

**Minutes of 1296<sup>th</sup> Meeting of the  
Town Planning Board held on 12.6.2023, 14.6.2023, 19.6.2023, 26.6.2023 and 29.6.2023**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr C. H. Hau

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Ms Bernadette W.S. Tsui

Chief Traffic Engineer/New Territories East  
Transport Department  
Mr K.L. Wong

Assistant Director (Environmental Assessment)  
Environmental Protection Department  
Mr Terence S.W. Tsang

Director of Planning  
Mr Ivan M.K. Chung

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Miss Winnie W.M. Ng

Mr Franklin Yu

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mr Timothy K.W. Ma

Mr K.L. Wong

Director of Lands  
Mr Andrew C.W. Lai

Chief Engineer (Works),  
Home Affairs Department  
Mr Paul Y.K. Au

**In Attendance**

Assistant Director of Planning/Board  
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board  
Ms Josephine Y.M. Lo (12.6.2023, 19.6.2023 a.m., 26.6.2023 a.m. and 29.6.2023 p.m.)  
Ms Johanna W.Y. Cheng (14.6.2023, 19.6.2023 p.m., 26.6.2023 p.m. and 29.6.2023 a.m.)

Senior Town Planner/Town Planning Board  
Mr Edward H.C. Leung (12.6.2023 a.m. and 26.6.2023 p.m.)  
Ms Karen F.Y. Lam (12.6.2023 p.m. and 29.6.2023 p.m.)  
Mr L.K. Wong (14.6.2023 a.m.)  
Ms M.L. Leung (14.6.2023 p.m. and 26.6.2023 a.m.)  
Mr Kelvin K.H. Chan (19.6.2023 a.m.)  
Ms Bonnie K.C. Lee (19.6.2023 p.m.)  
Ms Carmen S.Y. Chan (29.6.2023 a.m.)

1. The following Members and the Secretary were present in the morning session on 12.6.2023:

Permanent Secretary for Development  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y. W. Fung

Mr Stephen L.H. Liu

Dr C.H. Hau

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mr Ben S.S. Lui

Ms Bernadette W.S. Tsui

Chief Traffic Engineer/New Territories East  
Transport Department  
Mr K.L. Wong

Principal Environmental Protection Officer (Territory South)  
Environmental Protection Department  
Miss Queenie Y.C. Ng

Director of Planning  
Mr Ivan M.K. Chung

**Fanling, Sheung Shui & Yuen Long East District**

**Agenda Item 1**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of the Draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1  
(TPB Paper No. 10902)

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[The item was conducted in English and Cantonese.]

2. The Secretary reported that the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan (the draft OZP) was to take forward the recommendations of the Task Force of Land Supply (TFLS) regarding the Fanling Golf Course (FGC) and the findings of the Technical Study on Partial Development of FGC Site – Feasibility Study (the Technical Study), which was commissioned by the Civil Engineering and Development Department (CEDD). The draft OZP covered mainly part of the Old Course of the FGC to the east of Fan Kam Road (the Area), including a site for proposed public housing development by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm. Representations and comments had been submitted by Li Man Kiu Adrian David (**R498**) being the Committee Chairman of the Community Chest Bank of East Asia (BEA) Charity Golf Day, Hong Kong Countryside Foundation (HKCF) (**R499**), Hong Kong Football Club (HKFC) (**R6696**) and The Conservancy Association (CA) (**R6783/C45**). The following Members had declared interests on the items:

Mr Andrew C.W. Lai - being a member of HKHA;  
(as Director of Lands)

Mr Paul Y.K. Au - being a representative of the Director of  
(as Chief Engineer (Works), Home Affairs who was a member of the  
Home Affairs Department) Strategic Planning Committee and  
Subsidised Housing Committee of HKHA;

- Mr Franklin Yu - being a member of the Building Committee and Tender Committee of HKHA;
- Professor John C.Y. Ng - being an advisor and ex-director of HKCF;
- Dr Conrad T.C. Wong - having current business dealings with HKHA, BEA and HKFC;
- Mr. Lincoln L.H. Huang - having past business dealings with HKCF;
- Dr C.H. Hau - conducting contract research projects with CEDD; and being a life member of the CA, and his spouse being the Vice-chairman of the Board of Directors of the CA ;
- Mr Daniel K.S. Lau ] being a member of Hong Kong Housing Society (HKHS) which currently had
- Ms Lilian S.K. Law ] discussion with HD on housing development issues;
- Mr K.L. Wong - being a member and ex-employee of HKHS which currently had discussion with HD on housing development issues;
- Mr Timothy K.W. Ma - being a member of the Supervisory Board of HKHS which currently had discussion with HD on housing development issues; and
- Professor Roger C.K. Chan - being a member of HKFC.

3. Members noted that Mr Timothy K.W. Ma had tendered apologies for being unable to attend the meeting. Members also noted that as the interests of Messrs Andrew C.W. Lai, Paul Y.K. Au and Franklin Yu, Dr Conrad T.C. Wong and Professor John C.Y. Ng were direct,

Mr Andrew C.W. Lai should be invited to leave the meeting and other Members had not been invited to join the meeting. Members agreed that as Messrs Lincoln L.H. Huang, Daniel K.S. Lau and K.L. Wong, Dr C.H. Hau, Ms Lilian S.K. Law and Professor Roger C.K. Chan had no involvement in the proposed public housing development and/or submissions of the representers/commenters, they could stay in the meeting.

4. The Secretary also reported that a letter was received before the meeting from the Society for Community Organization (香港社區組織協會) (C1) expressing support to the proposed public housing development at the FGC site and they would make their oral presentation at the hearing session on a later date.

[Mr Andrew C.W. Lai left this session of the meeting at this point.]

#### Presentation and Question Sessions

5. The Chairperson said that notification had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

6. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

#### **Government Representatives**

##### ***Planning Department (PlanD)***

- |                      |   |
|----------------------|---|
| Mr Anthony K.O. Luk  | - District Planning Officer/Fanling,<br>Sheung Shui and Yuen Long East<br>(DPO/FSYLE) |
| Mr Patrick M.Y. Fung | - Senior Town Planner/Fanling,<br>Sheung Shui and Yuen Long East<br>(STP/FSYLE)       |



Ms Lily H. Lau - Town Planner/Fanling, Sheung Shui  
and Yuen Long East (TP/FSYLE)

***Civil Engineering and Development Department (CEDD)***

Mr Gavin C.P. Wong - Chief Engineer/North (CE/N)  
Mr Daniel T.L. Lau - Senior Engineer/North (SE/N)

***Agriculture, Fisheries and Conservation Department (AFCD)***

Mr Boris S.P. Kwan - Senior Nature Conservation Officer  
(North) (SNCO(N))  
Ms Chole C.U. Ng - Nature Conservation Officer (North)  
(NCO(N))

***WSP (Asia) Ltd.***

Mr Emeric W.K. Wan ] Consultants  
Mr Barton H.C. Chang ]

***Ecosystems Ltd.***

Mr Vincent C.S. Lai ] Consultant

**Representers, Commenters and their Representatives**

R1 – 凌嘉勤

Mr Ling Kar Kan - Representer

R6 – Wu Hou Chik Antonio (胡孝直)

R24 – Hsu Tsun Yiu Kelvin (徐晉曜)

R36 – Siu Shing Lai (蕭承麗)

R81 – Or Choi Hei (柯財喜)

R115 – Tsang Wing Wah (曾永華)

R227 – Yau Sui Lun (邱瑞麟)

R228 – Au Wai Yiu (歐偉耀)

R242 / C36 – The Hong Kong Golf Club (香港哥爾夫球會)

R251 – Loweberg Ltd.

R283 – Ip Kwan (葉鈞)

R299 – Liang Xiao Hong (梁小紅)

R309 – Cheng Anthony Kwok Bo (鄭國寶)

R312 – Yam Wing Yin (任永賢)

R323 – Mossip Mark S

R325 – Tsui Ka Leung Christopher (崔家亮)

R352 – Cheng Dorian Pui Yin (鄭沛然)

R391 – Wong Sau Wing Jacqueline (黃秀穎)

R392 – Ma King Man Clarence (馬敬文)

R393 – Ma Ho Man Jonathan (馬浩文)

R394 – Ma Chi Ming (馬志明)

R397 – Cheung Cheng Fook Lee Frances (張陳福璠)

R400 – Hung Hak Fu (洪克孚)

R404 – Cheung Wong Michelle Man Ying (張黃敏瑩)

R406/C44 – Cheung Shee Chee Jeffrey (張士志)

R407 – Bong Ding Yue Boris (龐定宇)

R411 – Cheung Wai Kwok Gary (張為國)

R413 – Hung Hak Yau (洪克有)

R414 – Grimsdick John Michael Henley

R417 – Chan Siu Sin Lisa (陳筱仙)

R428 – Faulkner Justin Craig

R448 – Chan Tze Ching Ignatius (陳子政)

R454 – De Lacy Staunton David Charles H.

R455 – Houstoun Iain Fleming

R457 – Cheng Shu Hua (鄭淑華)

R458 – Wong Kai Ming (王啟銘)

R471 – Siu Shui Man Salina (蕭瑞文)

R480 – Ong Ka Fai Philip (王家輝)

- R493 – Cheng Cindy Kwok (鄭韓菊芳)
- R497 – Bong Yin Chung Christopher (龐賢中)
- R502 – Fung Mei Yin Marian (馮美賢)
- R511 – Yeung Lok Ken (楊洛勤)
- R512 – Bery Varun Kumar (柏禮嘉)
- R559 – Tam Kin Tung (譚建東)
- R567 – Lee Pui Man Margaret (李佩雯)
- R585 – Chau Michael Dayan (周德仁)
- R590 – Leung Yuk Fun (梁玉芬)
- R593 – Mong Sien Yee Cynthia (蒙倩兒)
- R594 – Clements Andrew Timothy Michael
- R602 – Lam Man Kwong David (林文光)
- R604 – Lam Cheung Cheung Barbara (藍章翔)
- R605 – Chan Chi Hung (陳志鴻)
- R631 – Yuen Kam Ho George (袁金浩)
- R635 – Mcdonald Mark Rowan
- R659 – Kerr Keith Graham
- R666 – Gidumal Sunil Mohandas
- R1254 – Ching So Tsang (程素增)
- R1256 – Fong Tak On (方德安)
- R1257 – Szeto Sin Ching (司徒倩澄)
- R1259 – Chan Siu Fong Fanny (陳少芳)
- R1262 – Cheung Tze Hoh Jeffrey (章子豪)
- R1274 – Cheong Pin Chuan (鍾斌銓)
- R1275 – Cheong Tze Hong Marc (鍾子丰)
- R1276 – Cheong Tze Hian Howard (鍾子賢)
- R1277 – Keatley Lisa Joy
- R1288 – Chang Jacinta Yeung Cheong (張林元莊)
- R1290 – Chang, Davina Twan-Gia (張傳佳)
- R1295 – Cheng Sidney (鄭兆能)

- R1324 – Tsang Kin Keung (曾建強)  
R1325 – Wong Sze Ming (黃思銘)  
R1332 – Wong Lap Ching (黃立青)  
R1333 – Lee Kam Wah Margaret (李錦華)  
R1337 – King Vee Ming William (金維明)  
R1339 – Ng Siu Lung Teresa (伍小龍)  
R1341 – Lim Gary Radford (林國鴻)  
R1364 – Foster Jonathan Charles  
R1383 – Li Ning (李寧)  
R1384 – Wu Arthur (伍尚宗)  
R1405 – Cheng Kai Ho David (鄭啟豪)  
R1408 – Lau Sui King (劉瑞琮)  
R1413 – Park Jessica  
R1775 – Lo Della (盧鳳姿)  
R1777 – Lo Jane Curzon (羅孔君)  
R1780 – Ho Gloria (何妍菁)  
R1797 – Ng Che Ping (吳志平)  
R1798 – Fung Ah Yau (馮亞有)  
R1799 – Fung Kwai Fa (馮桂花)  
R1800 – Lai Wai Fun (黎慧歡)  
R1803 – Sy Suan Suan (施璇璇)  
R1804 – Lau Wing Kiu Angelina (劉穎翹)  
R1808 – Sun Po (孫波)  
R1809 – Lai Kin Man (黎建文)  
R1810 – Yeung Ki Chun (楊其俊)  
R1811 – Leung Woon Mei (梁煥美)  
R1812 – Lau Fu In Ada (劉富妍)  
R1813 – Fung Tung Mui (馮冬妹)  
R1814 – Liao Xiaoting (廖曉婷)  
R1815 – Chau Kuk Mui (周菊梅)

