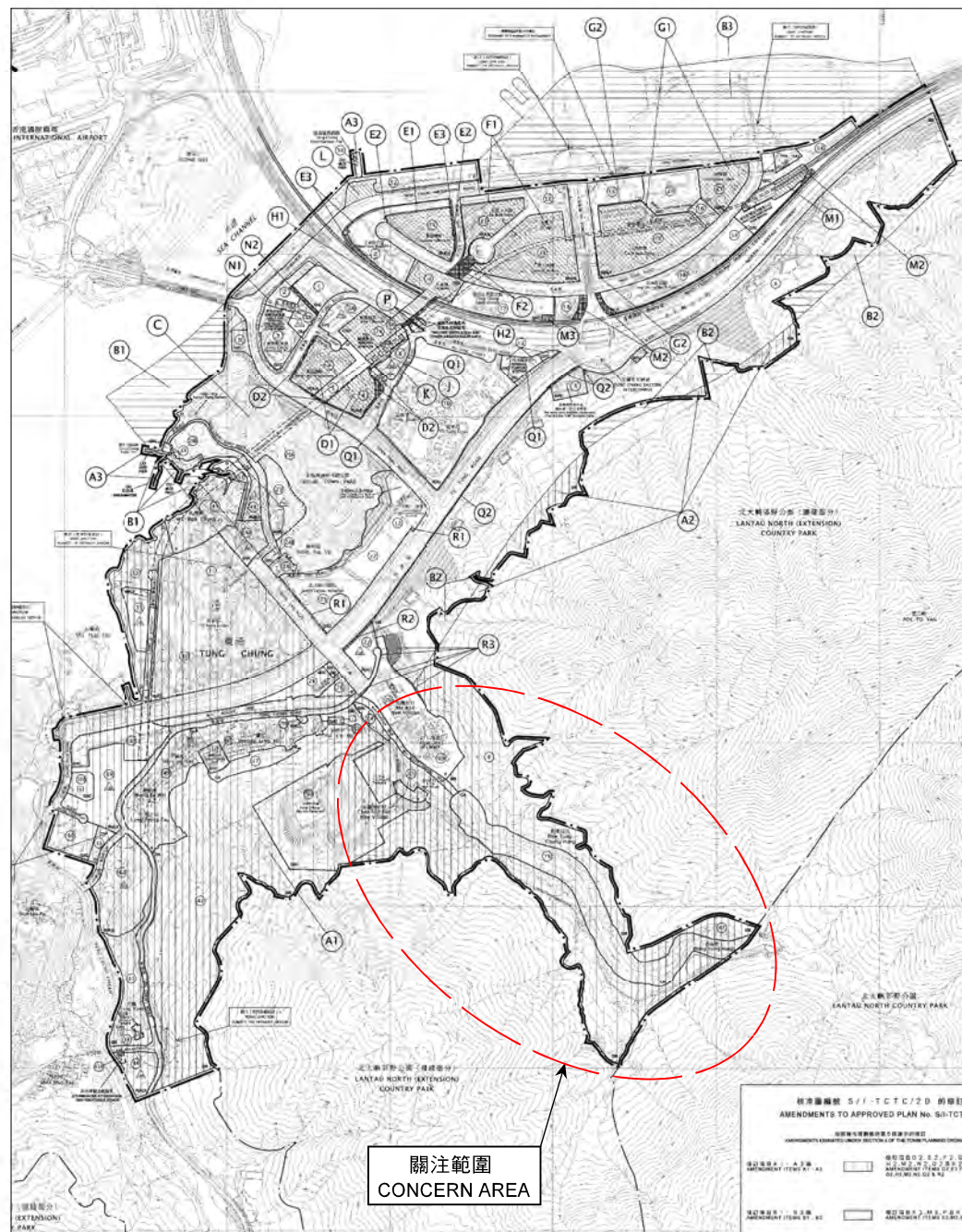
規劃署
PLANNING DEPARTMENT



