

1. The meeting was resumed at 9:35 a.m. on 6.10.2023.
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

Mr K.W. Leung

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

Mr K.L. Wong

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

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

Director of Planning
Mr Ivan M.K. Chung

Agenda Item 1 (continued)

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Further Representations on the Proposed Amendment arising from the Consideration of Representations and Comments on the Draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1
(TPB Paper No. 10928)

[The item was conducted in Cantonese and English.]

3. The Chairperson said that the meeting was to continue the hearing of further representations in respect of the proposed amendment (the Proposed Amendment) arising from the consideration of representations and comments on 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 further representations, including the background of the Proposed Amendment, the grounds/views/proposals of the further representers, planning assessments and Planning Department (PlanD)'s views on the further representations, was made by PlanD's representative in the morning session on 3.10.2023. The PowerPoint and the presentation given by PlanD's representative had been uploaded to the Town Planning Board (the Board/TPB)'s website for viewing. 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 the interests of Messrs Andrew C.W. Lai, Paul Y.K. Au and Franklin Yu, Dr Conrad T.C. Wong and Professor John C.Y. Ng were direct, and they 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, comments and/or further representations, Members agreed that they should be allowed to join the meeting.

Presentation and Question Sessions

6. The following government representatives, further representers and their

representatives were invited to the meeting at this point:

Government Representatives

PlanD

- 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))

WSP (Asia) Limited

- Mr Dennis C.H. Chan - Consultant

Ecosystems Limited

- Mr Klinsmann Cheung - Consultant

Further Representers and their Representatives

F381 – Ho Ka Shing (何嘉誠)

F828 – Hau Ka Chun (侯嘉俊)

F1076 – Hau Fok Tat Simon (侯福達)

- Mr Hau Fok Tat Simon - Further Representer and Further Representers' Representative

F383 – Hau Wai Man (侯偉文)

F1089 – Hau Tim Hing (侯添興)

Mr Hau Tim Hing - Further Representer and
Further Representers' Representative

F392 – Leung Yi Lam (梁依琳)

F528 – Gao Xua Hua (高璇華)

F736 – Cheng King Wah (鄭瓊華)

F835 – Wong Cheung Hung (黃祥鴻)

F1086 – Hau Wing Hong (侯永康)

Mr Hau Wing Hong - Further Representer and
Further Representers' Representative

F396 – Cheung Chui Ping (張翠婷)

F397 – Leung Yiu Wing (梁耀榮)

F816 – Hau Alice (侯念明)

Ms Hau Alice - Further Representer and
Further Representers' Representative

F403 – Hau Chi Kong (侯志剛)

F404 – Tam Suk Har (譚淑霞)

F1084 – Hau Wing Kong Alvan (侯榮光)

Mr Hau Wing Kwong Alvan - Further Representer and
Further Representers' Representative

F837 – Hau Chak Tung (侯澤東)

Mr Yu Wai Wing Alberich - Further Representer's Representative

F1064 – Li Kwok Fung (李國鳳)

F1099 – Ngai Wai Lim (魏威廉)

F1106 – Kan For Ping Steven (簡伙平)

Fanling Rural Committee - Further Representers' Representative
Ms Au-yeung Fung Chun Jody

F1081 – Hau Tim Kau (侯添球)

Mr Hau Tim Kau (侯添球) - Further Representer

F1083 – Kan Sau Cheung (簡壽祥)

Mr Kan Sau Cheung - Further Representer

7. The Chairperson extended a welcome and briefly explained the procedures of the hearing. To ensure efficient operation of the hearing, each further representer/related representer and/or their representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the further representers/related representer and/or their representative 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 for each morning and afternoon session after the further representers/related representer and/or their representatives had completed their oral submissions in the respective session on the day. Members could direct their questions to the government representatives and/or the further representers/related representer and/or their representatives. After the Q&A session, the government representatives, further representers, related representers and their representatives would be invited to leave the meeting. After the hearing of all the oral submissions from the further representers, related representers and their representatives, the Board would deliberate on the further representations in closed meeting and would inform the further representers and related representers of the Board's decision in due course.