- R1816 – Cheng Man (鄭文)
- R1817 – Chan Mei Kam (陳美琴)
- R1818 – Lam Ming Sing (林明星)
- R1824 – Cheng Kar Chun (鄭家俊)
- R1825 – Tsui Yuk Ling (徐玉玲)
- R1826 – Yeung Hin Tung (楊顯東)
- R1827 – Lee Swee Keong (李瑞強)
- R1828 – Lam Cheong Ming (林昌明)
- R1829 – Lai Chi Wa (黎志華)
- R1830 – Lo Ming Fai (盧銘輝)
- R1835 – Tong Sue Sue (湯素素)
- R1837 – Chong Yuet Ngai (莊月霓)
- R1848 – Lui Chun Kong (呂震剛)
- R1852 – Fung Jason (馮子成)
- R1869 – Huang Ka Wo (黃家和)
- R1870 – Wong Shing Tong (王勝棠)
- R1873 – Zhao Yamei (趙亞妹)
- R1875 – Cheang Tak Hong (鄭德雄)
- R1879 – Yu Wing Hun Gabriel (於永鏗)
- R1880 – Lo Ming Kin Michael (盧明健)
- R1881 – King Beatrice (金福珍)
- R1892 – Lo Chang Grace (羅張惠惠)
- R1893 – Gerber An Pak Wai Dorcas (安百慧)
- R1894 – Fang Wei Tseng (方維蓁)
- R1990 – Ma Cheung Fat Matthew (馬祥發)
- R1906 – So Tsui Har Monita (蘇翠霞)
- R1908 – Yum Stephanie Carrie (任加怡)
- R1935 – Yeung Man Yee (楊敏儀)
- R1939 – Sze On On Connie (施安安)

R1943 – Yan Chi Wing Yvonne (池永欣)

R1949 – Arnold John Richard

R1951 – Cheng Mo Kit Katherine (鄭慕潔)

R1966 – Chang Jade H V

R1967 – Chang Irving (張恩惠)

R1977 – Shih Henry (施熙禮)

R1978 – Shih Co Kathryn Y (施許怡敏)

R1980 – Lo Sze Kuen Joseph (盧時權)

R1984 – Leigh John Andrew Harry

R1986 – Cheng Yue (鄭宇)

R2000 – Wong Jan Yue Regina (黃真如)

R2002 – Kwok Kendrick Wing Kay (郭永基)

R2009 – Niem Mildred Mei Kuen (嚴康美娟)

R2019 – Kong Ling (江凌)

R2023 – Cheung Mun Chi Margarita (張敏慈)

R2029 – Cheung Siu Lui Camby (張小蕾)

R2031 – Chan Victoria (陳慰慈)

R2032 – Tse Kwok Chuen (謝國泉)

R2076 – Chak Wai Fung (翟瑋楓)

R2077 – Chen Zhifeng (陳志鋒)

R2079 – Tsang Yam Tong (曾任棠)

R2080 – Yuen Kwong Cheung Lube (袁廣祥)

R2081 – Li Siu Leung (李紹良)

R2082 – Cheung Cho Yiu (張祖堯)

R2083 – Li On Keung (李安強)

R2084 – Fung Wing Por (馮永波)

R2086 – Cheung Shu Pak (張樹栢)

R2089 – Chau Kwok Chun Sandy (周國珍)

R2090 – Wong Wai Fun (黃慧芬)

R2091 – Yim Ka Lok (嚴家樂)

- R2092 – Tansley Jerome (利子龍)
- R2093 – Lin Jianhu (林建湖)
- R2094 – Li Lai Sheung (李麗嫦)
- R2095 – Chan Yiu Hoi Caesar (陳耀海)
- R2096 – Chik Chi Fai (植志輝)
- R2098 – Kwong Wai Man (江偉文)
- R2100 – Tse Roger Lai Ming (謝禮明)
- R2107 – Chee Wing Shun (池永信)
- R2112 – Chan Wing Tai (陳榮泰)
- R2128 – Ching Wing Ying (程詠盈)
- R2130 – Chan Ka Kit (陳嘉傑)
- R2150 – Wong Po Chu (黃寶珠)
- R2158 – Wong Kok Sun (黃覺新)
- R2168 – Wang Ying (汪瑩)
- R2176 – Lau Yee Ling Elaine (劉綺玲)
- R2181 – Hau Yee Man (侯綺雯)
- R2182 – Chu Kin Wah (朱健華)
- R2183 – Fung Kuen Kei (馮權基)
- R2185 – Chan Wai Pan (陳偉斌)
- R2186 – Wu Yin Lung (胡燕龍)
- R2187 – Huang Chunzhen (黃春珍)
- R2188 – Wan Sui Cheong (溫瑞昌)
- R2189 – Cheung Pit Kam (張必金)
- R2190 – Law Ho Keung (羅豪強)
- R2192 – Ip Tai Cheong (葉泰倡)
- R2195 – Lam Chi Ping (林志平)
- R2196 – Leung Kwai Ho (梁桂好)
- R2197 – Huang Xiaoyan (黃小燕)
- R2198 – Ip Suet Man (葉雪敏)

- R2199 – Liu Yuexiang (劉岳香)
- R2202 – Guan Yang Hua (官樣花)
- R2203 – Chau Ho Yin (周浩賢)
- R2205 – Ng Kwong Ming (吳廣明)
- R2206 – Chan Yin Ha (陳燕霞)
- R2207 – Au Mei Hung (歐美紅)
- R2208 – Chen Tao Fang (陳桃芳)
- R2209 – Li Guo Mei Xiang (李郭梅香)
- R2230 – Chan Sing Ho (陳星濤)
- R2252 – Cheung Wai Yu Wendy (張慧瑜)
- R2257 – Wong Lai Yee Nancy (黃麗儀)
- R2259 – Au Choi Lin Irene (區彩蓮)
- R2260 – Chu Kai Yang (朱凱揚)
- R2263 – Fong Hup (方俠)
- R2265 – Tung Magdalena Anna (董瑞璿)
- R2267 – Gao Zhong Lan (高仲蘭)
- R2274 – Cheng Chung Ching Raymond (鄭中正)
- R2285 – Yip Sandra Chor Sheung (葉楚瓊)
- R2287 – Chen Chan Yee (陳儀)
- R2303 – Kwok Chi Piu Bill (郭志標)
- R2308 – Yen Gorden (嚴震銘)
- R2330 – Lam Sze Ling (林思靈)
- R2429 – Chan Jink Chou Eric (陳正秋)
- R2437 – Cheng Tien Shun (鄭天順)
- R2472 – Ling Ted (林德欽)
- R2479 – Lu Yuen Shun Joseph (呂元信)
- R2626 – Liu Lina (劉麗娜)
- R3058 – Chan Kin Man (陳建文)
- R3260 – Tung Pak Shing Michael (董柏成)



- R3269 – Lang Chee Kin Winston (梁子建)  
R3271 – Wu Cheuk Yin (胡卓彥)  
R3277 – Wong Ying Wai Lawrence (黃英偉)  
R3285 – Kan Yuet Ying Ginny (簡月瑛)  
R3333 – Cooke Paul Graham  
R3340 – Kan Yat Cheung Eric (簡日祥)  
R3341 – Kan Yuet Foon (簡月寬)  
R3355 – Tong Eric (唐業銓)  
R3377 – Lo Shing Wai Sherwin (盧成璋)  
R3389 – Cheng Se Hym Wilson (鄭世謙)  
R3394 – Laband Alistair Eric Maccallum  
R3416 – Cheung Mary (張茉莉)  
R3418 – Wai Yip Carl Gilbert (韋業嘉)  
R3448 – Chan Yin Bing Jena (陳賢冰)  
R3449 – Chau Stephanie Yitung (周驛桐)  
R3455 – Lau Ping Cheung Kaizer (劉炳章)  
R3456 – Doo Elaine Helena (杜家欣)  
R3458 – Doo Charmaine Jady (杜凱文)  
R3459 – Chan Sun Yau (陳新猷)  
R3460 – Doo William Alexander (杜浚文)  
R3461 – Siu Kwok Kin (蕭國健)  
R3462 – Doo Cheng Sau Ha Amy (杜鄭秀霞)  
R3463 – Chan Wai Lun (陳偉倫)  
R3464 – Doo Wai Hoi William (杜惠愷)  
R3465 – Chung David Wai Shun (鍾偉信)  
R3466 – Doo Siu Ka Yin Catherine (杜蕭嘉妍)  
R3467 – Woo Hoi Kong Jason (胡海光)  
R3468 – Wong Tat Sum Samuel (黃達琛)  
R3469 – Doo William Junior Guilherme (杜家駒)  
R3488 – Leung Sze Man Eliza (梁思敏)

- R3491 – Leung Chi Kin (梁志堅)  
R3497 – Cheng Wen Yee Teresa (鄭允怡)  
R3499 – Wong Chi Hang (黃志恆)  
R3501 – Chan Nim Tuen Donald (陳念端)  
R3553 – Cheng Man Chung Daniel (鄭文聰)  
R3611 – Wong Mak Shiu Ming Myra (黃麥笑銘)  
R3625 – Fishwick Peter James  
R3626 – Chan Sze Ki Carol (陳思琪)  
R3629 – Chan Chi Chung (陳志聰)  
R3634 – Woo Chiu Shui Dominic (胡秋瑞)  
R3636 – Chow Claudette Shiu Foong  
R3642 – Yu Hon To David (俞漢度)  
R3777 – Harrison Daniel Francis  
R3779 – Gibson Alan James  
R3780 – Plunkett Sean Oliver  
R3789 – Chan Tsz Ying (陳芷盈)  
R3821 – Chong Wai Kwan Stephen (莊維焜)  
R3825 – Mak Wai Kiu Lina (麥慧嬌)  
R3826 – Lun Leonard Lee (倫理)  
R3860 – Real Josephine Vales  
R3861 – Real Nida V.  
R3862 – Dela Cruz Dionisio C.  
R3863 – Daliposa Danny Acha  
R3864 – Herrera Nick Cubil  
R3865 – Leung Yee Fong (梁以芳)  
R3887 – Lam Shuk Jane (林淑貞)  
R3888 – Chu Yeung Kei Jeanette Patricia (徐永淇)  
R3996 – Lo Wong Wan Ching Wendy (羅黃韻菁)  
R4000 – Cheung Hung (張紅)  
R4085 – Hardwick Joann Tracey  
R4095 – Kam Chan Chuk Wai Diana (甘陳燭慧)

- R4136 – Fung Gum Mei (馮錦美)
- R4137 – Tang Yuet Fong Yvonne (鄧乙芳)
- R4139 – Abelido Ana Rabino
- R4140 – Yuni-Novitamaji
- R4141 – De Guzman Gemma Amis
- R4142 – Jumik-Srinani
- R4150 – Gu Sheng Mei (顧生美)
- R4192 – Tsai Ai Shien Nancy (蔡藹嫻)
- R4194 – Chan Wai Kwong (陳偉光)
- R4214 – Cheung Alfred Kwan-hon (張鈞漢)
- R4216 – Zhang Da Peng (張大朋)
- R4298 – Lau Wing Yee Ingrid (劉穎儀)
- R4311 – Rai Dinesh Kumar
- R4312 – Chan Ka Ho (陳嘉豪)
- R4314 – Ng Chin Pang (吳展鵬)
- R4315 – Chow Ka Wing (吳展鵬)
- R4316 – Hung Man Ying (洪文英)
- R4317 – Choi Yuk Ming Danny (蔡玉明)
- R4318 – Lam Ka Hin (林家軒)
- R4320 – Lee Ka Kit William (利家傑)
- R4321 – Sung Yuen Sze (宋婉絲)
- R4327 – Chui Chai Nam (崔濟南)
- R4328 – Ball John Keith (卜約翰)
- R4334 – Chiang Kin San (蔣健新)
- R4335 – Choi Wai Fuk (蔡偉福)
- R4336 – Ma Ka Man Carmen (馬嘉文)
- R4379 – Wong Siu Yin Flora (黃兆賢)
- R4380 – Kwok Yi Tak Amber (郭懿德)
- R4381 – Kwok Chun Hei Archie (郭晉熹)
- R4382 – Po Sze Yan (布思恩)

