

1. The meeting was resumed at 9:00 a.m on 29.6.2023.
2. 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 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

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Ms Bernadette W.S. Tsui

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

Principal Environmental Protection Officer (Territory North)
Environmental Protection Department
Ms Clara K.W.U (a.m.)

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

Director of Planning
Mr Ivan M.K. Chung

Agenda Item 1 (continued)

[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)

[The item was conducted in Cantonese.]

3. The Chairperson said that the meeting was to continue the hearing of representations and comments in respect of the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1 (the draft OZP).

4. The meeting noted that the presentation to brief Members on the representations and comments including the background of the amendment, the grounds/views/proposals of the representers and commenters, planning assessments and Planning Department (PlanD)'s views on the representations and comments was made by the government representative in the morning session on 12.6.2023. The PowerPoint and the presentation given by PlanD's representative had been uploaded to the Town Planning Board (TPB/the Board)'s website for viewing by the representers and commenters. Members' declaration of interests had been made in the same session of the meeting and was recorded in the minutes of the respective meeting accordingly.

5. Members noted that Mr Lincoln L.H. Huang, Miss Winnie W.M. Ng, Messrs Ricky W.Y. Yu, Timothy K.W. Ma and K.L. Wong, Professor Roger C.K. Chan and Dr Venus Y.H. Lun had tendered apologies for being unable to attend the meeting. Members also noted that Messrs Andrew C.W. Lai, Paul Y.K. Au and Franklin Yu, Dr Conrad T.C. Wong and Professor John C.Y. Ng, who had declared direct interests on the item, had tendered apologies for not attending the meeting. For those Members who had no direct interests or involvement in the proposed public housing development and/or the submissions of the representations and comments, Members agreed that they could stay in the meeting.

Deletion of Representation No. R4470

6. The Secretary reported that the TPB Paper No. 10902 (the Paper) showed that

representation No. R4470 was submitted by 陳麗娟. On 13.6.2023, the Secretariat of the Board received an email from Ms 陳麗娟, who indicated in the email that her name and her Hong Kong Identity (HKID) Card number had been used fraudulently to make a representation without her knowledge, and she had reported the case to the Police. She requested the Board to delete representation No. R4470 and associated comment, if any, and remove them from the TPB website. For information, no comment relating to R4470 was received.

7. Under the Town Planning Ordinance, representations and comments should be made in such manner as required by the Board. According to the Town Planning Board Guidelines on “Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance” (TPB PG-No. 29B), the persons making the representation should provide their full name and the first four alphanumeric characters of HKID card, otherwise the submission should be treated as not having been made. After checking the information provided by Ms 陳麗娟 and that in the representation, including her full name, HKID card number and her contact details (i.e. postal address), it was reasonably trusted that representation R4470 was not submitted by Ms 陳麗娟. Thus, the said representation should be considered as not having been made.

8. A Member asked about the possibility of two individuals with the same name and the same first four alphanumeric characters of HKID card. The Secretary responded that Ms 陳麗娟 had written to the Secretariat after she received the Secretariat’s letter sent to the postal address as indicated in the representation submission. The Secretariat also subsequently contacted the authorized representative of Ms 陳麗娟 to ascertain the facts of the case. It was confirmed that the postal address and the personal particulars, including the full Chinese name and the first four alphanumeric characters of HKID card of Ms 陳麗娟 were identical with those indicated in representation No. R4470. Another Member asked how the public would be informed about the related deletion of a representation. The Secretary responded that the discussion was made in open meeting and would be recorded in the minutes of the meeting. If Members agreed to delete R4470, then that written submission would be deleted from the TPB website and the relevant page(s) of the Paper rectifying the same would be provided to all Members, representers and commenters for their record.

9. After deliberation, Members agreed that R4470 should be considered as not having been made and the proposed follow up action be taken as proposed by the Secretary. The total number of valid representations received was revised to 6,787. The Secretariat would inform Ms 陳麗娟 of the Board's decision accordingly.

Presentation and Question Sessions

10. The Chairperson said reasonable notice 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.

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

Government Representatives

Planning Department (PlanD)

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|----------------------|--|
| Mr Anthony K.O. Luk | - District Planning Officer/
Fanling, Sheung Shui and Yuen
Long East (DPO/FSYLE) |
| Mr Patrick M.Y. Fung | - Senior Town Planner/Fanling,
Sheung Shui and Yuen Long
East (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 Conversation
Office/North (NCO(N))

WSP (Asia) Limited

- Mr Dennis C.H. Chan - Consultant

Representers, Commenter and their Representatives

R2007 - Jenkins Elsa

P3960 - Lam Yu Tat Derek

R4230 – El Henawy Amr Wafik Mohamed

- Mr Amr Wafik Mohamed El Henawy - Representer and Representers’
Representative

R2272 – Chan Ka Shing Wilson

R2307 – Chung Wai Lan

- Mr Chan Ka Shing Wilson - Representer and Representer’s
Representative

R2348 - Man Wai Shan

R2353 - 楊耀君

R2364 - Yeung Wing Tai

R2374 - 張惠濃

R2376 - 周雪玉

R2392 - 崔伯昌

R2421 - 劉正英

R2423 - 謝朝林

R2427 - 宋貞連

R2431 - 蔣紅艷

R2453 - 劉美松

C38 - 北區清河足球會

Mr Chan Po Sum]	
Mr Hau Tim Hing]	
Mr Hau Wing Hong]	
Ms Leung Yin Wah Evelyn]	
Mr Tang Yuen Keung]	Representers' and
Mr Yu Wai Wing, Alberich]	Commenter's representatives
Mr Hau Wing Kong]	
Mr Chow Wai Man Raymond]	
Mr Lam Chun Ka]	
Mr Tang Tung Fat Tomy]	

R3259 - Peirson-Smith Timothy John

R3486 - Lu Hing Yiu Bryant

R3782 - O'neill Daniel James

Mr Lu Hing Yiu Bryant]	Representer and/or
Ms Lau Man Kwan Julia]	Representers' Representatives

R538 - Staunton Melanie Eva C De Lacy

Ms Melanie Eva C De Lacy Staunton	-	Representer
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R2786 - Wong Tak Yuen

R2949 - Kan Mei Ki

R2951 - Lui Yuk Sim

R3136 - 劉惠珠

R3188 - Kan Wai Man

R3202 - Kan Tsz Yeung

Mr Hau Fuk Tat Simon]
Mr Hau Tim Kau] Representers' Representatives
Mr Hau Hing Ki Michel]
Mr Kan Sau Cheung]

R3284 – Hon Ming Chau Henry

Mr Hon Ming Chau Henry - Representer

R338 - Kar Rina Suan

R3395 - Tham Seng Yum Ronald

Mr Tham Seng Yum Ronald - Representer and Representers' Representative

R2945 – 侯嘉俊

R3099 – 侯珈源

R3103 – 侯國棕

R3123 – 侯天送

Mr Hau Wing Chung]
Mr Hau Wai Lok]
Mr Wong See Kit Derek] Representers' Representatives
Ms Hau Alice]
Ms Lui Hing Yuk]

R3487 - Lau Kin Man Clement

Mr Lau Kin Man Clement - Representer

R3647 - Henrik Hans Petter Karlberg

Mr Henrik Hans Petter Karlberg - Representer

R4251 - Cheuk Siu Yuen Ferdinand

Mr Cheuk Siu Yuen Ferdinand - Representer

12. The Chairperson extended a welcome and briefly explained the procedures of the hearing. To ensure efficient operation of the hearing, each representer, commenter and/or representer's/commenter's representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers, commenter 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, commenter and/or their representatives had completed their oral submissions on the day. Members could direct their questions to the government representatives or the representers, commenter and/or their representatives. After the Q&A session, the government representatives, representers, commenter and their representatives would be invited to leave the meeting. After the hearing of all the oral submission from the representers, commenters and their representatives in all sessions, 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.

13. The Chairperson invited the representers, commenter and/or their representatives to elaborate on their representations/comments.

R2007 - Jenkins Elsa

P3960 - Lam Yu Tat Derek

R4230 – El Henawy Amr Wafik Mohamed

14. Mr Amr Wafik Mohamed El Henawy made the following main points:

- (a) he was a former Egyptian diplomat and had been living in Hong Kong with his family since 2020, and he spoke in his own capacity;
- (b) he shared his international experience as he had been living and travelling to many countries/places in the world. The branding of a city/country could relate to its history and heritage, for example, the pyramid in Egypt that could attract tourists and contribute to the country's economy. The attractiveness of Hong Kong was its diversity and people could conveniently go to various places for different activities within 15 to 20 minutes' travelling time;

- (c) taking the advantage of Hong Kong with its brand and cultural interface, Hong Kong should take the opportunity as a bridge of East-Meets-West or East-Meets-East through cultural and sports exchange. The Chief Executive had travelled to UAE to explore business opportunities with Middle East countries, and it would be a great opportunity and need for Hong Kong to hold international events and make such events a platform to attract people to get together, especially through golf which was a popular sport in the UAE business world. Hong Kong had to reinvent herself to show its merits to UAE. Otherwise, the Arab world might collaborate with Singapore, Malaysia, Indonesia or Thailand with similar culture and religions as the Middle East. Thus, the Hong Kong Government should not miss the opportunity to hold international events;
- (d) the Fanling Golf Course (FGC) was the oldest uninterrupted golf course in Asia and should not be given up for housing development. LIV Golf League Tournament (LIV Golf) and Aramco Team Series Championship, which could only be hosted in FGC, were great opportunities to attract visitors and investors from UAE; and
- (e) FGC was maintained at a very high quality. He visited Jockey Club Kau Sai Chau Golf Course (KSCGC) the day before and it was poorly managed in comparison.

R2272 – Chan Ka Shing Wilson

R2307 – Chung Wai Lan

15. Mr Chan Ka Shing Wilson made the following main points:

- (a) he was a retired athlete;
- (b) Hong Kong lacked sports training facilities over the past few decades. After some athletes from the Mainland and Hong Kong achieved very good results in the Tokyo Olympics, the Hong Kong Government pledged to

provide funding for construction of sports venue as training ground for athlete development. However, the Development Bureau proposed to destroy the FGC for public housing development which contradicted the government sport policy;

- (c) after the pandemic, the Tourism Commission started promoting Hong Kong over the world and the Chief Executive together with government officials went to UAE and Saudi Arabia to explore business opportunities with the Middle East and to seek oil giant Saudi Aramco to be listed in Hong Kong. During the first day of the 10th Arab-China Business Conference in Saudi Arabia, the two countries had signed investment agreements with a total of \$10 billion in USD. Saudi Aramco had announced that the World City Championship Women's Aramco Team Series Championship would be held in the FGC in October 2023 and LIV Golf might be held in FGC in 2024. However, officers from Saudi Aramco had expressed that if without the 8 holes in the Old Course, the scheduled tournaments might not be held in Hong Kong. That would affect the economy of Hong Kong and contradict the government's intention for promoting Hong Kong; and
- (d) given the limited resources of the Hong Kong Golf Club (HKGC), the management of the FGC was excellent as compared to the KSCGC which was poorly managed by the Hong Kong Jockey Club. The world class FGC helped to attract a large number of overseas sponsors for holding international tournaments. It would be a loss to demolish the world class FGC.

16. Mr Chan Ka Shing Wilson also conveyed the views from Ms Chung Wai Lan as follows:

- (a) the reason for touting activities (炒場) was due to lack of sports facilities/venues. According to the Hong Kong Planning Standards and Guidelines, the standard provision was one sports centre per 50,000 to 65,000 residential population. Taking the population in Hong Kong, the provision of such facilities was much lower than the requirement. The

limited sports venues not only affected the healthy living of Hong Kong people but also affected long term sports development of the territory;

- (b) the Chief Executive in his policy address stated that Hong Kong should explore ways to promote sports development through enhanced professionalism in the sports sector and development of sports as an industry. Thus, venues were needed for training professional trainers and holding sports competitions. In the 2017 Policy Address, the Chief Executive announced a five-year plan to significantly increase the provision of sports facilities by earmarking HK\$ 20 billion for development of new sports facilities. It was doubted why FGC was scarified for housing development;
- (c) there was only one public golf course in Kau Sai Chau with limitation on usage (about six times per month per individual) by the public while the FGC was open daily for public enjoyment. Besides, the FGC would share their facilities with nearby schools for training and sports competitions as well as for nurturing elite athletes. The FGC always collaborated with the Hong Kong Golf Association (HKGA) to hold various tournaments for training potential youth sports players, e.g. elite golfers Miss Tiffany Chan and Mr Taichi Kho. Hong Kong had a lot of athletes with potential, like tennis player Mr Coleman Wong, but was seriously in lack of sports training venues; and
- (d) golf was not a sport for rich people but was accessible for all. The Board was urged to carefully consider retaining the world class FGC to preserve its heritage and allow it to continue to assist in sports development.

R2348 - Man Wai Shan

R2353 - 楊耀君

R2364 - Yeung Wing Tai

R2374 - 張惠濃

R2376 - 周雪玉

R2392 - 崔伯昌

R2421 - 劉正英

R2423 - 謝朝林

R2427 - 宋貞連

R2431 - 蔣紅艷

R2453 - 劉美松

C38 - 北區清河足球會

Ping Kong Tsuen

17. Mr Chan Po Sum made the following main points:

- (a) he was 70 years old and was familiar with the Ping Kong area since 1969. He had been living in Ping Kong since his retirement. He was a caddy in FGC for about 2 years when he was a secondary school student;
- (b) taking back the FGC was an unfair policy decision made by the previous-term Government, which only intended to silence the vocal opposing parties during the public engagement exercise conducted by the Task Force on Land Supply (TFLS) in 2017. He was disappointed that the previous-term government had only followed the vocal opposition without having a future vision for the development of Hong Kong. Using part of the FGC for public housing development was a waste of community resources;
- (c) the pressure for housing supply was decreasing as (i) the brownfield sites in the Northern Metropolis (NM) could provide alternative solution to cater for the housing demand; (ii) the number of vacant properties had increased and the property price had dropped as many people had left Hong Kong, including some elderly who had moved to the Mainland for retirement; and (iii) with the launch of light public housing and other measures, the waiting time for public rental housing (PRH) had been shortened. Hence, the dire housing need as envisaged in 2017 was being gradually met;

- (d) the alternative plan for public housing in Ping Kong suggested by Heung Yee Kuk (HYK) New Territories was supported as there were not many people residing in Ping Kong and the site could be accessible by construction of a new road from Ching Ho Estate; and
- (e) given the other alternative options mentioned above, it was not worth demolishing the valuable FGC to accommodate the 12,000 public housing units.

18. With the aid of visualizer and some videos, Mr Hau Tim Hing made the following main points:

- (a) he grew up in Sheung Shui and had been the village representative of Ping Kong Tsuen for 16 years. He was very familiar with Ping Kong area and represented Ping Kong villagers to make the presentation;
- (b) all villagers and residents of Ping Kong Tsuen raised objection to the proposal to take back the 32 hectares (ha) of FGC for public housing development as (i) it was unreasonable to destroy a golf course with 100 years of history and abundance of wildlife; (ii) several thousand people would move to Sheung Shui upon completion of the proposed public housing development which would seriously affect the local traffic; and (iii) the FGC was opened for public enjoyment and many people were eager to visit the FGC as the golf course was full of history with a pleasant environment;
- (c) Ping Kong Tsuen had all along encountering serious flooding problem, especially during the rainy season from June to October. The flood water usually covered Ping Kong Road and blocked the only emergency access. A series of photos and videos taken recently showed the serious flooding situation in Ping Kong Tsuen. Government should properly address the flooding issue in Ping Kong before considering to develop more housing in the area; and

- (d) there was almost 20 million sq.ft of fallow agricultural land near Ping Kong, Tai Lung Experimental Farm and On Po Tsuen, that could be resumed for development. He hoped the Government could better utilize those readily available land, including the alternative site suggested by HYK, instead of taking back FGC for housing development.

19. With the aid of visualizer, Mr Hau Wing Hong made the following main points:

- (a) he was a villager of Ping Kong; and
- (b) he showed the record of an old land lease that involved 13 land lots in Ping Kong which were previously owned by his ancestors. The British Hong Kong Government resumed 12 lots for building the Old Course with low compensation, and there were conditions that those lots should only be for golf course use and their descendants were allowed to play golf in the Old Course. The remaining lot was resumed by the Government in 1998 for development of Ching Ho Estate and the compensation was much higher. As the concerned lots would be returned to the Government on 1.9.2023, it was unclear whether they could continue to play golf in FGC. Besides, if the Government decided to build housing at the said twelve lots, further compensation payment should be settled with their Tso/Tong.

20. Ms Leung Yin Wah Evelyn supplemented on Mr Hau Wing Hong's presentation above with the following main points:

- (a) due to the expansion of the golf club in 1911, the British Hong Kong Government forced the farmers/villagers to sacrifice their agricultural land for development of the Old Course which included the lots as mentioned by Mr Hau Wing Hong;
- (b) the 12 lots were originally resumed for golf course development and the agreement between the Government and the villagers/farmers was: (i) all lots would not be for sale and could provide jobs to villagers (e.g. farming

or livestock farming); (ii) construction of the golf course would not affect the daily life of villagers nor induce adverse impacts on them; and (iii) villagers and their descendants were allowed to play golf (打紅番) in the golf course. The FGC also offered access to the public;

- (c) the Government had not consulted Mr Hau's clan, who held the agreement with the British Hong Kong Government, prior to rezoning the land for housing development; and
- (d) there was no objection for FGC to continue their operation of the golf course. The Government was urged to examine the previous agreement with the villagers, and the concerned lots should either be retained as part of FGC or be returned to the Hau's. The proposed public housing development in FGC would induce further flooding and traffic congestion problems that would affect the life of villagers.

