

**Minutes of 1296th Meeting of the
Town Planning Board held on 24.7.2023**

Present

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

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr C.H. Hau

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Ms Bernadette W.S. Tsui

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

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

Director of Planning
Mr C.K. Yip

Deputy Director of Planning/District
Ms Lily Y.M. Yam

Secretary

Absent with Apologies

Miss Winnie W.M. Ng

Mr Franklin Yu

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mr Timothy K.W. Ma

Mr K.L. Wong

Director of Lands
Mr Andrew C.W. Lai

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

In Attendance

Chief Town Planner/Town Planning Board
Ms Josephine Y.M. Lo

Senior Town Planner/Town Planning Board
Ms Karen F.Y. Lam

1. The meeting was resumed at 2:00 p.m. on 24.7.2023.

Opening Remarks

2. The Chairperson said that the meeting would be conducted with video conferencing arrangement.

Fanling, Sheung Shui & Yuen Long East District

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1296th Meeting held on 12.6.2023, 14.6.2023, 19.6.2023, 26.6.2023 and 29.6.2023

[The item was conducted in Cantonese.]

3. The Secretary reported that subsequent to the circulation of the draft minutes of the 1296th meeting held on 12.6.2023, 14.6.2023, 19.6.2023, 26.6.2023 and 29.6.2023 to Members, amendment to paragraph 10 of the minutes of 12.6.2023 incorporating a Member's comment as shown on the screen was proposed. Members agreed that the minutes were confirmed with incorporation of the said amendment.

Agenda Item 2

[Closed Meeting]

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.]

Deliberation Session

4. The Secretary reported that Members' declaration of interests was reported at the hearing sessions and recorded in the relevant minutes of the meeting held on 12.6.2023,

14.6.2023, 19.6.2023, 26.6.2023 and 29.6.2023. No further declaration of interests had been received from Members since then. Members 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 not been invited to join the meeting. For those Members who had no direct interests or involvement in the proposed public housing development and/or submissions of the representers/commenters, Members agreed that they could stay in the meeting. The Secretary also said that those Members who had not attended the majority part of the five days of hearing had refrained from participating in the deliberation session, and Members could apprise themselves of the views expressed during the 5 day hearings, particularly those they did not attend, through reading of the minutes circulated to Members before the meeting.

5. The Chairperson said that hearing sessions for the consideration of representations and comments on representations (comments) on the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1 (the draft OZP) were held on 12.6.2023, 14.6.2023, 19.6.2023, 26.6.2023 and 29.6.2023 and the minutes of which were confirmed under Agenda Item 1. Today's meeting was to proceed with the deliberation of the representations and comments on the draft OZP.

6. The Chairperson further said that the Hong Kong Golf Club (HKGC) had applied for judicial review (JR) in respect of the Director of Environmental Protection (DEP)'s decision of approving with conditions the Environmental Impact Assessment (EIA) report in relation to the draft OZP. At the invitation of the Chairperson, Mr Terence S.W. Tsang, Assistant Director (Environmental Assessment), Environmental Protection Department (AD(EA), EPD) briefed Members on the JR. Mr Tsang said that HKGC had applied for JR on 21.7.2023 in respect of DEP's decision on the relevant EIA report, and the relevant submission by HKGC was available in the public domain. There were four major grounds of the JR, including:

- (i) DEP failed to invite public comments on the Additional Information submitted by the project proponent, i.e. the Civil Engineering and Development Department (CEDD) before approving the EIA report;
- (ii) DEP failed to consider HKGC's responses to CEDD's Additional Information;

- (iii) the EIA report failed to comply with the Technical Memorandum on EIA Process or the EIA Study Brief in various technical assessments; and
- (iv) the EIA report approval conditions imposed by DEP were unlawful and unfair.

[Mr K.W. Leung joined the meeting during Mr Terence S.W. Tsang's briefing.]

7. The Chairperson said that as stated in the Government's earlier press release, the JR would not affect the Town Planning Board (TPB/the Board) in proceeding with the statutory planning procedures. The various technical assessments under the Technical Study on Partial Development of Fanling Golf Course Site – Feasibility Study (the Technical Study) conducted by CEDD for the draft OZP had largely confirmed the overall technical feasibility of the proposed public housing development at the site in Sub-Area 1, which formed part of the 32 hectares (ha) of land of the Fanling Golf Course (FGC) to the east of Fan Kam Road (the Area) covered by the draft OZP. Members should exercise their independent thinking to thoroughly consider and discuss all relevant factors, including views and grounds put forward in the 6,787 representations and 51 comments, as well as the views and responses of the Planning Department (PlanD) and relevant departments before making a decision on the draft OZP.

8. The Chairperson then invited the Secretary to briefly recapitulate the background of the draft OZP, major views and grounds of the representers and commenters in their written and oral submissions, the responses of PlanD and relevant government departments as well as PlanD's recommendations.

9. With the aid of a PowerPoint presentation, the Secretary recapitulated the following major points covered in the hearing sessions:

Background

- (a) the draft OZP covering the Area comprised (i) a site of about 9.54 ha in the northernmost portion covering the major part of Sub-Area 1 which was zoned "Residential (Group A)" ("R(A)"), subject to a maximum plot ratio (PR) of 7 and maximum building height (BH) of 170mPD, for public housing

development with about 12,000 flats, a public transport interchange (PTI), government, institution and community (GIC) facilities and a special school; and (ii) an area of about 21.65 ha in Sub-Areas 2 to 4 and a minor portion of Sub-Area 1 which was zoned “Other Specified Uses” annotated “Conservation cum Recreation” (“OU(CR)”) intended to conserve the existing natural landscape and ecological features, and for provision of space for passive recreational uses which were compatible with the conservation intention and which served the general public;

- (b) 6,787 representations and 51 comments were received which predominantly opposed the draft OZP;
- (c) the Area was being managed by HKGC under a short-term tenancy which would expire on 31.8.2023 and upon its return to the Government on 1.9.2023, the Government had announced that the Leisure and Cultural Services Department (LCSD) would maintain it as a public park. The Government would offer appropriate assistance, if required, to HKGC in organising international golf events. The remaining part of FGC to the west of Fan Kam Road was governed by a private recreational lease granted to HKGC which would expire on 30.6.2027;
- (d) the draft OZP was prepared following the recommendations of the Technical Study which involved an EIA report approved with conditions by DEP on 11.5.2023. The EIA report approval conditions mainly included (i) reviewing the layout design, building height and development density of the proposed public housing development with a view to, amongst others, preserving the 0.39 ha of woodland in Sub-Area 1; (ii) preparation of a tree management plan for compensatory tree planting in Sub-Areas 2 to 3; and (iii) submission of the revised layout plan and the detailed landscape and visual plan to DEP for approval. CEDD would commence the review after the Board had completed the discussion of the draft OZP in end November 2023;