- R4383 – Au Kai Tung (區啟東)  
R4384 – Lam Chun Ping (林春萍)  
R4385 – Tsoi Wing Sum (蔡詠森)  
R4386 – Chan Hiu Szu (陳曉思)  
R4405 – Fung Yuk Kwan (馮旭焜)  
R4423 – Leung Tsz Kin (梁子健)  
R5053 – Yin Xiaoe (殷肖娥)  
R5439 – Wong Siu Ping (黃小萍)  
R5880 – Keung Yu Ming Andy (姜汝明)  
R5881 – Wong Hing Wa (黃興華)  
R5882 – Chan Ngai Chi (陳毅志)  
R5883 – Law Yin Hung (羅燕雄)  
R5884 – Ngan Pui Man (顏佩敏)  
R5886 – Chuk Mui Lai (祝梅麗)  
R5887 – Yeung Kam Kuen (楊錦娟)  
R5888 – Yan Lai Kwan (殷麗群)  
R5889 – Wong Wai Chun (黃偉珍)  
R5890 – Poon Kam Wai (潘錦偉)  
R5891 – Lam Yuk King (林玉琮)  
R5892 – Lee Nga Wing (李雅榮)  
R5927 – To Kwok Ho (杜國豪)  
R5939 – Kwok Chi Hung (郭志雄)  
R5940 – Ho Po Kim (何寶劍)  
R5941 – Lau Chi Nang Joe (劉智能)  
R5942 – Fung King Sang (馮景生)  
R5943 – Fung Man Ching (馮文清)  
R5944 – Tse Ling (謝玲)  
R5945 – Chui Ka Leung (徐嘉亮)  
R5946 – Cheung Man Chu (張文柱)

- R5947 – Fu Yuen Shan (傅婉珊)  
R5950 – Lai Chi Hang (黎志衡)  
R5952 – Lee Pak Hong (李柏匡)  
R5953 – Hong Jianfeng (洪劍鳳)  
R5955 – Tsang Oi Foon (曾愛歡)  
R5957 – Cheng Shun Shing (鄭純成)  
R5959 – Chan Yi Lan (陳依蘭)  
R5963 – Wang Bing (王冰)  
R5964 – Wong Mei Yan (黃美恩)  
R5965 – Peng Xuezheng (彭學珍)  
R5967 – Leung Chau Kuk (梁秋菊)  
R5968 – Chan Ming Yip (陳明業)  
R5972 – Tam Yiu William (譚耀)  
R5973 – Tse Chi Fung (謝子峰)  
R5974 – Wong Yuen Ling (王婉玲)  
R5977 – Chau Chik Ying (周席英)  
R5981 – Lau Kam Lun Andy (劉錦麟)  
R5982 – Lee Pak Ki (李栢基)  
R5983 – Lau Wai Keung Richard (劉偉強)  
R5985 – Yeung Yin Chau (楊燕秋)  
R5987 – Lee Ka Wai Amy (李嘉慧)  
R5988 – Ho Tsz Ting (何梓霆)  
R5990 – Wan Wai Keung (弘偉強)  
R5991 – Cheung Siu Woon (張少桓)  
R5992 – Gurung Dipak  
R5993 – Fan Pak Leung (范栢良)  
R5995 – Man Chun On (文俊安)  
R5996 – He Qing Yun (何清雲)  
R5997 – Chau Kin Keung (周建強)  
R5998 – Yeung Siu Hang (楊小杏)

- R6000 – Ting Chin Lan (丁金蘭)
- R6004 – Li Tao (李濤)
- R6006 – Qin Shanshan (覃珊珊)
- R6009 – Tan Gek Hua (陳玉華)
- R6010 – Leung Yin Ha (梁燕霞)
- R6011 – Xie Wei Yan (謝維燕)
- R6012 – Wong Zhang Yu Xiang (黃張玉香)
- R6013 – Leung Fuk Tai (梁福弟)
- R6015 – Lau Chin Hung (劉展鴻)
- R6016 – Lai Siu Keung (黎少強)
- R6017 – Fung Mau Tai (馮茂娣)
- R6018 – Yau Chun Yu (游振宇)
- R6021 – Ko Choi Fu (高在富)
- R6024 – Yau Hok Kwan (丘學軍)
- R6025 – Poon Kei Tat Gibson (潘基達)
- R6026 – Lu Guanchu (陸冠初)
- R6027 – Wong Sze Wai (黃思維)
- R6028 – Cheung Man Leung (張文樑)
- R6031 – Au Suet Chun (歐雪珍)
- R6033 – Sih Chi Meng Dominic (薛志明)
- R6035 – Leung Choi Sam (梁彩三)
- R6036 – Kwong Wing Hong (鄺永航)
- R6037 – Tse Wai Keung (謝偉強)
- R6038 – Cheung Tze Huen (張子煊)
- R6039 – Yip Sai Man (葉世民)
- R6041 – Lau Kai Hong (劉啟康)
- R6043 – Wong Vincent Yik Ming (黃奕銘)
- R6044 – Tsui Shing Fat (徐成發)
- R6045 – Koo Wai Shun (古偉信)

R6046 – Lo Wing Foon Romney(盧榮歡)

R6047 – Kam King Fai (甘景輝)

R6048 – Ng Cheuk Hing (吳焯興)

R6049 – Ho Kai Chi (何啟智)

R6050 – Li Ping (李冰)

R6517 – Hong Kong Medical Golfers Association Ltd

R6535 – Leung Ronald Sau Chung (梁守中)

R6537 – Chan Poon Suk Han Christina(陳潘淑嫻)

R6542 – Tam Siu Yan (譚肇欣)

R6544 – Lo Pak Shiu (盧伯韶)

R6545 – Wong Theodore Todd (王鴻達)

R6546 – Ng Yue Kiang (吳耀強)

R6581 – Gao Zeqin (高則琴)

R6644 – Mak Chi Ping (麥志平)

R6698 – O'Brien Ian Charles

R6699 – Yap Bernard Peng Leong (葉炳亮)

R6713 – Lomax Yip Lai Yee Frances Lily (葉麗儀)

R6719 – Kwong Yan Tak (鄺仁德)

R6720 – Tsoi Kim Ping (蔡劍萍)

R6725 – Lau Ka Yan (劉嘉欣)

R6727 – Shek O Country Club

R6739 – Marilyn Santiago

R6781 – Leung Kwok Ming Edli (梁國明)

C37 – 北區足球康樂會

C44 – Cheung Shee Chee Jeffrey (張士志)

The Hong Kong Golf Club (HKGC)

(R242/C36)

– HKGC

Andy Kwok Wing Leung (R354)

Bryant Lu Hing Yiu (R3486)

] Representer, Commenter and  
Representers' and Commenters'  
Representative

Captain

Vice Captain

- |  |  |
|--|--|
| Jeffrey Cheung Shee Chee ( <b>R406</b> )                       | Legal & General Convenor                                   |
| Ian Paul Gardner ( <b>R645</b> )                               | General Manager  |
| Daniel James O'Neill ( <b>R3782</b> )                          | Director of Golf   |
| Alexander Michael Collier Jenkins<br>( <b>R526</b> )           | Director of Communication                                  |
| Candy Lam Wai Yan  | Director of Community Relation                             |
| – <i>Asian Tour</i>  |  |
| Cho Minn Thant ( <b>R389/C46</b> )                             | Commissioner and Chief<br>Executive Officer                |
| – <i>Performance 54</i>  |  |
| Victoria Louise Jones ( <b>R637</b> )                          | Managing Director, Asia Pacific<br>& Championship Director |
| – <i>Hong Kong Golf Association (HKGA)</i><br>( <b>R6754</b> ) |  |
| Danny Lai Yee June   | Chief Executive Officer                                    |
| – <i>KTA Planning Limited</i>                                  |  |
| Kenneth To Lap Kee   |  |
| Veronica Luk Yin Sheung  |  |
| – <i>Executive Counsel (Hong Kong) Limited</i>                 |  |
| Timothy John Peirson-Smith ( <b>R3259</b> )                    |  |

7. The Chairperson extended a welcome. She then briefly explained the procedures of the hearing. She said that PlanD's representatives would be invited to brief Members on the representations and comments at this session of the meeting. PlanD's presentation would be uploaded to the Town Planning Board (TPB/the Board)'s website for viewing by the representers and commenters. The same presentation would not be made on the following days of hearing. After PlanD's presentation, the representers, commenters and their representatives would be invited to make oral submissions. To ensure efficient operation of the hearing, each representer, commenter or representers' and/or commenters' representative



would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers, commenters and/or their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A question and answer (Q&A) session would be held after the attending representers, commenters and/or their representatives had completed their oral submissions on the day. Members could direct their questions to the government representatives or the representers, commenters and/or their representatives. After the Q&A session, the government representatives, the representers, commenters and their representatives would be invited to leave the meeting. After the hearing of all the oral submissions from the representers, commenters and their representatives, the Board would deliberate on the representations and comments in closed meeting and would inform the representers and commenters of the Board's decision in due course.

8. The Chairperson then invited PlanD's representative to brief Members on the representations and comments.

9. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, PlanD, briefed Members on the representations and comments, including the background of the draft OZP, the grounds/views/proposals of the representers and commenters, planning assessments and PlanD's views on the representations and comments as detailed in TPB Paper No. 10902 (the Paper).

[Ms Sandy H.Y. Wong and Mr Stanley T.S. Choi joined the meeting during PlanD's presentation.]

10. The Secretary reported that other than the interests declared by Members earlier in the meeting (as stated in paragraph 2 above), Ms Sandy H.Y. Wong declared that Mr Lau Ping Cheung Kaizer (**R3455**) and Ms Lam Cheung Cheung Barbara (**R604**) was her friend and her son's doctor respectively, and Ms Lau Sui King (**R1408**) worked with her together at the Hong Kong Welfare Family Society before. Members noted that Ms Sandy H.Y. Wong had no discussion with the representers regarding the draft OZP or their representations submitted to the Board, and agreed that she could stay in the meeting.

11. The Chairperson then invited the representers, commenters and their representatives to elaborate on their representations/comments.

R1 – 凌嘉勤

12. Mr Ling Kar Kan said that his written and oral submissions in support of the draft OZP were made in his own capacity as a Hong Kong citizen and as an experienced town planner, and were not related to any of his past or current posts/jobs and the related organisations. He then made the following main points:

*The Draft OZP*

- (a) he supported the inclusion of the planning scheme area (the Area) on the draft OZP, as well as the “Residential (Group A)” (“R(A)”) zoning for the northernmost portion of the Area (i.e. Sub-Area 1/the “R(A)” site) and the “Other Specified Uses” annotated “Conservation cum Recreation” (“OU(CR)”) zoning for the remaining portion (i.e. Sub-Areas 2 to 4/the “OU(CR)” site) as designated on the draft OZP;
- (b) the Area was located at the fringe of the Fanling and Sheung Shui (FSS) New Town. Being located about 800m away from the MTR Station, the Area was also in close proximity to the existing public housing estates, hospital and schools in the locality. The land use proposals of the draft OZP could optimise land utilisation of the Area and provision of social service resources, and create synergy with the FSS New Town;
- (c) the land use proposal of the draft OZP was in line with the Government’s commitment on boosting public housing supply and public interest. It had already struck a balance amongst the needs of housing supply, ecological and environmental conservation as well as sports development;

*“R(A)” Zoning*

- (d) about 70% of Sub-Area 1, i.e. the “R(A)” zone, was occupied by man-made features with low ecological value. It was considered suitable for high-density

public housing development, which would be compatible with the surrounding development context;

- (e) the development intensity of plot ratio (PR) 7 for the proposed public housing development with no insurmountable technical and environmental problems as confirmed by the Technical Study could suitably respond to the public's aspiration for increasing public housing supply;
- (f) the proposed public housing with 12,000 units targeted for completion by 2029 was critical to meet the 10-year housing supply target and ease Hong Kong's housing shortage. The forecast production of public housing in the coming ten years would be back-loaded, which meant that there would be an obvious gap in housing production in the first five years. The public had been pressing to advance the housing supply in the second five years. In view of the scarcity in land resources, there was no alternative site readily available to deliver 12,000 units by 2029;
- (g) he did not agree with the proposal of identifying alternative site in the Northern Metropolis (NM) without compromising the flat production (i.e. 12,000 units) and delivery time (Year 2029) as such proposal, if implemented, would involve a number of statutory processes including town planning, environmental impact assessment, gazettal of infrastructural works, site formation works, and relocation of residents and brownfield operations, which could not be achieved in a short period of time;
- (h) he was conducting a study on transitional housing, which revealed that the scale and pace of development of transitional housing in Hong Kong was the largest and fastest in the world, with very large and proactive community involvement and support by social service organisations and professionals. It was particularly important to provide support to children who were living in subdivided units with poor living conditions, and more suitable housing units should be provided to these children in a timely manner;

*“OU(CR)” Zoning*

- (i) the portion of the Area covered by the “OU(CR)” zone (about 21.65 hectares (ha)) with high ecological value was intended for conservation and passive recreation purposes. It might become the third largest park (after Art Park in West Kowloon (about 23 ha) and Tai Po Waterfront Park (about 22 ha)) in Hong Kong for public enjoyment and could also serve as major outdoor recreation space for the increasing population in the NM;