8. The Chairperson also reminded further representers and their representatives that their oral submissions should be related to whether they supported or opposed the Proposed Amendment, i.e. the proposed rezoning of the Site from “Residential (Group A)” (“R(A)”) to “Undetermined” (“U”), and the rationales behind.

9. The Chairperson invited the further representers and their representatives to elaborate on the further representations.

F396 – Cheung Chui Ping (張翠婷)

F397 – Leung Yiu Wing (梁耀榮)

F816 – Hau Alice (侯念明)

10. With the aid of some plans/photos and a video clip, Ms Hau Alice (F816) made the following main points:

Traffic Aspect

- (a) she was an indigenous villager and spoke on behalf of some village representatives, who unanimously opposed any change in use for the area of the Old Course to the east of Fan Kam Road (the Area);
- (b) the local villagers had repeatedly voiced out their concerns on the capacity of the existing traffic infrastructure in Fanling/Sheung Shui (FSS). In the previous representation hearing, a school manager had elaborated on the difficulties students faced when commuting to schools due to the traffic problems in FSS. The planned housing developments and associated population increase in FSS would further worsen the traffic condition in the district. She urged the Government to upgrade the traffic infrastructure in FSS;
- (c) Tai Tau Leng Roundabout (the Roundabout) was heavily trafficked. She showed a plan indicating the locations of the planned public housing developments in FSS and said that the heavy traffic condition would persist, as those developments were scattered around the Roundabout. Although some road widening works were being undertaken around the Roundabout, the traffic condition could only be alleviated, but not resolved at its root;
- (d) another traffic deadlock was found in the Shek Wu Hui area, a major activity centre for Sheung Shui residents where the existing road network was already congested. Whenever there were traffic accidents or jams at the Roundabout, the tailback could reach Shek Wu Hui. The road widening works near and at the Roundabout were insufficient to resolve the existing traffic congestion and cater for the additional traffic induced by the proposed public housing development in the Area;
- (e) the future and/or ongoing developments would bring about considerable amount of construction works in FSS which would not only cause air perturbation from dust but also bring in substantial traffic of heavy goods vehicles near the construction sites, such as the site near North District

Hospital (NDH) and the site opposite Eden Manor. Such traffic of heavy goods vehicles on Fanling Highway and the Roundabout had already caused safety concern for road users. She then showed a video clip and a plan showing the condition of Po Shek Wu Road in the direction of the Roundabout during non-peak hours to demonstrate that the carriageway could hardly accommodate the existing traffic flow. Although the Government had made efforts to improve the road condition of Choi Yuen Road, the traffic towards the Roundabout was unavoidably hindered by the bottleneck when the number of lanes was reduced and the operation of which was susceptible to accidents;

- (f) without knowing the details of the proposed public housing development in Fanling Golf Course (FGC), it was difficult to convince the locals that the traffic issues could be resolved;

The Use of FGC by the Nearby Villagers

- (g) regarding the opening of the Site as a public park on 4.9.2023, the villagers who played golf would like to clarify the misreporting from some of the press that they did not obstruct or pose any threat to the public in using the Site. During their games, they did not encounter any members of the public, and if the public was using the Site, they would refrain from playing golf to ensure public safety;
- (h) the villagers did not have any privilege and they only exercised their rights and interests in accordance with Article 40 of the Basic Law. Back in 1911, the ancestors of some nearby villagers sold their land to the then Royal Hong Kong Golf Club (RHKGC) (now Hong Kong Golf Club (HKGC)) with an undertaking that they were allowed to learn and play golf for free at FGC and, with an easement that they could enter FGC for access and grave sweeping. The undertaking was duly upheld by HKGC for more than a century and should remain valid. However, upon reversion of the Area to the Government, the villagers were not allowed to enter FGC, even for inspecting their ancestors' graveyards during the recent heavy rainstorm and typhoon days; and

Benefits for Preserving FGC

- (i) it was important to preserve FGC as it was the only golf course in Hong Kong with the capacity and quality for hosting international golf tournaments, e.g. Aramco Team Series Championship (ARAMCO). Hosting international tournaments at FGC was conducive to the international status of Hong Kong and would attract tourists to visit and spend in FSS and the rest of Hong Kong.