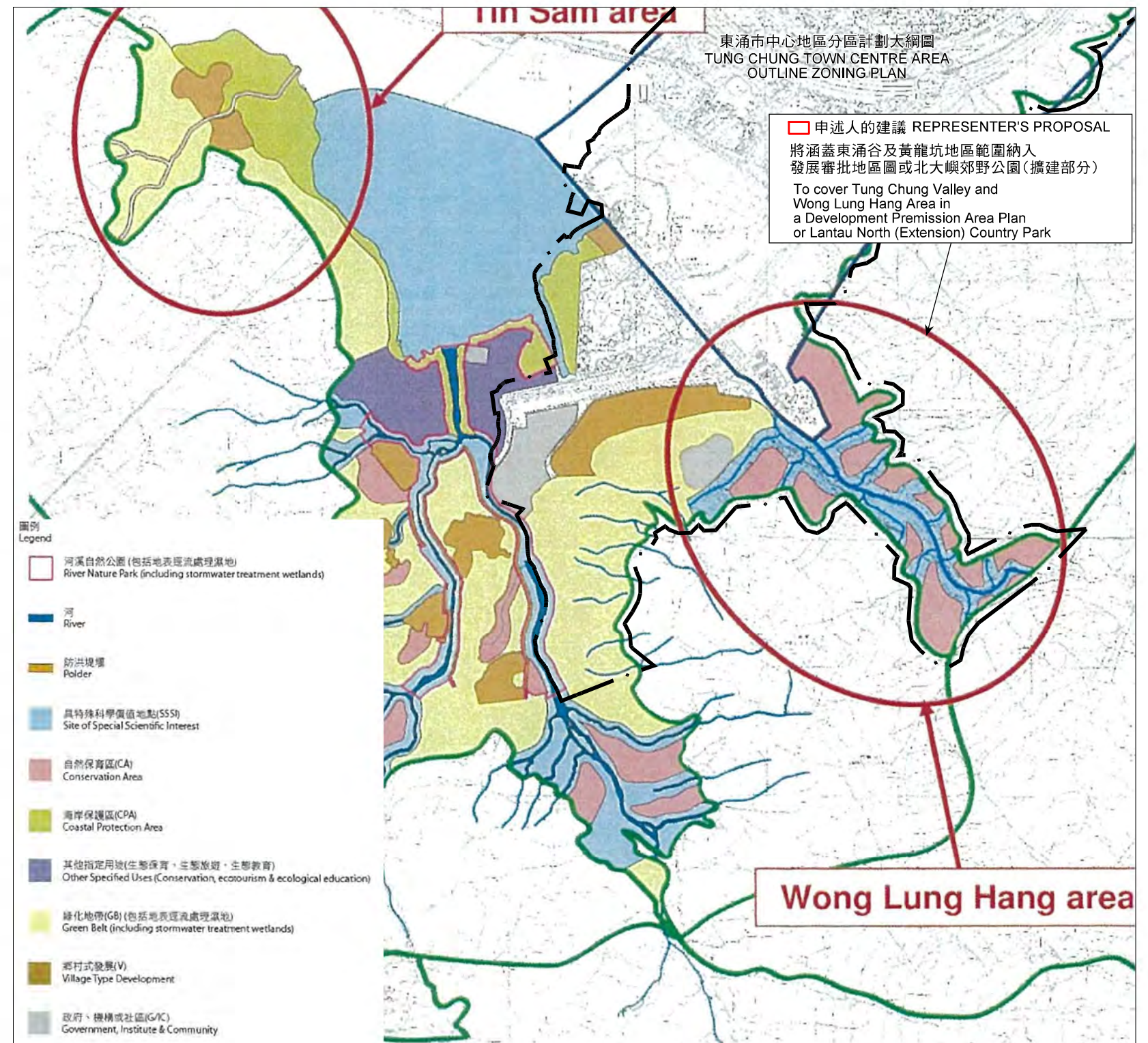
參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 6