*Proposed “Undetermined” (“U”) Zoning*

- (j) unless the Board opposed the proposed public housing development at Sub-Area 1, it was unreasonable, inappropriate and unsuitable to rezone Sub-Area 1 from “R(A)” to “U”. The Notes of the “R(A)” zone on the draft OZP had clearly specified the planning intention, development restrictions (including the maximum total PR of 7 and building height (BH) of 170 mPD), the permitted uses and uses requiring planning permission from the Board. Also, according to paragraph 2 of the covering Notes of the draft OZP, any use or development permitted under the Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as might be applicable. If the findings of the review to be conducted by CEDD for approval of the Director of Environmental Protection (DEP) under the Environmental Impact Assessment Ordinance (EIAO) (CEDD’s Review) revealed that the maximum PR and BH stipulated in the Notes could not be achieved, the residential use was still permitted under the draft OZP and the proposed public housing with a lower development intensity could still be pursued. The problem associated with the proposed “U” zone was that there was no clear planning intention for the Sub-Area 1. The flexibility to take on board the outcome of CEDD’s Review needed not be provided by designation of the “U” zone, as even the “R(A)” zoning was retained, Sub-Area 1 could still be used as golf course, parks and government works, which were always permitted under the draft OZP, in the interim period;

- (k) the proposed rezoning of Sub-Area 1 from “R(A)” to “U” and the subsequent OZP amendments to reflect the findings of CEDD’s Review would result in repeated rounds of statutory plan-making procedures, including OZP gazettals and representation hearings, which would further delay rather than compress or streamline the development process as advocated by the Government. Substantial amount of professional resources would also be demanded in undertaking the statutory plan-making processes and associated administrative procedures; and

*Others*

- (l) during the planning process, it was not uncommon to receive a large number of opposing views while getting less supporting views. This could be attributed to the fact that the affected stakeholders would take the initiative to express their adverse views while the potential beneficiaries might not be aware that they could ultimately be benefited from the planning proposal. The case of Kwu Tung North and Fanling North New Development Areas receiving more than 50,000 representations with only 7 supporting views was an example of such situation, and the Board did not uphold the adverse representations despite the enormous number of adverse representations. The Board should not consider the draft OZP based solely on the number of objections received.

13. The Secretary reported that other than the interests already declared by Members earlier in the meeting (as stated in paragraphs 2 and 10 above), Mr Stanley T.S. Choi declared that he was an acquaintance of Mr Andy Kwok Wing Leung (**R354**) of HKGC (**R242/C36**) and Mr Lau Ping Cheung Kaizer (**R3455**) of HKGA (**R6754**). Members noted that Mr Stanley T.S. Choi had no discussion with these representers regarding the draft OZP or their representations/comments submitted to the Board, and agreed that he could stay in the meeting. The Secretary clarified and the Board agreed that if Members had no discussion with their acquaintances who were the representers, commenters and/or their representatives on the draft OZP or their submissions of representations/comments in respect of the draft OZP, there was no need for Members to declare such interests and they could stay in the meeting.

14. The Chairperson said that the HKGC (**R242/C36**) had been authorised by over 400

representers for making oral submissions, and there would be a number of representatives speaking on behalf of HKGC (R242/C36). The Secretariat of the Board and HKGC (R242/C36) had agreed on the arrangement that the remaining time of the meeting today, the meeting on 14.6.2023 and the morning session of the meeting on 19.6.2023 would be allocated to HKGC (R242/C36) for making their oral submissions. She then invited HKGC (R242/C36) to make oral submission.

R242 / C36 – The Hong Kong Golf Club (香港哥爾夫球會)

15. With the aid of a video clip, Mr Andy Kwok Wing Leung, made the following main points:

- (a) maintaining the integrity of FGC was important not for HKGC, but for Hong Kong's position and reputation on the international stage in the long-run. While housing shortage was acknowledged as an imminent problem in Hong Kong that should be resolved, other options other than partial development of the FGC should be explored. Golf sport and housing problem should not be bound together for consideration;
- (b) the implementation of the proposed public housing development would destroy the integrity of FGC, which was the oldest golf course in Asia with more than 100 years in history and the only internationally-recognised venue for hosting large scale international golf tournaments and events in Hong Kong. The proposed public housing development disregarded the interest of Hong Kong and the value FGC had contributed to Hong Kong;
- (c) the Hong Kong Ladies Open Championship (HKLO) was exclusively played on the Old Course but not other parts of the FGC given the turfgrass type and special drainage condition. The Old Course, which formed the integral part of FGC, should be kept intact. Losing 8 holes in the Old Course was equivalent to one golf course less in FGC, as the remaining 10 holes of the Old Course could not meet the requirements for hosting formal tournaments. This would affect golf development in Hong Kong, undermining the capacity of Hong Kong on the international golf stage. Besides, FGC was open for public enjoyment

and used as the training ground of the National Team, and the availability of golf courses for public and the National Team would be diminished as a result. Local events such as Inter-School Competitions and hobby classes for schools which were currently held in the Old Course would also be affected;

- (d) destroying a century-old golf course was irreversible and irreparable, and might become a laughing stock. As pointed out by Professor Joseph Ting Sun-pao (R6773) in his written representation, the century-old FGC was a living monument, which was an important part of Hong Kong history. Its value could not be replaced and there was no alternative site for rebuilding FGC;
- (e) FGC was a landmark in Hong Kong, an important golf venue in Asia as well as an obvious choice of holding international golf tournaments. It demonstrated the soft power of Hong Kong, attracted top golfers from different countries to Hong Kong and acted as an international super-connector of different sectors and parties;
- (f) HKGC had taken up the responsibility of promoting golf sport in Hong Kong. In the past 60 years, HKGC had been committed to hosting the Hong Kong Open Championship (HKO). As the pandemic was over, HKO would be resumed in November this year. HKGC strived for more golf tournaments to be hosted in Hong Kong, including the World City Championship held in March 2023, Aramco Team Series Championship to be held in October 2023, and LIV Golf League Tournament (LIV Golf) with their scales and investments much larger than those of HKO. Such large-scale events would attract celebrities from other countries, the political and business sectors of Saudi Arabia and international golfers to come, and showcased the charm of Hong Kong as a metropolitan and Asia's World city;
- (g) FGC was currently ranked No. 52 in the world. Given the lack of sufficient golf facilities in Hong Kong, FGC served as a training ground for local young golfers with good results recently achieved by Miss Tiffany Chan and Mr Taichi Kho; and

- (h) there had been a misunderstanding of the public that FGC was only enjoyed by HKGC members and that golf was a sport of the rich. FGC was always open to the public. Apart from golfing activities, there were many sports activities and charity events taking place in FGC. Both golfers and non-golfers could come and enjoy the FGC.

16. With the aid of a video, Mr Cho Minn Thant, made the following main points:

- (a) he supported retaining the 8 holes in the Area, hence the entirety, of the Old Course of FGC;
- (b) Hong Kong was an iconic venue and an integral part of the Asian Tour, which was one of the six federation tours in professional golf. HKO had been the major event of the Asian Tour, being the second oldest national open and the only golf tournament in Asia for which FGC was the sole host venue;
- (c) the World City Championship was hosted in Hong Kong early this year, acting as a qualifying tournament for the biggest and oldest championship called Open Championship (or British Open). Mr Taichi Kho, a Hong Kong home-grown elite golfer, won the World City Championship in FGC. This was the first time that Hong Kong home-grown golfer won the Asian Tour and was qualified for major golf championship;
- (d) by taking away the Old Course, i.e. one-third of FGC, their objective of nurturing more Asian golfers would be defeated, and the accessibility of FGC to their members and the golfing public would also be affected. In particular, it would severely limit the opportunity and access of the junior players to practise and hone their golf skills, which was detrimental to the growth of sports in Asia and in Hong Kong; and
- (e) without the Old Course, there would be more usage of and traffic on the remaining two golf courses (New Course and Eden Course), which would result in more wear and tear on the courses and substantial maintenance would be required, and if there was insufficient time to prepare and deliver the golf



courses in pristine condition for world standard tournaments, HKGC would not be qualified for hosting these events. With the growing international schedule, more tournaments were intended to be held in Hong Kong. Reducing the FGC to 36 holes would make the venue disadvantageous to holding more international golf tournaments.

17. With the aid of a PowerPoint presentation, Ms Victoria Louise Jones, made the following main points:

- (a) there were six key factors in the venue selection process for holding international golf events, including (i) quality of the golf course and its surroundings; (ii) ease of access to the venue for fans, players, officials, etc. as well as ease of movement around the golf course; (iii) availability of infrastructure for fans such as car park, fan zones, space for food and beverages, hospitality structures, ingress and egress, space for concerts and other activities; (iv) availability of infrastructure for tournaments such as players lounges, TV compounds, volunteer headquarters and contractor compounds; (v) venue offers for enhancing VIP guest experience; and (vi) the ability to support grass roots programme;
  
- (b) losing 8 holes of the Old Course in the Area and developing Sub-Area 1 for public housing would curtail the suitability and impact the ability of FGC to host large-scale professional golf tournaments, which in turn would diminish the chance for FGC to host the LIV Golf and other golf tournaments of such scale due to (i) the significant and quick deterioration of the venue given the lack of alternative courses; (ii) additional traffic generated by the proposed public housing development and hence traffic congestion on Fan Kam Road which would affect the accessibility to the venue; (iii) the lack of space for providing infrastructures for fans and volunteer headquarters which were planned at the Old Course; (iv) the negative impact on the VIP guest experience; and (v) the difficulty in continuing the support to grass roots programmes as per the current level. This would result in adverse economic impact to Hong Kong, including the loss of media value, player, caddie and official events operations expenditure, visitor spending, as well as other related indirect and induced impacts;

- (c) having between 15,000 and 45,000 fans accommodated at the venue during an event and provision of infrastructures necessitated by an event would cause significant wear and tear of the golf courses. Keeping the golf course in a pristine condition for hosting international golf tournaments was extremely hard work. The Old Course could allow flexibility for HKGC to take pressure off the other two tournament courses during both pre- and post-event periods. Golf activities could be diverted to the Old Course which could significantly facilitate the quick recovery of the conditions of the tournament courses. All these factors would enable HKGC having an edge in hosting large-scale events;
- (d) hosting more large-scale events would raise the profile of HKGC and Hong Kong. FGC with three courses was a better place to allow more non-members and attract more overseas visitors to play at the golf courses; and
- (e) the decision to bring any event to a particular venue was based on the facilities that the venue could provide. If the facilities changed significantly, the decision on whether to host events at that venue must be revisited. FGC was currently the only venue in Hong Kong with facilities to stage events of the scale comparable to the upcoming Aramco Team Series Championship and HKO as an Asian Tour International Series event. For LIV Golf, other golf venues in Hong Kong would not be considered, as the event was of considerable scale which required infrastructures and facilities approximately five times more than normal events, and such scale could only be accommodated by FGC. The said international large-scale events would not be one-off, and they would return to Hong Kong for many years if the first experience was found satisfactory.

[The meeting was adjourned for a 10-minute break.]

[Dr C H Hau left this session of the meeting during the break.]

18. With the aid of a video clip, Mr Danny Lai Yee June, made the following main points:

- (a) on behalf of HKGA, he objected to taking away part of FGC for public housing development, which would certainly affect the promotion of golf as a popular sport in Hong Kong and the training of local elite golfers. FGC provided an irreplaceable training venue for HKGA;
- (b) FGC played an important role in popularising golf sport in Hong Kong. HKGA organised 40 local tournaments annually, of which 70% were held at FGC. HKGA also introduced secondary school tournaments with some 2,000 golfers taking part at FGC. HKGC provided the venue at FGC to HKGA for hosting the tournaments free of charge. In other words, HKGC had subsidized HKGA with a rental fee of about HK\$ 10 million per year;
- (c) about 40% of rounds (or 200,000 rounds) of golf at FGC were played by non-members. FGC made up the shortfall of golf facilities and supplemented the Jockey Club Kau Sai Chau Golf Course (KSCGC), the only public golf course in Hong Kong. HKGC also offered the venue at FGC for charity events;
- (d) on elite athlete training, HKGC provided 30 free memberships to National Team so that they could go to FGC for training any time. Each year, a total of about 3,000 rounds of golf were offered for local elite athlete training. The recent achievements of local elite golfers such as Miss Tiffany Chan, in international golf sport events could not be made without the support of HKGC and FGC;
- (e) in respect of mega events, HKO had been staged in FGC for more than 60 years, and it was the world's second longest history of golf tournament held at the same golf course. Other large-scale golf tournaments such as Aramco Team Series Championship would also be held at FGC; and
- (f) over the years, the Government had not provided any venues to HKGA for elite athlete training. Such duty was shared by the four private golf clubs in Hong Kong, and 90% of the golf training were held in FGC. If FGC was downsized, less training time would be available for HKGA.