F392 – Leung Yi Lam (梁依琳)

F528 – Gao Xua Hua (高璇華)

F736 – Cheng King Wah (鄭瓊華)

F835 – Wong Cheung Hung (黃祥鴻)

F1086 – Hau Wing Hong (侯永康)

11. With the aid of some plans and photos, Mr Hau Wing Hong (F1086), the village representative of Ping Kong Tsuen, made the following main points:

- (a) back in 1900s, the then Governor of Hong Kong compelled the indigenous villagers to sell 12 parcels of land at a very low cost, i.e. \$360 for 150,000 square feet of land, to facilitate the development of FGC in the Area. At that time, these parcels of land were a source of income for the villagers and as compensation for their loss, an undertaking (shown on the screen) was signed between the Government and the villagers on 13.6.1911, allowing the villagers and their descendants to learn and play golf for free in FGC and confirming an easement for the villagers to access FGC for grave sweeping (there were about 100 graves in the Area). For the past century, the undertaking was duly upheld by HKGC and in order to continue upholding the undertaking, it was necessary to maintain the status quo of FGC;
- (b) an alternative piece of idle land in Ping Kong Tsuen next to FGC was more suitable for public housing development. While the Development Bureau (DEVB) considered that the alternative site lacked the necessary road access,

development at the Site would indeed face the same issue. Additional access roads connecting the Site with Fanling Highway were required for the proposed public housing development; and

- (c) it should be reiterated that the villagers had no privilege. They were only to safeguard their rights and interests offered by the then Governor of Hong Kong and HKGC. Also, as stipulated in Article 40 of the Basic Law, the rights and interests of the indigenous villagers should be respected. Any change in the use of FGC would undermine the rights and interests of those villagers under the Basic Law and the undertaking reached with HKGC.

F837 – Hau Chak Tung (侯澤東)

12. With the aid of some plans/photos, Mr Yu Wai Wing Alberich made the following main points:

The Old Land Memorial

- (a) he was a land surveyor;
- (b) he first played an audio clip extracted from the 1296th TPB meeting held on 29.6.2023 to show that a Member had requested documentary proof for the undertaking between the indigenous villagers and HKGC to ascertain whether the rights and interests of the nearby villagers in relation to FGC were established;
- (c) he showed an old Land Memorial which was registered in “the District Land Office at Tai Po according to the provisions of Ordinance No. 1 of 1844 and Ordinance No. 3 of 1905” for 12 lots in D.D. 91 (the 12 Lots) in 1911 (the Land Memorial). The Land Memorial contained a cadaster recording the site area and land interest of each lot, together with an old demarcation district (D.D.) plan surveyed by the Indian surveyors for identifying the 12 Lots and taxation at that time. While the number of the 12 Lots could not be identified from the current land records now and the Area was now held

under Government Land Allocation (GLA-TDN 4954), by overlaying the old D.D. plan with the present map of the Area extracted from GeoInfo Map of the Lands Department, he derived that the 12 Lots were located within the Area;

The Rights of the Nearby Indigenous Villagers

- (d) referring to paragraph 102(e) of the 1296th TPB minutes on 29.6.2023, in response to a Member's question on whether the current rights of the nearby indigenous villagers in relation to the Area would continue upon reversion to the Government, DPO/FSYLE, PlanD, said that the arrangement for the nearby indigenous villagers in using the Old Course was the agreement between HKGC and the concerned indigenous villagers. Such statement was made without honouring the undertaking and easement as laid down in the Land Memorial;
- (e) although the transaction of the 12 Lots was between the indigenous villagers of Ping Kong Tsuen and the then RHKGC as shown on the Land Memorial, it could be deduced that there was correlation between the Hong Kong Government and the RHKGC at that time as the past presidents of RHKGC were actually the Governors of Hong Kong;
- (f) on 29.6.2023, Mr Hau Wing Hong, the village representative of Ping Kong Tsuen, showed a land lease inherited from his grandfather during his television appearance. That land lease included an express term forbidding any conveyance of land in the Area. Such term was probably included in order to preserve the entirety of the golf course. Also, an easement had been incorporated in favour of the nearby villagers, which included (i) the right to play golf and (ii) the right of way to the Area, as the golf players at that time would employ the nearby villagers as caddies;
- (g) it should be noted that to cater for the growth in demand for golf activities, the RHKGC acquired more land from the indigenous villagers in the late 1920s and in the 1970s for the developments of the New Course and the