21. With the aid of a PowerPoint presentation, Mr Yu Wai Wing Alberich made the following main points:

- (a) he was a land surveyor and one of the representatives of Ping Kong;
- (b) some illustrations of the proposed public housing development demonstrated that gravestone-like buildings would be seen from the Cheung Lung Wai mini-bus station in Ping Kong Tsuen. The Government should review the layout design to avoid wall-like developments when viewing from Ping Kong Tsuen;
- (c) whilst noting that a number of photomontages from various viewing points had been prepared and incorporated in Plans H-9a to H-9f of the Paper, it was suggested that photomontages from an additional viewing point from the drainage channel in the south of Chung Chai Yuen should be provided to demonstrate the visual impacts brought about by the proposed public housing development to Ping Kong Tsuen;

- (d) as shown on the photos, Pei Tau Ling Kok, which was located to the immediate south of the Old Course of FGC, was a small knoll and a number of village houses were built thereat. When viewing from Pei Tau Ling Kok, the Old Course was green and open;
- (e) the Old Course Walking Trail was opened between 5pm and 9pm daily for the general public to enjoy night stroll. The trail was dog-friendly. In addition to the open space in Ching Ho Estate, the Old Course served as an open space for the nearby residents to enjoy;
- (f) no scale was provided on the notional layout of the proposed public housing on Plans H-8, H-10 and H11 of the Paper. It was roughly estimated that the nearest distance between the proposed residential block and village houses in Pei Tau Ling Kok was about 50m. The village houses in Pei Tau Ling Kok were about 30mPD in height and the BH of the nearest proposed residential block was 135mPD. It would create wall effect and adverse visual impact on the village houses in Pei Tau Ling Kok and affect the 'fung shui' of Ping Kong. Besides, there might be safety problem, such as falling objects, during construction period and even after population intake; and
- (g) according to the layout as shown on Plan H-8, a roundabout would be located in front of the gateway of Ping Kong Tsuen, which would affect the 'fung shui' of the village.

[Mr Stanely T.S. Choi joined the meeting during Mr Yu's presentation.]

Kwu Tung Tsuen

22. Mr Tang Yuen Keung made the following main points:

- (a) he was the village representative of Kwu Tung Tsuen;

- (b) the government had already resumed large areas of land from Kwu Tung Tsuen but only two public housing developments (i.e. one for PRH and one under the Home Ownership Scheme) would be built. It appeared that land resumed by the Government was not solely for public housing development but for the provision of infrastructure to facilitate private housing developments by developers;
- (c) he had explored the possibility to rebuild Kwu Tung Tsuen. Three potential sites had been identified including a site near the Correctional Services Department Lo Wu Correctional Institution, Ma Tso Lung and a site south of FGC. However, all proposals were objected to by the Agriculture, Fisheries and Conservation Department for reasons of affecting the flight path of birds, having rare animal species (i.e. *cuora trifasciata* (三線龜)) and being close to wetland area. The Government had adopted double standard for proposing public housing in FGC where there were rare animal and plant species;
- (d) taking back 32 ha of land within the FGC (the Area) instead of resuming land in Kwu Tung for public housing development was a political decision to silence the vocal opposition in 2017. The 9 ha of land in FGC for public housing development could not resolve the housing issue, but would severely affect the capacity of FGC to hold international golf tournaments; and
- (e) there was only one vehicular route from Kwu Tung to the Metro area (i.e. through Castle Peak Road via Fan Kam Road). Traffic was congested and the queue started at the traffic light at Fan Kam Road and Tai Tau Leng Roundabout up to Kwu Tung Tsuen, as there was a number of construction sites in Kwu Tung Area that induced extra traffic especially during peak hours. The Government should tackle the traffic issue in the area.

23. With the aid of a PowerPoint presentation, Mr Tang Tung Fat Tomy made the following main points:

- (f) he was the person-in-charge of the Ching Ho Football Club (CHFC) of North District;
- (g) there was a multi-purpose sports court in FGC which the general public could reserve for use. CHFC had been using the multi-purpose sports court frequently since 2013 for football training and various charity events and activities in collaboration with the HKGC, government departments and/or other non-government organizations. Examples of such activities included fun days for low-income families, free medical consultation events for the elderly, football matches for the youth, and carnivals, etc. If part of the Old Course was handed back to the Government, the CHFC would lose their training ground and have to reserve sports venues under the Leisure and Cultural Services Department (LCSD), which always fell short of demand;
- (h) the walking trail, that was opened to the public, was a fascinating photo-taking place for appreciation of the sunset moments in the Old Course. FGC had offered day/night trail walking tour for the public;
- (i) the proposed public housing development would worsen traffic and the air quality impacts in the North District. Although there was a need to provide more public housing to improve the living quality of those who resided in subdivided units (SDUs), alternative sites should be explored to provide the 12,000 units rather than taking away the land from FGC; and
- (j) in conclusion, a fortune stick from Wong Tai Sin indicated that the proposed housing would badly affect the 'fung shui' in the area, which would bring tragedy and bad luck. It was hoped that the Board could reconsider the public housing proposal.

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

Yin Kong Tsuen

24. Mr Hau Wing Kong made the following main points:

- (f) he was the Resident Representative of Yin Kong Tsuen and Chairman of the Hong Kong Cycling Association;
- (g) although he supported public housing development for those in need, there was a lack of overall planning in the district. The existing traffic between Yin Kong Tsuen and MTR Sheung Shui Station was very congested. The proposed public housing development, the expansion of North District Hospital (NDH) and other planned developments in the area would worsen the already congested traffic condition. The infrastructure should be improved before proposing any public housing development in the district;
- (h) FGC was a world class venue which hosted many international golf events each year. Those events attracted many tourists and generated huge economic benefits to Hong Kong;
- (i) the Hong Kong Cycling Association also organized many competitions and activities in FGC, and their participants considered that FGC should be preserved; and
- (j) FGC had high historical and ecological values, and should be preserved. The Government should choose other sites for public housing development.

25. Mr Chow Wai Man Raymond made the following main points:

- (a) he was a resident and a convenience store owner in Yin Kong Tsuen;
- (b) the infrastructure in the district was overloaded. Due to traffic congestions in the area, he had to spend longer time to commute to Sheung

Shui every day to refill stocks, which increased cost for running his business. The proposed public housing development together with the expansion of NDH and other planned developments would worsen the traffic condition of the area;

- (c) FGC had rich historical value and HKGC was willing to provide venue for the locals to hold different activities. The night walking trail with beautiful scenic view was also opened to the public; and
- (d) land was available in Hong Kong and many completed public housing units in the North District were not occupied. The existing public housing units should be better utilized to ensure the units were allotted to those people with genuine housing needs. It was not necessary to develop public housing in FGC.

26. Mr Lam Chun Ka made the following main points:

- (a) he was a resident of Yin Kong Tsuen and a council member of Hong Kong Travel Profession Union;
- (b) Hong Kong Travel Profession Union considered that FGC should be preserved in whole. HKGC had worked closely with the travel industry and FGC had attracted many tourists there;
- (c) FGC had high historical value with more than 100 years of history and there were clan graves of villagers. The historical buildings in FGC were also valuable resources in Hong Kong; and
- (d) the proposed public housing development with more than 12,000 units would cause adverse traffic impact to the area and NDH.

R3259 Peirson-Smith Timothy John

R3486 - Lu Hing Yiu Bryant

R3782 O'neill Daniel James

27. With the aid of a PowerPoint presentation, Mr Lu Hing Yiu Bryant made the following main points:

- (a) on 7.12.2022, Saudi Arabia and China signed a comprehensive strategic partnership agreement on harmonizing Vision 2030 in Saudi Arabia with the Belt and Road Initiative in China. Hong Kong should play an important role and strengthen the relationship with Saudi Arabia and explore business opportunities through unofficial diplomacy;
- (b) the Vision 2030 in Saudi Arabia was targeted to reduce the dependence of their economy on oil through economic restructuring and promoting foreign investment and innovations. The Government of Saudi Arabia set up corporates such as Saudi Aramco and investment fund such as Saudi Arabia Public Investment Fund (PIF), in which PIF also financed the Future Investment Initiative (FII) Institute and LIV Golf;
- (c) in addition to a typical golf event, LIV Golf also organized music concerts and entertainment activities, which would attract international visitors and bring about huge economic benefits to Hong Kong. It was estimated that the economic benefit generated from LIV Golf would exceed HK\$ 0.54 billion;
- (d) FII Institute would host its FII PRIORITY Asia Summit in Hong Kong. Global leaders in finance and business sectors, including the Board of Trustees in FII H.E. Yasir Al-Rumayyan would attend the summit. H.E. Yasir Al-Rumayyan, who was an important leader in Saudi Arabia and the Chairman of Aramco's Board of Directors and the Governor of the PIF, was a golf lover. Opportunity should be seized to build trust and develop friendship with important leaders in Saudi Arabia and golf was a common and effective means to achieve this objective. For example, the midnight golf game between Goh Chok Tong and Bill Clinton in 2000 facilitated the launch of the US – Singapore Free Trade Agreement; and

- (e) President Xi Jinping's address on 1.7.2022 stated that "Hong Kong and Macao could keep the previous capitalist systems unchanged for a long time and enjoy a high degree of autonomy". The role of Hong Kong was to attract foreign investments through continuing the capitalist system, in which golf was an important infrastructure and symbol of capitalism to facilitate the role of Hong Kong as an international city. FGC was the oldest golf course in Asia, which was a unique branding in attracting foreign visitors and investors.

28. Ms Lau Man Kwan Julia made the following main points:

- (a) she was a former member of TPB and Advisory Council on the Environment (ACE);
- (b) she was involved in the ACE meeting for consideration of the Environmental Impact Assessment (EIA) of the proposed public housing development in FGC. Whilst some members of ACE expressed reservations, instead of having no comment, on the project, the minutes did not fully record the discussions. She considered that if it was a private development, it would have been rejected by ACE;
- (c) based on her own experience, she was not aware of any precedent where the zoning of a site was proposed to be amended before the Board considered the representations/comments;
- (d) for large-scale projects, the usual practice was to obtain EIA approval before the planning process. However, the planning process started before ACE had a final decision on the EIA of the subject project;
- (e) whilst ACE considered that cultural landscape was not within the scope of EIA, she and some ACE members were not agreeable to such view. The outstanding character of FGC might be eligible to apply for inclusion in United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage List;

- (f) as for the issue of native versus exotic species, she considered that exotic (or foreign) tree species were not necessarily harmful and not valuable. Based on her own experience, foreign tree species could contribute to cultural exchange and academic research activities;
- (g) given Sub-Area 1 (Sub-Area 1) was now proposed to be rezoned from “Residential (Group A)” (“R(A)”) to “Undetermined” (“U”), other suggestions on the future use of Sub-Area 1 including recreation, Government, institution and community or education centres could be considered;
- (h) paragraph 11.2 of the proposed revision to the Explanatory Statement of the OZP stated that the “U” zone was to provide interim planning control for the future public housing development. As such, whilst the number of flats to be provided was uncertain, Sub-Area 1 was still intended for public housing development. Even if the Site was to be zoned “U” and planning permission would be required for future public housing development, it was worried that the proposed public housing development intensity would still be too high and pose negative impacts on FGC. She believed that the proposed public housing development with such uncertainties would not be approved by the Board at the time when she was a TPB Member;
- (i) the Site should not be destroyed for public housing use in view of its high historical and ecological values. Other suitable sites could be identified for public housing development; and
- (j) Members might face ‘hidden’ pressure to agree with the Government’s proposal in the discussion and deliberation session. She reminded that Members had the right to request voting by secret ballot, if required, that was done in the ACE meeting when most Members voted for CEDD to provide more information before considering the EIA.

[Mrs Vivian K.F. Cheung left this session of the meeting temporarily at this point.]

29. In response to the comments made by Ms Lau Man Kwan Julia, the Chairperson made the following clarifications:

- (a) the role of ACE was to provide views on EIA reports of designated projects to the Director of Environmental Protection (DEP) under the EIA Ordinance. ACE was not the approving authority of EIA reports;
- (b) whilst she was not involved in ACE's work, she believed the Secretariat of ACE would follow the usual practice and circulate the draft minutes to members for comments. Members were obliged to raise their comments, if any, with the Secretariat of ACE before confirmation of minutes. It was not appropriate to comment on the minutes of ACE meetings at the current meeting of the Board;
- (c) as for plan-making procedures, there were precedents for PlanD to recommend proposed amendments to the draft plan before the Board considered the representations and comments. The Board would decide whether to accept PlanD's proposed amendment to the draft plan upon hearing and consideration of all representations and comments. For areas which were subject to land use reviews/studies before their long-term uses could be decided upon, there were precedents to zone those areas as "U" on the OZPs; and
- (d) the allegation that Members were under 'hidden' pressure in discussions or making decision was totally unfounded. Starting from the first hearing of the draft OZP, sufficient time and opportunities had been given to Members to raise their queries. The Government had never and also should not put pressure on Members to side with the Government's views.

R538 - Melanie Eva C De Lacy Staunton

30. Ms Melanie Eva C De Lacy Staunton made the following main points:

- (a) she was a Hong Kong resident. As a result of having access to different sports facilities including the golf course at Fanling, she became an athlete and had represented Hong Kong in hockey, netball and golf;
- (b) FGC gave golf coaching to her brother who became a golf athlete representing Hong Kong in golf tournaments, and there was a chance to be offered a full golf scholarship to university in America. The proposed public housing development in FGC potentially prevented future Olympic champions from being nurtured and deprived athletes of the opportunities to play in the Old Course, which in turn would affect their chances of gaining scholarships to elite educational institutes;
- (c) Hong Kong had more population than Singapore, but there were only 10 golf courses in the territory as compared with 17 in Singapore. Golf course was one of the sporting facilities with the shortest supply in Hong Kong. The proposed public housing development would further deter athletes to compete on the international stage due to the lack of golfing facilities;
- (d) Hong Kong's international reputation was seriously damaged by COVID-19. The proposed public housing development would destroy the international golf sporting venue and was contrary to the "Hello Hong Kong" campaign which aimed to attract visitors around the world;
- (e) the open green space in FGC contributed to the well-being and mental health of Hong Kong people and local residents. The demand for golf activities remained high after the pandemic;
- (f) FGC was a place of historical and environmental significance, and the proposed public housing development would destroy the endangered trees, as well as the habitats and biodiversity in Hong Kong. There were better options available, such as the empty space at Penny Bay, for public housing development. Taking away FGC was a short-sighted option and would ultimately leave Hong Kong being worse off in the long term;

- (g) HKGC had made changes by increasing public access to FGC. It would be a facility that could benefit more Hong Kong people. There were better solutions than taking away one of the most historic and environmentally significant golf courses in Asia; and
- (h) she hoped that the oral submissions from the hearings, the written representations and expert reports submitted would be heard by Members with integrity and due diligence.

[Mr Daniel K.S. Lau left this session of the meeting temporarily at this point.]

R2786 – Wong Tak Yuen

R2949 – Kan Mei Ki

R2951 – Lui Yuk Sim

R3136 – 劉惠珠

R3188 – Kan Wai Man

R3202 – Kan Tsz Yeung

Kam Tsin Tsuen

31. Mr Hau Fuk Tat Simon made the following main points:

- (a) he was a North District Council (NDC) member;
- (b) in 2014, CEDD briefed the rural committee on the proposed widening of Fam Tam Road to improve the traffic in the area (i.e. from Tsiu Keng to Ying Pun Tsuen). However, the implementation timetable for the proposed works was still not available. The traffic at Tai Tau Leng Roundabout was already very congested and the increased population would worsen the traffic condition in the area;
- (c) the proposed public housing development would induce adverse drainage impacts and worsen the current flooding problem in the area. It would

also induce adverse impacts on the graves of villagers, the natural habitat and the animals in the area;

- (d) whilst development of public housing was supported, consideration could be given to utilize fallow farmlands in the New Territories for public housing development e.g. areas of Ping Kong /Tai Lung, etc.;
- (e) FGC was a world class venue that had hosted many international tournaments and attracted many visitors. FGC was also opened to villagers and was used as a recreation venue, such as for cycling competitions;
- (f) the farmland owned by villagers was resumed by the former British Hong Kong Government to facilitate the development of FGC. At the time of resumption, HKGC committed that the land would be for golf course and recreation uses only. FGC should be preserved in whole; and
- (g) there were planned developments in future in the area and ongoing expansion of NDH. The government should improve the drainage, traffic and other supporting facilities before considering further developments; and
- (h) the NDC opposed the proposed public housing development in FGC.

32. Mr Hau Tim Kau made the following main points:

- (a) he was the Indigenous Inhabitant Representative of Kam Tsin Tsuen;
- (b) infrastructures should be provided first before considering housing development. However, no traffic improvement works were implemented in the district. Villagers had to walk to MTR Sheung Shui Station due to traffic congestion. He was worried that traffic congestion in the area would affect the service of ambulance and life of villagers;

- (c) while he agreed with the policy to build more public housing, it was not necessary to take back FGC. There was a lot of vacant land in the New Territories, such as San Tin and Ki Lun Tsuen, available for public housing development;
- (d) Hong Kong golfers had attained remarkable achievements in international tournaments. Taking back Sub-Area 1 would reduce the training facilities for golfers and was against the policy of supporting sport development;
- (e) FGC was a place of historical significance and was the only venue in Hong Kong that could host international tournaments and attract world class players and tourists. Taking back 32 ha of land in FGC, which comprised 8 holes in the Old Course, would destroy the 18-hole Old Course and integrity of FGC, thereby affecting its ability to host international tournaments in future. Hong Kong's position as an international financial centre would also be affected; and
- (f) FGC was the back garden of villagers and taking back 32 ha of land would affect the employment opportunities of staff working in FGC. Given most of the representations received were against the proposed public housing development, TPB should listen to them.

Tsung Pak Long Tsuen

33. Mr Kan Sau Cheung made the following main points:

- (a) he was the Indigenous Inhabitant Representative of Tsung Pak Long Tsuen;
- (b) the Government should resolve the traffic problem before proposing public housing development in FGC. At present, villagers of Tsung Pak Long Tsuen could only access Sheung Shui via Fan Kam Road and Tai Tau Leng Roundabout. It took more than half an hour to commute to Sheung Shui in the morning peak hour; and

- (c) it was estimated that the approved development at Oi Yuen, expansion of NDH, together with the proposed public housing development would worsen the traffic in the district. In particular, the junction at Castle Peak Road – Kwu Tung/Fan Kam Road leading to Tai Tau Leng Roundabout would be heavily overloaded. All residents in the district would suffer.