19. With the aid of a Powerpoint presentation, Mr Ian Paul Gardner, made the following

main points:

- (a) FGC was a cradle of golf sport in Hong Kong and China. The Old Course, the oldest championship golf course in Asia, was opened in 1911;
- (b) HKGC was one of the largest employers in the northern New Territories, with all caddies (over 300) and 75% of the 486 full-time staff living in FSS;
- (c) FGC had hosted a huge number of international events, including the HKO since 1959, the oldest professional sports event in Hong Kong. It was also the only venue in Hong Kong capable of staging large-scale international championships because of its location and good accessibility by road and rail links as compared with other three golf courses (in Kau Sai Chau, Discovery Bay and Clear Water Bay) which were in remote locations not well-served by public transport;
- (d) HKGC had established its reputation over the past 112 years and was currently ranked No. 52 in the Top 100 Golf & Country Clubs by Platinum Clubs in the World. There were only 8 golf clubs on the Top 100 list in Asia. FGC was rated the top 0.15% among 40,000 golf courses in the world. Losing golf holes in the Old Course and the construction of public housing at Sub-Area 1 would result in FGC losing its international status; and
- (e) there was a general public misconception that golf was not a popular sport in Hong Kong. Golf sports was actually among the top 10 most popular sports around the world. With 100,000 active golfers in Hong Kong, there was enormous demand for the game, but there were too few courses and facilities available in Hong Kong to meet such demand. Another myth that was shared by the media was that FGC was only enjoyed by very privileged group of wealthy people of HKGC. It was a complete fallacy. FGC with a high proportion of non-member plays was the most accessible recreation facility for the public among the 27 clubs under private recreational lease in Hong Kong, and enjoyment of FGC facilities was not only by golfers. FGC hosted many community activities and non-golf sport activities and events.

20. With the aid of a Powerpoint presentation, Mr Daniel James O'Neill, made the following main points:

- (a) one course in FGC was designated as a visitor course every weekday. In 2022, 42% of the total rounds of golf at FGC were played by non-members. The Old Course was the most occupied course year-on-year and 39% (51,382 rounds of golf) of total golf rounds were played at the Old Course in 2022 and among which, 51% were played by non-members. The general public, indigenous villagers, golf societies, charity fundraisers and squads from HKGA played golf at FGC;
- (b) HKGC hosted a number of tournaments annually together with some prestigious events including HKO, HKLO, World City Championship, Hong Kong Professional Golfers' Association Championship, HKO/Close Amateur Championship, HKO/Close Junior Championship, World Amateur Team Championships, Aramco Team Series Championship Hong Kong (to be held in October 2023);
- (c) the Old Course was the only sand-capped golf course in Hong Kong, making it the choice of tournaments scheduled during the wet season (April – October);
- (d) HKGC hosted more than 20 charity golf days annually, raising HK\$ 25-30 million for local organisations in Hong Kong. Partners included Tung Wah Group of Hospitals, the Community Chest of Hong Kong, Save for Children, and Yan Chai Hospital, etc. HKGC's Club of Kindness had raised over HK\$ 80 million for the benefit of organisations in the North District such as Home of Loving Faithfulness, North District Hospital (NDH), and across Hong Kong such as Operation Santa Claus;
- (e) HKGC organised local schools golf programme and other community outreach programme partnering with other organisations and provided practice facilities to the public and HKGA; and

- (f) losing 8 holes in the Old Course would result in reduction of golf rounds of about 40%, curtail the ability of Hong Kong to host large-scale tournaments and it would be impossible to continue to hold the community programmes to the same extent as mentioned above.

21. With the aid of a PowerPoint presentation, Mr Alexander Michael Collier Jenkins, Ms Candy Lam Wai Yan and Mr Bryant Lu Hing Yiu, made the following main points:

- (a) FGC was not exclusively reserved for its members and golfers, but was enjoyed by the community, especially for the Old Course through the activities and events hosted by HKGC which did not charge any for the use of venue for years;
- (b) different non-golf activities (such as cross country run, woodball and tree climbing) and related events were held at the Old Course, such as Inter-School Cross Country Competition (organised by the Hong Kong School Sports Federation), Hong Kong Cross Country Competition (organised by the Hong Kong Association of Athletics Affiliates), Hong Kong Police Cross Country Championship, Hong Kong Schools Jing Ying Cross Country Tournament, Asian Schools Cross Country Championship, HKGC Woodball Presidents Cup, Hong Kong International Woodball Championship and Hong Kong Tree Climbing Championship (organised by ISA Hong Kong Chapter);
- (c) HKGC was also devoted to maintaining close relationship and dialogue with, and giving support and bringing positive impacts to the community. Various community activities/events/programmes took place at the Old Course such as HKSAR 25<sup>th</sup> Anniversary Celebration Open Day, Doggy Day Fun at Fanling, Cycling Orienteering Fun Day, Tournament Community Events, Night Walk Trail at Holes 1 to 3 (opened between 5 p.m. and 9 p.m. daily to the public), Lok Kwan Social Service “Golf for Kids” Program, futsal regular trainings, Ching Ho Futsal Competition & League Play, UNICEP Adventure in the Woods, Run with your Heart Charity Run and NDH Charity Walk. Ecological and heritage tours with golf experience programme were also organised regularly for the public and organisations. The social activities/events/programmes received positive feedback from the participants;

- (d) the FGC venue was provided free of charge for holding the abovementioned activities/events/programmes, and each of them required a lot of supporting services which could only be provided by a financially-sound organisation, i.e. HKGC. Besides, HKGC could provide more flexibility to the groups/organisations in arranging for their events; and
- (e) FGC was a living heritage of over 110 years. HKGC did not own the land of FGC but merely the custodian who managed the land. The revenue and resources of HKGC were returned to society by supporting sports and community activities in Hong Kong.

22. The Chairperson said that the meeting would adjourn for lunch break and would continue with the oral submission by HKGC in the afternoon session.

[The meeting was adjourned for lunch break at 12:45pm.]

23. The meeting was resumed at 2:00 p.m.

24. The following Members and the Secretary were present at the resumed meeting:

Permanent Secretary for Development  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Ms Bernadette W.S. Tsui

Chief Traffic Engineer/New Territories East  
Transport Department  
Mr K.L. Wong

Principal Environmental Protection Officer (Territory South)  
Environmental Protection Department  
Miss Queenie Y.C. Ng

Director of Planning  
Mr Ivan M.K. Chung



25. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

**Government Representatives**

***PlanD***

Mr Anthony K.O. Luk	- DPO/FSYLE
Mr Patrick M.Y. Fung	- STP/FSYLE
Ms Lily H. Lau	- TP/FSYLE

***CEDD***

Mr Gavin C.P. Wong	- CE/N
Mr Daniel T.L. Lau	- SE/N

***AFCDD***

Mr Boris S.P. Kwan	- SNCO(N)
Ms Chole C.U. Ng	- NCO(N)

***WSP (Asia) Ltd***

Mr Dennis C.H. Chan	] Consultants
Mr Barton H.C. Chang	]

***Ecosystems Ltd***

Mr Vincent C.S. Lai	] Consultant
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**Representers, Commenters and their Representatives**

R1 – 凌嘉勤

Mr Ling Kar Kan	Representer
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R242 / C36 – The Hong Kong Golf Club (HKGC) (香港哥爾夫球會)

[Representers and commenters who had authorised HKGC are recorded in paragraph 6 above.]

- *HKGC*
  - Andy Kwok Wing Leung (**R354**)                      Captain
  - Bryant Lu Hing Yiu (**R3486**)                      Vice Captain
  - Jeffrey Cheung Shee Chee (**R406**)                      Legal & General Convenor
  - Ian Paul Gardner (**R645**)                      General Manager
  - Daniel James O’Neill (**R3782**)                      Director of Golf
  - Alexander Michael Collier Jenkins  
(**R526**)                      Director of Communication
  - Candy Lam Wai Yan                      Director of Community Relation
  
- *Asian Tour*
  - Cho Minn Thant (**R389/C46**)                      Commissioner and Chief  
Executive Officer
  
- *Performance 54*
  - Victoria Louise Jones (**R637**)                      Managing Director, Asia Pacific  
& Championship Director
  
- *Hong Kong Golf Association (HKGA)*  
(**R6754**)
  - Danny Lai Yee June                      Chief Executive Officer
  
- *KTA Planning Limited*
  - Kenneth To Lap Kee
  - Veronica Luk Yin Sheung
  
- *Executive Counsel (Hong Kong) Limited*
  - Timothy John Peirson-Smith (**R3259**)
  
- Gloria Wong Yee Man (**R1360**)
- Fred Neal Brown
- James Alexander Robinson (**R1936**)

26. The Chairperson extended a welcome and invited the representers, commenters

and/or their representatives to elaborate on their representations/comments.

27. With the aid of a Powerpoint presentation, Mr Kenneth To Lap Kee, made the following main points:

- (a) the hearing would decide whether the Old Course of the FGC, which had over 100 years of history and was most likely the oldest championship golf course in Asia, would still be in existence after 1.9.2023. The concern was of such magnitude that HKGC as the custodian of FGC had to clearly bring it out;
- (b) there was a misconception that TFLS had made a recommendation to resume and develop the Area in 2018. In fact, in 2018 when the objective and scientific findings were not available, the recommendation was then to commence a study on development in the Area. Another misconception was that the Area was a piece of flat land with turfgrass only which was spade-ready for public housing development. According to the Town Planning Ordinance (the Ordinance), town planning was to promote the health, safety, convenience and general welfare of the community. It would be of paramount importance for the Board to make sufficient inquiries on whether the development of the Old Course was technically feasible or desirable and if the adverse impacts could be well mitigated;

*Key Concerns*

- (c) there were nine key concerns in respect of the proposed public housing development but there were no concrete responses in the Paper:

*1) Loss of ecological haven*

- (i) the Technical Study recommended demarcation of the Area into four sub-areas according to the arbitrarily assigned ecological significance. However, the ecological value of Sub-Area 1 was underestimated. Sub-Area 1 could not be delineated from other Sub-Areas as the Area as a whole was an interconnected ecosystem. The review of layout

design, BH and the development intensity as per the Environmental Impact Assessment (EIA) approval conditions could not help to minimize the loss of the ecological value of Sub-Area 1;

- (ii) the proposal of designating a substantial part of Sub-Areas 2 and 3 for tree compensation purpose had not taken into account the possible impacts on the hydrology of the Area and hence the critically endangered Chinese Swamp Cypress (CSC) in Sub-Area 4;

### *2) Underestimation of tree loss*

- (iii) there was no response to the specific comments raised in the representation. The tree survey under the Technical Study had underestimated the canopy size of trees and their value, which in turn undermined the feasibility of tree preservation proposals. For instance, very little space was reserved between the proposed building blocks/structures and the tree protection zone of the retained trees and hence, the survival of the retained/transplanted potential Old and Valuable Trees (OVTs) was highly doubtful. According to the assessment commissioned by HKGC, there was a large number of trees, including potentially registrable OVTs, in Sub-Area 1, leaving only about 5.17 ha of fragmented developable area;

### *3) Site formation and related construction programme*

- (iv) Sub-Area 1 was not a spade-ready site for the proposed public housing development. In fulfilling the EIA approval conditions, the development timeframe of commencing site formation in 2026 for completion of the public housing in 2029 could hardly be achieved. Therefore, developing Sub-Area 1 for public housing could not be considered a short to medium-term land supply option as recommended by TFLS;

*4) Traffic problems would be created and left unresolved*

- (v) the Traffic and Transport Impact Assessment (TTIA) for the proposed public housing development was conducted based on outdated assumptions on low side of trip generation and had underestimated the traffic flow. The anticipated traffic flow would cause blockage of the NDH Po Kin Road entrance during peak hours and the access of emergency vehicles on Fan Kam Road, which would severely affect the operation of NDH. The TTIA also failed to properly address the parking demand of the large-scale events hosted at FGC;
- (vi) the proposed public vehicle park with 300 parking spaces was unrealistic in meeting the huge demand for car parking spaces (estimated to be 3,000 to 5,000 per day) on event days;
- (vii) no information was provided on the traffic arrangement during the large-scale event days, and temporary traffic arrangements were subject to uncertainties, particularly during the construction period of the proposed public housing development, which was undesirable for hosting large-scale events at FGC;