Supportive Representations and Comments

- (e) there was an acute demand for housing units and a general consensus had already been reached in supporting the recommendation of the Task Force on Land Supply for partial development of FGC as a short to medium term land supply option. The proposed public housing development would provide about 12,000 flats by 2029 which could hardly be replaced by other alternatives;
- (f) being located at the fringe of Fanling/Sheung Shui (FSS) new town with public housing developments in the surrounding, the site was suitable to be developed as a new town extension and for housing development;
- (g) only part of FGC, i.e. 32 ha out of the total 172 ha, was involved and the potential impact of the draft OZP on FGC's operation or the environment and ecology of the Area was limited. The draft OZP had struck a balance between the needs of housing supply, environmental and heritage conservation as well as sports development;
- (h) the zoning of "OU(CR)" was supported from environmental conservation perspective, but existing golf course use was not environmentally friendly;
- (i) the "OU(CR)" zone could be developed as a botanical/zoological garden and/or ecological park for public enjoyment;

Responses from Government Departments

- (j) supportive views were noted;

Adverse Representations and Comments

Need for Housing Supply

Representations/Comments

- (k) the existing land supply options had already secured the provision of about 360,000 housing units that the target of about 300,000 housing units in the coming ten years could be met. Other land supply options, such as the Northern Metropolis (NM), artificial islands at Kau Yi Chau and brownfield sites should be considered;
- (l) review of the layout design for the proposed housing development to comply with the EIA report approval conditions would lengthen the development process and the development was no longer a short to medium term land supply option;

Responses from Government Departments

- (m) a multi-pronged approach had been adopted by the Government to enhance land supply. The Government intended to shorten the waiting time for public housing to below three years. Delivery of public housing units was subject to many uncertainties and variables, and the proposed public housing development involving solely government land with no resumption or clearance required remained a key source of housing supply in the next decade;

Golf Sports Development and Public Enjoyment

Representations/Comments

- (n) FGC was the only venue for hosting large-scale/international golf tournaments in Hong Kong, which was beneficial to the local golf development as well as the image, reputation and economy of Hong Kong.

The Old Course could provide space for golf tournaments particularly during wet summer/rainy seasons, supporting facilities, training of athletes, non-golf activities and public enjoyment;

Responses from Government Departments

- (o) FGC comprised three 18-hole courses, including the Old Course, New Course and Eden Course. Only eight holes (three in “R(A)” zone and five in “OU(CR)” zone) in the Old Course would be affected. The major part of FGC would not be affected and could be used for hosting international golf tournaments. Assistance would be provided by the Government to support hosting golf tournaments/activities after the return of the 32 ha to Government on 1.9.2023;

Future Management of the Area

Representations/Comments

- (p) LCSD had no expertise or experience in managing a golf course and a site of ecological significance and there was no concrete plan for managing the area. Consideration could be given for collaboration between LCSD and HKGC on opening up the Old Course for public use. The rights of indigenous villagers in using FGC would be affected;

Responses from Government Departments

- (q) less ecologically sensitive area, including Sub-Areas 2 and 3, would be opened for public enjoyment, including nearby villagers, while restricted public access would be provided for the ecologically more sensitive Sub-Area 4. Concrete management plan would be announced by LCSD separately. LCSD would also liaise with relevant parties for continuing to host non-golf activities as appropriate;

Heritage and Cultural Conservation Perspectives

Representations/Comments

- (r) being a heritage of more than 100 years, the Old Course was the oldest golf course in Asia and a living heritage which should be preserved. Integrity and authenticity of the Old Course would be significantly impacted by the proposed development. In addition, there was no consideration on the cultural landscape value of the Old Course and FGC as a whole and the proposed development would pre-empt the decision of the Antiquities Advisory Board (AAB) on the evaluation of the cultural heritage value of FGC. Moreover, existing clan graves would be affected;

Responses from Government Departments

- (s) from conservation perspective, only 5% of the entire FGC would be affected by the proposed housing development. Besides, the landscape of FGC had been changing throughout the years and in particular, part of the Old Course had been modified with tree felling to make way for fairway and carpark, and that the heritage and conservation value was not as high as claimed;
- (t) heritage conservation policy in Hong Kong focused on historical buildings/ structures and there was no policy to conserve the cultural landscape. Besides, AAB did not have any programme to consider if FGC would be assessed and graded as a whole;
- (u) one clan grave of Qing Dynasty was located in Sub-Area 1 and whether it would be affected was subject to the CEDD's review. If preservation of the clan was infeasible, the Government would contact the concerned descendants as per the established mechanism. Another clan grave of Ming Dynasty was not affected by the proposed development;

Environmental, Landscape and Ecological Perspectives

Representations/Comments

- (v) the EIA report was erroneous, underestimating the ecological values of habitats and the overall ecological values of Sub-Area 1. Assessments on several animal species, including bats and moths, were inadequate and the light glare of the proposed development would impact on the habitats near Sub-Area 1;
- (w) the total number and landscape/amenity value of the trees, especially those trees of particular interest (TPIs), had been underestimated. In particular, 27 TPIs were potential old and valuable trees (OVTs), of which 16 of them had not been surveyed. Besides, the feasibility of tree preservation and transplantation proposal was doubtful and the compensatory planting in Sub-Areas 2 and 3 would adversely affect the existing woodland and turfgrass;
- (x) the impact on the Chinese Swamp Cypress (CSC) in Sub-Area 4, especially the hydrological impacts, had not be properly assessed;

Responses from Government Departments

- (y) various impact assessments had been conducted in the EIA, including those for bats and moths. According to the EIA, the ecological value of Sub-Area 1 was low to moderate. With the implementation of mitigation measures, the proposed development would not result in significant adverse impacts on the environment;
- (z) the individual tree survey for Sub-Area 1 conducted by CEDD was over and above the requirement for an EIA required under the Study Brief issued under EIAO. The discrepancies in findings were due to different approaches and methods adopted by CEDD and HKGC in tree surveys. A difference of 460 trees was observed between the two tree surveys, amongst which 156 were new trees planted in recent years and remaining 304 trees were dead trees or

trees of common species. In respect of the number of TPIs, a discrepancy of five TPIs was found, which would be further studied during detailed design stage. Regarding the 16 trees claimed to be possible OVTs by HKGC, which not surveyed by CEDD, all were exotic species with diameter at breast height less than 1m, which might not be able to meet the Government's criteria for OVTs and were not feasible for transplanting;

- (aa) on-site compensatory planting was just one option proposed. Off-site compensatory planting could be considered if more beneficial uses of Sub-Areas 2 and 3 were identified. Tree preservation, transplantation and compensation proposals would be further studied in CEDD's review and during detailed design stage;
- (bb) CSC had been rightly assessed as a species of conservation concern in the EIA. As the main water source of CSC did not come from Sub-Areas 1 to 3, the proposed development in Sub-Area 1 and compensatory planting in Sub-Areas 2 and 3 would not absorb the water for CSC in Sub-Area 4;