R3284 – Hon Ming Chau Henry

34. Mr Hon Ming Chau Henry made the following main points:

- (a) he questioned how Hong Kong could still be branded as Asia's World City when the Government considered so casually about destroying the city's own heritage;
- (b) the proposed public housing development in FGC was in contradiction to Hong Kong's sports policy, which aimed to promote sports in the community, support elite sports, and promote Hong Kong as a centre for major international sports event;
- (c) to help develop a high quality talent base, a multi-faceted view on education and sports should be adopted. In that regard, sports could develop different positive traits of people, including teamwork, leadership, sportsmanship, etc. Hence, instead of divesting in golf, it was urged that more resources should be invested in promoting golfing activities;
- (d) there was a variety of activities held in FGC to benefit the community, which included charity events and events for the underprivileged etc.; and
- (e) supporting sports development and golf was important to Hong Kong's future. He urged the Government to keep FGC intact and its current form.

R338 - Kar Rina Suan

R3395 - Tham Seng Yum Ronald

35. Mr Tham Seng Yum Ronald made the following main points:

- (a) he was a chartered accountant and worked for global financial institutions;
- (b) he strongly opposed the proposal to take back the Old Course for housing development as it would permanently destroy the heritage of a world class golfing venue, which would also undermine Hong Kong's future and the city's global reputation. Taking away even one hole of a golf course would destroy the integrity of the whole golf course;
- (c) world class infrastructures, including conference and event venues as well as sports and recreational facilities, were important in sustaining Hong Kong's distinct status as an international financial centre;
- (d) golf was not only a form of sports, but also an international language and an essential networking tool for businessman, as a 4-hour round of golf would allow participants to build trust and relationship. Moreover, golf club membership and access to golfing facilities were instrumental in attracting and retaining talents;
- (e) housing shortage was undoubtedly a pressing social issue that needed to be resolved, but there ought to be other alternative solutions;
- (f) FGC hosted the oldest championship in Asia, i.e. the Hong Kong Open Championship (HKO). The numerous charity golfing events held since 2016 had helped to raise over HK\$ 140 million;
- (g) in view that Hong Kong was lagging behind in golfing facility per capita as compared to other neighbouring cities such as Singapore, instead of dismantling the golf course, further investments should be put in to expand golfing facilities. Also, taking away golf capacity would make the game less accessible to the general public and hinder the development of the sports; and

- (h) the proposal to take away the FGC for housing was made by the last term of government while the current term of government could make it right. The Board was asked to exercise fair judgement and not to destroy FGC.

R2945 – 侯嘉俊

R3099 – 侯珈源

R3103 – 侯國棕

R3123 – 侯天送

Ho Sheung Heung

36. Mr Hau Wing Chung said he was concerned about the potential prolonged travelling time from Sheung Shui to Ho Sheung Heung via the franchised minibus after the completion of two new private residential buildings and the construction of over ten blocks of public housing development near Oi Yuen. The villagers' right to have proper transport infrastructure needed to be respected.

37. Mr Hau Wai Lok made the following main points:

- (a) he lived in Ho Sheung Heung and worked in Sheung Shui;
- (b) due to heavy traffic congestion, the daily commuting time for him to travel to work was about one hour. With the completion of new residential buildings as well as the neighbouring Kwu Tung North development, the traffic congestion problem of the area was anticipated to be worsened;
- (c) there was no turning back after construction of the proposed public housing development when new households moved in, and by then, the neighbouring residents would have to suffer more traffic congestion; and

- (d) he doubted whether the Government would be able to maintain the Old Course upon its return in a standard that was as good as the existing high quality conditions managed by HKGC.

38. With the aid of a Powerpoint presentation, Mr Wong See Kit Derek and Ms Lui Hing Yuk made the following main points:

- (e) Mr Wong was a golfer and a supporter of public housing development;
- (f) there was incomplete information on the total economic value (TEV) of the various options which prevented people from choosing the best way forward. Instead of seeking public opinion on whether housing development should be constructed in FGC, the public should be asked where the proposed public housing development should be constructed. More specifically, whether it should be on brownfield site or the oldest golf course in Hong Kong;
- (g) in the past, user pay principles with different forms of financial arrangements were adopted by the administration to finance various types of recreational facilities to cater for different social needs. The FGC was a self-sustained recreational facility which the users bore the cost on design, build, operation and maintenance. While FGC had not created any financial burden to non-users, the facility was shared with the general public;
- (h) the estimated lost in the TEV by giving up the Old Course for development would be about HK\$ 5,545 million at today's value, while the estimated cumulative present value for 30 years using a discount rate of 4% per annum would be about HK\$ 95,900 million;
- (i) in assessing whether part of the FGC should be developed, the economic, environmental, historical and social values of the facility should be considered holistically; and

- (j) according to a recent survey, there was a change in public sentiment and it was suggested that a majority of the people surveyed favoured developing brownfield site for public housing development rather than using FGC. In that regard, it was suggested that Ping Kong Tsuen and Tai Lung Farm should be considered as alternative sites as Ping Kong could be assessed from Kai Tei Roundabout with the existing swimming pool and Government, institution and community facilities nearby as well as villages in the vicinity to create synergy effects.

R3487 - Lau Kin Man Clement

39. Mr Lau Kin Man Clement made the following main points:

- (a) he was born and raised in Hong Kong and grew up in public housing estate;
- (b) housing problem and the needs of the grassroots were important and should not be overlooked. Nonetheless, after the pandemic, apart from tackling housing issue, the Government had also been promoting public health, and in particular mental health. The objectives to promote sports for all, support elite athletes, and create venue for international mega sports events had been spelt out clearly in the Policy Address as well as by the Culture, Sports and Tourism Bureau;
- (c) on average, 1.2 million people shared one golf course in Hong Kong and that figure was significantly lower than the world's average (i.e. one golf course per 224,000 people) and those of other neighbouring cities in Asia, such as Singapore (i.e. one golf course per 434,000 people). Hence, instead of taking back the golf course for housing development, more golfing venues should be provided for golfing elite and our future generation;
- (d) as the total number of public housing units to be provided at the Old Course might be lower than the current proposal of 12,000, it was

questioned whether it was worthwhile to continue pursuing such development proposal after taking into account cost effectiveness. As an alternative, given that there were existing infrastructures in place, the total number of flats to be provided in the NM could be increased to meet the demand. After all, according to a recent newspaper article, there would be a surplus in public housing provision in the coming 10-year period; and

- (e) for the long term interest of the society, the living conditions of future residents should also be carefully considered and sufficient transport infrastructure and ancillary facilities should be in place for the new developments.

R3647 - Karlberg Henrik Hans Petter

40. Mr Karlberg Henrik Hans Petter made the following main points:

- (a) he worked in the recruitment industry and was now working with one of the international banks in Hong Kong;
- (b) notwithstanding the need to provide public housing, it was doubted how the public housing in FGC could push ahead. It was dangerous to think that the decision made today regarding the development of the Old Course could be withdrawn and undone easily in the future; and
- (c) the decision of taking back part of the golf course would affect Hong Kong's attractiveness and liveability and would not be good publicity for Hong Kong as it would affect people's perception about the city. People would question whether Hong Kong was the right place to settle down and raise their families and talents might decide not to move to Hong Kong or even consider that as a reason to leave the city. Also, the decision to take away part of FGC for housing development would hamper Hong Kong's ability to host major events and affect its standing as Asia's World City.

R4251 - Cheuk Siu Yuen Ferdinand

41. Mr Cheuk Siu Yuen Ferdinand made the following main points:
- (a) he was a fund manager and his son was a golfer;
 - (b) less place would be available for the youngsters to enjoy golfing if the venue in the Old Course was taken back from HKGC for housing development. It would cause irreversible damage to FGC, which had a history of over 100 years; and
 - (c) golfing facility was one of the very important supporting facilities that helped to attract talents to Hong Kong and hence the economic impact of taking away part of the FGC for housing development would be significant.
42. The meeting was adjourned for lunch break at 2:00 p.m.

43. The meeting was resumed at 2:30 p.m.

44. The following Members and the Secretary were present in the afternoon session:

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

Chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr C.H. Hau

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Jonathan W.C. Wong

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

45. 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

AFCD

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

WSP (Asia) Ltd.

Mr Emeric W.K. Wan] Consultants
Mr Dennis C.H. Chan]

Ecosystems Ltd.

Mr Vincent C.S. Lai] Consultants
Mr Klinsmann K.L. Cheung]

Representers, Commenters and their Representatives

R5248 – 李統基

R5258 – Liu Kit Wing (廖傑榮)

R5388 – 鄧志佳

Mr Tang Kun Nin, Tony - Representers' Representative

R5548 – Hau Chun Man (侯俊文)

R5827 – Cheng Kin Cheong (鄭建昌)

R6171 – 石嘉威

Dr Zeman Allan - Representers' Representative

R5309 – 林銳強

R5530 – Lee Koon Sin (李觀仙)

Mr Lee Koon Sin - Representer and Representer's
Representative

R5315 – Chan Kwai Yung (陳桂容)

R5379 – Cheung Pak Ho (張栢豪)

R5394 – Sung Miu Wan (宋妙韻)

R5395 – Sung Wai Yan (宋惠欣)

R5423 – Sung Tung Tai (宋騾弟)

R5539 – Cheung Wa Yan (張華恩)

R5663 – Tang Choi Kiu (鄧才嬌)

R5728 – Sung Koon Yau (宋官有)

R5768 – Sung Yau Kiu (宋有嬌)

R5316 – Sung Yau Sau (宋有壽)

Mr Sung Yau Sau - Representer and Representers'
Representative

Mr Tong Chun Fat] Representers' Representatives

Ms Pang Yuk Ying]

Mr Liu Sai Hung]

Mr Liu Chun Hei]

Ms Wong Sze Ki]

Mr Liu Kwok Him]

Mr Liu Kit Wing]

Mr Fung Hon Kwong, William]
Mr Wong Chi Kwong]

R5912 – Man Lai Mui (文瀛妹)

R5925 – Kan Chee Ling (簡志憐)

R5926 – Kan Kam Kuen (簡錦權)

R5920 – 何卓恩

R5544 – Kan Chiu Nam, Raymond (簡超男)

Mr Kan Chiu Nam, Raymond - Representer and Representers’
Representative

Mr Kan Tat Wo - Representers’ Representative

R5464 – 符致錦

R5476 – 勞偉強

R5479 – Sin Wai Ling (冼惠玲)

R5512 – Ho Man Kit (何文傑)

R5533 – 張頌賢

R5608 – 黃偉全

R5675 – 張瑞有

Mr Fu Chi Kam] Representers and Representers’
Representatives

Mr Lo Wai Keung]

Ms Sin Wai Ling]

Mr Wong Wai Chuen]

Mr Cheung Shui Yau]

Mr Cheung Shui Yan] Representers’ Representatives

Mr Ma Wai Chung]

Mr Cheung Chung Hin]

Mr Chan Kim Fung]

Mr Tsang Heung Ngan]

Mr Lee Tung Kei]

Ms Hau Alice]	
<u>R5322 – 侯福達</u>		
<u>R5384 – Hau Tim Kau (侯添球)</u>		
<u>R5398 – 侯煒樂</u>		
Mr Hau Chi Keung]	Representers' Representatives
Mr Leung Hung Fai]	
<u>R5529 – 侯澤東</u>		
<u>R5534 – Tang Liu Mei Seh (鄧劉梅色)</u>		
Mr Lee Koon Hung	-	Representers' Representative
<u>R5772 – Wan Kwok Mun (尹國敏)</u>		
Mr Wan Kwok Mun	-	Representer
<u>R6166 – Tang Suk Kuen (鄧淑娟)</u>		
Ms Tang Suk Kuen	-	Representer
<u>R6498 – Budhrani Rajendra Harkishan</u>		
Ms Huen Ching Yue, Jackeline	-	Representer's Representative
<u>R5499 – Ma Lai Kuen (馬麗娟)</u>		
<u>R6396 – Fung Wai Fat (馮偉發)</u>		
<u>R6651 – Chung Ho Sing (鍾浩聲)</u>		
Andy Kwok Wing Leung (郭永亮)]	Representers' Representatives
Ian Paul Gardner]	
Kenneth To Lap Kee (杜立基)]	
<u>R6696 – Hong Kong Football Club</u>		
Roger Nissim Anthony]	Representers' Representatives
Robert Charles Lawson]	
Mark Andrew Pawley]	

R519 – Lu Benjamin

R2625 – Jenkins Lucy Rebecca Rose

R6717 - Lu Pui Sze Beatrice

- Lu Benjamin] Representers
Lu Pui Sze Beatrice (呂沛思)]
Pong Sharon Kwok (龐郭秀雲) - Representer's Representative

R6728 – Green Sense (環保觸覺)

- Lau Ka Yeung (劉加揚) - Representer's Representative

R3399 – Lee Chun Man Dicky

R6746 – Lau Ka Lok Kenneth (劉家樂) (香港哥爾夫大聯盟)

- Kenneth Lau Ka Lok (劉家樂) - Representer and Representer's
(香港哥爾夫大聯盟) representative

R6754 – Hong Kong Golf Association

- Tang Yu Phyllis (鄧瑜)] Representer's Representatives

R6759/C50 – Fung Kam Lam

- Fung Kam Lam (馮錦霖) - Representer and Commenter

R6774/C51 – Mary Mulvihill

- Mary Mulvihill - Representer and Commenter

R6776 – Lee Yin Shing Leslie

- Lee Yin Shing Leslie - Representer

R6783/C45 – The Conservancy Association (長春社)

- Ng Hei Man (吳希文)] Representer's Representatives
Chow Oi Chuen (周藹銓)]

C1 – Society for Community Organization (香港社區組織協會)

C2 – 長者房屋關注組

C3 – 基層房屋關注組

C4 – 非長者單身人士房屋組

C5 – 租務管制關注組

C8 – 兒童權利關注會

C9 – 低收入在職家庭關注會

C10 – 新移民互助會

C17 – Zhen Guifang (甄桂芳)

Sze Lai Shan (施麗珊)] Commenters' Representatives

Law Wai Ming (羅惠明)]

Lui Yi Shan Angela (呂綺珊)]

Chong Man Kuei (莊文舉)]

Zheng Yayin (鄭雅尹)]

Ching Ki (政琦)]

46. The Chairperson extended a welcome and invited the representers, commenters, and their representations to elaborate on their representations/comments:

R5248 – 李統基

R5258 – Liu Kit Wing (廖傑榮)

R5388 – 鄧志佳

47. Mr Tang Kun Nin, Tony made the following main points:

- (a) he was the representative of Lung Yeuk Tau Tsuen and objected to the Government's plan to take back the Area in FGC for other uses;
- (b) FGC was a world-renowned golf club with a history over 100 years and infrastructures which met the international standards. There had been international tournaments hosted in FGC for participation and enjoyment

of the professional golfers and public over the years, which had also helped enhance Hong Kong's reputation on the international stage. Reduction of the FGC area would adversely affect FGC on hosting mega events and the reputation of Hong Kong;

- (c) while supporting the Government's commitment to increase public housing supply, he considered that there were better alternative sites in the areas around FGC such as Ping Kong Tsuen, Tsiu Keng Tsuen, Hang Tau Tsuen and areas in Kwu Tung North (KTN), Fanling North (FLN), Kwan Tei North, in view that these sites would impose less impact on the nearby residents and environment and resumption of these sites for implementation of housing projects would be easier. In a wider context, land in Kau Yi Chau Artificial Islands, Lantau Island and the periphery of Country Parks could also be the solutions for housing problem;
- (d) during the statutory plan-making process, there was a large number of adverse representations and comments submitted by the public. The Board should not agree to the proposal without considering the public views and general welfare of the community;
- (e) the villagers in the New Territories had strong sentiments for the country and Hong Kong since the colonial period. Despite the mixed views, the villagers generally supported the Government's projects for developments in the New Territories including Fanling/Sheung Shui New Town and KTN and FLN New Development Areas (NDAs). The land resumption exercises for these projects were undertaken in consultation with the affected stakeholders with a view to achieving a win-win situation. However, the current proposal for taking back part of FGC for public housing development was in fact riding roughshod over the public opinions;
- (f) there had been some Government projects for which the proposals were subsequently amended after taking into account the public views on the potential impacts of the proposals on the surroundings. Revision to the

alignment of the proposed Lung Shan Tunnel was a good example;

- (g) the Tang Clan had been residing in the Lung Yeuk Tau area in the past 700 years. As shown in a site photo, there was a grave of Tang Clan in FGC that could be dated back to the Ming Dynasty (i.e. more than 400 years of history). Each year, there were around 200-300 clan members worshipping their ancestors on 10th September in lunar calendar. Upon completion of the proposed public housing development, the view from the Tang Clan's grave would be obstructed by the high-rise building blocks. Allowing the 'fung shui' of the old grave to be affected by the proposed public housing development would be regarded as disrespecting their ancestors; and
- (h) he urged the Government to retain the integrity of the Old Course in FGC and strive a balance between housing supply, welfare of the community and the tradition of indigenous villagers.