*5) Off-site impacts on air ventilation, sunlight and glare*

- (viii) the northern part of FGC being located in close proximity to the nearby public housing estate (Cheung Lung Wai Estate) was currently subject to light pollution. The light pollution would be aggravated with the massive high-rise public housing development of some 12,000 units in Sub-Area 1. According to the assessment commissioned by HKGC, the extent of glare caused by the proposed public housing development would cover a large area of the northern part of FGC to the west of Fan Kam Road. However, there was insufficient assessment on the glare impact from CEDD. The potential glare impact on the existing habitats, e.g. baby owls found at FGC as reported lately, was uncertain;

- (ix) golf turfgrass required a large amount of direct sunlight for optimum growth. According to the shadow impact study commissioned by HKGC, the proposed public housing development would cause serious adverse impact on the golf turfgrass to the west of Fan Kam Road as the high-rise residential cluster (up to +170mPD) would directly shade the Hole 18, i.e. the finishing hole, of the New Course and Eden Course as well as some parts of the remaining Old Course, causing adverse impact on the growth of the turfgrass thereat;
- (x) regarding air ventilation, for the prevailing winds from the east and southeast, the proposed public housing development would create a 'wall-effect' and induce inevitable blockage on wind penetration to the immediate downstream regions at FGC to the west of Fan Kam Road;

*6) Loss of a venue for many activities*

- (xi) HKLO was exclusively played at the Old Course due to its special turfgrass type and drainage conditions which were adaptable to rainy seasons. Also, over 80% of Hong Kong National Team's training was conducted at FGC. Reduction of golf holes would affect the capacity of hosting the golf events and training of National Team which was not in line with the Government's sport development policy;
- (xii) FGC had long been a major venue for other non-golf events, e.g. Inter-School Cross Country Competition, Night Walk Trail, Tree Climbing Championship, and charitable activities, e.g. annual charity fundraising walk by NDH that were mostly held at the Old Course. It was highly doubtful whether the Leisure and Cultural Services Department (LCSD) could properly manage and arrange appropriate types of recreational uses at Sub-Areas 2 to 4, and whether all those activities and events at the Old Course currently hosted or arranged by HKGC would not be affected;

7) *Heritage value loss*

- (xiii) the Old Course, New Course and Eden Course combined to form one FGC as a living heritage for over 110 years. The Old Course being the oldest amongst the three courses was the backbone of FGC and carving out a piece of land from the Old Course would result in the irreversible loss of a living heritage and leave the Old Course and FGC permanently incomplete. The Old Course as a cultural landscape should be considered as a whole with integrity and authenticity. HKGC suggested in 2018 that the Antiquities Advisory Board (AAB) should evaluate the cultural heritage value of FGC as a whole and the evaluation was still pending for the time being. The decision of the Board would pre-empt AAB's grading exercise;
- (xiv) as shown on the photomontages, the proposed public housing development would cause significant visual impact on the remaining part of FGC, in particular the Spectator Village near the Clubhouse during the HKO, and the atmosphere would be totally spoiled;

8) *Damage to one of the most important venues in Northern Metropolis (NM)*

- (xv) the planning context related to FGC had changed drastically since the visionary Northern Metropolis Development Strategy had been unveiled in 2021. While each new development area (NDA) would be self-sustained and well-planned on its own, the five to eight NDAs accounting for population of some 2 million should be taken as a whole with a strategic approach. The Development Strategy of NM stated that major territory-wide or regional landmark facilities, e.g. sports and cultural/art, healthcare and administration, should be provided within NM to meet its various needs and enhance its image as a metropolis. In the overall development context of NM, FGC as an existing century-old world-class sports facility could serve as a territory-wide and regional landmark facility, the "Green Jewel" of NM;

*9) Loss of capability to host large-scale international events for Hong Kong*

(xvi) HKO as an international event and world-class golf tournament had been hosted at FGC for years. While the golf holes at New Course and Eden Course were used for the tournament, the Old Course was the backup area providing supporting facilities such as parking spaces of cars, minibuses and coaches for the organisers and spectators etc. Whether HKO could still be held at FGC in future without an on-site car park at the Old Course could not be ascertained given the loss of on-site parking and logistics areas. Taking away the Area from FGC would likely adversely affect Hong Kong's capacity to continue hosting large-scale international golf tournaments in future;

*Proposals*

- (d) it was proposed to rezone Sub-Area 1 from "R(A)" to "OU(CR)";
- (e) as it was unclear whether the current golf and other sports activities would be allowed or tolerated as 'passive recreational uses' as permitted under the planning intention of "OU(CR)" zone, it was proposed to slightly revise the planning intention by adding the provision of space for sports apart from passive recreational uses;
- (f) it was proposed to create a sub-Area within the "OU(CR)" zone where 'Flat (Staff Quarters only)' would be allowed to reflect the existing senior staff quarters and the caddies' rest room;
- (g) regarding the Remarks of the Notes, it was proposed to include the provision to allow regular and emergency maintenance of the ponds where the CSC were located, and the requirement of submission of a Conservation Management Plan (CMP) covering the entire "OU(CR)" zone for the approval of the Board so as to ensure that the ecological and heritage values of FGC would not be compromised by other activities therein. The implementation of CMP could be incorporated as a condition under the new lease to be drafted upon the



expiry of the current one;

*Others*

- (h) the proposed “U” zone had taken public housing development for granted as stated in the proposed Explanatory Statement of the draft OZP. Designating a “U” zone with predetermined land use was not a usual practice, whereas normally the future land uses for a “U” zone should be subject to further study, such as for those “U” zones on Nam Sang Wai OZP, Tai Tam & Shek O OZP; and
- (i) the covering Notes of the draft OZP stated that geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government were always permitted. It was very doubtful whether the Area being part of the FGC as a living heritage would be destroyed without any monitoring during the interim period before the long term use for the Area was determined.

28. The Chairperson reiterated that, as the Government had stated before, upon expiry of the short-term tenancy (STT), the Area would be reverted to the Government on 1.9.2023 as planned, and there would not be any new lease to be drafted for the Area.

29. As the presentations of government representatives, the representers, commenters, and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite the representers, commenters, their representatives and/or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct question to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

*Proposed “U” Zoning*

30. Vice-chairperson and some Members raised the following questions:

- (a) whether it was an unusual practice to designate “U” zone during the plan-making process;
- (b) the rationale of adopting “U” zoning instead of the current “R(A)” zoning in response to the conditions of the EIA approval;
- (c) whether the current “R(A)” zoning stipulated with a maximum PR of 7, if retained, could allow flexibility for the future scheme to be devised from CEDD’s Review in response to the conditions of the EIA approval, for instance pursuing a lower development intensity for the proposed public housing development, and whether HD would insist to stick to the OZP maximum PR irrespectively if CEDD’s Review indicated a lower PR; and
- (d) whether the designation of “U” zone, with the intention of rezoning to a suitable zone after taking into account CEDD’s Review, would delay the public housing development programme and lengthen the statutory procedures involved.

31. In response, with the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following main points:

- (a) designation of “U” zones on OZPs was not uncommon. There was currently a total of about 458 ha of land zoned “U” on all OZPs and amongst which, some were designated since the first publication of the respective OZPs as the long-term uses and development intensity of these sites had not been studied in detail at that time, whereas some “U” zones were designated pending the outcome of detailed study to confirm the development intensity and/or finalisation of alignment/details of infrastructures such as road network and drainage facilities. Taking the example of the North-East Lantau (NEL) OZP, the “U” zones at Sunny Bay, to the east of Tsing Chau Tsai Peninsula, and

immediately east of the theme park at Penny's Bay etc. were designated pending finalization of the adjacent transport network and road alignment, and the Explanatory Statement of the NEL OZP had specified that some of these "U" zones were reserved for tourism and recreational uses subject to further study. Thus, designation of "U" zone for sites pending confirmation of development intensity was not an unusual practice;

- (b) designation of "U" zone, instead of retaining the "R(A)" zone, for Sub-Area 1 was proposed for the draft OZP mainly due to three major considerations. Firstly, the EIA approval conditions required the CEDD as the project proponent to follow up on a range of issues that might necessitate changes to the layout and development parameters of the proposed public housing development and rendered the development parameters stipulated for the "R(A)" zone not valid. Secondly, while it remained the Government's intention to pursue housing development in Sub-Area 1, the planning parameters stated under a land use zone on the OZP should be based on a solid ground supported by technical assessments agreeable to concerned bureaux and departments. Before completion of the review by CEDD and approval of the DEP on the revised Layout Plan and the detailed Landscape and Visual Plan, it would be premature to determine whether the originally proposed parameters for the public housing development were still possible. In anticipation of possible changes to the development parameters, pending CEDD's Review, it might not be appropriate to retain a residential zone which specifically allowed development of a high density on the draft OZP. Thirdly, there were different views on the layout, BH and the development intensity of the development. Changing the zoning of Sub-Area 1 from "U" to suitable residential zone after CEDD's Review may provide another opportunity for members of the public to express their views. After balancing various issues and concerns, it was considered prudent to rezone Sub-Area 1 from "R(A)" to "U" in this interim period to serve as a stopgap arrangement pending completion of the review by CEDD;
- (c) theoretically, pursuing a development intensity lower than the maximum permitted development intensity of a site as stipulated on the OZP would be

allowed from statutory planning point of view. However, housing projects were generally built up to the density allowed to provide the maximum number of units. In normal circumstances after the zoning of a public housing site was confirmed, the HD would prepare a planning brief (PB) having regard to the maximum development intensity stipulated on the OZP. Since it was an administrative procedure, specifying a lower PR in the PB based on the review finding compared with the permissible PR under OZP was theoretically possible; and

- (d) the turn of events would inevitably affect the scale and implementation programme of the proposed public housing development. CEDD estimated that the review in fulfilment of EIA approval conditions might take about 12 months to complete. As per the statutory plan-making process, once the findings of CEDD's Review were available, PlanD would propose appropriate amendments to the OZP for the Board's consideration. The amended draft OZP would then be published for two months for public inspection. Upon completion of the representation process, the Board would submit the draft plan incorporating the amendments together with the representations, comments and further representations (if any) made in respect of any proposed amendments to the draft plan to the Chief Executive in Council for approval.

32. On whether the "R(A)" zone should be retained, Mr Kenneth To Lap Kee (**R242/C36's representative**) said that there was no technically feasible scheme to support the PR 7 for the proposed public housing development at the moment, as the EIA approval conditions were yet to be fulfilled. If the draft OZP was to be approved, the revised scheme to be derived under CEDD's Review should not deviate significantly from the development restrictions stipulated for the "R(A)" zone. Should the Board agree to the "R(A)" zoning on the draft OZP without the support of a technically feasible scheme, it was doubted whether the Board had duly performed its function as prescribed under the Ordinance.

### *Housing Demand*

33. Noting that the programme for the proposed public housing development would likely be delayed given the need for a review in response to the conditions of EIA approval, a

Member asked the following questions:

- (a) whether taking back the Area for public housing development would still be meaningful to benefit the people in subdivided units (SDUs) who were in imminent need for better housing option; and
- (b) statistics on people living in severely poor housing conditions/SDUs.

34. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following main points:

- (a) under the Long Term Housing Strategy, the public housing supply target for the next 10-year period (i.e. 2023-24 to 2032-33) was 301,000 units, with about one-third of the units planned to be rolled out in the first five years and the remaining two-thirds in the second five years. However, the housing land for many of these projects would still be reliant on resumption of private land, clearance of squatters and relocation/rehousing of existing operators/dwellers. The Government had all along adopted a multi-pronged approach to create land to meet housing and other development needs. To meet the acute housing demand, various land supply options, including partial development of FGC which was a piece of Government land necessitating no land resumption or rehousing, should be pursued concurrently; and
- (b) according to the Census and Statistics Department's 2021 Population Census, there were some 108,200 SDUs in Hong Kong, accommodating about some 215,700 persons. As regards housing conditions, the overall median per capita floor area of accommodation for all persons living in SDUs was 6m<sup>2</sup>, which was much lower than that of 16m<sup>2</sup> for all households territory-wide and was about one-third of 18 m<sup>2</sup> of households living in private residential flats.