Visual, Air Ventilation and Natural Light Perspectives

Representations/Comments

- (cc) the proposed development might result in adverse visual and air ventilation impacts. Sunlight for the turfgrass in the remaining FGC would be blocked;

Responses from Government Departments

- (dd) the landscape and visual impact assessment and air ventilation assessment (expert evaluation) concluded that with the incorporation of mitigation measures, significant adverse visual and air ventilation impacts on the surrounding area were not anticipated. Concerning shading impact, while it was not a requirement of the EIA, there was no scientific basis to support HKGC's claim that nine hours of direct sunlight was necessary for healthy growth of turfgrass;

Traffic and Transportation Perspectives

Representations/Comments

- (ee) the potential traffic impact had been underestimated. In particular, the Traffic and Transportation Impact Assessment (TTIA) omitted the trips generated from the PTI and non-domestic gross floor area (GFA) of the proposed development and was undertaken based on outdated baseline figures;
- (ff) the existing traffic conditions would be worsened, thereby affecting the emergency service of the North District Hospital (NDH);
- (gg) supporting transport facilities, including parking spaces, were insufficient to support the operation of FGC and hosting of international tournaments. Traffic demand and arrangements during event days had not been considered;

Responses from Government Departments

- (hh) the TTIA was conducted based on the best available data at the time of study, which had taken into account planned/committed developments in the area. Based on CEDD's sensitivity test with the trips generated from the non-domestic GFA and PTI included, the performance of relevant junctions remained acceptable from traffic engineering point of view. With the implementation of various junction improvement works, traffic flows in 2032 would be acceptable and the emergency service of NDH would not be significantly affected;
- (ii) a public vehicle park with 300 public parking spaces had been proposed to meet the demand generated by hosting sport events in FGC. As special events would not be hosted frequently, the traffic and parking demand of which would not be assessed in the TTIA. Nevertheless, temporary traffic management measures could be arranged during the event days;

Other Aspects

Representations/Comments

- (jj) the proposed development would induce adverse impacts in respect of drainage, sewerage, water supply and geotechnical aspects and induce flooding risk in Ping Kong area;
- (kk) there were insufficient GIC and supporting facilities, especially sports centre, public market and civic centre;

Responses from Government Departments

- (ll) relevant technical assessments concluded that with the implementation of mitigation measures, no insurmountable technical problems were anticipated. In particular, with the improvement/mitigation measures such as enhanced stormwater drainage network near Sub-Area 2 and Ping Kong Road in place, the drainage problem in the area would be alleviated. In fact, drainage improvement works had been carried out in Ping Kong area since 2012, and further drainage improvement works in the North District would be taken forward by the Drainage Services Department;
- (mm) planned provision for GIC facilities in FSS new town including the Area was generally sufficient to meet the demand. Besides, a floor area equivalent to 5% domestic GFA of the proposed public housing development would be reserved for provision of various social welfare and GIC facilities;

Representers' Major Proposals

- (nn) "R(A)" should be rezoned to "OU(CR)";
- (oo) the area covered by "OU(CR)" zone should be designated as "Country Park" or rezoned to "Site of Special Scientific Interest", "Conservation Area" or

“Green Belt” (“GB”);

- (pp) restrictions should be incorporated for the “OU(CR)” zone, including restrictions on the design and intensity as per other golf course related zonings, submission of conservation management plan for the entire “OU(CR)” zone and requirements for planning permission from the Board for the currently permitted uses except maintenance and repair works. The use of ‘golf course’ should be moved from Column 1 to Column 2 of the “OU(CR)” zone. The planning intention of “OU(CR)” zone should be revised to add the provision of space for sports apart from passive recreational uses and to create a Sub-Area within “OU(CR)” zone with ‘Flat (Staff Quarters only)’ as a Column 1 use;
- (qq) alternative land supply options, including Tai Lung Experimental Station (TLES) and area around Ping Kong Tsuen, should be explored in lieu of using part of the FGC for the housing development;
- (rr) on the one hand, the planning intention for housing development under “U” zone was considered unclear and subsequent OZP amendments to reflect the findings of CEDD’s review would delay the overall development program. On the other hand, the “U” zone was considered a ‘determine first, study later’ tactics as the intention of housing development was still retained in the Explanatory Statement (ES). Designating a site as “U” zone with predetermined land use was not a usual practice, whereas normally the future land use for a “U” zone should be subject to further study;

Responses from Government Departments

- (ss) the “R(A)” zone was proposed to be rezoned to “U” zone. Designation of “U” zone for sites pending confirmation of development intensity was not an unusual practice. CEDD would commence the review in end November 2023 after the Board’s discussion of the OZP and the outcome was anticipated to be available in end 2024. While it was the Government’s intention to pursue housing development in the Area, the planning parameters on the OZP

should be based on a solid ground supported by technical assessments. In anticipation of possible changes to the development parameters, it was not appropriate to retain the “R(A)” zone with specific PR and BH restrictions on the OZP. The “U” zone could serve as a stopgap arrangement pending CEDD’s review and to allow flexibility to take on board the review outcome and DEP’s decision. Hence, the intention to develop public housing was retained in the ES. Upon confirmation of development parameters, the housing site in Sub-Area 1 would be rezoned to an appropriate zoning permitting residential use with appropriate development parameters;

- (tt) the zoning and planning intention of “OU(CR)” zone were to reflect the intention for conservation while allowing certain compatible passive recreational uses. Conservation zonings with more restrictions on uses were not in line with the intention. In fact, Column 1 and 2 uses of the “OU(CR)” zone were similar to other conservation zonings except that ‘Golf Course’ use was put under Column 1 to respect the existing use which was not considered incompatible with the planning intention. The suggested ‘Flat (Staff Quarters only)’ use was not in line with the planning intention of the “OU(CR)” zone. Besides, uses always permitted in the “OU(CR)” zone would unlikely involve any permanent structure and the area was a piece of government land which could be closely monitored by relevant bureaux and departments and hence, development restrictions were considered not necessary;
- (uu) any new alternative sites would not be a quick option to meet the short to medium term housing supply target as technical studies would be required in ascertaining the feasibility and suitability. TLES was the only crop experimental farm operated by the Government and still in operation to support local farming. Regarding the area around Ping Kong Tsuen, 90% of the area were private land under multiple ownership, which might render the land resumption process time-consuming. The technical difficulties for development therein should not be underestimated; and
- (vv) having taken into account the supporting and adverse views and major

proposals of the representers and commenters, as well as the view and comments from relevant government departments, PlanD recommended: (i) to note the supportive views; (ii) to partially meet 78 representations, which opposed the “R(A)” site/the OZP merely on the layout design, landscape and/or visual aspects in relation to the follow-up work to be undertaken by CEDD, by rezoning the “R(A)” site to “U”; and (iii) not to uphold the remaining representations nor propose amendments to meet these representations.