本摘要圖於2016年9月14日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱草圖編號S/I-TCTC/21
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON DRAFT OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016



東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21



申述人(R25)提交的繪圖
DRAWING SUBMITTED BY REPRESENTER (R25)

東涌市中心地區分區計劃大綱草圖的規劃範圍（只作識別用）
— ◆ — PLANNING SCHEME OF THE DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN (FOR IDENTIFICATION PURPOSE ONLY)

申述人(R25)的建議 PROPOSAL OF REPRESENTER (R25)

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

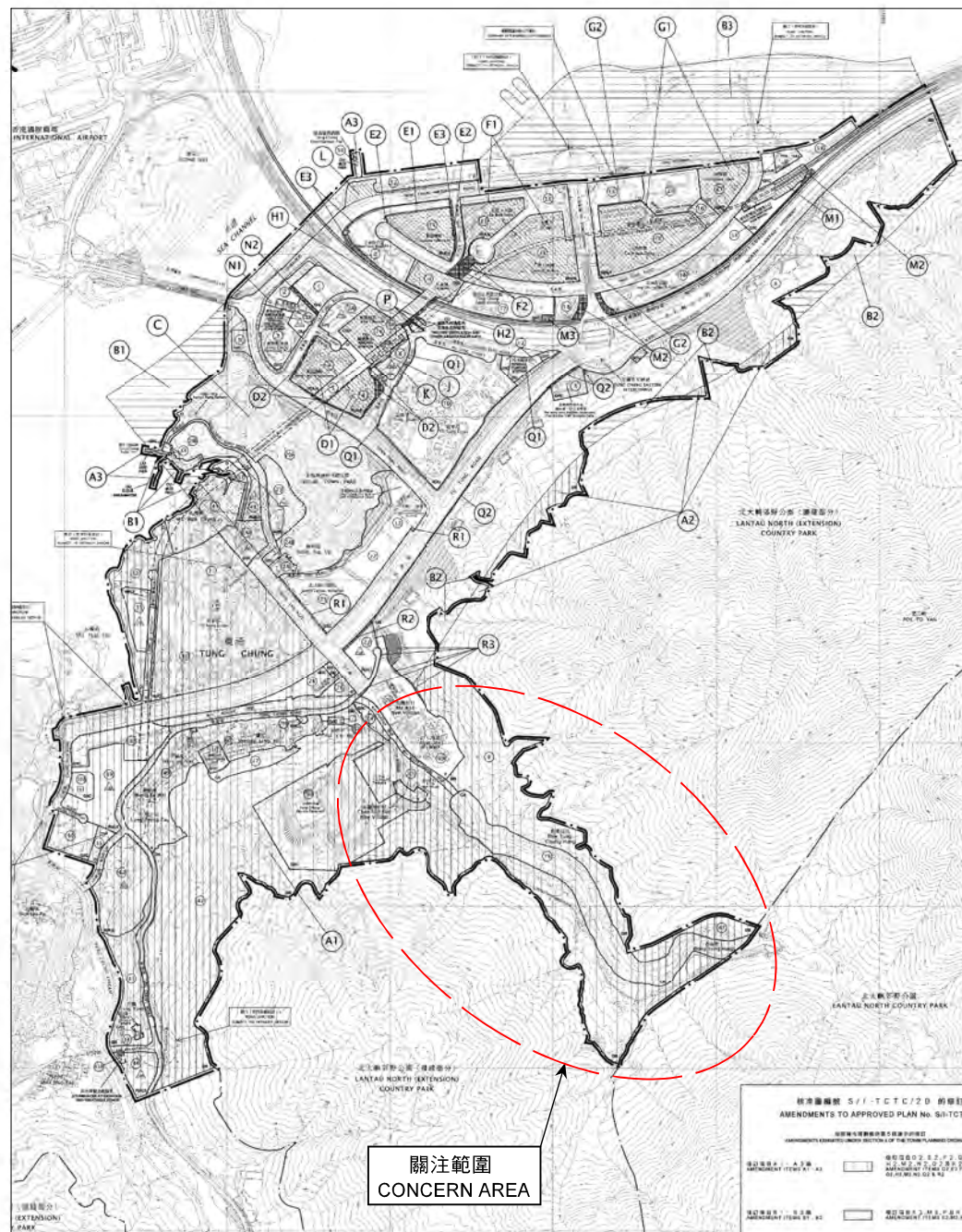
規劃署
PLANNING DEPARTMENT




參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 7

本摘要圖於2016年9月14日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱草圖編號S/I-TCTC/21
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON DRAFT OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016





K F B G
Kadoorie Farm & Botanic Garden
嘉道理農場暨植物園

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Figure 1. The Wong Lung Hang Valley