35. Mr Ling Kar Kan (**R1**) made the following main points:

- (a) in collaboration with some non-governmental organisations, a project tailoring an ergonomically designed furniture (the furniture set) specially designed for

children living in SDUs was pursued in order to create a 'micro-environment' conducive to learning within a cramped and disordered environment. The furniture set, with foldable, adjustable and durable table, chairs, stools, reading boards, light, leg rests and cushions, was designed to fit in with different spatial setups in SDUs;

- (b) while there was no concrete figure about the acute living conditions of SDUs, the vast number of children therein should be not underestimated, and there was a dire need to help them by providing a better living condition;
- (c) he did not agree with the proposal of identifying alternative sites in the NM, hence releasing the FGC site from public housing development, as such proposal, if implemented, would still involve a number of statutory processes which could not be achieved in a short period of time. In fact, any alternative site that could be developed to provide additional 12,000 units should be used to boost up the total flat supply instead of replacing the partial development of FGC; and
- (d) the proposed public housing development could benefit the wider public. The issues involved should be seen in context with regard to proportionality. As only 32 ha out of some 170 ha of FGC would be taken back and only about 9 ha would be developed for public housing, it was a misguided saying that the whole FGC would be eliminated. It would not be in the interest of the community if the two divergent views on the elimination of golf course and the need for public housing development were presented in direct confrontation with one another. To achieve a win-win situation, HKGC should collaborate with the Government to work out a pragmatic plan to continue hosting international golf tournaments (e.g. provision of shuttle bus services as an alternative to address the temporary parking demand during HKO) and other non-golf activities by utilizing the remaining area of FGC.

36. Regarding SDUs, Mr Bryant Lu Hing Yiu (**R3486**) said that as per his personal knowledge and visits to SDUs, it was observed that there was a spatial relationship between SDUs and place of work. People living in SDUs might have several jobs on shift basis within

the same district and hence, public housing in a relatively remote area like the Area which required long commuting time would not be helpful to them.

*Capacity of Hosting International Golf Tournaments*

37. The Vice-chairperson and some Members raised the following questions to the representatives of HKGC and the Government:

- (a) whether FGC's potential and capacity to host international golf tournaments would be significantly affected even if the Government committed to render support in future. Whether there was any plan for the Government to take back the remaining part of FGC;
- (b) what the key factors in considering a golf course suitable for hosting international golf tournaments were, and the party that would make the decision in choosing a golf course for such tournaments;
- (c) whether there were any other golf courses in Hong Kong which could host international golf tournaments and in the competing countries;
- (d) the recognition of HKO at the international golf tournaments;
- (e) the number of overseas visitors to FGC per year;
- (f) the potential impact of the loss of 8 holes of the Old Course on the grassroots programme; and
- (g) figures on the rounds of play by HKGC members and non-members at the Old Course, New Course and Eden Course respectively.

38. In response, with the aid of PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following points:

- (a) FGC with an area of about 172 ha comprised three 18-hole courses, namely

the Old Course, New Course and Eden Course. The Area covered 8 holes of the Old Course, with 3 holes in Sub-Area 1 proposed for public housing development subject to EIA approval conditions and 5 holes in Sub-Areas 2 to 4 intended for conservation and recreation purposes. Hence, 10 holes of the Old Course to the west of Fan Kam Road and 18 holes each in the New Course and Eden Course (i.e. 46 holes in total) would remain unaffected; and

- (b) international golf tournaments, such as HKO, were run with a mixture of golf holes in the New Course and Eden Course. Based on the tournament layout provided by HKGC, the areas that would normally be used for hosting HKO would cover about 67.5 ha, i.e. about half of the unaffected 140 ha of FGC. Supporting facilities were used to be provided at the Old Course (such as the existing parking area in Sub-Area 1 and temporary parking area in SA2 and SA3). While 32 ha of FGC to the east of Fan Kam Road would be reverted back to the Government on 1.9.2023, there was no plan to take back or change the use of the remaining 140 ha of FGC (with a total of 46 holes) to the west of Fan Kam Road which could continue to be used to host international golf tournaments and support training of golfers. That said, efforts would be required to restructure the spatial arrangements for the golf holes to be played and location of supporting facilities. As the Government had previously stated, in case the HKGC required temporary additional land in future for supporting the organisation of major events, the relevant departments would provide appropriate assistance where possible, and the government departments and HKGC could further liaise on the details such as provision of areas for parking, food and beverages, spectator stand and television broadcasting.

39. In response, Mr Andy Kwok Wing Leung (**R354**) and Mr Bryant Lu Hing Yiu (**R3486**) made the following points:

*Importance of hosting international golf tournaments*

- (a) HKGC had endeavoured to maintain FGC's distinctive status and edges with over a century of history by hosting various types of international tournaments



and competitions. Such efforts would help to establish and maintain Hong Kong's images and competitive edges on the regional and international stage and to promote Hong Kong's soft power in its standing of Asia's World City. There had been significant material and reputational benefits to Hong Kong's economy and international influences arising from hosting of major international and highly prestigious golf tournaments. Golf tournaments were sponsored by major brands around the world and these sponsorship deals were often huge. These included direct income from event sponsorships as well as spending of elite golfers, spectators and international visitors (some 4,700 overseas visitors) who were drawn to Hong Kong, with the participation of a total of and 30,000 – 40,000 persons. HKGC had been hosting two annual international events, HKO and HKLO, over the past years. Lately, as FGC was shortlisted as the potential venue for LIV Golf in 2024, HKGC regarded this as an opportunity where Hong Kong would act as a bridge to strengthen the connection between China and the Middle East, amid the ever-changing and complicated international relations amongst big nations. The LIV Golf was backed by the Public Investment Fund of Saudi Arabia who would invest about HK\$ 0.4-0.5 billion to the tournaments. The LIV Golf would be an event much bigger than HKO which would not only target at professional golfers and spectators for whom golfers' villages, spectator areas and other supporting facilities would be required, but would also provide a variety of entertainment such as music concerts, VIP lounges during the event;

- (b) golf tournament was a popular sport that was broadcasted around the world. The public relation value of international television broadcasting of HKO to over 110 countries would bring Hong Kong to the international viewers, reminding them of Hong Kong's vitality, international status and attracting the world's best professional golfers to FGC and HKO for over 60 years;
- (c) FGC being located adjacent to southern China, and as an integral part of both the Greater Bay Area and the NM showcased Hong Kong's enviable physical and geographical proximity in the region. The idea of "one-hour living circle" comprising Hong Kong and neighbouring cities in Guangdong could be further enhanced with the presence of international prestigious event in the

region;

- (d) hosting of international golf tournaments also helped to nurture home-grown elite golfers such as Miss Tiffany Chan who had won professional golf tournaments including HKLO in 2016 that made her a qualifier to represent Hong Kong at the 2016 Summer Olympics in Rio de Janeiro;

*Loss of HKLO and reducing the potential of hosting HKO*

- (e) HKLO was an international golf tournament wholly and exclusively played in the Old Course due to its special turfgrass type and drainage that were designed to maintain the playability of the course without disruption to the competition during the wet summer seasons. This suited the required summer calendar of international sporting events for lady professionals. HKLO could not be held in other parts of FGC due to their differences in turfgrass types and drainage. Taking away 8 holes from the Old Course would end the hosting of HKLO in Hong Kong, as the remaining 10 holes in the Old Course to the west of Fan Kam Road could not be used for championship golf tournament and HKLO could not be held elsewhere at FGC;
- (f) individual golf tournaments were connected to a series of tournaments via professional golf tours. The major tours included Professional Golf Association (PGA) Tour, DB World Tour, LPGA Tour and PGA Tour Champions. HKO was on the PGA Tour and HKLO was on the LPGA Tour. FGC had been the venue for HKO for over 60 years. HKO was played on the composite course comprising selected holes at the New Course and Eden Course. In support of HKO, various facilities and infrastructures were required, including reception and gathering areas, parking spaces (which were estimated up to 3,000 – 4,000 cars, minibuses and coaches for the 40,000 – 50,000 spectators, tournament organisers), television broadcasting areas, food and beverages provision areas etc. at the Old Course. Taking back the Area would result in not only the loss of 8 holes at the Old Course, but also the existing staff quarters, caddies rest area, green and turfgrass area, sand pit area and open air-carpark, as well as an area which could provide space for parking

and logistics and tournament back up areas for HKO, bringing undeniably disruption to the operation of HKGC and detrimental impacts in hosting HKO;

- (g) whether a golf course was qualified for hosting an international PGA sanctioned event like HKO was determined by the organising body, i.e. Asian and DP World Tours as the official co-sanctioning body of HKO who would evaluate whether FGC met its strict requirements such as venue conditions and provision of car and coach parking. Such requirements were essentially the same for other international events such as the LIV Golf;
- (h) the competition to host the PGA sanctioned event of HKO was fierce with regional competitors (e.g. Singapore, Shanghai, Beijing, Shenzhen etc.) which were eager to take the date slot on the Asian and DP World Tours calendar for hosting a tournament in their own country, particularly in the post-Covid economic recovery period; and
- (i) the appeal for retaining the integrity of FGC was not for HKGC's interests but for the overall benefit and the future of Hong Kong in sustaining its long-term competitiveness and international status. Whether HKO could continue to take place at FGC of reduced size and without certainty in respect of essential supporting facilities and extensive temporary parking areas in the Old Course was in huge doubt.

40. In response, Ms Victoria Louise Jones (**R637**) made the following main points:

- (j) the Government must be able to show the organisers of international golf tournaments that the FGC was still capable of hosting large-scale events despite that the Area would soon be taken back. Without the open-air parking area and supporting/backup facilities currently available in the Area, there were uncertainties whether FGC would still be qualified for hosting international golf tournaments with the similar conditions that the organisers used to see. The ease of access to the venue for spectators, players, officials etc. that had to be supported by effective transport infrastructures, as well as the ease of movement for event equipment especially the big machinery and

truck around the course, were unknown at the moment;

- (k) the proposed public housing development would take up space where Holes 1 to 3, which were the starting holes for HKLO at the Old Course, were located. It was uncertain whether the supporting facilities, spectator zone or marshalling areas for HKO currently located at Sub-Area 1 would be moved further away down to Sub-Area 2 or Sub-Area 3;
- (l) currently, only FGC could meet the requirements for hosting major golf tournaments in Hong Kong. The facilities of the KSCGC were not designed for tournaments in that the distances between golf holes were too short for tournament purpose, and there was insufficient space to accommodate a large number of spectators and its accessibility was not as good as that of FGC. For FGC, a special course route of New Course and Eden Course was designed for tournament purpose like HKO which was a challenging one for golfers to excel their true players' abilities. For hosting HKO, there would be closure of golf course for preparation works and the availability of golf courses for plays would not be disrupted in general as there were three courses for alternate usage. KSCGC could hardly replace FGC in terms of mode of operation, course design and geographical location. FGC had demonstrated its ability in hosting a huge number of international events in Asia over the years and was the only venue capable of staging four large-scale international championships;
- (m) though Aramco Team Series Championship had already been committed for the coming October/November, the organising body would observe and give advice to other international golf tournaments whether FGC was a suitable venue as it was before; and
- (n) grassroots programmes aimed to encourage more people to engage in golf sports. However, it would be highly uncertain and challenging for such programmes if the availability of facilities at the Old Course would be reduced.

41. Mr Cho Minn Thant (**R389/C46**) supplemented that HKO was an unparalleled golf

tournament having a history of over 60 years amongst the professional golf tournaments in Asia. It had some of the greatest golfers such as Mr Justin Rose who had crowned champions of HKO at FGC. HKO was also widely known as one of the biggest events in the international golfing calendar and the Old Course remained vital to the success of staging the tournament at world-class standard. The Men's tournament play would use the best 36 holes of the two courses, New Course and Eden Course, while leaving a 18-hole course at the Old Course for members or general public.

42. To supplement, Mr Andy Kwok Wing Leung (**R354**) said that FGC had been shortlisted for hosting LIV Golf pending LIV's organising committee's decision in July. LIV Golf would generate a much larger number of spectators and more extensive television broadcasting than any other golf tournaments that FGC had hosted before. Mr Bryant Lu Hing Yiu (**R3486**) added that if the hosting of LIV Golf was lost to other competing cities, the chance of getting the host again would be slim for years. HKGC's appeal was for the overall benefit of Hong Kong, especially that unlike other competing cities which were usually backed by their administration, HKGC was competing for the host on their own.

*Arrangements for the Area and the Remaining FGC*

43. With regard to the loss of 3 holes for the proposed public housing development at the Old Course, some Members asked the following questions:

- (a) whether there was any 15-hole golf tournament that could be hosted at the remaining part of the Old Course;
- (b) whether there were any alternatives to recreate a 18-hole golf route in the remaining part of Old Course not for public housing development, e.g. reshuffling of the remaining 46 holes of FGC, or arranging two-round plays with 9 holes at the Old Course; and
- (c) whether the loss of golf holes at the Old Course would significantly reduce the plays available for public, and if such loss of plays could be compensated by maximising the play hours at the New Course and Eden Course.