10. As the presentation by the Secretary was completed, the Chairperson invited views from Members.

Overview

11. Members were fully aware of the controversy involved in the draft OZP and expressed that they had thoroughly considered the relevant submissions including the representations/comments, the oral submissions in the hearing sessions (presentation and question and answer sessions) as well as the responses and views of the relevant government departments, and balanced relevant issues and concerns presented to them. A Member pointed out that the hearing sessions had indeed offered a vital platform to encourage effective communication between the affected party (i.e. HKGC) and the Government and to derive collaborative solutions.

12. The major diverging views, including those expressed by the representers and commenters, laid on the proposed public housing development in Sub-Area 1 for it, on one hand, was a housing land supply option recommended after wide public consultation and could meet the pressing housing need in Hong Kong and benefit those people suffering from living in inadequate housing, and on the other hand, might bring about irreversible change to the integrity of the Old Course, the oldest golf course in Asia, and, as claimed by various representers/commenters, affect its potential for hosting international tournaments for the overall benefit of Hong Kong in terms of long-term competitive edges and international image. In making a decision, there was a need to strike a balance among these considerations/views. Yet, most Members considered that the scarcity of land resources in a compact city like Hong Kong necessitated difficult decision to be made on land allocation, as the deep-rooted housing

problems if remained unresolved might give rise to more social problems and undermine Hong Kong's image and reputation. Ensuring the most suitable land use for the Area could help address the concerns and maximise the benefits for the community.

13. Most Members expressed appreciation for HKGC's dedication and efforts in maintaining the conditions of FGC, promoting golf sport in Hong Kong, hosting international golf tournaments and facilitating various types of non-golf community recreational and sports events, as well as training of elite golfers, which could contribute to Hong Kong's competitiveness and international standing. Some Members also highlighted that HKGC had extended the number of days of opening up the Area for public enjoyment with good initiatives in recent years.

14. Members also understood that the Area would be reverted to the Government on 1.9.2023 after the expiry of short term tenancy and the Government was expected to make the best use of the government land for public interest. Irrespective of the Government's ultimate plan for the Area, Members agreed that the Board should exercise its independent judgement to consider the draft OZP and the representations/comments from town planning perspective and for the benefit of society as a whole.

Acute Housing Demand and the Proposed Public Housing Development

15. Members considered that there was a consensus in society that the housing problem was acute and should be addressed with top priority, and the facts were that many underprivileged had been suffering from various housing problems such as insufficient affordable housing for grassroot citizens, inadequate living space in particular for children and long waiting time for public housing (currently with over 200,000 people waiting for the allocation of public housing). It was the duty of society to take care of the basic housing needs of its citizen, and Hong Kong as an international city would also be judged as to whether we had done our utmost to address the basic needs of the people. Most Members were of the view that since the Area was a piece of government land and no land clearance nor rehousing/compensation arrangements would be required, it was a relatively easier option for public housing development in the medium term.

16. Concerning the overall estimated housing supply in the territory, some Members

expressed that the projection of sufficient land identified for the provision of 360,000 public housing units, resulting in an additional supply of about 60,000 units, was merely a figure derived from a number of planning and demographic assumptions with the best available information in hand at a time. The projection might change in time given the variables and uncertainties involved (e.g. actual implementation programme of the projects, funding availability for reclamation of Kau Yi Chau Artificial Island, return of migrated families, etc.) and hence, the proposed public housing development should not be considered a surplus as such nor be given up lightly. A Member pointed out that the demand for public housing would not be reduced as the trend of increasing number of non-nuclear family households prevailed.

17. In response to a Member's query on the supply of spade-ready sites which had reached 3,280 ha in the forecast of 10-year supply of developable land as referred by the Financial Secretary earlier, the Chairperson explained that the figure was estimated based on the sites earmarked for housing uses (including public and private housing sites), economic uses (including commercial and industrial sites, land for innovation and technology, logistics and other industries), GIC land, open space and road infrastructure with a number of planning assumptions. These sites were at different planning and development stage with different construction lead time, with some still under study, some under rezoning, etc. While on the surface sufficient land had been identified for the provision of public housing units to meet the estimated target in the next decade, site formation works, land resumption and relocation of affected residents/business operators, and provision of infrastructure were required for most of the projects (e.g. half of the developable land in the NM would require land resumption) which rendered much uncertainty in the implementation process. In any case, housing supply should not be planned just made for meeting the projected demand. Additional supply was required to serve as a buffer in case there was any delay of planned projects or the housing yield turned out to be lower than expected. More housing supply could also help bring down the waiting time for public housing to a more acceptable quicker.

18. The majority of Members supported that the 9.5 ha of land in Sub-Area 1 was suitable for public housing development taking into account the following main factors:

- (a) Sub-Area 1 was located at fringe of FSS New Town and in proximity to Sheung Shui MTR Station and several existing high-rise public housing estates (e.g. Cheung Lung Wai Estate) which had been well-developed.

The proposed public housing development was compatible with the surrounding areas and could benefit from the existing transport and community facilities as well as the job opportunities;

- (b) the Technical Study covering environmental, visual and landscape, ecological, traffic, air ventilation, drainage, sewerage, water supply, geotechnical and other relevant aspects had largely confirmed the overall technical feasibility of the proposed housing development in Sub-Area 1, and assessments were conducted in accordance with established guidelines and requirement and accepted by concerned departments with the implementation of suitable mitigation measures;
- (c) concerning removal of trees, though not many details had been provided on the compensatory planting at the moment, the EIA approval had specified that CEDD should prepare and deposit a tree management plan covering the compensatory planting of trees in Sub-Areas 2 and 3 as well as a maintenance and monitoring programme to ensure survival of the compensatory trees;
- (d) albeit that the programme for the proposed public housing development would likely be delayed given the need for a review to comply with the EIA report approval conditions, the Area was a piece of government land where land resumption and clearance was not required, and the development programme was more certain and time-competitive when compared with other housing development projects which involved land resumption, clearance and rehousing/relocation/compensation issues;
- (e) developing Sub-Area 1 for public housing development was comparable with other rezoning exercise of “GB” site for residential development in terms of the site character and potential landscape and ecological impact. By adopting similar principles and considerations, with implementation of appropriate mitigation measures, Sub-Area 1 was not unsuitable for housing development; and

- (f) the remaining 140 ha of the FGC to the west of Fan Kam Road with 46 holes (i.e. two standard 18-hole golf courses in New Course and Eden Course, and remaining 10 holes in Old Course) could continue to be used for hosting international golf tournaments, and various types of non-golf community recreational and sports events, as well as training of golfers.