R5548 – Hau Chun Man (侯俊文)

R5827 – Cheng Kin Cheong (鄭建昌)

R6171 – 石嘉威

48. Dr Zeman Allan made the following main points:

- (a) he had been actively involved in government services including various committee, boards and advisory bodies, such as the Urban Renewal Authority, Vocational Training Council, Airport Authority Hong Kong, Ocean Park and West Kowloon Cultural District Authority, with a view to striving for Hong Kong's well-being;
- (b) in 2017 and 2018, Hong Kong suffered from various housing problems such as unaffordable housing for grassroot residents, insufficient living space and long waiting time for public housing. While understanding the community's demand for public housing and recognising the

Government's efforts over the few past years in boosting housing supply, the proposal of destroying the heritage value of the oldest golf course in Asia for provision of 12,000 units was simply unjustifiable;

- (c) noting that there were some unresolved environmental issues as identified in the EIA and review of the layout design and development intensity of the public housing development was required by the DEP, he considered that the actual flat yield attainable from the Area might be lower than the planned 12,000 units. There were other land supply options available in Hong Kong with a similar, or even larger site area as compared with the Area, such as the areas within the NM;
- (d) the Government should consider the long-term interest of Hong Kong in order to strengthen its position as an international financial centre and attract talents from all over the world. A historic golf course often formed an integral part of an international financial centre. On the other hand, Mainland China had become one of the fastest growing golf regions with an exceptional collection of golf courses in major cities like Hainan. Losing part of FGC would affect Hong Kong's reputation and position on the international stage;
- (e) it was learnt from a representer in the preceding hearing that the Old Course was the only venue in Hong Kong with its special turfgrass type and drainage capacity that was suitable for hosting Aramco Team Series Championship (i.e. a tournament which was backed by the funding of Saudi Arabia) in summer seasons and could maintain the playability of the course without disruption to the competition even in rainy and wet weather. Being able to host such event would be a great opportunity to attract and forge more business partnership between Hong Kong and the Middle East. FGC would also facilitate the business sector in Hong Kong in tapping into business opportunities in the Greater Bay Area. Experience of other countries also demonstrated that historic golf course could be a tourist destination which would help support tourism and economic revival after the COVID-19 pandemic;

- (f) international tournaments like the HKO, Hong Kong Ladies Open Championship (HKLO) and Asian Games were broadcasted live to over 800 million households globally, helping to stimulate interests in visiting Hong Kong and bringing along economic benefits;
- (g) Hong Kong would co-host the 15th National Games in 2025. If the golf competition could be held in FGC, it would bring huge benefits to Hong Kong and provide a platform for local professional golfers to showcase their talents to the world;
- (h) the contribution of FGC to the community should not be overlooked. Apart from organising charity events and allowing non-members to play golf, FGC also contributed to nurture elite golfers, as was evident from the home-grown elite golfer Mr Taichi Kho, who was the winner of the World City Championship 2023;
- (i) the Area would be reverted to the Government on 1.9.2023 for management by the LCSD. Based on his previous experiences, LCSD had insufficient experience in managing golf courses. A win-win situation would be created if the lease of FGC could be extended and the HKGC could continue to be the management agent of the Area, while LCSD could act as the event organiser. To further reinforce FGC's position as an outdoor recreational space that was accessible to the public, it was suggested that FGC could be opened up to the public everyday, instead of five days a week as per the current arrangement upon renewal of the lease;
- (j) the Hong Kong Sanatorium & Hospital was a good example of how poor road planning would affect the hospital services. The proposed public housing development in Sub-Area 1 would overload the capacity of the existing roads, which might affect the operation of the NDH and its essential Accident and Emergency services;

- (k) FGC was an essential outdoor space serving recreational needs of the public, especially after resuming outdoor recreational activities in light of the latest COVID-19 situation; and
- (l) the outmoded land resumption procedures should be reviewed and simplified so as to speed up the housing land supply.

R5309 – 林銳強

R5530 – Lee Koon Sin (李觀仙)

49. Mr Lee Koon Sin made the following main points:

- (a) he was the village representative of Hang Tau Tsuen;
- (b) there were about 8,000 villagers currently living in Hang Tau Tsuen. While supporting the increase in public housing supply, about 80% of the villagers objected to the proposed public housing development in the Area as they considered that other land supply options in the New Territories (such as Hang Tau Tsuen, Tsiu Keng Tsuen, San Tin Tsuen and Kei Lun Tsuen) were more suitable than FGC;
- (c) the local road networks and junctions were severely congested during the peak hours and had troubled the villagers for many years. It was anticipated that the situation would be further worsened upon completion of proposed public housing development and the NDH expansion; and
- (d) the villagers had a strong sentiment to FGC as they had witnessed its changes and growth, and many of them had worked there since the 1950s. It was upsetting to see the Government taking away part of FGC and the old trees therein.

R5315 – Chan Kwai Yung (陳桂容)

R5379 – Cheung Pak Ho (張栢豪)

R5394 – Sung Miu Wan (宋妙韻)

R5395 – Sung Wai Yan (宋惠欣)

R5423 – Sung Tung Tai (宋駿弟)

R5539 – Cheung Wa Yan (張華恩)

R5663 – Tang Choi Kiu (鄧才嬌)

R5728 – Sung Koon Yau (宋官有)

R5768 – Sung Yau Kiu (宋有嬌)

R5316 – Sung Yau Sau (宋有壽)

50. Mr Sung Yau Sau made the following main points:

- (a) he was the village representative of Lin Tong Mei Tsuen and objected to the proposed public housing development on behalf of the villagers;
- (b) the historical and heritage value of FGC and the wildlife habitats therein would be permanently destroyed by the proposed public housing development in the Area. Losing part of the woodlands in FGC would also adversely affect the air quality in the Sheung Shui area;
- (c) traffic congestion had long been a deep-seated problem in the Sheung Shui area. No proper mitigation measure was proposed by the Government to address the traffic impacts caused by the proposed public housing development, which would further exacerbate the already congested road networks;
- (d) the existing government, institution and community (GIC) and supporting facilities were insufficient to meet the needs of the additional population arising from the proposed public housing development; and
- (e) in view of the above, the reduction of FGC area would affect the living environment and quality of life of the villagers.

51. Mr Tong Chun Fat made the following main points:

- (a) he was the village representative of Tong Kung Leng Tsuen and objected to taking away part of FGC for public housing development, as there were many other sites which were more suitable for housing development such as brownfield sites, periphery of Country Parks, land hoarded by private developers and areas near the boundary control points. He urged the Government to identify another site for public housing development and maintain the status quo of the Area;
- (b) it was absurd and unacceptable that a world-class golf course with a history of over a century would be taken back for public housing development. This would cause direct impact on the tourism industry and reputation of Hong Kong;
- (c) having access to golf training facilities and playing opportunities at FGC had been a major factor in the recent successes of Hong Kong's home-grown professional golfers including Miss Tiffany Chan, Mr Taichi Kho and Mr Alexander Yang. The proposal deprived both local professional golfers and members of the public of their right to enjoy golf sport
- (d) the Government neglected the fact that the nearby road networks/junctions in Sheung Shui/Fanling districts had long reached their maximum capacity. On a day with heavy traffic, a 20-minute drive might take more than two hours; and
- (e) unlike the horse racing course in Singapore where the number of spectators had significantly decreased over the years, there was a rising trend in the number of users in FGC.

52. Ms Pang Yuk Ying made the following main points:

- (a) she was the villager of Tong Kung Leng Tsuen;

- (b) rural New Territories was not a popular residential area due to its poor accessibility. Taking the transitional housing developments as an example, those in the New Territories had a notably lower occupancy rate. The two horse racing courses in the urban areas might be better alternatives to FGC given their prime locations;
- (c) Lin Tong Mei Tsuen and Tong Kung Leng Tsuen were located to the immediate west of FGC and Fan Kam Road was the main access route to the said villages. Additional population and traffic volume would cause significant adverse impact on Fan Kam Road;
- (d) FGC had played a crucial role in supporting the community's mental health and sports development. Golf was becoming increasingly popular in the younger generations over the past few years. In addition, FGC had integrated with the local community by opening up their facilities for various community events and training; and
- (e) the areas in Hung Kiu San Tsuen and the resumed land in Man Kam To were considered more suitable for public housing development.

53. With the aid of a PowerPoint presentation, Mr Liu Sai Hung made the following main points:

- (a) he was the indigenous inhabitant representative of Sheung Shui Heung and objected to the proposed public housing development in the Area;
- (b) the history of FGC was related to the clans in the New Territories since 1908;
- (c) clan graves were of great significance to the clans in the New Territories. In the preceding hearing, some members expressed concern on the possible relocation of the grave of Liu Clan near Hole 2 of the Old Course. By referring to some site photos, he pointed out that due to site formation works for a public project in Wo Hup Shek, some cracks were found on a nearby old clan grave. It was uncertain whether the possible implications on the

existing grave caused by site formation works had been thoroughly considered by the concerned government departments. It was worth noting that urban-rural integration was one of the six planning principles adopted under the Northern Metropolis Development Strategy (NMDS). However, the Government did not propose any relocation arrangements for the affected graves in the current public housing proposal; and

- (d) according to the forecast published by the Housing Bureau (as at March 2023), the estimated total public housing production in the North District from 2023/24 to 2027/28 and from 2028/29 to 2032/33 were about 26,300 units and 71,200 units respectively. The indigenous villagers had been supporting the Government in delivering various public projects in the NM and working closely with the concerned departments to ensure their smooth development and implementation. However, taking back about 9 ha of land for the proposed public housing development was not agreeable. No housing was proposed for the elderly in the villages. He hoped that the Government could work closely with the stakeholders with a view to overcoming the housing problem and boosting development in both urban and rural areas.

54. Mr Liu Kit Wing made the following main points:

- (a) he lived in the North District and objected to the proposed public housing development for destroying the Old Course with over 100 years of history;
- (b) there were more and more developments in the North District, but there was inadequate transport infrastructure to cater for the increasing demand; and
- (c) the Government should prioritise and explore other land supply options and reconsider whether it was suitable to redevelop the oldest golf course for public housing development.

55. Mr Fung Hon Kwong William made the following main points:

- (a) he was an indigenous villager of the North District. Although FGC was not of direct interest to him, he objected to the proposed public housing development in the Area and demanded strong justifications by the Government on why the Area was considered suitable for public housing development;
- (b) the original proposer of development at FGC intended to damage the reputation and weaken the influence of Hong Kong on the international stage; and
- (c) FGC was not the only solution for the housing problem in Hong Kong and the Government had turned a blind eye to opposing views.

56. Mr Wong Chi Kwong made the following main points:

- (a) he was the indigenous inhabitant representative of Tsiu Keng Tsuen; and
- (b) the adverse impacts on the environment and community arising from the proposed public housing development, especially the potential traffic impacts, had been clearly presented in the preceding presentations by other representers. In gist, the Area should not be used for public housing development as there were suitable sites in the nearby villages, e.g. Tsiu Keng Tsuen.

R5912 – Man Lai Mui (文濶妹)

R5925 – Kan Chee Ling (簡志憐)

R5926 – Kan Kam Kuen (簡錦權)

R5920 – 何卓恩

R5544 – Kan Chiu Nam, Raymond (簡超男)

57. Mr Kan Chiu Nam Raymond made the following main points:

- (a) he was the indigenous inhabitant representative of Tai Tau Leng Tsuen;
- (b) Hong Kong had to pay a much higher opportunity cost for losing part of FGC. He fully understood why HKGC had refused to hand over part of FGC to the Government, as was the case in Tai Tau Leng Tsuen where part of a standard 7-a-side football pitch, which was developed by villagers for the youngsters, was previously resumed by the Government for public purpose;
- (c) the indigenous villagers had been supporting public housing developments in the nearby areas, such as Po Shek Wu Estate, Sheung Shui Areas 4 and 30, the site near Castle Peak Road - Kwu Tung near Tai Tau Leng Roundabout, which could provide some 12,800 units; and
- (d) however, the residents in the area had been suffering from traffic congestion at Fan Kam Road and no effort had been made by the Government to alleviate the situation. The proposed public housing development in Sub-Area 1 would worsen the traffic congestion problem.

58. Mr Kan Tat Wo made the following main points:

- (a) he was the village representative of Tai Tau Leng Tsuen and was keen to know whether the villagers would still be given the access to golf playing currently allowed by FGC after the Area was reverted to the Government;
- (b) Hong Kong had positioned itself as an international financial centre and a World City, but there were only five golf courses in the territory. The loss of the oldest golf course in Asia would have direct impact on Hong Kong's competitiveness and international reputation;
- (c) FGC was the 'back garden of Sheung Shui'. For many years, the villagers were given access to FGC for participating in various events and activities, which were enjoyed by many of them;

- (d) housing developments should be supported by comprehensive planning and sufficient infrastructures; and
- (e) the average waiting time for public housing in Hong Kong, say five years, was already shorter than that of the European countries.

[Stephen L.H. Liu left this session of the meeting at this point.]

R5464 – 符致錦

R5476 – 勞偉強

R5479 – Sin Wai Ling (洗惠玲)

R5512 – Ho Man Kit (何文傑)

R5533 – 張頌賢

R5608 – 黃偉全

R5675 – 張瑞有

59. Mr Cheung Shui Yau made the following main points:

- (a) he was the village representative of Kai Leng Tsuen; and
- (b) the existing congested road networks/junctions in the North District needed to cater for the future traffic flow generated by the two planned public housing blocks near and within Ching Ho Estate, a public housing estate to the east of the Area. There was ample vacant government land, GIC land and agricultural land to the east of the Area which could be used for public housing development and construction of new road connecting to the roundabout near the Hong Kong Police Tactical Unit Headquarters. It was apparent that, as compared with the Area, the said alternative sites were of much lower ecological importance. Therefore, it was considered that there was no strong planning justification for the proposed public housing development in the Area.

60. With the aid of video and audio clips, Ms Hau Alice made the following main points:

- (a) issues on transport facilities, flooding, clan graves, access of emergency vehicles to NDH and access to FGC for nearby villagers were still unresolved under the current proposal, which should not be taken forward without addressing the said issues;
- (b) the Government should explain why the Area was considered more suitable for public housing development when there were other practical and reasonable alternatives;
- (c) developments in the North District were generally welcomed and supported by the residents. However, she could not render support to the proposed public housing development given the potential adverse impacts from traffic and transportation perspectives. Her personal experiences in respect of daily traffic congestion in Sheung Shui area were supported by the media reports shown in the meeting;
- (d) it was anticipated that the traffic to/from the planned public housing developments in Sheung Shui (including (i) Sheung Shui Areas 4 and 30 to be completed between 2025 and 2028 for provision of about 3,500 units; (ii) Choi Shun Street to be completed in 2025 for provision of 2,400 units; and (iii) a site to the east of Po Shek Wu Road) would be via Po Shek Wu Road. Contrary to the views of PlanD's representatives, she considered that the traffic impacts generated by the planned and proposed public housing developments could not be addressed by the proposed road and junction improvement works. It was doubtful whether the traffic flow generated by the planned developments had been taken into account in the TTIA for the proposed public housing development conducted in 2019;
- (e) an audio clip from the school manager of Kam Tsin Village Ho Tung School was played to elaborate the plight of students when they commute to schools due to the traffic problems in Sheung Shui and urged the Government to

consider other alternatives;

- (f) in recent years, more and more activities and events were held in FGC for public enjoyment, such as the cycling orienteering fun day in May 2023, tree climbing, cricket and golf training programmes; and
- (g) it would be a loss to Hong Kong if part of the living heritage was destroyed.

[Mr K.W. Leung left this session of the meeting at this point.]

R5322 – 侯福達

R5384 – Hau Tim Kau (侯添球)

R5398 – 侯煒樂

61. Mr Hau Chi Keung made the following main points:

- (a) while supporting the increase of public housing supply, the proposed public housing development in the area would result in the loss of a living heritage of more than 110 years;
- (b) the proposed public housing development involved areas (i.e. Sub-Area 1) currently used for, inter alia, open-air car park. If Sub-Area 1 was developed for housing, the remaining parking spaces in FGC was insufficient to meet the huge demand generated by the hosting of local and international sports events;
- (c) upon completion of the expansion project, the NDC would provide about 2,000 beds. Besides, a total of 13 public housing blocks under various projects would be constructed near the Tai Tau Leng Roundabout. The additional traffic flows generated by these projects would impose a burden on the existing congested road networks;
- (d) the vacant land at Tai Lung Experimental Farm (about 17 ha) could be an

alternative site for public housing development, along with a new road connecting to Kai Leng Roundabout or Tolo Highway via Wo Hop Shek Tsuen to alleviate the traffic congestion in Sheung Shui. Moreover, to echo with the NMDS and to prevent piecemeal development, the Government should consider resuming the sizeable land (about 20 million square feet/some 185 ha comprising government land and private lots) in Ping Kong Tsuen for more comprehensive planning and development with a view to improving the existing road networks in New Territories North;

- (e) as the key stakeholders, the villagers, rural committees and the NDC had never been consulted by the TFLS on the partial development of FGC for public housing development, and no information was given on the ecological value of FGC. He asked whether the Government would consult the stakeholders again;
- (f) it would be an international laughingstock for Hong Kong, as an international financial centre, if FGC, the only venue for hosting international golf events, was destroyed;
- (g) all areas of conservation importance should be treated equally regardless of the types of habitats and species therein. There was nothing different in terms of ecological value between the habitats in FGC and other natural habitats such as wetland. Government's effort in nature conservation could be seen in the resumption of land in Long Valley for the development of the Long Valley Nature Park;
- (h) some clan graves in the Area could be dated back to the Ming and Qing Dynasties; and
- (i) there were uncertainties in the implementation of the proposed public housing development in Sub-Area 1 and management and maintenance of the preserved portion in Sub-Areas 2 to 4. The Board should determine the way forward for FGC after careful consideration.

R5529 – 侯澤東

R5534 – Tang Liu Mei Seh (鄧劉梅色)

62. Mr Lee Koon Hung made the following main points:
- (a) the planned public housing developments in the North District had all along been supported by the NDC. However, NDC objected to the proposed public housing development in the Area as it would destroy the integrity of FGC, unless the entire FGC could be relocated. Despite the opposing views of NDC, there was no mitigation measure proposed or information provided by the Government to address their concerns;
 - (b) it appeared to him that the matter had been politicised due to the dissension within the society in 2019. The proposal was therefore put forward without thorough consideration and planning;
 - (c) the traffic data in the TTIA could not reflect the actual traffic conditions in the North District, especially during the peak hours. The nearby road networks were critical to the emergency services and daily operation of the expanded NDH, and any additional traffic flow might cause significant impacts on its services;
 - (d) the NM was a diversified proposal covering development and conservation. The partial development of the oldest and word-class golf course in Hong Kong was not in line with the planning intention of the NM;
 - (e) Ping Kong and the surrounding areas were prone to flooding in the summer seasons. Without proper assessment on water permeability and groundwater hydrology, any further development in the Area would intensify the flooding problem;
 - (f) LCSD had no track record in managing sites of ecological sensitivity and the maintenance program might require up to \$50 million annually; and

- (g) the Board should consider carefully whether there was a genuine need to develop part of the FGC for public housing.