Eden Course respectively. HKGC later surrendered the amalgamated site of FGC to the Government for a regrant under Private Recreational Lease (PRL); and

- (h) during the public engagement exercise conducted by the Task Force on Land Supply in 2017, the discussion on taking back FGC for housing development failed to take into account the rights of the nearby indigenous villagers and those rights should have been identified if the relevant land lease had been checked. Hence, it was doubtful if the decision to take back the Area and zone the Site as “U” to gear for a subsequent change in land use had infringed the property rights of the villagers, and if so, such decision would be challengeable.

[Mr Ricky W.Y. Yu joined the meeting during the presentation of F837’s representative.]

F383 – Hau Wai Man (侯偉文)

F1089 – Hau Tim Hing (侯添興)

13. With the aid of a video clip, Mr Hau Tim Hing (F1089), one of the representatives of Ping Kong Tsuen, made the following main points:

- (a) he played a video clip showing the severity of the flooding problems in Ping Kong Tsuen during the heavy rainstorms in early September 2023. He had repeatedly lodged complaints to various government departments regarding the blockage of drains but no proactive actions were taken by the Government to resolve the problem;
- (b) the flooding problems were exacerbated by the low-lying topography of Ping Kong Tsuen, with the rainwater coming from FGC during the heavy rainstorms in early September 2023. Poor urban planning also led to the concentration of residential developments in the vicinity of Ping Kong Tsuen. If the proposed public housing developments were to be materialised, the flooding problem would worsen due to the loss of

grassland in FGC to retain some of the rainwater from surface run-off; and

- (c) during heavy rainstorms in early September 2023, he had to stay awake at night, fearing the destruction caused by flooding. He urged the Government to pay more attention to the livelihood of its citizen and maintain the status quo of FGC.

14. To supplement Mr Hau's further representation, Ms Hau Alice (F816) showed a photo and a video clip showing that the existing drains were overgrown with weeds, which hindered the drainage of rainwater.

F1064 – Li Kwok Fung (李國鳳)

F1099 – Ngai Wai Lim (魏威廉)

F1106 – Kan For Ping Steven (簡伙平)

15. With the aids of some photos, Ms Au-yeung Fung Chun Jody (歐陽鳳珍), who represented the Fanling Rural Committee and one of the village representatives of Lung Yeuk Tau Tsuen, made the following main points:

- (a) whilst she was not a member of HKGC nor an indigenous villager, she considered that the rights of indigenous villagers should be respected in accordance with Article 40 of the Basic Law;
- (b) the severe flooding arising from the extreme weather in early September 2023 had inflicted enormous plights for the villagers in Lung Yeuk Tau Tsuen. The rainwater surged quickly, flooding the cars parked at the village and destroying about 30 houses. She helped the firemen to find ways to enter the village to rescue the affected villagers and took care of the affected villagers, and she even got injured while helping the villagers in need;
- (c) a wrong decision could result in long-lasting impacts on the citizens. For example, after the Government decided to dismiss two voluntary wild pig

hunting teams, the cases of wild pigs intruding into villages had been so rampant, causing much nuisances to the villagers; and

- (d) she urged the Government to consider carefully the proposed public housing development at the Site as well as the extension of Queen's Hill Estate, where the later was in proximity to Lung Yeuk Tau Tsuen.

[The meeting was adjourned for a 5-minute break.]