19. In response to some Members' query on the limited site area demarcated for housing development, i.e. only at Sub-Area 1, in the Area, the Chairperson said that the current proposal was to take forward the recommendations of the Technical Study. Sub-Areas 2 to 4 were rather narrow and elongated in site configuration with lower development potential. Sub-Areas 2 to 4 were of relatively higher ecological values and more ecologically interconnected, and hence, less suitable for development. Besides, development in Sub-Areas 2 to 4 would need to rely on the sole access road, Fan Kam Road, which was already of limited capacity. Hence, only the less ecologically sensitive Sub-Area 1, which was of a better configuration and could be served by various access roads, was considered suitable for development.

20. A Member remarked that the ecological value of the woodland of native species in Sub-Area 1 warranted special attention over the exotic species (such as the CSC tree group) in other Sub-Areas. It was suggested that the development site could be extended to cover some open part of Sub-Area 2 in order to allow more space for a better layout and for compensating the anticipated flat loss due to the preservation of the woodland in Sub-Area 1. Some Members also suggested that the anticipated flat loss due to the woodland preservation in Sub-Area 1 could be compensated by relocating the special school to elsewhere within the district and revising the disposition of the block of GIC facilities and PTI so as to provide more developable space within the housing site while minimize the tree felling.

21. In response to a Member's enquiry on the possibility of advancing the programme of the proposed public housing development, the Chairperson said that once the outcome of CEDD's review was available and the revised scheme was approved by DEP, PlanD would propose for the Board's consideration appropriate amendments to the "U" zone. As the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 ("the Amendment Ordinance") was expected to come into effect on 1.9.2023, the subsequent amendment to the draft OZP would follow the revised statutory plan-making

process which involved a shorter timeframe (i.e. the statutory period for submission of the draft plan to the Chief Executive in Council for approval would be shortened from nine months to five months after the two-month exhibition period). Besides, with a view to enhancing efficiency of meetings and preventing abuse of the authorization mechanism, the representers unless with exceptional circumstance would be required to attend the hearing in person and only a fixed speaking time for presentation would be assigned to each representer/representer's representative irrespective of the number of authorisation the latter had obtained. It was trusted that the revised plan-making process under the Amendment Ordinance would speed up the plan-making process.

Golf Sport Development

22. A Member appreciated that HKGC and many individual speakers had shared their passion and knowledge about golf development in Hong Kong as well as their professional views and support to retaining FGC in its entirety. It was unfortunate that the general public might still be under the impression that golf was primarily the privilege of businessmen. It was noted that the achievement of young, elite golfers in garnering international awards was not widely known.

23. A Member said that hosting international events, such as conferences, sports tournaments, and trade shows etc., could bring along significant business opportunities and substantial direct/indirect economic impact to the host city, stimulate tourism which would generate revenue from visitors' spending, boost local businesses, create employment opportunities and attract foreign investments. International events could offer a unique platform for the host city to enhance its international image/branding and gain global exposure. Taking the Championships, Wimbledon 2023 as an example, the tournament's partnership with major broadcasting networks established the host's international appeal, with the whole city sharing the excitement and joy of the event. In the hearings it was also noted that preserving Sub-Area I was not merely for the private interest of the HKGC but also for the public good of Hong Kong. It was noted that, according to the Member's understanding, the business sector in Hong Kong opposed the proposed public housing development in Sub-Area 1.

24. Some Members considered that the Government should render more assistance to HKGC in facing the changing circumstances, such as relocation of the existing staff quarters

and parking facilities. In response, the Chairperson said that the Government had stated that for future organisation of international tournaments in FGC, based on actual need and if circumstance permitted, it was willing to let the FGC temporarily use the land (including the 9.5 ha site, if not yet required for housing development) for back up purpose which could provide space for parking arrangement as well as logistics and tournament back up areas for international golf tournaments. Also, it was understood that discussion between LCSD and HKGC was underway to allow relocation of existing staff quarters to proceed only after the two international golf tournaments to be held the coming October and November.

25. Some Members opined that golf was a widely popular sport in many western countries where many public golf courses were available for public enjoyment. These countries often had cultivated a strong golfing culture and had invested in related infrastructure, making golf sport accessible for all ages and all skill levels. One of the key reasons behind the popularity of golf in the western countries was the availability of numerous public golf courses. Whereas in Hong Kong, access to golf course was still very limited, with Jockey Club Kau Sai Chau Golf Course as the only public golf course. It was therefore opined that greater access and availability to the public would be beneficial to the cosmopolitan city life of Hong Kong.

26. Most Members held other views regarding golf sport development in Hong Kong and the capacity of hosting large-scale tournaments as follows:

- (a) it would not be reasonable to compare the provision of golf facilities in developed countries like in United States, United Kingdom etc., given that Hong Kong was a small city with very scarce land resources and competing land demand. Instead, there were plenty of choices of golf course in the Greater Bay Area which could also serve the needs of Hong Kong people;
- (b) during the hearing sessions, the organising bodies had not stated categorically that losing the Area would make FGC no longer possible or qualified to host international tournament. What they concerned was the certainties for holding the events and this could be addressed via proper arrangement and liaison between HKGC and LCSD;

- (c) while accommodating changes in the golf course routes could be challenging but it was not impossible to make up for the loss of 3 holes in Sub-Area 1 by exploring alternative solutions (e.g. modifications of remaining 46 holes to suit the use of Hong Kong Open, arrangement of parking spaces using the remaining portion of FGC, or acquiring additional land to the west of the Fan Kam Road, etc.). HKGC had not presented any contingency plan for or proof of difficulties in hosting large-scale tournaments after the Area was reverted to the Government. In any case, the relevant departments should provide appropriate assistance to HKGC in supporting the organisation of international tournaments/major events; and
- (d) while golf courses had traditionally been affiliated with business dealings, taking back the Area should not hinder business activities or a businessman's ability to make deal through other means and at different venues. If the presence of golf course was needed, the businessmen should be flexible and adaptive enough to explore other suitable alternatives such as the private golf clubs in Clearwater Bay, Discovery Bay and Shek O. It was also not proper to assert that the economy of the Hong Kong relied on the 9.5 ha land in a golf course.

27. A few Members, while supporting public housing development to meet those in need, did not support the proposed public housing development at Sub-Area 1 mainly for the following reasons:

- (a) hosting international golf tournament would bring along substantial direct/indirect economic impact to Hong Kong. This was vital as Hong Kong was now striving to preserve its global image and focus as a World City in the international arena. During the bidding process, cities were required to showcase their attractiveness to potential visitors, highlighting not only the venue itself but also the surrounding areas and supporting elements. Giving up part of the Old Course for housing development would diminish the potentials for world-class events and seriously weaken the appeal and soft power when the Government was now all out to put Hong

Kong on the world map. There was no strong justification for sacrificing a well-established sports venue for the production of not too many flats;

- (b) there were other major sources of land supply, such as the NM, the Kau Yi Chau Artificial Island as well as the provision of transitional housing. It would not be worthwhile to pursue the proposed public housing development having balanced the potential damages against the flat production below 12,000 units on a 9-ha site and the potential delay of target population intake by 2029 given the need to fulfil the EIA report approval conditions; and
- (c) consideration should be given to promoting golf as a sport with more access to such facilities for the general public. As suggested by HKGC during the hearing session, instead of housing development, there could be collaboration between LCSD and HKGC in opening up the Old Course, including the 8 holes to be managed by LCSD and the remaining 10 holes at the Old Course continued to be managed by HKGC so as to provide a standard 18-hole golf course for public use every day.