[Ms Lilian S.K. Law left this session of the meeting at this point.]

R5772 – Wan Kwok Mun (尹國敏)

63. Mr Wan Kwok Mun made the following main points:

- (a) while noting that Hong Kong was facing an acute housing problem and there was a need to increase the supply to meet the housing demand, the Area was not considered suitable for public housing development;
- (b) FGC was a world-renowned sport and recreational facility. The proposed public housing development might affect FGC's capability in holding the local and international golf tournaments, which in turn would affect the reputation of Hong Kong;
- (c) the valuable recreational spaces in FGC should not be forgone at the expense of housing development. Otherwise, it would run contrary to the Government's vision of provision of quality sports and recreation facilities for the public;
- (d) instead of public housing development, the Area could be used for reprovision of low-rise GIC facilities in urban areas so that the released sites could be optimised for high-density housing developments; and
- (e) the Government should prioritise and explore other land supply options which involved sites of lower conservation value for public housing development, such as the periphery of Country Parks.

R6166 – Tang Suk Kuen (鄧淑娟)

64. Ms Tang Suk Kuen made the following main points:

- (a) she agreed with the point raised by other representers that there were other land supply options available in the New Territories;
- (b) she had been enjoying the beautiful scenery of FGC since she was a young kid. The proposed high-rise public housing development was incompatible with the surrounding rural setting, thereby resulting in adverse visual impact. It would also worsen the existing congestion problem at Kai Leng Roundabout and Tai Tau Leng Roundabout; and
- (c) LCSD had insufficient experience in managing golf course and had precedents of poor management, such as the poor turfgrass quality in the Hong Kong Stadium, and thus not capable of keeping the Area to the same present standard.

R6498 – Budhrani Rajendra Harkishan

65. Ms Huen Ching Yue Jackeline made the following main points:

- (a) she was the representative of the owners' committee of Edan Manor and had been living in Sheung Shui for many years;
- (b) the developments in Sheung Shui were fragmented, lacking a holistic planning approach. The Government only focused on boosting housing supply, without considering the potential impacts on ecology and living environment;
- (c) FGC served as an important oxygen bar for the local community and buffer against the pollutants generated by the surrounding developments;
- (d) the proposed public housing development would create another wall

development in Sheung Shui area, which was commonly found in the urban area;

- (e) the loss of a renowned golf course with a history of over 100 years would have direct impact on Hong Kong's international reputation from a brand positioning perspective; and
- (f) in support of the national development strategies of promoting cultural tourism, the Government should preserve the entire FGC together with other clusters/buildings of cultural and historical value.

R5499 – Ma Lai Kuen (馬麗娟)

R6396 – Fung Wai Fat (馮偉發)

R6651 – Chung Ho Sing (鍾浩聲)

66. With the aid of a PowerPoint presentation, Mr Andy Kowk Wing Leung made the following main points:

- (a) he was speaking in his own capacity and expressed gratitude for some of the representers who supported preservation of the FGC and elaborated their representations from a wide variety of perspectives;
- (b) the Government was urged to preserve Holes 1-3 in the Old Course with an area of about 9 ha (i.e. Sub-Area 1) and to zone Sub-Area 1 as “Other Specified Uses” annotated “Conservation and Recreation” (“OU(CR)”) to maintain the integrity of FGC, one of the oldest golf courses in Asia;
- (c) it was inappropriate for the Board to first make a decision, and then carry out detailed studies later (‘determine first, study later’) for the following reasons:
 - (i) rezoning of Sub-Area 1 from “R(A)” to “U” implied that the Government did not have a feasible plan for the proposed public

housing development and further studies were required to determine the development details. However, according to para. 11.2 of Annex IX of TPB Paper No. 10902 (the Paper) (i.e. the proposed revisions to the Explanatory Statement of the Plan), the intention for housing development was retained for the proposed “U” zone, as for the previous “R(A)” zone. Hence, the approval of the draft OZP and the proposed “U” zone would be equivalent to an approbation for the housing development, which was not supported by feasibility studies and without development details;

- (ii) back in 2018, without much details or analysis, TFLS recommended the option of resuming 8 holes in the Old Course (about 32 ha of land) for housing development with 4,700 units. Later, when the development proposal was formulated and submitted to the Board and DEP for consideration, the development parameters changed to 12,000 units on a 9 ha site. The Advisory Council on Environment (ACE) refused to endorse the EIA in August 2022 due to insufficient information, and DEP only approved it with additional information submitted by the project proponent in May 2023 on conditions. However, the proposal would still be subject to further revisions as a result of fulfilling the conditions of the EIA approval. Hence, it would be unreasonable to make a critical decision on the future land use of the Area without necessary details and information on the proposed public housing development;
- (iii) the government officials failed to provide substantive responses based on scientific research when they were asked about the technical aspects of the development proposal. Major concerns such as ecological impact, tree preservation, blockage of sunlight, traffic congestion as well as impact on NDH were yet to be resolved;
- (iv) such approach could not facilitate the Board to monitor the land use

and would even make the Board onerous as further rezoning of Sub-Area 1 to other uses was required later. It would also create an undesirable precedent;

(d) with a view to providing responses to Member's enquiry made in the earlier hearing sessions and dispelling misunderstandings from the public, he elaborated that:

- (i) golf was not a sport for the privileged and FGC was open to all members of the public. While golf course was a place for gathering of the social dignitaries and an informal meeting place for business and political dealings, ordinary citizens would also come and play golf at FGC. According to the statistics from HKGC, about 45% of the golf rounds at FGC were played by non-members (of which only 10% was invited by members) over the past decade. Moreover, the participants of the golf training classes held at FGC included people from all walks of life, including children from the underprivileged families;
- (ii) a hefty HKGC membership fee, i.e. about HK\$ 10 million, was for company membership, not for individual membership. The number of company membership was very limited, i.e. only accounted for less than 10% of the total membership. Coupled with the transferability of membership in the market, the price for the company membership was unavoidably high;
- (iii) despite the nominal land rent of \$1 for FGC under the Private Recreational Lease (PRL), a substantial amount of money had been invested for maintenance and management of FGC up to international standard and for organizing international golf tournaments, which were one of the initiatives to achieve the Government's policy objective of re-establishing Hong Kong's reputation as "events capital". Moreover, HKGC provided activity and training venue for HKGA free of charge, sparing them some \$11

million venue rental charges, while such free arrangement would not be offered by public golf course such as KSCGC. HKGC was a private sport club which could utilize the resources to better promote golf sport in Hong Kong and generate economic benefits for society;

- (iv) there was a practical need to use the 8 holes in the Area, along with the remaining Old Course as well as the New Course and Eden Course, for hosting the upcoming Aramco Team Series Championship. There was a substantial spatial requirement for the preparatory works and for the maneuvering of spectators during the tournaments. Besides, some small-scale tournaments involving only 4 holes could only be held at Holes 1 to 4 in the Old Course due to its favorable location. Hong Kong would risk losing the chance to host such an international tournament if the Area was developed for public housing;
- (v) some said that not all members of the public could visit FGC. Actually, the public was welcome to visit FGC. For those who did not play golf, they might come to FGC for non-golf events or activities such as enjoying the historical and ecological trails and night walking trails, or joining the public open day. In future, FGC would be further opened up so as to enable more members of the public to appreciate the values of the golf course;
- (e) it was acknowledged that there was an acute housing demand in society and the Government had to take back the Area in September 2023. Nevertheless, it was hoped that the Government could continue using the Area as golf course and HKGC stood ready to work with the Government for the continued management of the Area. Considerations could be given to further open up FGC for public enjoyment, e.g. opening up the remaining 10 holes managed by the golf club for the public to play golf everyday, providing facilities for non-golf users, organizing more public events in connection with the ecology and heritage in the Area and even using Holes 1 – 8 of the Old Course as a ‘central park’ for free entry on Sundays; and

- (f) FGC was a unique asset to Hong Kong. While there were alternative sites to the Area for public housing development, it was not the case for the integrity of FGC. The first population in-take of the proposed public housing development would be around 2032. By that time, more housing supply would be available with the new developments in place in the New Territories, and Hong Kong people would regret losing a valuable golf course for the proposed public housing development which was not of absolute necessity. Rather, if the function of the Old Course and hence the integrity of the Old Course was preserved, it could be a new impetus to boost Hong Kong's economy and a new landmark as a living heritage of Hong Kong. Hence, it was in the best interest of Hong Kong to preserve Holes 1 to 3 of the Old Course (Sub-Area 1) as a golf course.

R6696 – Hong Kong Football Club

67. Mr Roger Nissim Anthony made the following main points:
- (a) the proposed public housing development as one of the short to medium term land supply options was originated from TFLS' recommendation in 2018 that alternative use of sites under PRLs should be explored. Due to the sizable land area (about 172 ha) and the expiry of PRL in 2020, FGC was accorded with priority for consideration of housing development;
 - (b) there was a misguided belief that even with some of the land (32 ha) to be taken back for housing development, the remaining 140 ha could still support the hosting of international golf tournaments and training of local professional golfers. However, the European Tour group (R387) and the Asian Tour (R389) had already made it clear that FGC was the only venue in Hong Kong capable of hosting international tournaments to the scale required by both of these two internationally recognized organizations;
 - (c) FGC had a rich history and a huge heritage value. For example, HKO, which took place in FGC and attracted up to 50,000 spectators, was still

regarded as the oldest professional golf tournament in Asia and the second longest standing event globally to be played at the same venue. Also, the heritage value of FGC was beyond doubt that even ACE suggested a review on the cultural heritage importance of the Area and the impacts of the proposed public housing development on the functions of the entire FGC;

- (d) there was no shortage of land for development of PRH in the foreseeable future. In the last few years, 30 ha of brownfield sites had already been resumed and cleared by the Government and the number would increase to 200 ha by 2026. Moreover, according to a written reply to the Legislative Council by the Secretary for Development on 7.12.2022, about 1,000 ha of brownfield sites in the New Territories would be gradually developed for high-density housing. Since the review for the housing development in FGC took time, by then the site (only accounted for 9 ha) would be insignificant as compared to a vast size of brownfield sites being resumed and cleared, not to mention the unlikelihood of high-density housing development on the site due to environmental and ecological concerns;
- (e) to maintain Hong Kong's role as China's global financial hub, having a golf course was considered important as many senior executives would have networking there. FGC, like all other private sport clubs in the territory, contributed to the finance sector of Hong Kong by generating businesses through organizing international events and making Hong Kong an attractive place for the business community. The housing development on part of FGC would harm the status of Hong Kong as a business friendly place; and
- (f) it was in the interest of Hong Kong to retain FGC as a whole and let HKGC continue to manage the golf course with their expertise. The Government might exert necessary control on the level of public access when renewing the lease for FGC. FGC could also perform the function of a central park for the NM, thereby providing a quality outdoor eco-recreation/tourism outlet of high landscape value. The proposed public housing development was unacceptable and the whole 172 ha of FGC should be zoned as "Conservation Area" ("CA").

[The meeting was adjourned for a short break of 15 minutes at 7:05 p.m. Mr Wilson Y.W. Fung left this session of the meeting at this point.]

R519 – Lu Benjamin

R2625 – Jenkins Lucy Rebecca Rose

R6717 – Lu Pui Sze Beatrice

68. Ms Lu Pui Sze Beatrice made the following main points:

- (a) FGC had unique ecological and landscape values. It was a beautiful piece of turfgrass with a variety of flora, including the endangered Chinese Swamp Cypress (CSC) and it was a natural habitat for 18 species of butterflies and bats. Due to its tranquil environment, FGC was also a home to nocturnal animals including the endangered *Red Muntjak* (赤麂) and owl. The proposed public housing development on FGC would destroy the ecology and landscape thereat; and
- (b) FGC gave children a chance to learn more about ecology and biology, and it was also a place to have fun with.

69. Mr Lu Benjamin made the following main points:

- (a) the natural environment was important for mankind as it supported a world population of about 19 billion. The balance between natural environment and the human living sphere should be maintained. If wrong decisions were made, the ecological system of our mother nature would be upset and the consequences would be irreversible;
- (b) FGC had an immense historical and ecological value for the society of Hong Kong and it had all along been taken care of. It was a large piece of green open space which made it possible for various recreational activities. For example, an evening walk in the Old Course, which was opened to the general public every day from 6 pm to 9 pm, could allow the visitors to enjoy

the vibrancy and liveliness of different animals, e.g. birds returning to their nests and bats coming out for feeding, in the Area. FGC had provided these animals with a safe habitat;

- (c) about 35 CSC were found in FGC and they were considered rare and endangered flora species, i.e. only 200 left in the world. CSC used to be common in the South China coast, but due to its distinctive property, the species was largely cut down by fishermen for building boats. The remaining CSC in FGC were in good health and able to re-produce themselves, but those outside FGC were impacted by the lowering of water level. As CSC had to be sub-merged into the water for the life time, they could thrive in the swamp of FGC;
- (d) *black-faced Spoonbill* (黑臉琵鷺) (the spoonbill), which was a critically endangered species worldwide and was one of the International Union for Conservation of Nature (IUCN) Red List of Threatened Species, was also found in FGC. It was commonly found in East Asia and its world population was about 6,000; and
- (e) it was understood that there was a housing need in the society, but there were alternative sites available for housing developments. If part of FGC was developed, the entire ecology would be affected, compromising our next generation's opportunities to enjoy themselves in this backyard garden of Hong Kong and to learn about the valuable fauna and flora thereat.

70. Ms Pong Sharon Kwok made the following main points:

- (a) she was the founder of AquaMeridian Conservation & Education Foundation, an organization which aimed at maintaining life on earth and initiating worldwide campaigns against shark-fin consumption and elephant ivory trade. She had an education background in relation to wildlife conservation and environmental sciences and she was an IUCN global and regional red list assessor;

- (b) rich fauna and flora was a vital link to the biodiversity in FGC. During day time, butterflies made a living there, whereas during night time, the area was teemed with bats. Endangered species such as CSC with only 200 left in the world required suitable nourishment including temperature and hydration in order to make them thrive and re-produce themselves. Any subtle change in the landscape would alter the chemistry there, thereby threatening the survival of the CSC. Unlike other endangered species such as Chinese White Dolphin, CSC could not be found elsewhere and the species would be extinct if it could not be kept in the original environment; and

- (c) the decision on the land use of the Area would affect the well-being of the future generations. There was no doubt that residential development was necessary to cater for the needs of population growth. However, if nature that was life-supporting was disrupted, the survival of humanity would be at stake. There was a need to strike a balance so that development could be managed responsively to the needs of maintaining the biodiversity for our future generations.

R6728 – Green Sense (環保觸覺)

71. With the aid of a PowerPoint presentation, Mr Lau Ka Yeung, made the following main points:

- (a) he was a researcher in Green Sense. Green Sense had no stance on the proposed public housing development in FGC but aimed to provide advice from a third party perspective;

- (b) unlike other OZPs, categorisation of ecological values in terms of “Low to Moderate”, “Moderate” and “Moderate to High” was not adopted in the Explanatory Statement of the draft OZP to express the ecological importance of the Area under the EIA findings. Instead, species of ecological importance were highlighted in the ES for the consideration of the Board. Green Sense welcomed such new approach;

- (c) while ecological experts were employed to assess the ecological impact of the proposed public housing development on the Area and prepare the Ecological Impact Assessment (EcoIA) for the consideration of the Board, it was unsure whether the EcoIA conducted by local organizations would be given due consideration;
- (d) the methodology generally adopted by Green Sense for assessing the ecological value of a place was as follows:
 - (i) the magnitude of the affected habitats for the rare species in the study site vis-à-vis the entire habitats. For example, the development of San Tin Technopole would require filling of ponds, which accounted for 14% of the habitat of one of the world endangered species, *black-faced Spoonbill* (黑臉琵鷺). In this case, Green Sense would consider ponds as having important ecological values;
 - (ii) the sensitivity of the ecology, which looked into the extent of the downgrading of ecological value as a result of the development and also the impacts on the hydrology due to tree felling in the Area;
 - (iii) the ecological connectivity with the adjacent areas, i.e. whether the study site was a buffer area to a larger ecological sensitive area and whether the development on the study site would isolate any piece of ecologically sensitive land. In this sense, even the periphery of country parks had a certain ecological value;
- (e) by adopting the above methodology, Green Sense considered that FGC had well-established ecology. Green Sense seldom recognized the ecological value of a golf course as it was an artificial ecology with intensive use of irrigation water and chemicals to maintain the quality of the turfgrass. However, what was so unique with FGC was its long history of undisturbed development that a rather stable ecological system was established. Moreover, as FGC was separated from the built-up areas and the usage of it during the night time was low, the lighting at FGC, especially the areas to the

west of Fan Kam Road, was as low as in the country park, making it a suitable living place for the nocturnal animals;

- (f) tree felling was the prime concern of Green Sense. During the public events in FGC, cars were parked near the trees which might cause damages to the roots of the trees. Nevertheless, the awareness to protect the trees was enhanced as it was observed that for nearby government projects, tree protection zones were designated to minimize the interference between the works and the existing trees;
- (g) an assessment on light pollution of the proposed public housing development on the surrounding areas should be included with respect to the established methodologies, e.g. BUG Ratings to classify the light fixtures and The International Commission on Illumination (CIE) 234:2019 Standard. By applying the BUG Ratings, Green Sense estimated that FGC belonged to lighting zone of 1 to 2, which were the areas with low or moderate ambient lighting levels, e.g. rural areas with relatively little night time activities;
- (h) the area of Ping Kong was an ecologically sensitive area with woodlands inhabited by various species. In the previously approved rezoning applications, i.e. Y/NE-PK/1 and Y/NE-PK/2, EPD required the applicant to carry out assessment to identify the impacts of the proposed public housing development on the foraging, breeding and habitat of different species. According to the research by the Hong Kong Bird Watching Society, a total of 152 bird species had been recorded in the Ping Kong area. Active arable land was also found in Ping Kong area with good soil condition surface depth. Green Sense did not agree with the argument that agriculture was of no value to Hong Kong, as agricultural activities in Hong Kong could stabilize the food supply especially during the critical period, e.g. pandemic;
- (i) notwithstanding the importance of Ping Kong area, there was a need to improve the traffic provision there. The capacity of Fan Kam Road and major roads in Ping Kong area had reached their limit. The Government had been implementing road widening projects with Phase 1 from Pat Heung to

Tsiu Keng and Phase 2 from Tsiu Keng to Sheung Shui, but Phase 2 was now being stagnated as land at FGC was involved; and

- (j) whether FGC was genuinely opened for public was doubtful. Based on his personal experience, his entry of the site for the purpose of carrying out field survey was denied as he was a non-member.