F381 – Ho Ka Shing (何嘉誠)

F828 – Hau Ka Chun (侯嘉俊)

F1076 – Hau Fok Tat Simon (侯福達)

16. With the aid of a video and the visualiser, Mr Hau Fok Tat Simon (F1076) made the following main points:

- (a) he was a North District Council member;
- (b) he objected to the proposed land uses in the Area;
- (c) the proposal of widening Fan Kam Road (with wider drainage channels) had been put forward since 2014 but it was not yet implemented by the relevant government department as at today, citing the substantial tree felling that it would entail. The existing drainage channels along Fan Kam Road were very narrow and often blocked by construction wastes generated by nearby new residential sites. That led to serious flooding in Tsiu Keng Tsuen, Ying Pun Tsuen, Ping Kong Tsuen and Kam Tsin Tsuen (near FGC) during storms. To the further north were Tai Tau Leng, Ho Sheung Heung and Tsung Pak Long where the flooding issue was attributed to dilapidated drains;
- (d) the traffic at Tai Tau Leng Roundabout was already very congested and was expected to worsen with the upcoming proposed housing developments nearby (for a population of about 30,000 in 10,000 flats), the expansion of NDH and

other planned developments in the area. Emergency and rescue services might also be affected due to the aggravated traffic congestion;

- (e) the Area was not professionally maintained currently under the management of the Leisure and Cultural Services Department (LCSD). Weeds started popping up quickly and became a problem which they had never happened in the past when the Area was in the good stewardship by HKGC. It was suggested that the concerned stakeholders (including LCSD, HKGC and the villagers) should collaborate and work out a proper management plan to upkeep the Area;
- (f) the indigenous villagers were allowed to play golf and had the right of easement in the Area under the old lease signed a century ago, and they had all along exercised those rights. After LCSD had taken up the management of the Area, the gates guarding the footpaths and golf courses were suddenly closed without prior notice, and the villagers were left no choice but to walk for about 30 minutes on the busy Fan Kam Road without proper pedestrian walkway for commuting to and from their homes in the nearby villages, or for continuing their round of golf at Hole 9 (outside the Area) after finishing Hole 4 (in the northern portion of the Area open to the public) while skipping Holes 5 to 8 (in the southern portion of the Area not open to the public). Even if they took public transport, they still had to walk for some distance on Fan Kam Road before reaching their destinations. That put the pedestrians in serious danger; and
- (g) the Board was invited to pay a site visit to the area in order to have a better understanding of the issues mentioned above.

[Mr Stanley T.O. Choi left this session of the meeting at this point.]

F1081 – Hau Tim Kau (侯添球)

17. Mr Hau Tim Kau (F1081) made the following main points:

- (a) he was the Indigenous Inhabitant Representative of Kam Tsin Tsuen. He also

played golf in the Old Course;

- (b) the flooding issue was very serious in Kam Tsin Tsuen but no government departments had been helpful in tackling the problem;
- (c) HKGC used to take good care of the indigenous villagers when they played golf in the Old Course. After the Area had been handed over to the Government in September 2023, the southern portion of the Area (i.e. Holes 5 to 8) was not open to the public (including the concerned indigenous villagers). He believed that the area would be left idle for a long period (say 5 to 10 years);
- (d) to get to Hole 9 of the Old Course (outside the Area to the west of Fan Kam Road) from On Po Tsuen, they had to either walk for 30 minutes or take a bus along Fan Kam Road. However, alongside the busy traffic on the road without proper pedestrian walkway and shouldered with the heavy golf gear, it was inconvenient and dangerous for them. He strongly urged that the southern portion of the Area should be open for them to play golf and gain access such that they needed not walk on Fan Kam Road;
- (e) Mr Taichi Kho, the talented young golfer, had won gold medals in a competition in March 2023 and in the 19th Asian Games. Taking back the Area by the Government not only downsized the training ground for the golf athletes, which was against the Government's long-standing policy of promoting sports, but also adversely affected the economy; and
- (f) in view of the above, he urged that the southern portion of the Area should be re-opened to the indigenous villagers for playing golf, reinstating the previous arrangement with HKGC before the handover of the Area.

F1083 – Kan Sau Cheung (簡壽祥)

18. With the aid of some PowerPoint slides, Ms Hau Alice (F816) made the following main points:

- (a) she spoke on behalf of Mr Kan Sau Cheung (F1083) as Mr Kan had already left the meeting. Mr Kan was the Village Representative of Tsung Pak Long Tsuen;
- (b) construction sites and hence construction traffic were everywhere in Sheung Shui, particularly near the Tai Tau Leng Roundabout, and traffic accidents would likely be caused. Drainage works were always delayed, rendering the flooding problem persistent in the district; and
- (c) the villagers had a strong belief that their ancestors' graveyards should be regularly upkeep and maintained in a good 'fung shui' setting. LCSD was strongly urged to open the gates for indigenous villagers to carry out regular checkup and maintenance of the ancestral graves in the Area.