Heritage and Authenticity Value of the Old Course

28. A few Members considered that the implementation of the proposed public housing development in Sub-Area 1 would destroy the integrity of FGC, which was the oldest golf course in Asia with more than 100 years in history and the only internationally-recognised venue for hosting large-scale international golf tournaments and events in Hong Kong. Carving out the Area from the Old Course would cause irreversible damage to FGC.

29. Some Members opined that the proposed public housing development in Sub-Area 1 would not affect the graded historic buildings in FGC, which were located on the other side of Fan Kam Road. Besides, the housing development site accounted for only about 5% of the entire FGC. The overall heritage and authenticity value of FGC as a whole should not be significantly affected. With reference to the aerial photos of FGC taken in different years, it was revealed that FGC had been going through changes, in particular the fairway and carpark area, since the 1960s. In particular, some woodland area adjoining the existing 0.39 ha of woodland now proposed for preservation was cleared. The Area was not in its original or

authentic conditions in 1911, which cast doubt on the claimed strong historical value. These actions demonstrated that changes in the landscape of FGC throughout the years would not affect its historic value as a whole. Instead, historical change was one of the factors contributing to the historic value of a cultural heritage, through which the heritage value of FGC could be enhanced subtly and retained sustainably to blend in with the increasingly urbanised surroundings.

Environmental, Landscape and Ecological Aspects

30. A few Members had the following views:

- (a) as mentioned in some representations, golf course in general might not be considered as an environmentally friendly use and chemical pesticide was used to keep the conditions of the turfgrass;
- (b) according to the Hong Kong Plant Database, CSC had been classified as ‘exotic’ species and there was insufficient information to prove that they were native in the Area. Only few trees if they were CSC could be seen from the aerial photo of the Area in 1963. With reference to the Agriculture, Fisheries and Conservation Department (AFCD)’s Hong Kong Biodiversity Information Hub, there were plantation of trees by AFCD in the area nearby and hence, the CSC tree group of the same age would likely be planted deliberately;
- (c) based on the EIA and the Additional Information, it was considered that the CSC in Sub-Area 4, which was far away from Sub-Area 1 with a buffer of Sub-Area 3, would not be subject to hydrological impact arising from the proposed public housing development;
- (d) it was noted that the EIA report recorded only one single species of bats in ‘scarce’ number and no roosting site for bats was found in Sub-Area 1. Maintaining the habitat of mixed woodland/native forest and water bodies would be crucial for the survival and conservation of bat/moth population. Yet, there were plenty of such habitat in other areas of FGC, and there was

insufficient information to prove the loss of foraging habitat for the bat in Sub-Area 1 would endanger the bat population; and

- (e) the EIAO was to provide for assessing the impact of certain projects and proposals on the environment. It was noted that the CEDD's EIA report had met requirements in the TM while the consultants of HKGC might have provided more than what was required under the EIAO (e.g. longer surveying time and area coverage), and hence resulting in different findings.

Traffic Aspect

31. Some Members had the following views:

- (a) there had been dire concerns over poor traffic conditions in the district as raised by some representers. Infrastructures/traffic improvement scheme especially in improving the busy road junctions at Fan Kam Road and Tai Tau Leng Roundabout should be in place before population intake of the public housing development;
- (b) the existing traffic conditions at Tai Tau Leng Roundabout was poor due to (i) the traffic jammed at the junction of Castle Peak Road – Kwu Tung and Fan Kam Road were mainly those heading to FSS New Town as not much traffic would head to the Yuen Long direction; and (ii) many traffic from Fan Kam Road to Castle Peak Road – Kwu Tung making a crossed traffic which jammed with those getting into Tai Tau Leng Roundabout. To alleviate the congestion, amongst traffic measures proposed by CEDD, the construction of a flyover to bring traffic directly to Fan Kam Road seemed to be the most viable; and
- (c) given the busy road traffic, it was suggested that the pedestrian connectivity and environment between the Area and Sheung Shui MTR Station should be enhanced to facilitate the daily commuting of the local community as well as the future users of the public park at the Area.

32. At the invitation of the Chairperson, Mr K.L. Wong, Chief Traffic Engineer/New Territories East, Transport Department, supplemented that to cater for future traffic demand, the Government had completed or was constructing/planning a number of traffic improvement works at the Tai Tau Leng (Po Shek Wu) Roundabout, including the completed widening of Po Shek Wu Road southbound session approach to the Tai Tau Leng Roundabout from 2 to 3 traffic lanes; widening of the westbound approach arm of Fanling Highway hence there would be 50 metre-long distance to join the Roundabout; provision of additional traffic lane (1 each for southbound and northbound arms) on Fan Kam Road at the junction of Fan Kam Road / Castle Peak Road – Kwu Tung hence 2 out of 4 traffic lanes could make the turn; adding an exclusive left turn lane at the northbound approach arm of Fan Kam Road; and completion of Po Shek Wu Road Flyover. With the implementation of the above road improvement schemes, it was anticipated that the traffic generated from the proposed public housing development would be within the design capacity of the road network.

Proposed “U” Zoning

33. In response to a few Members’ enquiry on the reason for specifying the planning intention for the proposed “U” zone, Mr. C.K. Yip, the Director of Planning, said that it was not uncommon to designate “U” zones on OZPs when the long-term uses and development intensity of the sites were yet to be studied. Besides, there were also cases where the planning intention of the sites were determined and they were designated as “U” zone as their development intensities and details were pending the outcome of detailed study and/or finalisation of alignment/details of infrastructures. An example of such was the designation of “U” zones on the North-East Lantau OZP, where the ES of the OZP had specified that the “U” zones were designated pending finalization of the adjacent transport network and road alignment and were reserved for tourism and recreational uses subject to further study.

34. In response to a few Members’ enquiry whether the specified planning intention of the proposed “U” zone and the Area could allow for golf activity in the Area, Mr. C.K. Yip, the Director of Planning, said that during the consideration of the draft OZP by the Board, Members expressed concerns on the originally proposed zoning of “Other Specified Uses” annotated “Recreation cum Conservation” (“OU(RC)”) zone for Sub-Areas 2 to 4. It was deliberated that more weight should be given to conservation than recreation for the planning intention of Sub-Areas 2 to 4 and hence, the zoning was refined as “OU(CR)” as shown on the draft OZP.