[Professor Jonathan W.C. Wong rejoined the meeting during Mr Lau's presentation.]

R3399 – Lee Chun Man Dicky

R6746 – Lau Ka Lok Kenneth (劉家樂)

(香港哥爾夫大聯盟)

72. Mr Kenneth Lau Ka Kok made the following main points:

- (a) he was a golf commentator and had extensive experiences in respect of golf sport in Hong Kong and the Mainland. Golf should not be stigmatised as a sport for the rich and indeed, many Hong Kong people were keen to play golf. There were only two golf courses opened for public. One of them was KSCGC, but due to its limited capacity, each citizen could only be allocated 6 games per month. Another one was FGC and as mentioned by Mr Andy Kwok Wing Leung (**R5499, R6396 and R6651's representative**), about 45% of users of FGC were non-Members;
- (b) according to the information provided by Royal & Ancient Golf Club, there were about 6,349 golf courses in Asia in 2019, with 17 golf courses (3 public and 14 private) in Singapore and only 5 in Hong Kong (1 public and 4 private). Hong Kong had the fewest golf courses among the international cities. The Singapore government had been putting forth a strategy to use undeveloped land for golf courses until planned development on the land commenced. Only by that time would the land be resumed, and usually at the same time, the loss of land for a golf course would be replenished by new land created through land reclamation. Hence, there was no shortage of

golf courses in Singapore;

- (c) it was necessary for world-class cities to have landmark golf courses. New York, for example, had invested 10 billion US dollars to build Liberty National Golf Course, which was located in New Jersey adjacent to Liberty State Park on the Upper New York Bay and had a magnificent city view of New York. Royal Wimbledon Golf Club and Sentosa Golf Club were world class golf courses in London and Singapore respectively. In the case of Hong Kong, FGC would be viewed as the landmark golf course due to its fame for having long history and being favoured and visited by renowned celebrities. The governments of these world-class cities devoted themselves in expanding and upgrading these renowned golf courses and they would not resume these golf courses for other developments;
- (d) the fact that FGC was a century old golf course was noteworthy. The Old Course of FGC was first built in 1911 on a piece of land leased from the Qing Government. Since then, the natural landscape and ecology there had been frozen and had not been subject to substantial changes. Until now, it was still one of the oldest golf courses in China and Asia. Century-old golf courses were rare in Asia and they were located in Thailand, Japan and Sri Lanka. Kasumigaseki Country Club, which was opened in 1929, was one of the examples in Japan. The governments and the people treated these century-old golf courses as treasures, and it would be unwise to use part of the century-old FGC for housing development;
- (e) the proposed public housing development on part of FGC would bring about cumulative effects that were detrimental to the golf industry in Hong Kong. Golf athletes, especially for those specializing in playing 4 holes, would be deprived of training venues. Besides, the golf industry in Hong Kong would shrink, which would directly affect the business of the golf-related appliances shops mostly found in Hankow Road, Tsim Sha Tsui. It should be noted that the businesses of these shops were already withered during the pandemic due to loss of customers from the Mainland. Some shops could not withstand the downturn and had already been closed. It would be

another blow to them if the golf industry shrank in Hong Kong. Furthermore, the staff and coaches who earned a living with golf would become unemployed;

- (f) the Government treated our golf athletes unfairly. Our golf athletes, similar to the players of other sports, got fabulous results in various international tournaments. However, the Government had no plan to support our golf athletes or golf sports by providing more training venues. Instead, the current proposal would wipe out part of the training venues but this was not the case for other sports, e.g. a new velodrome was built after our cycling athletes had attained good results in international competitions;
- (g) the current proposal was overly politicalized and the government officials were fettered to the decision due to the consultation undertaken by TFLS to having housing development on part of FGC in 2018, even though such decision was based on misleading fact that the 32 ha of land could be easily taken back and developed for a public housing in order to ease the predicament of those living in SDUs. It was also doubtful if LCSD had the necessary expertise, staff and equipment in managing and maintaining the golf course after it was reverted to the Government; and
- (h) if the current proposal was to proceed, the quality of a century-old golf course would be undermined and thus, the attractiveness of Hong Kong to the international business community would be harmed. It was proposed to drop the current proposal and to adopt the counter-proposal as suggested by Mr Allan Zeman (**R5548, R5827 and R6171's representative**) that the Government, after taking back the Area, entrusted the management right to HKGC with a view to fully opening up the Old Course to the public for golf activities and other occasional recreational uses or events.

R6754 – Hong Kong Golf Association

73. Ms Tang Yu Phyllis made the following main points:

- (a) she was a member of Hong Kong golf team and she joined various training and competitions organized by HKGC since her youthful ages. Like other golf athletes, playing golf had helped building up her own self-identity and enabled her to get a scholarship to study abroad. Golf was also good for nurturing virtues for the children;
- (b) given proper training in a suitable venue, Hong Kong golf athletes could get fabulous results in the international tournaments, e.g. Miss Tiffany Chan won the HKLO on the Ladies Asian Golf Tour in the Old Course of FGC in 2016, which qualified her for the 2016 Summer Olympics. FGC was an important training venue for golf athletes as they could expose themselves at fields with different topography and types of turfgrass in the three 18 holes in FGC. Furthermore, golf tournaments for the 2025 National Games would take place in FGC; and
- (c) it would be appreciated if the Government would continue to render support to the golf athletes in Hong Kong and it would be a regrettable decision to take back part of FGC for housing development.

R6759/C50 – Fung Kam Lam

74. With the aid of a PowerPoint presentation, Mr Fung Kam Lam made the following main points:

- (a) the current “OU(CR)” zone on the draft OZP put emphasis on conservation over recreation, which was different from the previous “OU(Recreation cum Conservation)” zone proposed to the draft plan No. S/FSSE/C and as a result, the user schedule for Columns 1 and 2 was updated correspondingly to those for conservation zones (e.g. “CA”), “Coastal Protection Area” and “Site of Special Scientific Interest” zones). For instance, government refuse

collection point, government use, playground/playing field and public utility installation were relocated from Column 1 to Column 2, whereas wild animals protection area was added in Column 1;

- (b) to accentuate the conservation elements in “OU(CR)” zone, it was proposed to consider:
 - (i) reducing the period from 5 years to 3 years for temporary uses of any land or building being always permitted on the draft OZP. Hence, any use expected to be over 3 years must conform to the zoning or stipulated requirements on the draft OZP and the Notes;
 - (ii) reviewing the need for planning permission for diversion of stream, filling of land/pond or excavation of land even for public works coordinated or implemented by Government, as well as maintenance or repair works, as such works or operations, whether to be taken by the government or not, shared the same impacts on the environment in the sensitive zones;
 - (iii) reviewing paragraph 7 of the Notes of the draft OZP to incorporate a new paragraph for “OU(CR)” zone to state that only maintenance and repair of the permitted use was always permitted, whereas the uses currently permitted under the covering Notes of the draft OZP, i.e. plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine, should require planning permission from the Board;
- (c) if the intention of “OU(CR)” zone was for conservation purpose, it would be better to impose more stringent control; and
- (d) as the Bills for Streamlining Development Procedures (the Bills) was expected to come into effect on 1.9.2023, the proposed amendment to the

draft OZP should be gazetted as soon as possible for further representation and hearing and submitted to the Chief Executive in Council for approval in accordance with the current statutory provisions.

R6776 – Lee Yin Shing Leslie

75. Mr Lee Yin Shing Leslie made the following main points:

- (a) he was the chairman of International Union of Professional Development Institution, and an executive member and the contact person of the Land Housing Special Interest Group to Tanner Hill Workshop (THW). He had no stance on whether the current proposal should be supported or not, but was convinced that it would be a breach of contract if the Area failed to be returned to the Government after the expiry of lease on 1.9.2023 and the breach would undermine the rule of law, which was one of the core values of Hong Kong. Also, he would like to advise on how to attain a win-win solution for the Government after taking back the Area;
- (b) after the Area was returned to the Government, the land might lease out. The Government should consider whether the value of land rent should be calculated based on market value or if any other considerations were involved. Based on the estimation from THW, the Government would be able to receive about \$38.4 million rental income annually for a rental fee of \$1 per square feet;
- (c) concerning the use of the land, if no long term development was planned, the land would be left idle and its quality would be gradually downgraded. This would be a waste of valuable land resource and thereby a lose-lose scenario for the future of Hong Kong;
- (d) if the land was planned for housing development, it was suggested that some of the housing be dedicated for young families, as they were the groups who had the most pressing housing needs. In addition, various environmental-friendly measures could be considered for the future housing development,

e.g. treating food waste within the estate, engaging the future residents to take care of the vegetation. Furthermore, a comfortable and all-weather walking environment should be provided within the housing development, with connection to Sheung Shui Station. Better still, the proposed public housing development could be a role model for the future residential developments in the NM;

- (e) for future golf development in Hong Kong, the remaining part of FGC was still of international standard suitable for hosting international tournaments. It would be preferred to have the future international tournaments, e.g. HKO, organized by the Culture, Sports and Tourism Bureau with various golf clubs as co-organizers in order to elevate the profile of the tournament in the name of Hong Kong. Such arrangement would also facilitate negotiations with the governments of other countries. The Government could also consider upgrading other golf courses in Hong Kong to meet the international standards; and
- (f) public opinions should be taken seriously. Hong Kong Analytics of THW analysed the information gathered from the media press and revealed that about 50% to 60% of the grassroots and professional bodies supported the proposed public housing development on part of FGC. THW would carry out further studies and would publish the results in due course.

R6783/C45 – The Conservancy Association (長春社)

76. With the aid of a PowerPoint presentation, Mr Ng Hei Man made the following main points:

- (a) there should be a more proactive approach for tree compensation under the current proposal in order to mitigate and compensate the ecological loss of a wooded area, not just an individual tree. The compensation proposal needed to be well-justified. The current compensation ratio of 1:1 was referenced from the Development Bureau Technical Circular (Works) No. 4/2020, but such ratio was only a starting point. It was also laid down in

the same technical circular that in case there was sufficient growing space for tree planting, more could be done to achieve a better compensatory results;

- (b) it was suggested that more details on tree compensation could be stated in the ES of the draft OZP. In the current ES, only the condition of trees or tree clusters and trees of particular conservation interest were described. Consideration could be given to including the overall rationale for tree compensation and the transplanting requirements if the trees could not be preserved in-situ;
- (c) for the “OU(CR)” zone, priority should be accorded to conservation over recreation and there was room to further accentuate the conservation element with reference to the “OU(Nature Park)” zone for Long Valley in KTN which shared similar planning intention of conservation cum recreational activities. The “OU(Nature Park)” zone emphasized on not only conservation, but also enhancement of the existing habitat and education. Also, there was a presumption against development on “OU(Nature Park)” zone;
- (d) as per ACE’s recommendation, good balance between recreational activities and habitat conservation should be maintained through a comprehensive public education and ecological management plan. It would be appreciated if some preliminary ecological management plan, even in the planning stage, could be included in the EIA to justify the conservation zoning;
- (e) relevant development controls should be imposed for the “OU(CR)” zone with a view to ensuring design compatibility of the future development, if any, and minimizing adverse impacts from the future development, if any, on the natural habitat thereon. Assuming that the “OU(CR)” zone would continue to be used as golf course, reference could be made to the development controls such as building height restrictions imposed for other golf-related zoning, e.g. “OU(Golf Course)” zone on the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 and the approved Discovery Bay OZP No. S/I-DB/4 as well as “OU(Sports and Recreation Club)” in the approved Tai Tam & Shek O OZP No. S/H18/10; and

- (f) some representers proposed to open up FGC for public enjoyment. It was a good initiative and additional supporting facilities should be provided to cater for the growing number of visitors. The provision of supporting facilities should also be subject to the Board's scrutiny as adverse ecological impacts could be resulted.

[Vincent K.Y. Ho left this session of this session of the meeting at this point.]

C1 – Society for Community Organization (香港社區組織協會)

C2 – 長者房屋關注組

C3 – 基層房屋關注組

C4 – 非長者單身人士房屋組

C5 – 租務管制關注組

C8 – 兒童權利關注會

C9 – 低收入在職家庭關注會

C10 – 新移民互助會

C17 – Zhen Guifang (甄桂芳)

77. Ms Sze Lai Shan made the following main points:

- (a) she was the Deputy Director of Society for Community Organization (SoCo) and she made comments on behalf of herself, SoCo, and the director of SoCo, Mr Ho Hei Wah, who was an ex-member of the TFLS. SoCo was established in 1971 and one of the major concerns of SoCo was the housing needs of the underprivileged people of Hong Kong;
- (b) she showed a video clip of children living in inadequate housing with poor living environment. She said that the housing needs of the underprivileged people in Hong Kong were pressing. According to SoCo's statistics, about 220,000 people were currently living in inadequate housing with a squalid and crowded living environment. To improve the standard of living,

occupants in inadequate housing had to apply for PRH. Currently, about 230,000 people were waiting for the allocation of PRH and the average waiting time was long, i.e. about 6 year for a normal family and about 3 years for family with elderly. In some cases, the average waiting time could be 9 years or above. It should be noted that the average waiting time was calculated without differentiating the waiting time of households of the single and family without elderly. As such, there was an urgent need to increase the supply of PRH;

- (c) the current proposal arose from one of the recommendations of TFLS, which launched in 2018 an extensive five-month public consultation on 18 options for boosting land supply. The TFLS recommended a multi-pronged approach to increase land supply in Hong Kong with short, medium and long-term options. One of the TFLS' recommendations was that sites under PRL could be made available for alternative uses. There were 66 sites under PRL, with 39 of them granted to community groups, such as social and welfare organisations and uniformed groups, while 27 of them were held by private sport clubs. FGC, having a total land area of 172 ha, was one of the private sports clubs and the land lease already expired in 2020;
- (d) the current proposal involved only an insignificant part of FGC, i.e. 32 ha of land with only 9 ha for proposed public housing development. The three golf courses of international standard would still be retained and available for international tournaments. Many people's opposition to the housing development in the Area was due to the "not-in-my-backyard syndrome";
- (e) it was quite remote to correlate the loss of an insignificant part of FGC with the shrinking of economic opportunities and international status of Hong Kong. The contribution of golf industry to the overall economy of Hong Kong was doubtful. HKGC only had 2,000 members and the membership fee was extraordinarily high. Even if FGC was opened to the general public, many could not afford the entrance fee and golf equipment. Besides, international tournaments could still be held at FGC as before. Other than having prestigious golf course, the international business community also

concerned about the yawning income inequality in Hong Kong, in that some citizens were deprived of a reasonable living environment against the image of Hong Kong as an affluent city. Resolving the housing issues for the underprivileged would manifest care and humanity which was even more crucial in maintaining the status of Hong Kong as an international city; and

- (f) in formulating the current proposal, the Government had consulted the public and striven for a balance between development and conservation with consideration given to the future sport development of Hong Kong. Various assessments also demonstrated that there were no insurmountable technical issues. Furthermore, the Government had made further concession by zoning the Sub-Area 1 as “U”, instead of “R(A)” as originally proposed. If the current proposal was not approved, the housing issues would persist and the impacts would inflict heavily on the families with children and elderly, not to mention the Government’s credibility that would be undermined.

78. Mr Law Wai Ming made the following main points:

- (a) he was an elderly waiting for allocation of PRH since 2017 and was currently living in bedspace apartment. The living environment was very poor and he had to suffer from poor sleep due to noise and safety concern. Also, due to compacted living environment, relationship amongst occupants was very bad; and
- (b) he wished the Government could expedite the provision of PRH so that he could get a chance to improve his living standard.

79. Ms Lui Yi Shan Angela made the following main points:

- (a) she was a social worker with SoCo specializing in serving people living in subdivided flats, bedspace apartments and cubicle apartments. On behalf of 基層房屋關注組, she supported the current proposal to take back part of the FGC for the proposed public housing development;

- (b) while it was acknowledged that continued sport development was needed in society, the Government should not overlook the fact that about 220,000 people were living in inadequate housing with very poor condition and they had to bear a heavy financial burden (about 1/3 of their income) on renting the poor housing. Having policies that bent on the housing needs of these people was not enough to tackle this pressing problem, it also required cooperation from various stakeholders with some of them willing to sacrifice for people in need. The organization did not intend to polarize the issues and cause confrontation with other stakeholders. Indeed, the current proposal had undergone public consultation, consensus building and balance of interests, in that instead of developing the entire FGC, what was being requested was public housing development on only 9 ha of the land of FGC;
- (c) land for PRH development was insufficient in Hong Kong. While there was a general consensus in society that the housing problem was acute and swift responsive actions were needed, yet people would oppose the development proposal in their own locality. This made it difficult for the Government to identify suitable site for housing development. Some representers might argue that alternative sites for housing development were available. However, given the current uses and operations on these proposed alternative sites, the public housing development would be delayed as extra efforts might have to be spent for the Government to relocate the current uses and arrange compensation for the current business operators. There was no immediate alternative site for the 9 ha of FGC. It was the acute shortage of land for housing development that called for the extensive consultation by TFLS in 2018 and such issue had been echoed in the Long Term Housing Strategy (LTHS) Annual Progress Report repeatedly until 2020 when the Government was able to identify some suitable sites for housing development. However, there was no assurance that all sites identified for public housing development would be secured due to the fact that these public housing development proposals had to go through many administrative and statutory procedures;

- (d) the provision of 12,000 units on the 9 ha of FGC meant a lot to the people in need. According to Government's estimation, with the proposed public housing development in FGC included, about 62,000 units would be provided in the first five years, i.e. from 2022-23 to 2026-27, and about 220,000 units would be provided in the second five years, i.e. from 2027-28 to 2031-32. Against this background, the provision of housing units in FGC would be significant in the short to medium term and should there be any delay in the approval of the current proposal, the adverse cumulative effect would be reflected in the medium-term provision and the provision target would be at stake;
- (e) light public housing or transitional housing was not a panacea to the housing problem faced by Hong Kong as it had a role and function different from traditional PRH. It was a transitional arrangement to fill the short-term gap of public housing supply while the Government needed to buy time to identify suitable sites for more housing developments, and the residents in these housing of transitional nature could be relocated to permanent housing after 5 years; and
- (f) while some representers pointed out that preservation of FGC in its entirety would be for the benefits of the future generations, they were of the view that fulfilling people's inadequate housing needs would be more meaningful as it could provide our next generation with reasonable living condition.