F403 – Hau Chi Kong (侯志剛)

F404 – Tam Suk Har (譚淑霞)

F1084 – Hau Wing Kong Alvan (侯榮光)

19. Mr Hau Wing Kwong Alvan (F1084) made the following main points:

- (a) he was the Resident Representative of Yin Kong Tsuen and the Chairman of the Hong Kong Cycling Association;
- (b) he supported the Government's policy of developing more public housing but not taking back the Area for housing development;
- (c) alternative housing sites were available in other comprehensively planned areas, e.g. the Kau Yi Chau Artificial Islands and the Northern Metropolis (NM), where a variety of supporting government, institution and community (GIC) and transport facilities would be sufficiently provided. Infilled public housing developments amid the compact urban fabric would overstrain the existing over-utilised GIC facilities (e.g. school, hospital, etc.), transport infrastructure and public transport services in the area;

- (d) FGC was century-old and rich in historic value. The Hong Kong National Team golf players had attained exceptional achievement in the 19th Asian Games. Golf sport was important to Hong Kong as it could bring about considerable economic benefit and international tourism growth. FGC was the only one venue in Hong Kong and a significant one in Asia that could host international golf events. Destroying it was an irreparable harm to Hong Kong. As such, FGC should be preserved in whole; and
- (e) the Board should work out win-win solutions in boosting housing supply while maintaining the economic benefit generated by major golf tournaments.

20. As the presentations of the further representers, and/or their representatives in this session 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 further representers, 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. The Chairperson then invited questions from Members.

Traffic Impact

21. In response to a Member's question about today's traffic condition in the area given today was the first day of ARAMCO (6-8.10.2023) being held in FGC, Ms Hau Alice (R816) said that they had no information about the traffic impact arising from the tournament. She remarked that normal peak-hour traffic congestion prevailed in the morning when she left Sheung Shui for today's hearing meeting around 7:30 a.m., and the Kai Leng Roundabout was as seriously congested as usual.

Drainage Issue

22. Some Members raised the following questions:

- (a) whether the proposed public housing development in Sub-Area 1 could be seen as an opportunity to resolve the flooding issue raised by some further

representers; and

- (b) the location of the villages susceptible to flooding, as mentioned by some further representers.

23. In response, Mr Gavin C.P. Wong, CE/N, CEDD, with the aid of some PowerPoint slides, explained that according to the Drainage Impact Assessment of the Technical Study, under the existing situation, the surface run-off in Sub-Area 1 would flow to Fan Kam Road in the north and Ping Kong Road in the south, and the existing drainage provision was inadequate to cope with adverse weather. Under the scenario with the proposed public housing development in Sub-Area 1, the surface run-off therein would be collected and discharged to Shek Sheung River to the further north via the proposed drainage system along Ping Kong Road and Po Kin Road. It was expected that the proposed public housing development and the associated improvement to the drainage system would help alleviate the flooding problem in the locality.

24. Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, said that the areas with flooding as mentioned by some further representers were Shung Him Tong near Ma Wat River and Kam Tsin Tsuen, which were about 2.3km and 0.83km away from Sub-Area 1 respectively.

Land Administration Matters

25. Some Members raised the following questions:

- (a) the area where the indigenous villagers were allowed to play golf under the lease;
- (b) the party which allowed the indigenous villagers to play golf in the Old Course;
- (c) the party responsible to resolve the conflicts currently faced by the indigenous villagers in maintaining their rights to use the Old Course after the Government had taken over the Area;
- (d) the status of the FGC site before the Area had been reverted to the Government;

- (e) whether the Board had any role to play in resolving the dispute over the land lease, and whether there were any restrictions on the “U” zone pertaining to the villagers’ rights of using the land therein (e.g. gaining access, playing golf and grave sweeping); and
- (f) the party currently managing the Area.