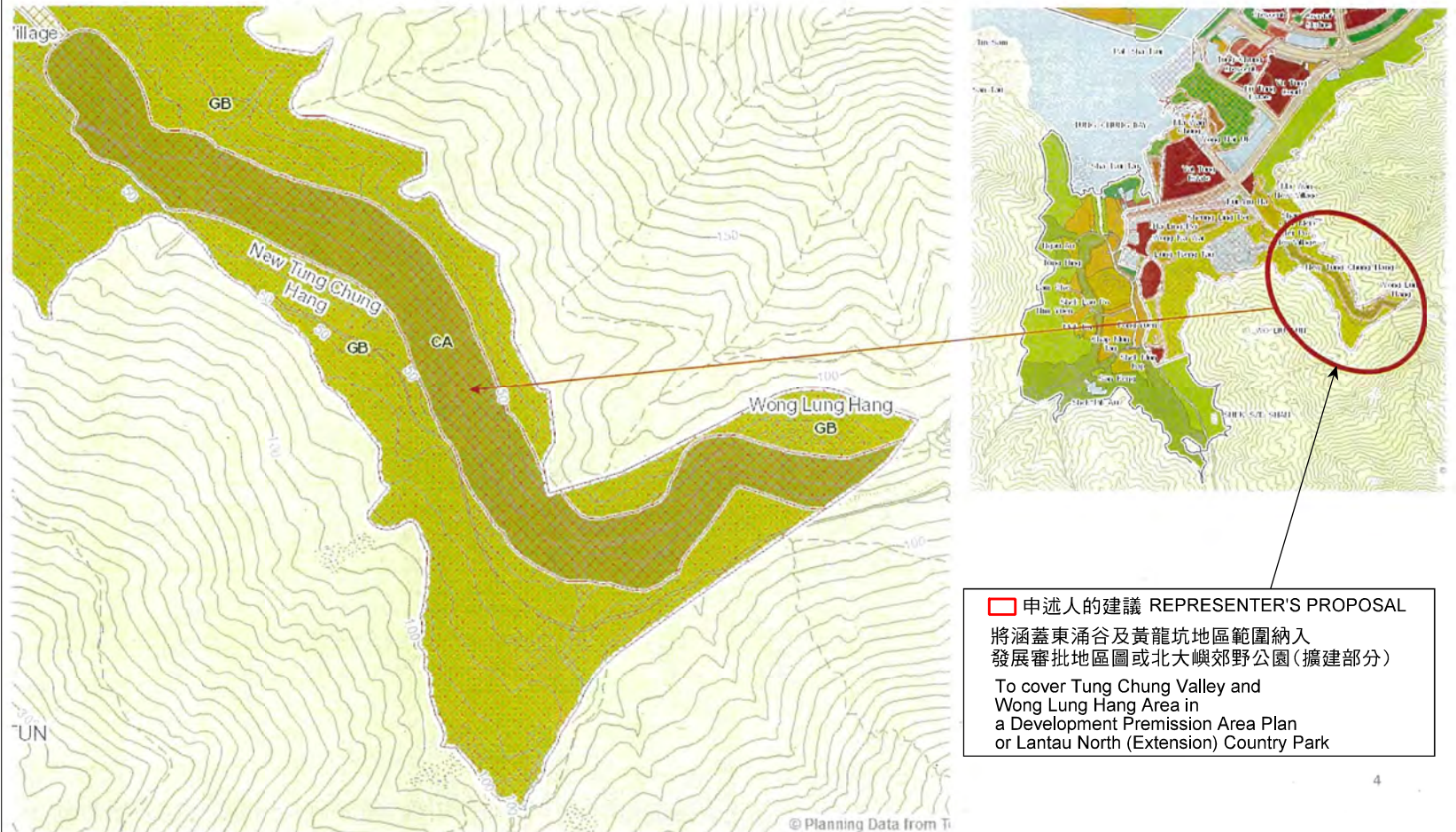


Figure 1 is a topographic map of the Wong Lung Hang Valley and surrounding areas. The map shows contour lines, roads, and various land use designations. A red rectangle highlights the 'REPRESENTER'S PROPOSAL' area, which includes the Tung Chung Valley and Wong Lung Hang Area. A red circle highlights the 'Development Premision Area Plan or Lantau North (Extension) Country