80. Mr Chong Man Kuei made the following main points:

- (a) he had been waiting for allocation of PRH for about 19 years;
- (b) there were many grassroot people living in caged housing or SDUs with squalid, poorly-ventilated and compact living environment, making them difficult to get enough rest. There was an urgent need to resolve the housing problems; and
- (c) in fact, the citizen's standard of living contributed to the reputation of an

international city.

81. Ms Zheng Yayin made the following main points:

- (a) she was a social worker with SoCo and she spoke on behalf of a group of grassroots people;
- (b) it appeared that many representers opposed the current proposal, but there were actually a lot of people who supported it. The reason why these people did not voice out their supports was that they lacked the necessary skill and audacity to represent themselves in the meeting. These people could only tell their grievances to their social workers;
- (c) to address the possible traffic impacts from the proposed public housing development, the Government could further resume the nearby agricultural land for road infrastructure, just as what the Mainland Government had been doing; and
- (d) it was unavoidable to have urban development without demolishing the old. However, it was also important not to leave behind certain group of underprivileged people while the city was making progress.

82. Mr Ching Ki made the following main points:

- (a) he had been living in SDUs, caged housing and cubicle apartments for many years. Other than the squalid living environment, they also suffered from the nuisance from other occupants within the same apartment, e.g. poor smell from smoking, in his case. Moreover, the rent of these housing was high and incurred a heavy financial burden, making them more difficult to uplift;
- (b) the society needed to take special care of people in hardship, not just safeguarding the better-off people. There should be an equal sharing of resources in the society. The better-off people opposed the current proposal as their interests were affected. However, only 9 ha of land was trivial for

the better-off people, but it was essential to help ease the pressing housing need of the underprivileged in Hong Kong. The provision of reasonable housing for the people in need would incentivize them to contribute more to the society;

- (c) although land reclamation could be an option to increase land supply, it took time to form the land;
- (d) it was unsure if the international golf tournaments were really conducive to the economic well-being of Hong Kong. The future golf development needed to be blend with national interests and thus, the international golf tournaments could be relocated to other cities in the Mainland, if necessary. Furthermore, the golf tradition in Hong Kong should not be viewed as something unchallengeable; and
- (e) Hong Kong had one of the lowest birth rates among cities in the world. Part of the reasons was that the people with inadequate housing did not want their next generation to live in the same poor environment as they did now. Even the middle-class people were inflicted by housing issues. Therefore, there was an urgent need to increase housing supply for Hong Kong.

R6774/C51 – Mary Mulvihill

83. Ms Mary Mulvihill made the following main points:

- (a) FGC had conservation and heritage values and it should be preserved in a form that the public could enjoy. Any plan to take back the land would deprive the future generations of a vital recreational asset and would get rid of Hong Kong's most precious ecological resources;

The Future Management of the Golf Course

- (b) upon expiry of the Short Term Tenancy for the Area, the land would be reverted back to LCSD for management and maintenance, but there was a

lack of information on the future management and handover arrangement. Also, it was unsure if LCSD had the necessary expertise, equipment, labour and funding resource to deliver good management of the golf course, especially where the land was of high conversation value. The mismanagement would cause an irreversible damage to the environment and facilities there and it would be negligent if the current proposal was approved without consideration of these details;

- (c) LCSD had a bad reputation for mismanaging public facilities and trees. Consequently, people could not enjoy some of the facilities in the park and cases of tree felling were evident, e.g. a case on Haiphong Road happened in June 2023;

Reflection on the Housing Issues Raised by Peter Cookson Smith (R6766)

- (d) the housing supply target needed to clearly reflect the actual demand, rather than to overestimate the demand given that population growth in the future would reduce;
- (e) the average household size for PRH had recently dropped from 2.93 to 2.72 and the downward trend was expected to continue. Indeed, the single person household had experienced the largest growth and this trend should have been addressed;
- (f) the applicants in the waiting list of PRH were mainly new immigrants and the youth. It was found that about 60% of the people living in SDUs were new immigrants and these people needed the PRH the most. With the introduction of the Quota and Points System in 2002, the number of non-elderly single-person applicants rose tremendously particularly from young people including students who could not afford a private flat. Hence, the case of young people showed that the eligibility to apply for PRH was not tantamount to the real needs. There should be ways to help these young people with their housing, instead of resorting to PRH;

- (g) consideration could be given to increasing the land supply by resuming military sites for development. According to Article 13 of the Garrison Law, if military land was no longer needed for military purposes, it should be returned to Hong Kong without compensation;
- (h) private housing had become a form of speculation and investment over the past decades in Hong Kong and in Mainland China, and thus the prices of private housing became unreasonably high that were not affordable for ordinary people. It seemed that the Government had tried to solve the problem by enlarging the supply of PRH to compensate for unaffordability in the private sectors. This did not work as it could be seen that over the past 40 years, there was no correlation between housing supply and prices;
- (i) the demand for PRH was distorted by the fact that some of these units were occupied by family households whose income and assets were above the prescribed limits. If the abuse cases were screened out, the overall picture would had been different;
- (j) the oversubscription in the existing sale of subsidized housing under Home Ownership Scheme indicated that there was a room to review the pricing policy;

Impacts of Urban Renewal led by Urban Renewal Authority (URA)

- (k) the urban renewal projects initiated by URA had invariably stimulated demand for more public housing, and the people affected by the renewal projects were accorded with top priority in allocating public housing. However, it was rare for URA to provide public housing;
- (l) the urban renewal project led by URA would eliminate parks and recreational facilities, e.g. in the draft Nga Tsin Wai Road / Carpenter Road Development Scheme No. S/K10/URA3/1, part of the Carpenter Road Park was include in the development scheme for development, affecting the provision of cycle tracks for recreational purpose. Park and recreational facilities which were

important to improve the citizen's quality of life should not be reduced in size;

- (m) the URA's urban renewal projects would usually provide private housing units. However, there seemed to be an over-supply of private units in the market and there were more private residential developments which were yet to be put on the market for sale, e.g. a luxurious residential development along Ap Lei Chau waterfront;

Duty of the Member of the Board

- (n) while there was always a pressure to approve the development proposal pertinent to residential development, Members needed to holistically consider the housing proposal having regard to the overall picture and the legitimate objection from the community. They should be able to recognize the faults in the development process and disapprove proposals that might not be in the long term interest of the community, as it was not merely about land-use zoning, but the future of the site; and
- (o) considering that the current proposal was immature and HKGC had the appropriate resources to maintain the ecologically sensitive environment of FGC, it would be of the interest of Hong Kong to maintain the status quo of FGC.

84. As the presentations of 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 questions to the Board or for cross-examination between parties.

Public Housing Demand and Supply

85. Members noted that the housing supply target was 301,000 public housing units

for the next 10-year period (i.e. 2023-24 to 2032-33) as per the LTHS Annual Progress Report 2022, and sufficient land had now been identified for the provision of 360,000 public housing units, hence resulting an additional supply of about 60,000 units. Besides, the completion of the proposed public housing development at FGC for population intake by 2029 would likely be delayed given the need to fulfil the conditions attached to the approval of the EIA (the EIA approval), while there were other major sources of land supply, in particular the NM and the Kau Yi Chau Artificial Island. In light of the above, some Members raised the following questions:

- (a) whether the proposed public housing development was still an important and irreplaceable source of land supply in addressing the public housing shortage problem;
- (b) the average waiting time of public housing in relation to the supply of public housing in the second five years of the 10-year housing supply; and
- (c) whether the demographic changes and migration trends in recent years necessitated changes in strategic planning of housing supply .

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

- (a) it was targeted to complete the proposed public housing development for population intake by 2029. In view of the conditions of the EIA approval, a review of the proposed public housing development would be undertaken which was estimated to be completed in 12 months by CEDD. While the commencement of the development would be postponed, the Government would endeavour to catch up the programme as it might necessitate shorter construction period for the housing development and associated infrastructure if the development intensity turned out to be lower than the current proposal after the review. The target completion date for the proposed public housing development would not anticipate to be significantly deviated from the original target of 2029. Hence, the production of 12,000 public housing units would still form part of the

Government's medium-term housing supply within 10 years' time. Timing was an important factor in considering the significance of the proposed public housing development in contributing to the public housing supply;

- (b) the Government had all along adopted a multi-pronged approach to increase housing land supply. The proposed public housing development would go ahead together with the NM and NDA projects to secure housing supply. The supply would vary in time given the variables and uncertainties involved and would be updated each year taking into account the latest circumstances, especially the latest programme of the projects. As the Area was Government land where land resumption was not required, the development programme was more certain when compared with other housing development projects, such as those in NDAs which necessitate land resumption of some 656 ha of land, relocation of some 2,000 operators and arrangement of rehousing and compensation for some 4,000 households;
- (c) the latest average waiting time for general applicants who were housed to PRH in the past 12 months was about 5.3 years. There were a lot of variables in determining the average waiting time such as the delivery of PRH units and the number of new eligible applicants registered on the waiting list each year. Hence, the Government was unable to provide the projected average waiting time figure for PRH 10 years from now. Nevertheless, it would be the goal of the Government to shorten the waiting time for PRH to below 3 years; and
- (d) the LTHS would be reviewed annually and a broad range of factors including latest demographic trends and economic conditions would be taken into account.

87. The Chairperson supplemented that planning the long-term housing demand was an intricate task requiring careful consideration of numerous factors that would influence the housing needs of the population in long term, and short-term variations in these factors such as migration would not alter the overall picture for housing demand that should adopt a long-term view.

88. In response to a Member's enquiry on the breakdown of 301,000 public housing units (including NM and Kau Yi Chau Artificial Islands) for the coming 10 years as shown in a table on a PowerPoint slide, the Chairperson said that the supply of 360,000 public housing units in 10 years' time included the proposed 12,000 units at the proposed public housing development. The housing supply in relation to Kau Yi Chau Artificial Islands project would be beyond the 10-year timeframe. For the NM, except the housing delivery in the three NDAs (KTN/FLN, Hung Shui Kiu/Ha Tsuen and Yuen Long South development) which could catch up with the 10-year supply, other major sources of housing units in the NM would be delivered beyond medium-term period. For San Tin Technopole in the NM, only a small number of units from the designated rehousing estate would be provided in 2031 while majority of housing supply and population intake would be in place in 2034 or beyond to tie in with the commissioning of the Northern Link. It should be noted that housing supply should not be planned just enough to meet the projected demand and additional units were required as a buffer in case there was any delay of planned projects. Projects such as Kau Yi Chau Artificial Islands could boost the long-term housing supply but the situation over next 10 years remained dire. Hence, the Government could not lightly give up any projects with yields expected to deliver in the 10-year period.

89. A Member asked the representatives of C1 (SoCo) based on SoCo's experience whether occupants living in inadequate housing such as caged homes, SDUs and cubicle apartments which were mostly located in Kowloon areas, would be willing to move to the New Territories where most of the upcoming public housing units would be provided.

90. In response, Ms Sze Lai Shan (C1 to C5, C8 to C10 and C17's representative) said that according to SoCo's research, SDUs mainly located in Kowloon areas (about 50%) and the rest in the New Territories (about some 20%) and on Hong Kong Island (about 20%). While there were elderly-related priority schemes, compassionate rehousing arrangement and express flat allocation of rescinded flats, no priority in allocation of traditional PRH was given to the occupants in inadequate housing. These occupants were only given priority for allocation of transitional housing. Owing to scarcity of PRH units in the urban districts, the long waiting time for traditional PRH as well as the poor living conditions of SDUs and high rental cost in the urban districts, occupants living in inadequate housing, especially those families with children, were usually willing to take the PRH units available in the New

Territories where there would be relatively more supply of PRH.

91. Ms Lui Yi Shan Angela (**C1 to C5, C8 to C10 and C17's representative**) supplemented that there might be misconception that occupants living in inadequate housing would decline offer of PRH units in the New Territories based on the experiences in allocation of transitional housing. Transitional housing in the New Territories was less preferred mainly due to its temporary nature. The occupants living in inadequate housing would not prefer to change their established daily routines and move to a temporary unit in remote areas. However, the consideration in taking a PRH unit as a permanent residence would be very different in that these occupants were usually willing to move in the New Territories. In fact, about 89% of their targeted services receivers had moved to the New Territories during the period of July 2021 to June 2022.

92. Mr Ching Ki (**C1 to C5, C8 to C10 and C17's representative**) supplemented that he himself as an occupant living in inadequate housing would be very willing to move to the PRH units in the New Territories, where would be new developments with ample job opportunities in future.

93. A Member asked whether TFLS had consulted the locals in proximity of the Area as partial development of FGC was one of the short and medium land supply options solution, and if yes, whom had been consulted. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that TFLS had conducted a five-month public engagement (PE) exercise with a series of events from April to September 2018 to solicit public views. A total of about 29,000 responses to questionnaires and 68,300 submissions via other channels were collected. The randomised telephone survey also completed interviews with 3,011 people. Besides, 185 PE meetings were conducted. With the wide coverage of the PE exercise, members of the public, if they were concerned about the land supply issues, should have chance to take part in the PE. Besides, prior to the submission of the draft OZP for consideration by the Board, Sheung Shui District Rural Committee and NDC had been consulted on the partial development of the FGC and the draft OZP.

Alternative Housing Land Options

94. Some Members raised the following questions:

- (a) the current status of the Tai Lung Experimental Station (TLES) of the AFCD, and whether it could be an alternative option for public housing development as suggested by some representers;
- (b) whether the option of development at Ping Kong Tsuen for public housing development as suggested by HYK and some representers could be further examined to replace for the proposed public housing development at FGC;
- (c) whether there was any estimation on the land resumption cost or validation on the cost suggested by the representers in respect of development in Ping Kong Tsuen; and
- (d) the procedures and time involved should there be a need to secure an alternative site for public housing development.

95. Concerning TLES, Mr Boris S.P. Kwan, SNCO(N), AFCD, said that TLES was still in operation to support local farming. It was the only crop experimental farm operated by the Government in Hong Kong, and where AFCD conducted studies to search for and put on trial production methods and crop varieties that suited the local environment.

96. With regard to the proposed alternative sites for public housing development, with an aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following main points:

- (a) the TLES was located far from the existing built-up area of Fanling/Sheung Shui New Town. Development of TLES site for public housing would require a holistic planning and provision of new infrastructure and transport network as well as various supporting facilities (e.g. provision of a primary school);
- (b) the proposed site at Ping Kong Tsuen had an area about 20 ha, about 90% of which involved private land under multiple ownership. Some vacant land and a few brownfield operation are found within the area. There were two

previous rezoning applications (Nos. Y/NE-PK/1 and Y/NE-PK/2) covering the proposed development area at Ping Kong Tsuen and they were withdrawn by the applicants due to various technical concerns. Hence, technical difficulties for development at Ping Kong Tsuen should not be underestimated. In particular, new access road to connect the area with Pak Wo Road and So Kwun Po Interchange would be required and such access road would need to pass through an existing drainage nullah and the Phase 4 of Ching Ho Estate. EIA would also be required for the development of Ping Kong Tsuen area as the development site was over 20 ha;

- (c) any new alternative site for public housing development would not be a quick option as technical studies would be required in ascertaining the feasibility and suitability. It was considered impossible to identify alternative options for public housing development now whose delivery time could match with the FGC site in the medium term as the Government would need to conduct engineering feasibility study which involved a number of technical assessments as well as plan-making and/or EIA processes, followed by detailed design, land resumption and construction;
- (d) it was outside the purview of statutory planning to estimate the land resumption cost or to validate the costs suggested by representers; and
- (e) the time and procedures involved for securing another site for public housing development would vary in different site context. In general, a relatively large site would necessitate a planning and engineering study which covered a number of technical assessments including EIA. For EIA, taking the proposed public housing development as a reference, an EcoIA was required to study the potential ecological impacts covering four seasons which meant that such assessment would require at least one year to complete. After confirming the feasibility, an investigation, design and construction study would be required to confirm the infrastructure design and details and land requirements. Land resumption, if required, would be undertaken before the commencement of site formation and infrastructural works, and then construction of the superstructures. The whole process from site

identification to the completion of the housing units might range from 10 to 15 years.

97. Regarding the development option of Ping Kong Tsuen, Mr. Kenneth To Lap Kee (**R5499, R6396 and R6651's representative**) said that instead of developing the whole of the Ping Kong Tsuen area, it would only require to identify 9 ha of land within the area as a replacement site for Sub-Area 1 and development of such area would not require an EIA. Concerning road access, a proposal similar to that for the proposed public housing development at FGC could be adopted, using the same roads, junctions and roundabouts with the implementation of the same proposed road/junction improvement works as suggested by the Government. While no new road alignment would be required, only an extension of Ping Kong Road for less than 200m to reach the area of Ping Kong Tsuen would suffice.

98. Two Members raised that HKGC disagreed with the findings of the TTIA conducted by CEDD, if the same findings were adopted for the development option of Ping Kong Tsuen, it would be arguable that the Ping Kong option was not feasible from traffic point of view. In response, Mr Kenneth To Lap Kee (**R5499, R6396 and R6651's representative**) said that the findings of TTIA were unreliable, and yet with rectifications of the assumptions and calculation, if the TTIA could be substantiated to the proposed public housing development, then it also could be adopted to the technical feasibility of the development option of Ping Kong Tsuen on traffic ground. Besides, the Ping Kong Tsuen area was generally a flat land with spot heights ranging from 13mPD to 16mPD and the presence of large tract of abandoned agricultural land. This would be a more preferred option if comparing with the proposed public housing development at FGC where 400,000 m³ of earth and large number of trees would needed to be removed in order to form a piece of flat land for construction.