26. For the area in which the indigenous villagers were allowed under the lease to play golf, Mr Hau Wing Hong (F1084) and Ms Hau Alice (F816) explained that the land covered by the Old Course was previously owned by the villagers and subsequently sold to the then RHKGC and as such, the villagers were allowed to play golf in the Old Course only under the old lease. Their rights to play golf under the old lease did not extend to the New Course and Eden Course.

27. Regarding the party allowing the indigenous villagers to play golf in the Old Course, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that as explained in the TPB hearing in June 2023, the arrangement for nearby indigenous villagers and their descendants to use the Old Course (including playing golf therein) was the agreement between HKGC and the indigenous villagers back then. The Hong Kong Government was not a party to the agreement.

28. On the party responsible to resolve conflicts on the indigenous villagers’ rights to play golf in the Old Course, Ms Hau Alice (F816), with the aid of the visualiser, showed an old land lease and expressed that the then British Hong Kong Governor, also being the Chairman of the then RHKGC, initiated to resume their ancestors’ land for building the Old Course and subsequently granted rights to them (including their descendants) to play golf therein. Such rights was documented in an agreement, which she produced on the visualiser, which read ‘求大人註明此是瞻學 永遠不能賣得分得’ in Chinese, which meant that the villagers were allowed to learn playing golf in the Old Course and the Old Course site could not be re-sold. Besides, the District Land Officer of Tai Po was mentioned on the old land lease. After LCSD had taken over the Area in September 2023, the indigenous villagers were denied access to the southern portion of the Area without prior notification nor had they been engaged beforehand for discussion. On the above basis, the then British Hong Kong Government and the successive Government of the Hong Kong Special Administrative Region had played a role

throughout and should be held liable for maintaining the indigenous villagers' rights (including playing golf, gaining access and grave sweeping) in the Area. The indigenous villagers had no means to support a legal challenge to the Government. Mr Yu Wai Hong Alberich (F837's representative) supplemented that at the outset, HKGC had been a recreation club for high-rank officers of the British Hong Kong Government, and Lands Department (LandsD) had since been the owner of the Area before handing over to LCSD in September 2023. Moreover, all correspondences between HKGC and the indigenous villagers were copied to the North District Office. As such, the Government had been playing an important role in the agreement between HKGC and the indigenous villagers. As opposed to the above, the Chairperson clarified that:

- (i) the Government's records had shown that the FGC site had previously been acquired by the Government with the moneys of HKGC. In other words, the lots were resumed by the Government on behalf of HKGC;
- (ii) the Government could not locate any file record indicating that the Government had been involved in the agreement for the exclusive use of the Old Course by the villagers and their descendants as alleged; and
- (iii) LandsD would be invited to investigate the old land lease exhibited by Ms Hau Alice (F816).

29. As regards the land status of FGC, the Chairperson explained that by way of surrender and regrant, the concerned land had been held by HKGC in the form of a PRL at a nominal rent for a term of 21 years which ended a few years ago. Immediately afterwards, the lease for the area to the west of Fan Kam Road had been extended, while the Area had been granted to HKGC by way a short term tenancy (STT) to allow time for further study on the proposed public housing development. Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, elaborated that the FGC site previously comprised some private land owned by HKGC and some government land granted to HKGC under STT(s). In 1999, HKGC wished to consolidate the land titles of the FGC site by surrendering their land to the Government and obtaining a new land grant from the Government in the form of a PRL covering the entire FGC for a term of 21 years from 1.9.1999 to 31.8.2020 at a nominal rent. In gist, through the surrender-and-regrant arrangement, the Government had regained the land ownership of the

FGC site and granted the site to HKGC, as a custodian, for land management. Upon expiry of the lease, the PRL for the area to the west of Fan Kam Road was extended for a term up to 30.6.2027, while the remaining portion (i.e. the Area) was subject to a special three-year hold-over arrangement by way of a STT up to 31.8.2023. Upon expiry of the STT, the Area had been reverted to the Government on 1.9.2023 and was under the management of LCSD. The Government had no intention to operate a golf course in the Area, and LCSD had the expertise in maintaining the existing landscape and trees of the Area as a public park. Also, the Government had promised to give assistance to HKGC so that major golfing events could take place in FGC, e.g. lending the Area to HKGC for hosting golf tournaments, just like the ongoing ARAMCO.