In respect of the permitted uses, given that golf course being an existing use in the Area was not incompatible with the conservation intention of the “OU(CR)” zone, it was considered reasonable to maintain it under Column 1, whereas the schedule of other Column 1 and 2 uses had been refined to limit the passive recreational uses to those which would not compromise the conservation intention. During the interim period until Sub-Area 1 was handed over to CEDD for implementing the proposed public housing development, the proposed “U” zone and the corresponding amendments to the covering Notes of the draft OZP would provide flexibility to enable beneficial uses which were compatible with the conservation and recreation nature of Sub-Areas 2 and 3, in that golf course, place of recreation, sports or culture, public convenience and public vehicles park (excluding container vehicle) would be always permitted in the “U” zone in Sub-Area 1. In short, the draft OZP had suitably provided flexibility for LCS D to host events or organise activities that were commensurate with the planning intentions of the Area, and the appropriate types of recreational uses/activities for and the mode of management and operation of the “OU(CR)” site would be considered by LCS D in due course.

35. Most Members, while supporting public housing development at Sub-Area 1 and considering the use generally acceptable, agreed that the proposed amendment of rezoning the “R(A)” site to “U” in the interim period having taken into account the followings:

- (a) it was undesirable to put forward an OZP with a specific land use zoning for a government project for which the planning parameters were still subject to further review and assessments by CEDD and relevant departments;
- (b) the EIA report approval conditions required CEDD to follow up on a range of issues that might necessitate changes to the layout and development parameters of the proposed public housing development and this rendered the development parameters stipulated for the “R(A)” zone not being supported by technical assessments agreeable to concerned bureaux and departments. Before completion of the review by CEDD and approval by DEP on the revised Layout Plan and the detailed Landscape and Visual Plan, it was considered prudent to rezone Sub-Area 1 from “R(A)” to “U” in this interim period pending completion of the review by CEDD; and
- (c) following the statutory plan-making process, amendment to the OZP with

appropriate zoning and development parameters for the proposed public housing development would be submitted for the Board's consideration and exhibited for public inspection in due course. Members could thus have a chance to consider whether the flat production upon CEDD's review would be justified against the latest estimation of housing land demand and supply at that juncture.

36. A few Members who did not agree to the proposed public housing development were of the view that while the parameters and flat production of the proposed public housing development could not be confirmed yet, it might be a time for the Government to reconsider if there should be any further housing development in the Area. If "U" zone was to be pursued, it was also suggested to change the planning intention of "U" zone from public housing development to golf course.

"OU(CR)" Zone and its Future Management

37. Noting that the remaining 22 ha (Sub-Areas 2 to 4) of the Area was planned for conservation cum recreation use, Members had the following views:

- (a) although HKGC had been hosting many golf and non-golf activities and charity events which were open for public enjoyment occasionally, it would be a larger public interest and a planning gain if Sub-Areas 2 to 4 were put under the management of LCSD and open for public enjoyment every day;
- (b) there could be collaboration between LCSD and HKGC in opening up the Old Course for public enjoyment;
- (c) the Area which would be under the management of LCSD should be nurtured into a nature park, but not a public open space with too much artificial settings;
- (d) the control authority and management party could be two separate concepts. Taking Nan Lian Garden in Diamond Hill as an example, it was a park under LCSD and its management was entrusted to Chi Lin Nunnery at a nominal

rent at HK\$ 1 per year. Chi Lin Nunnery was also responsible for the design, construction, supervision and daily maintenance of the park. The architectural concept of the park was to let visitors enjoy the artistic concept of traditional Chinese gardening with religious concept in a static view, and the park had set some special rules, in a way that made the park very different compared to other parks under LCSD. The park had been well managed by Chi Lin Nunnery and was a rare and tranquil place to find in the bustling city of Hong Kong. For management of the Area in future, LCSD could make reference to this case; and

- (e) LCSD should discuss with the nearby indigenous villagers regarding their demand for continued use of the Area.

Others

38. A few Members had the following views:

- (a) proper façade treatment for the proposed public housing development should be considered in response to the concerns of some villagers from Ping Kong Tsuen and Pei Tau Ling Kok; and
- (b) though it was outside the purview of the Board, the deep-rooted issues in respect of flats' slow turnover and the "hereditary" transfer of public housing tenancies under the prevailing public housing allocation system might be one of the contributing factors of pressing need for more public housing, and were yet to be addressed.

39. As Members had no further views, the Chairperson summarised the following major points that the majority of the Members generally agreed to:

- (a) accepting PlanD's recommendation to partially meet some of the representations by rezoning the "R(A)" site to "U" with the intention of public housing development stated in the ES of the draft OZP;

- (b) while losing 3 or 8 holes of the Old Course might not be the best development option as advocated by most of the representers/commenters, the proposed housing site at Sub-Area 1 being spade-ready government land without the need for land resumption and clearance was favoured. HKGC could still host international tournaments and provide golf training on the remaining 46 holes, and Government had undertaken to make available the Area temporarily to HKGC as back-up area for international tournaments. After thorough deliberation, the decision had already struck a balance among various demands;
- (c) while the original target of population intake in 2029 would be affected, the proposed public housing was still an important source of housing supply in the next decade. Unlike those projects which would involve land resumption/clearance and rehousing/compensation issues, the proposed public housing development on a piece of 9.5-ha government land remained spade-ready and time-competitive;
- (d) with the housing site being located at the fringe of Fanling/Sheung Shui New Town and in proximity to Sheung Shui MTR Station and several existing public housing estates, the proposed public housing development was compatible with the surrounding areas and could benefit from the existing transport and community facilities;
- (e) the EIA report approval conditions (including tree management plan covering the compensatory planting of trees) had required CEDD to follow up on range of issues that might necessitate changes to the layout and key parameters of the housing development with an aim to minimising the number of tree to be felled and preserving the 0.39 ha of woodland. Also, there might be scope to preserve the clan grave in situ given its location being in close proximity of the woodland;
- (f) relocation of the proposed special school should be explored in order to allow more space at Sub-Area 1 for achieving a better layout with the 0.39 ha of woodland preserved and for maximising flat production. PlanD

could follow up with the Education Bureau in this regard;

- (g) the pedestrian connectivity and environment between the Area and Sheung Shui MTR Station should be enhanced. PlanD would convey the suggestion to CEDD and relevant departments for consideration; and
- (h) LCSD was invited to consider opening up the Sub-Areas 2 to 4 as a public golf course. PlanD would convey the suggestion to the Cultural, Sports and Tourism Bureau and LCSD in this regard.