The Planning Process

99. Two Members asked whether the proposed partial development of FGC should have attained the EIA approval prior to proceeding with the statutory plan-making process. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that the Town Planning Ordinance (the Ordinance) and EIA Ordinance (EIAO) were separate statutory processes without procedural requirement. The partial development of FGC had gone through the established

mechanisms under the Ordinance and the EIAO in parallel. In accordance with EIAO, the EIA report was exhibited for public comment from 20.5.2022 to 18.6.2022, whereas the draft OZP was exhibited for public inspection under section 5 of the Ordinance on 30.6.2022.

100. A Member asked if the proposed amendment to rezone Sub-Area 1 from “R(A)” to “U” was considered an approach of ‘determine first, study later’ as claimed by some representers, and if there was any precedent case of such rezoning. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that the DEP’s decision on 11.5.2023 required CEDD as the project proponent to follow up with concerned departments on a range of issues including reviewing the layout design, building height and development intensity of the public housing development etc. While it remained Government’s intention to pursue housing development in Sub-Area 1, the planning parameters stated under a land use zone of the OZP should be based on a solid ground supported by technical assessments agreeable to concerned bureaus and departments. Before completion of the review by CEDD and DEP’s approval of 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 are still possible. It was considered prudent to rezone Sub-Area 1 to “U” in this interim period to serve as a stopgap arrangement pending completion of the review by CEDD and allow the flexibility to take on board the outcome of CEDD’s review and DEP’s corresponding decision. There was no specific precedent case of designating “U” zoning to address EIA approval conditions.

101. Regarding the planning process, the Chairperson supplemented that the proposed rezoning of Sub-Area 1 from “R(A)” to “U” was indeed a prudent approach of ‘study first, determine later’. The Government would only determine the appropriate development intensity and zoning for Sub-Area 1 after the outcomes of the review of layout and development intensity for the proposed public housing development to be undertaken as per the EIA approval conditions were available.

Future Arrangement for FGC

102. Some Members raised the following questions:

- (a) any update on LCSD’s plan or framework on the arrangement for the Area

upon its return to the Government in September 2023;

- (b) whether LCSD had any management plan for Sub-Areas 2 to 4;
- (c) whether the collaboration between LCSD and HKGC in opening up the Area for public use every day, as suggested by Mr Allan Zeman (**R5548, R5827 and R6171's representative**), be possible, and whether such arrangement would also be possible for the remaining 140 ha of FGC (i.e. New Course and Eden Course);
- (d) whether there were any specific measures such as imposing building height restrictions to control the future uses within the "OU(CR)" zone as suggested by the Conservancy Association (**R6783/C45**) or any conservation management plan; and
- (e) whether the current rights of the nearby indigenous villagers in using the Area (e.g. early morning walk, priority to play golf etc.) would be continued after the Area was handed over to LCSD.

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

- (a) whilst 9 ha (Sub-Area 1) of the Area was planned for public housing development, the remaining 23 ha (Sub-Areas 2 to 4) was planned for conservation cum recreation use. LCSD was considering the detailed use of Sub-Areas 2 to 4, and the preliminary idea was to open those less ecologically sensitive areas within Sub-Areas 2 to 4 to the public as far as possible. Besides, as stated in the Annex 2 of the approval letter from DEP, the project proponent was recommended to make good use of Sub-Areas 2 and 3 through developing a comprehensive public education and ecological management plan. LCSD would have special arrangement in place for Sub-Area 4 which had a higher ecological value with the presence of CSC. There would be limited access to Sub-Area 4 in terms of the number of visitors, the types of activities to be held and the opening hours to

the public to ensure proper management of that area;

- (b) LCSD had met with HKGC to get a better understanding of the Area and facilities therein. LCSD would also liaise with relevant parties which had organised different kinds of activities in FGC and see how these activities could be continued to be held in the Area or FGC. The draft OZP had suitably provided flexibility for LCSD to host events or organise activities that were commensurate with the Area;
- (c) the arrangement for nearby indigenous villagers in using the Old Course was the agreement between HKGC and the concerned indigenous villagers. After handing over to LCSD, the Area was intended to open for public, including the nearby indigenous villagers as members of the public;
- (d) for the opening arrangement of the remaining 140 ha of land of FGC, should the Board consider appropriate to open the whole FGC for public every day including weekends, such suggestion could be referred to the relevant bureau/department for consideration when reviewing/renewing the private recreation lease covering the part of FGC to the west of Fan Kam Road; and
- (e) the examples with restrictions on gross floor area and/or building height imposed for the golf-related “OU” zonings mentioned by the Conservancy Association were under private ownership and with presence of structures like club house. The “OU(CR)” zone was a piece of Government land that relevant bureaux/department would ensure that all uses thereat would be of reasonable scale and nature in future. Besides, the uses always permitted at the “OU(CR)” zone, except ‘Field Study/Education/Visitor Centre’, would unlikely involve any permanent structures and hence, it might not be necessary to impose development restrictions for the “OU(CR)” zone.

104. In response to the enquiry on any conservation management plan in future, Mr Ian Paul Gardner (**R5499, R6396 and R6651’s representative**) said that HKGC had all along been implementing a conservation management plan for FGC since the opening of the

Old Course 110 years ago. Mr Kenneth To Lap Kee (**R5499, R6396 and R6651's representative**) supplemented that HKGC's proposal was to rezone Sub-Area 1 from "R(A)" to "OU(CR)", i.e. the whole of the Area to be zoned as "OU(CR)". For the Notes of the "OU(CR)" zone, it was proposed to include in the Remarks 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.

105. Mr Andy Kwok Wing Leung (**R5499, R6396 and R6651's representative**) admitted that LCSD had approached HKGC recently to gather more information of the Old Course and a site visit was arranged. He was looking forward for more in-depth discussion and liaison with LCSD regarding the future management of the Area. In response to a Member's question that how HKGC would manage the Area if they would be allowed to continue the management and maintenance therein, Mr Kwok said that HKGC understood that the Government would take back the Area after 1.9.2023, yet HKGC would be very willing to provide the expertise, facilities and equipment required for maintaining the good conditions of the Area. He genuinely hoped there could be collaboration between LCSD and HKGC in opening up the Old Course including the 8 holes to be managed under LCSD together with the remaining 10 holes under the management of FGC in completing a 18-hole golf game for public use every day. Furthermore, he suggested to explore the opportunities in opening up the Area on Sunday as the 'Central Park' for public enjoyment and appreciation of FGC's ecological and heritage values.

Golf Sport Development in Hong Kong

106. Two Members raised the following questions:

- (a) the value/importance of golf sport development in Hong Kong, and the Government's policy to promote golf sports in Hong Kong; and
- (b) whether HKGC had carried out any economic impact assessment in justifying the value/importance of golf sport development to Hong Kong, in particular its 'butterfly effect' in benefitting the lower income groups.

107. In response, Mr Andy Kwok Wing Leung (**R5499, R6396 and R6651's representative**) and Mr Bryant Lu Hing Yiu (**R3259, R3486 and R3782's representative**) made the following main points:

- (a) golf was often perceived as an exclusive sport for the affluent and HKGC had all along been determined to shed this elitist perception and promote golf sports for all walks of life, irrespective of economic status or social background and especially for female and youth;
- (b) the Government valued the importance of golf sport in terms of attracting overseas investment. This was demonstrated with the fact that the Chief Executive sought to attract new business investment opportunities from Saudi Aramco to boost Hong Kong's economy during on his visit to the Middle East earlier this year. FGC could strengthen the international image of Hong Kong and had latent impact on the overall economic development of Hong Kong through hosting large-scale international golf tournaments, e.g. Aramco Team Series Championship;
- (c) golf sport was gaining increasingly popularity worldwide due to its unique attributes of being non-contact and an outdoor sport that could harmonize with nature. While there was not enough golfing facilities in Hong Kong, preserving the entirety of the existing courses in FGC could allow sustainable development of golf industry and training of local professional golfers. Just like the recent victory of Miss Ruoning Yin, a China's golf athlete, in the Women's Professional Golfers' Association (PGA) Championship golf tournament, FGC could also serve as the training ground for the local golf athletes;
- (d) for direct economic benefits, with reference to the World City Championship held in March 2023 at FGC, the direct investment involved some HK\$ 30 million and the huge public relation value of international television broadcasting with 'Hello Hong Kong' Campaign to over 110 countries and 0.3 billion views worldwide had brought Hong Kong to the international viewers. With reference to the LIV Golf held at Adelaide, Australia earlier

this year, the direct investment involved about US\$ 60 million (equivalent to HK\$ 0.5 billion) according to the Australia Government. LIV Golf held at Australia had brought an economic value with the sale of some 60,000 event tickets and average spending of about AU\$ 6,000 (equivalent to about HK\$ 30,000 to 40,000) for each overseas visitor and about AU\$ 2,000 for each inter-state visitor. Hosting the LIV Golf at FGC could also boost the synergy effect between Hong Kong and the cities in the Greater Bay Area and thus contribute direct economic benefits to the region;

- (e) golf sport was an industry that generated a wide array of economic benefits, creating a butterfly effect that could benefit different groups of people. In addition to the direct economic benefits, the golf sport was also an employment generator, which could bring along positive impact to the lower income groups. Stewarding a golf courses entailed a wide variety of operations, necessitating hiring labours of diverse fields, such as turfgrass maintenance, tree trimming, making of structures for events etc. These employment opportunities provided steady income to lower-income groups and fostered skill development and presented opportunities for professional growth; and
- (f) golf was a popular and common leisure activity among the business sectors. Embracing the golf sport development potential toward a more inclusive society, the knowledge of golf play skills would indirectly empower an individual of the upward mobility in pursuing a higher socio-economic status in business world. Income of a golf coach was also one of the tops amongst various sports coaching due to its huge demand.

108. Mr Kenneth Lau Ka Lok (**R6746**) supplemented that HKO had been broadcasted to over 200 countries in 4 days targeting high-end population, and this would attract overseas visitors to come to Hong Kong. Phuket, Thailand and Hainan, China had successfully developing golf industry to generate substantial economic income. He had submitted a report on the direct and indirect income generated from the golf industry (the Report) to the then-Commissioner for Sports, Mr Yeung Tak-keung and he could provide the same to the Board for reference.

[Post meeting note: Mr Kenneth Lau Ka Lok provided the Report to the Secretariat of the Board on 3.7.2023 for Members' information.]

109. Given that the part of FGC to the west of Fan Kam Road, with a land area of about 140 ha with 46 holes (i.e. two and a half golf courses) would be kept intact, a Member asked HKGC the following questions:

- (a) whether it would still be possible to promote golf sport with the remaining 46 holes in the three golf courses by re-planning or re-organising the setup and routes;
- (b) whether it would still be able to host international golf tournaments with a land area of about 70 ha out of the 140 ha while the remaining 70 ha could be used for logistics use such as carpark; and
- (c) whether HKGC would partner with other golf courses in Hong Kong in hosting international golf tournament.

110. In response, Mr Andy Kwok Wing Leung (**R5499, R6396 and R6651's representative**) made the following main points:

- (a) HKGC would endeavour to promote and organise events to promote golf sport in Hong Kong irrespective of how much land area was left for FGC;
- (b) taking back the Area would result in not only the loss of 8 holes at the Old Course, but also the loss of 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 flexibility for parking arrangement as well as logistics and tournament back up areas for international golf tournaments. These facilities had to be re-provided in the remaining area of FGC. Besides, unlike Rugby Sevens for which the spectators would be seated in a stadium, in addition to the 18-hole area for playing golf, extensive area was required for the spectators to follow the golfers moving around the golf course.

Hence, it would be very difficult if not impossible to re-provide three golf courses in FGC through re-planning the remaining golf holes;

- (c) losing 8 holes in the Old Course was equivalent to the loss of a standard 18-hole golf course at FGC. When there was tournaments/events or maintenance being carried out, the three golf courses (Old Course, New Course and Eden Course) were opened to the public on a shift basis. Losing one golf course (i.e. Old Course) would take away such flexibility and entail difficulty in allowing golf play time for the public;
- (d) retaining the integrity of FGC was crucial in sustaining its long-term competitiveness and international status. The competition amongst rival countries in the region in hosting the PGA sanctioned event, like HKO, was indeed very fierce;
- (e) with reference to the latest requirements informed by the organiser of Aramco Team Series Championship which would be held in FGC in October this year, the golf holes in the Old Course in the Area would be used for hosting competitions for female and youth and setting up of business VIP areas. Such requirements were essentially the same for other international events; and
- (f) the Old Course could not be substituted by other golf courses in Hong Kong as each course was unique with their own characteristics. Whether there could be collaboration between FGC and other golf courses in the territory for hosting international golf tournaments was questionable, given the substantial travel distance between one and other. While a variety of facilities and infrastructures were required, including television broadcasting areas, food and beverages provision areas etc., it would not be economical for the organisers to invest additional amounts in providing these facilities in various locations.

111. In response to a Member's enquiry whether the existing carpark and staff quarters in the Old Course could be relocated to the existing driving range at the part of FGC

to the west of Fan Kam Road, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that with the aid of the visualizer such relocation was theoretically possible given the similar geographic location of the existing car park in Sub-Area 1 and the driving range with modification of vehicular access /run in and out subject to HKGC's assessment on feasibility.

Flooding and Drainage Aspects

112. Two Members enquired whether the flooding issues in Ping Kong had been studied, and whether the proposed public housing development would pose further flooding risk in Ping Kong Tsuen and its surrounding areas which would result in adverse economic consequences and risk to life. In response, Mr Gavin C.P. Wong, CE/N, CEDD, said that the existing drainage condition at Sub-Area 1 and its surrounding area including Fan Kam Road and Ping Kong Road was not desirable. For the proposed public housing development, improvement/mitigation measures such as enhanced stormwater drainage network at the proposed housing site boundary near Sub-Area 2 and at Fan Kam Road and Ping Kong Road were recommended to alleviate the drainage problem in the area. The Drainage Services Department (DSD) would also take forward separate projects for drainage improvement works at the North District. With the aid of the visualizer, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, supplemented that drainage improvement works by DSD had been carried out in Ping Kong Tsuen back in 2012 and 2020. Further improvement works were being studied by the DSD.

113. Noting some representers claimed that the EIA report was not comprehensive, in that the impacts on river channel or flood risk of the area were not assessed, a Member asked if these aspects were required under the EIA. In response, Mr Gavin C.P. Wong, CE/N, CEDD, said that according to the study brief issued by EPD for the EIA, drainage impact assessment was not required under the EIA. Notwithstanding this, as a general practice for works projects, drainage impact assessment was conducted under the Technical Study on Partial Development of FGC Site – Feasibility Study and relevant improvement/mitigation measures were recommended.

Traffic Aspect

114. Noting some of the representers were concerned about the traffic congestion problem in Sheung Shui, in particular that there would be more new development in place in

the area, a Member enquired if there were any traffic improvement measures to improve the conditions. In response, with an aid of some PowerPoint slides, Mr Gavin C.P. Wong, CE/N, CEDD, said that with the new roads to be constructed under the KTN/ FLN NDA project which could improve the traffic condition in the Sheung Shui area, residents in Kwu Tung South including Hang Tau Tsuen currently using Castle Peak Road - Kwu Tung/Fan Kam Road/Tai Tau Leng Roundabout to travel to Fanling Highway could gain access to Fanling Highway via Kwu Tung Road and the new roads in KTN NDA in future, thus avoiding the busy road junctions at Fan Kam Road and Tai Tau Leng Roundabout. The Fanling Bypass Eastern Section, which was targeted for completion in 2025, would connect Ma Sik Road and Sha Tau Kok Road - Lung Yeuk Tau to Fanling Highway and provide an alternative route for travelling to Fanling Highway without using the busy Tai Tau Leng Roundabout and So Kwun Po Interchange (Kai Leng Roundabout).

Clan Graves of Villagers

115. A Member enquired about the location of a clan grave of Ming dynasty located in Ha Kung Tei as previously mentioned by some representers. In response, with the aid of some PowerPoint slides and the visualizer, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, showed the location and photos of the concerned grave, which was located in Sub-Area 2 and facing north towards Sub-Area 1.

116. A Member asked whether Mr Liu Sai Hung was the descendant of the Liu's clan grave of Qing Dynasty located in Sub-Area 1. In response, Ms Hau Alice said that Mr Liu (**R2945, R3099, R3103 and R3123's representatives**) was the village representative of Sheung Shui Wai, but not the descendant of the concerned Liu's clan grave. However, they had serious concerns on the way forward of that clan grave as the Government might not be able to contact the descendants. The Member further asked if the Government had contacted the descendants of that Liu's clan grave given the possible need for relocation due to the proposed public housing development at Sub-Area 1. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that as the layout of proposed public housing development at Sub-Area 1 would be reviewed in order to preserve the 0.39 ha of woodland as far as possible as required under the conditions of the EIA approval, whether the concerned grave would be affected was yet to be confirmed. There might be scope to preserve the concerned grave in-situ given its location being in close proximity of the woodland. Should the relocation of the

grave be inevitable, relevant departments would endeavour to contact the descendants of the concerned graves according to the established mechanism. There was previous cases of public housing development involving relocation of graves.

Others

117. In response to a question raised by a Member concerning the distortion of map scale of two plans (i.e. Plans H-10 and H-11) attached to the Paper as previously raised by a representer, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, explained that the concerned plans were extracted from the EIA report and included in the Paper for illustrative purpose. The original plans were scaled down for fitting in into the standard presentation frame and hence, the original scale as written on the plan was not applicable. Nevertheless, the scale bar shown on the original plan was still valid, and the original plan marked with the original map scale could also be found in the EIA report.

118. As Members had no further question to raise, the Chairperson said that all hearing sessions were completed. She thanked the representers, commenters and their representatives, and the government representatives for attending the meetings. 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. The representers, commenters and their representatives and the government representatives left the meeting at this point.

119. This session of the meeting was adjourned at 0:45 a.m. on 30.6.2023.