Park' area. A red arrow points from the red circle to the red rectangle.

Legend:

- 申述人的建議 REPRESENTER'S PROPOSAL
- 將涵蓋東涌谷及黃龍坑地區範圍納入發展審批地區圖或北大嶼郊野公園(擴建部分)
- To cover Tung Chung Valley and Wong Lung Hang Area in a Development Premision Area Plan or Lantau North (Extension) Country Park

© Planning Data from T...

4

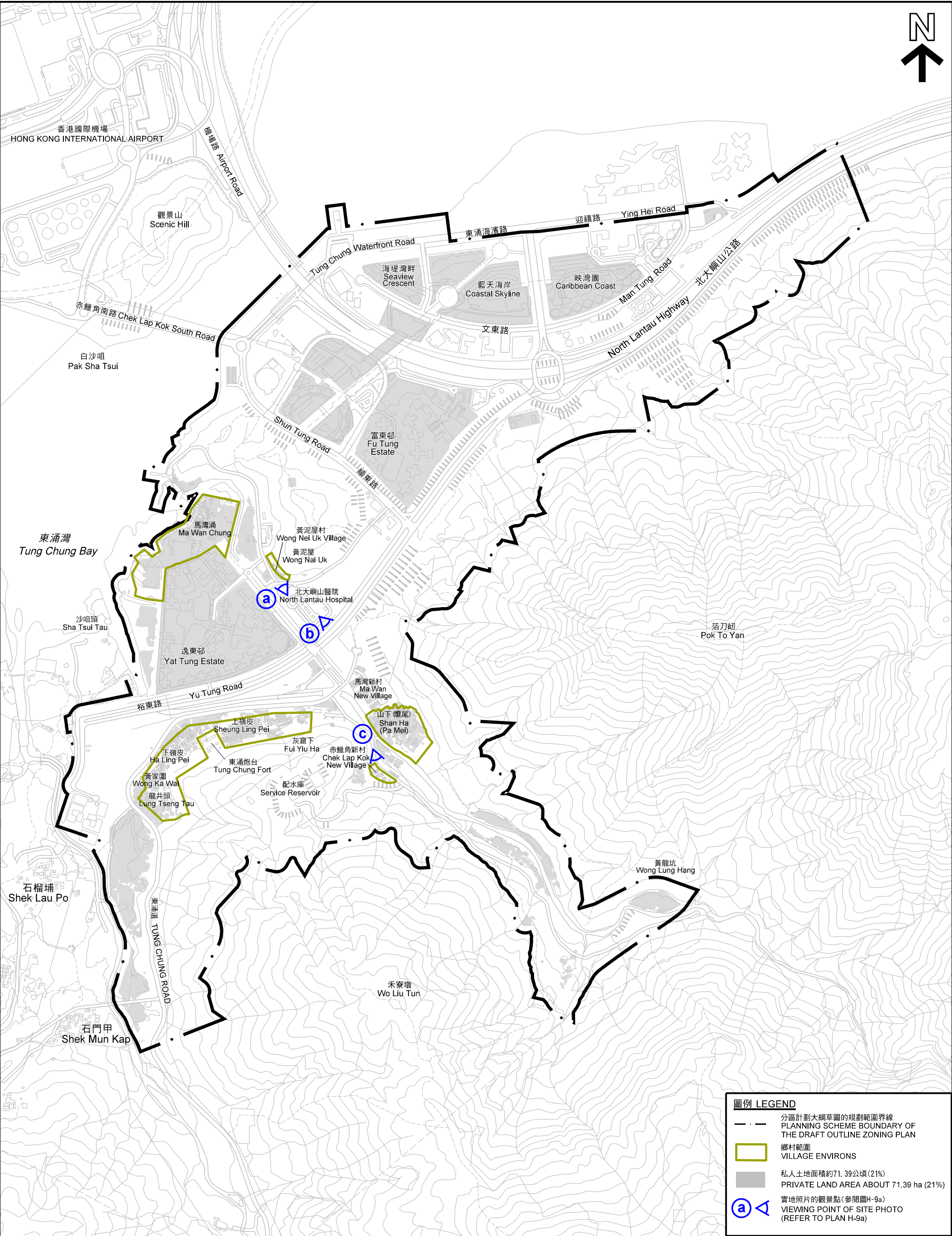
申述人(R26)的建議 PROPOSAL OF REPRESENTER (R26)