Conclusion

40. The Chairperson concluded that the majority of the Members supported to partially meet 78 representations by rezoning the site in Sub-Area 1 from “R(A)” to “U” and not to uphold the remaining adverse representations. The “OU(CR)” zone was considered appropriate. Members generally considered that other grounds and proposals of the representations and comments had been addressed by the departmental responses as detailed in TPB Paper No. 10902, and the presentation and responses made by the government representatives in the hearing sessions.

[Messrs Stanley T.S. Choi, Stephen L.H. Liu and Daniel K.S. Lau and Professor Johnathan W.C. Wong left the meeting during the latter part of the deliberation.]

41. After deliberation, the Board noted the supportive views of **R1 to R5, R6 (part), R7, R8, R9 (part), R10 to R13, R14 (part) to R244 (part), R246 (part) to R248 (part), R6551 and R6707 (part)**.

42. The Board decided to partially meet **R568, R1478, R1498, R1507, R1574, R1723, R2362, R2366, R2480, R2656, R2680, R2687, R2751, R2842, R3618 to R3620, R4024, R4026, R4034 to R4036, R4057, R4058, R4065, R4078, R4096, R4097, R4105, R4107, R4112, R4124, R4130, R4131, R4135 to R4138, R4148 to R4150, R4152, R4154 to R4156, R4164 to R4169, R4174 to R4177, R4188, R4189, R4200, R4214, R4215, R5191, R5194, R5197, R5208, R5234, R5291, R5406, R5588, R6069, R6074, R6081, R6386, R6393, R6394, R6424, R6557, R6656 and R6657**, and to propose amendments to the draft OZP by rezoning

the site in Sub-Area 1 from “Residential (Group A)” to “Undetermined” and revising the respective paragraphs in the Notes and Explanatory Statement of the draft OZP. The proposed amendment to the draft OZP would be published for further representation under section 6C(2) of the Town Planning Ordinance (the Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the Ordinance.

43. The Board decided not to uphold **R6 (part), R9 (part), R15 (part) to R244 (part), R245, R246 (part) to R248 (part) , R249 to R332, R334 to R567, R569 to R1477, R1479 to R1497, R1499 to R1506, R1508 to R1573, R1575 to R1722, R1724 to R2296, R2298 to R2361, R2363 to R2365, R2367 to R2318, R2320 to R2479, R2481 to R2655, R2657 to R2679, R2681 to R2686, R2688 to R2750, R2752 to R2841, R2843 to R3617, R3621 to R4023, R4025, R4027 to R4033, R4037 to R4056, R4059 to R4064, R4066 to R4077, R4079 to R4095, R4098 to R4104, R4106, R4108 to R4111, R4113 to R4123, R4125 to R4129, R4132 to R4134, R4139 to R4147, R4151, R4153, R4157 to R4163, R4170 to R4173, R4178 to R4187, R4190 to R4199, R4201 to R4213, R4216 to R4469, R4471 to R5190, R5192, R5193, R5195, R5196, R5198 to R5207, R5209 to R5233, R5235 to R5290, R5292 to R5405, R5407 to R5587, R5589 to R6068, R6070 to R6073, R6075 to R6080, R6082 to R6385, R6387 to R6392, R6395 to R6423, R6425 to R6550, R6552 to R6556, R6558 to R6655, R6658 to R6706, R6707 (part), R6708 to R6789 and R6791** and considered that the draft OZP should not be amended to meet the representations for the following reasons:

“Residential (Group A)”

- “(a) the partial development of the Fanling Golf Course (FGC) as a short to medium-term land supply option was recommended by the Task Force on Land Supply after public consultation and endorsed by the Government in 2019. Taking into account the findings of the Technical Study on Partial Development of Fanling Golf Course Site – Feasibility Study (the Technical Study), Sub-Area 1 is suitable for public housing development to address the acute housing demand. Taking into account the Director of Environmental Protection’s recent decision, a review will be conducted by the Government on the appropriate development intensity/parameters, layout and design of the proposed development;

- (b) while 32 hectares (ha) of the FGC to the east of Fan Kam Road will be taken back by the Government on 1.9.2023, only the northernmost portion of 9 ha will be developed for public housing and special school, and the remaining 140 ha of the FGC to the west of Fan Kam Road could continue to be used for hosting international golf tournaments, training of golfers and hosting various types of non-golf community recreational and sports events. In case Hong Kong Golf Club requires temporary additional land in future for supporting the organisation of major events, the relevant departments would provide appropriate assistance;
- (c) the Technical Study covering environmental, visual and landscape, ecological, traffic, air ventilation, drainage, sewerage, water supply, geotechnical and other relevant aspects conducted has confirmed that the use of Sub-Area 1 for public housing development is technically feasible, upon implementation of mitigation measures. Taking into account the need for a review to be conducted by Civil Engineering and Development Department of the development intensity, layout and building height, Sub-Area 1 is proposed to be rezoned to “Undetermined” in the meantime;
- (d) except some social welfare facilities, the planned government, institution and community (GIC) facilities are generally sufficient to meet the demand of the planned population in Fanling/Sheung Shui (FSS) New Town including the Planning Scheme Area (the Area) in accordance with the Hong Kong Planning Standards and Guidelines and the assessments by relevant government bureaux/departments. Appropriate GIC facilities will be provided in the proposed housing development to serve the residents and locals. The GIC and open space provision will be closely monitored by the relevant government bureau/departments to meet the public needs;
- (e) the proposed public housing development at Sub-Area 1 only accounts for about 5% of the FGC. The overall heritage value of the whole FGC would not be significantly affected;

- (f) job opportunities with different varieties including commercial and servicing types of jobs will be provided in the future uses of the Area and are available in nearby FSS New Town Area;

“Other Specified Uses” annotated “Conservation cum Recreation” (“OU(CR)”

- (g) the “OU(CR)” zone for Sub-Areas 2 to 4 is considered appropriate to conserve existing natural landscape and ecological features, while allowing for passive recreational facilities of the community. Designating Sub-Areas 2 to 4 as country park or “Green Belt” or “Conservation Area” zone with more restricted uses may not serve the public recreational needs. The appropriate types of public recreational uses to be provided and the mode of management and operation of the “OU(CR)” zone would be considered by the Leisure and Cultural Services Department;
- (h) the Technical Study covering environmental, ecological, landscape, visual, drainage, sewerage, water supply, geotechnical and other relevant aspects conducted has confirmed that the proposed “OU(CR)” zone will not induce insurmountable adverse impacts; and

The Draft Fanling/Sheung Shui Extension Area Outline Zoning Plan (the draft OZP)

- (i) the statutory and administrative procedures in consulting the public on the draft OZP have been duly followed. The exhibition of the representations/comments form part of the statutory consultation process under the Town Planning Ordinance.”

44. The Chairperson suggested and Members agreed that a press release to inform the public of the Board’s decisions, major considerations and suggestions as made by the Board would be issued after the meeting.

45. There being no other business, the meeting was closed at 7:00 p.m.