44. In response, Mr Andy Kwok Wing Leung (**R354**) made the main following points:
- (a) 18-hole was the standard of international golf tournament and there was no 15-hole golf tournament. There were some 9-hole golf games for elderly and/or women for leisure purpose but not for tournament;
  - (b) the setting of a 18-hole golf route was not simply a collection of 18 individual golf holes. Some of the key factors that needed to be considered when designing the golf route, such as topography for creating interesting and challenging holes, and the need to locate the Hole 1 (starting hole) and the Hole 18 (finishing hole) in close proximity, etc., could greatly affect the layout of the golf course. Simply playing two rounds of the remaining 9 holes at the Old Course would not be practical because after the first round of the play, the golfers and vast number of spectators would need to walk from the Hole 9 back to Hole 1, where the two holes could be 3km in distance from each other, to play the second round. The golf route had to be a circular route which started and finished with holes at locations of close proximity and taking away the 3 holes at Sub-Area 1 of the Old Course would render it impossible to create such circular route with the remaining scattered golf holes. Therefore, a redesign of the remaining golf holes at FGC would be required and this would involve substantial time and efforts for conducting in-depth study and trials;
  - (c) FGC was undoubtedly the most accessible golf club in Hong Kong with a high proportion of non-member plays, fulfilling more than the 30% requirement for opening-up the facilities for the use of eligible outside bodies as stipulated under the Private Recreational Lease (PRL). Besides, the Old Course was the most popular course year-on-year that in 2022, 39% of the total golf rounds were played at the Old Course, and 42% of total golf rounds were played by non-members. It would not be possible to make up the loss of holes at the Old Course by simply extending the play hours of the New Course and Eden Course because the three courses had already stretched to capacity; and
  - (d) the figures concerning the plays by HKGC members and non-members at the

Old Course, New Course and Eden Course would be provided in the later hearing session.

45. Some Members asked whether the LCSD would be ready to take up the management and maintenance of Sub-Areas 2 to 4, and whether the existing conditions of the Old Course could be maintained after reverting to the Government.

46. In response, Mr Ian Paul Gardner (**R645**) said that to facilitate world-class golf play and hosting of international golf tournaments/events, there should be perfect conditions of the green and all play and practice turfgrasses in every fairway, which should be robust and resilient to withstand the physical pressure of tournament up to 50,000 spectators following the professional golfers and the television broadcasting teams moving around the golf course. Hence, meticulous maintenance/management with special care (e.g. using different machinery specialised for different lengths of grass, and the irrigation water being treated from on-site machinery with the water source from the Shek Wu Hui Treatment Works etc.) of different turfgrass conditions on a daily basis by well-qualified and trained local/overseas professionals was required. HKGC had invested about HK\$ 35 million per year in that regard. In addition to meticulous management, adequate daily sunlight and air ventilation levels, as well as fine-tuned watering and drainage were the pre-requisite. Taking back the Area for the proposed public housing development and assigning the Area to be managed by the Government would pose substantial risks on the long term growth and resilience quality of the green and turfgrass, and consequentially would impact on the quality for golf play and for meeting the standard for hosting international golf tournaments.

47. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that condition (d) of the EIA approval specified that the project proponent (i.e. CEDD) should prepare and deposit a tree management plan covering the compensatory planting of trees in Sub-Areas 2 and 3 as well as a maintenance and monitoring programme to ensure survival of the compensatory trees. For the future arrangement concerning the Area, LCSD would make separate announcement on the details in due course. During the interim period until the Sub-Area 1 was handed over to CEDD for works, the proposed "U" zone and the corresponding amendments to the covering Notes of the draft OZP would provide flexibility to enable Sub-Area 1 to be used for beneficial uses which were compatible with the conservation and recreation nature of Sub-Areas 2 and 3, in that golf course, place of recreation, sports or culture, public convenience and public vehicles park (excluding container vehicle) would be always permitted in Sub-Area 1.

48. The Chairperson reiterated that LCSD would be responsible for the management and maintenance of the Area and they would make separate announcement on the details, and it was the Government's intention to ensure the Area would be maintained in good condition for public enjoyment.

49. On the possible implications on non-golf activities currently held at FGC, some Members raised the following questions:

- (a) whereabouts at FGC that the non-golf activities currently took place, and whether these activities could be held for the public after the Area was reverted back to the Government;
- (b) whether LCSD after taking over the Area could still be able to provide similar non-golf activities for the public; and
- (c) the figures on various non-golf activities that were used by the public in the recent years.

50. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that some non-golf activities/events took place in the Area, such as Hong Kong Schools Cross Country Championship in Sub-Areas 1 to 3 and tree climbing activities in Sub-Area 3, and there were some training facilities such as golf driving range located to the west of Fan Kam Road. Although activities/events could no longer be held in Sub-Area 1 upon development of the proposed public housing, there should be scope to adjust the arrangements for the activities through using Sub-Areas 2 and 3 and the some 140 ha of FGC to the west of Fan Kam Road.

51. In response, Mr Andy Kwok Wing Leung (**R354**) and Mr Bryant Lu Hing Yiu (**R3486**) made the following points:

- (a) FGC, especially the Old Course, was used for many non-golf activities, outreach programmes, and charity events by many schools and universities as well as for the wider community. Examples of non-golf activities held at the Old Course included futsal games at the futsal courts, Hong Kong Schools



Cross Country Championship using the areas around Holes 1 to 4, woodball games and training by Hong Kong Woodball Association, tree climbing at the area around the Hole 5 and at some trees scattered around the Area, and sunset walking trail opening from 6pm to 10pm every day for the public to enjoy an evening stroll with their pets. The availability of amenities like washrooms, rest areas, food and beverages areas etc. at the Old Course were also major factors attracting non-golf activities;

- (b) FGC had leveraged its infrastructure and facilities to host a range of events beyond just golf tournaments. For over a century, HKGC was run in a sustainable business model that enabled the use of the economic returns generated from golf tournaments to sponsor non-golf and charity activities/events. These non-golf events could in turn provide an excellent opportunity to engage the local community and to build relationships with the neighbourhood;
- (c) though HKGC would continue to endeavor to provide non-golf events for the public to enjoy FGC, it could be anticipated that by taking back the Area the number of non-golf activities and charities which were used to be held at the Old Course would be reduced; and
- (d) figures on various non-golf activities that were used by the public in recent years would be provided in the later hearing session.

### *Heritage Value of FGC*

52. Some Members raised the following questions:

- (a) whether the decision of the Board would pre-empt the grading process by AAB; and
- (b) whether relocation of a clan grave of Qing Dynasty in Sub-Area 1 would be required to make way for the proposed public housing development.

53. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following main points:

- (a) AAB adopted six criteria and a grading system to evaluate the heritage value of historic buildings in Hong Kong. The grading system was administrative in nature, providing an objective basis for determining the heritage value, and hence the preservation need, of the historic buildings. According to the Antiquities and Monuments Office, there was currently no programme for AAB to consider if FGC as a whole would be assessed and graded. Hence, the Board's decision would not pre-empt that of AAB; and
- (b) a clan grave of Qing Dynasty in Sub-Area 1 would have interface with the proposed public housing development and might require relocation subject to further study in the detailed design stage under the current proposal. However, to fulfil the EIA approval conditions, CEDD would review the housing layout during the process of which efforts would be made to avoid the grave. If the relocation of the grave found to be inevitable, relevant government departments would identify and liaise with the descendants of the clan grave on suitable relocation and compensation arrangements according to the existing land administrative policy and established procedures under the relevant ordinance.

54. A Member asked HKGC whether the presence of Fan Kam Road would undermine the integrity of the heritage value of FGC. In response, with the aid of a picture, Mr Andy Kwok Wing Leung (**R354**) said that Fan Kam Road was originally a footpath serving the villagers back in 1911. It was very common to find a road locating within a golf course around the world such as those in Australia and Scotland. While the heritage value of FGC would not be compromised with the presence of Fan Kam Road, carving out the Area from the Old Course would abruptly change the original design and function of the Old Course which had lasted for over a century, causing irreversible damage to its integrity as advised by Professor Joseph Ting Sun-pao (**R6773**).

*Technical Aspects*

55. A Member enquired on how to ameliorate the traffic impacts of the proposed public housing development on the surrounding areas and avoid causing disruptions to the operation of NDH. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that the Area was located at the fringe of FSS New Town. According to the TTIA under the Technical Study, it only necessitated improvements works to some junctions in the vicinity of the Area, rather than building new access road, in order to support the proposed public housing developments. These improvements works included the Tai Tau Leng Roundabout (J1), junction of (J/O) Castle Peak Road – Kwu Tung / Fan Kam Road (J3), J/O Fan Kam Road / Po Kin Road (J4) and J/O Po Kin Road / Ping Kong Road (J5). For instance, widening of the westbound approach arm of Fanling Highway at Tai Tau Leng Roundabout, an exclusive left-turn lane at the northbound approach arm of Fan Kam Road and widening of the north and southbound arm of Fan Kam Road would divert the bypassing traffic off from Tai Tau Leng Roundabout which could alleviate the traffic congestion. Other improvements at J3 to J5, in particular that of J5, would enhance the traffic flow to/from NDH. To supplement, Mr Gavin C.P. Wong, CE/N, CEDD, said that with the implementation of the various junction road improvement schemes, the nearby junctions would operate satisfactorily after the completion of the proposed development.

56. In response to a Member's question on whether Fan Kam Road was heavily trafficked, Mr Gavin C.P. Wong, CE/N, CEDD, said that Fan Kam Road was a single-dual lane carriageway and the volume/capacity ratio was estimated to be lower than 1 by 2032 which meant that the road would be operated within its capacity.

57. In response to a Member's enquiry whether the proposed housing development at Sub-Area 1 would induce any drainage problem that might affect the turfgrass at the golf courses, Mr Gavin C.P. Wong, CE/N, CEDD, said that the existing drainage system at Sub-Area 1 was insufficient and a portion of surface runoff would be discharged from Sub-Area 1 to Fan Kam Road in the west and Ping Kong Road in the east and south, causing flooding problem at these areas. With the incorporation of the mitigation measures recommended in the Technical Study such as enhanced stormwater drainage network at Sub-Area 1 and in Ping Kong Road, the drainage problem at the surrounding areas would be alleviated.

58. A Member asked whether there were any guidelines on minimising the shade impacts on the turfgrass condition, which was one of the major concerns of some of the representers. Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that assessment on turfgrass conditions was not required in the EIA.

59. Noting that decontamination was mentioned by the representers, a Member enquired whether the soil of golf course was contaminated and decontamination was required. In response, Mr Gavin C.P. Wong, CE/N, CEDD, said that investigation into land contamination was required for all development sites prior to site formation and the relevant findings as well as the methods for approval, if needed, would be submitted to the Environmental Protection Department for consideration. Whether decontamination was required for Sub-Area 1 would be investigated at the later stage.

*Land Administration Matter*

60. A Member asked about the rental arrangement for FGC between the Government and HKGC. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that FGC had been held by HKGC under a PRL. The whole FGC was granted under PRL for a term of 21 years from 1.9.1999 to 31.8.2020 at nominal rent. Upon the lease expiry, the lease for the area to the west of Fan Kam Road was extended for a term up to 30.6.2027, while the remaining portion (i.e. the Area) was subject to a special three-year hold-over arrangement by way of a STT up to 31.8.2023.

61. In response, Messrs Kenneth To Lap Kee (**R242/C36's representative**), Ian Paul Gardner (**R645**) and Andy Kwok Wing Leung (**R354**) supplemented that the land ownership of FGC was unique in that the site was previously formed by amalgamating some private agricultural lots and Government land under private treaty grant, and later the site was reverted to the Government in 1999 and regranted to HKGC under PRL arrangement. HKGC had been paying about HK\$ 8 million per annum for using the FGC site and investing on the infrastructures for FGC.

62. The Chairperson said that HKGC was charged only nominal premium or rent for using the FGC site under PRL or STT, and the payment mentioned by HKGC was the rates and government rent chargeable annually at a certain percentage (3-5%) of the rateable value.

[Ms Sandy H.Y. Wong rejoined the meeting during the Q&A Session.]

63. As Members did not have further question to raise, the Chairperson said that the hearing session on the day was completed. She thanked the representers, commenters and their representatives, and the government representatives for attending the meeting. The Board would deliberate on the representations and comments in closed meeting after all the hearing sessions were completed and would inform the representers and commenters of the Board's decision in due course. The representers, commenters and their representatives and the government representatives left the meeting at this point.

64. This session of the meeting was adjourned at 6:45 p.m.