規劃署
PLANNING DEPARTMENT



PLAN
H - 8

本摘要圖於2016年9月13日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱草圖編號S/I-TCTC/21
EXTRACT PLAN PREPARED ON 13.9.2016
BASED ON DRAFT OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016



本摘要圖於2016年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2016

鄉村範圍及土地業權
VILLAGE ENVIRONS AND LAND OWNERSHIP

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

SCALE 1 : 12 000 比例尺

100 0 100 200 300 400 500 600 700 800 900 1 000 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 9

觀景點
VIEWING POINT a



黃泥屋村 WONG NEI UK VILLAGE

觀景點
VIEWING POINT b



馬灣新村 MA WAN NEW VILLAGE

觀景點
VIEWING POINT c



赤鱗角新村 CHEK LAP KOK NEW VILLAGE

實地照片 SITE PHOTOS

就東涌市中心地區分區計劃大綱草圖編號S／I－TCTC／21提出的申述個案編號R1－R28號
以及相關意見個案編號C1－C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81
DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21

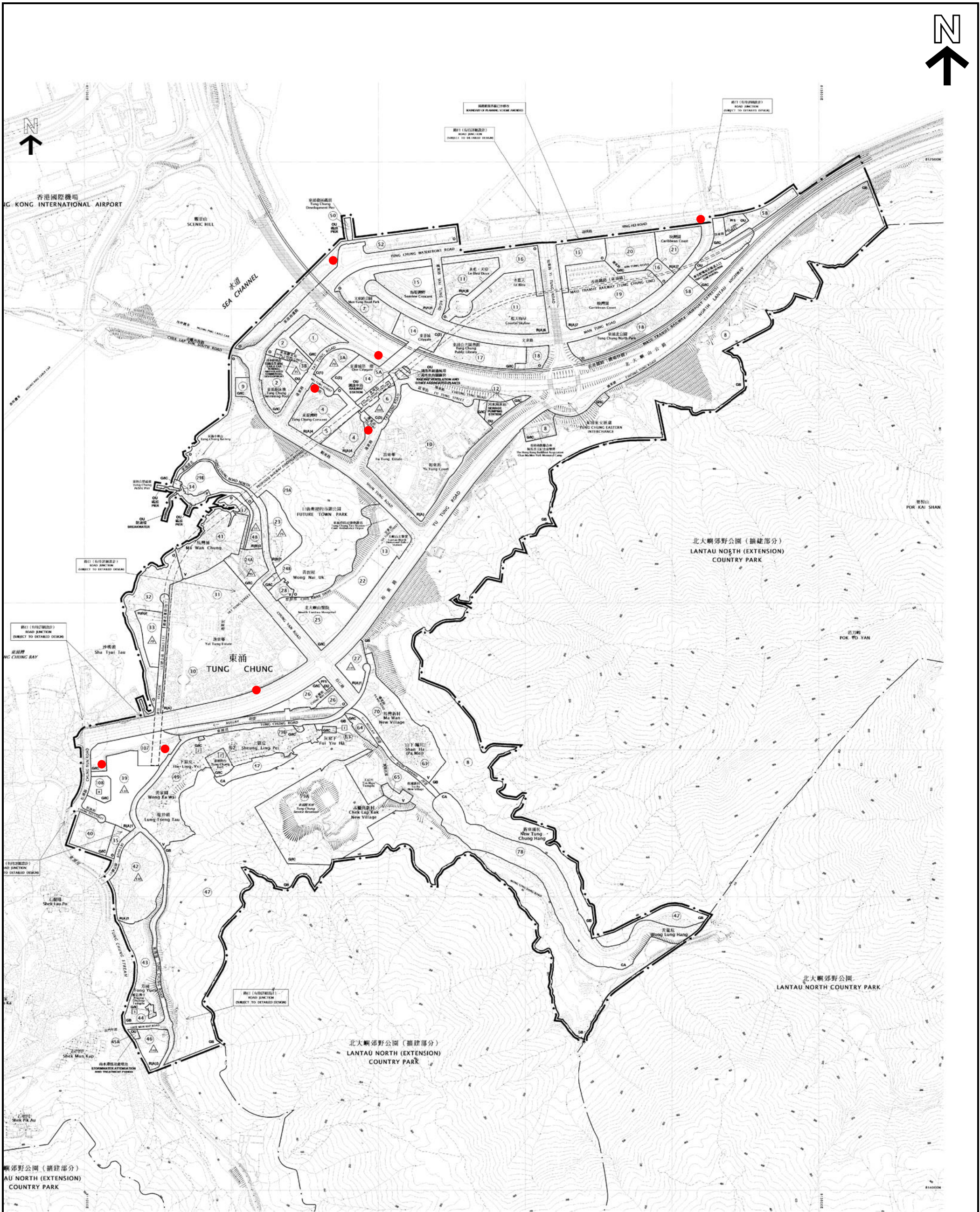
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 9a

本摘要圖於2016年9月14日擬備，
所根據的資料為攝於2015年的實地照片
EXTRACT PLAN PREPARED ON 14.9.2016
BASED ON SITE PHOTOS TAKEN IN 2015



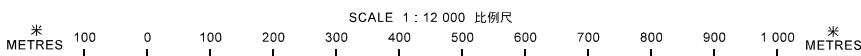
● 現存單車泊車
EXISTING CYCLE PARKING AREA

本摘要圖於2016年9月6日擬備，
所根據的資料為於2016年1月8日
展示的分區計劃大綱圖編號S/I-TCTC/21
EXTRACT PLAN PREPARED ON 6.9.2016
BASED ON OUTLINE ZONING PLAN No.
S/I-TCTC/21 EXHIBITED ON 8.1.2016

現存單車泊車 EXISTING CYCLE PARKING AREA

就東涌市中心地區分區計劃大綱草圖編號S/I-TCTC/21提出的申述個案編號R1-R28號
以及相關意見個案編號C1-C81作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R28
AND RELATED COMMENTS No. C1 - C81

DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN No. S/I-TCTC/21



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TCTC/21-1 to 28

圖 PLAN
H - 10