30. The Chairperson confirmed that the Board was not the authority to resolve disputes over lease matters. On the villagers' rights under the "U" zone, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, clarified that the intention of the draft OZP was to put land uses under proper planning control. All developments within the "U" zone required planning permission from the Board, except the uses including golf course, place of recreation, sports or culture, public convenience and public vehicle park (except container vehicle) which were always permitted. Such activities mentioned by the indigenous villagers as playing golf, gaining access and grave sweeping in the "U" zone were not disallowed under the "U" zone. Allowing pedestrian access and grave sweeping were management issues outside the ambit of the Board and would be referred to the concerned government departments for follow-up action, as appropriate.

31. Regarding the management of the Area, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, explained that after the Area had been reverted to the Government on 1.9.2023, Sub-Area 1 was open for public use as a park from 4-10.9.2023; and from 11.9.2023 to mid-November, the Area was lent to HKGC on a temporary basis to facilitate their hosting of international golf tournaments in FGC and golfing activities were allowed in the Area during the said period. There was no information about the date(s) of the video-taking presented by Mr Hau Fok Tat (F1076) at the meeting. To elucidate the current issue faced by the indigenous villagers, Mr Luk, with the aid of the visualiser, explained that there was an access road, which branched off from Fan Kam Road leading to On Po Tsuen, separating the northern and southern portions of the Area. The two portions were fenced off and gate-guarded, and could be linked up through internal footpaths in the Area when the two gates were open. In the past, the

indigenous villagers used to start their round of golf in the northern portion of the Area, proceeded to the southern portion through the gates down to the southern tip, from there they left the Area and continued at Hole 9 in western part of the Old Course after a short walk across Fan Kam Road. If the villagers could not gain access to Hole 9 through the internal footpaths of the park, they would have to walk along Fan Kam Road. Since that was a management issue, he would refer the villagers' views of pedestrian access via the park to LCSD for consideration.

32. The meeting was adjourned for lunch break at 1:10 p.m.

33. The meeting was resumed at 2:10 p.m.

34. 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

Mr K.W. Leung

Mr Ricky W.Y. Yu

Professor Bernadette W.S. Tsui

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr K.L. Wong

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

Presentation and Question Sessions

35. The following government representatives, further representers, their representatives and related representer's representative 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 Anny P.K. Tang - 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)

WSP (Asia) Limited

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

Ecosystems Limited

Mr Klinsmann K.L. Cheung - Consultant

Further Representers, their Representatives and Representer's Representative

F831 – Li Ka Ping (李家平)

F832 – Au Yeung Hing (歐陽慶)

F1014 – Tang Tung Fat Tomy (鄧東發)

Mr Tang Tung Fat Tomy - Further Representer and Further
Representers' Representative

F1071 – Tang Chi Kai (鄧志佳)

F1072 – Tang Kun Nin Tony (鄧根年)

F1073 – Tang Wai Sum (鄧偉琛)

F1078 – Tong Chun Fat (唐進發)

F1103 – Wong Woon Chuen (黃煥全)

Mr Tang Chi Kai - Further Representer and Further
Representers' Representative

Mr Tang Hung Ngai (鄧雄毅)]

Mr Tang Cho Yan (鄧祖仁)] Further Representers' Representatives

Mr Tang Hok Fai (鄧學輝)]

Ms Hau Alice (侯念明)]

F1082 – Fung Hon Kwong William (馮漢光)

Mr Fung Hon Kwong William - Further Representer

F829 – Cai Fang (蔡芳)

F1091 – Liu Sai Hung (廖世鴻)

F1092 – 廖子傑

F1093 – Liu Kwok Him (廖國謙)

Mr Liu Kwok Him - Further Representer and Further
Representers' Representative

F1075 – Cheung Shui Yai (張瑞有)

F1097 – Cheung Koon Sang (張觀生)

Mr Cheung Koon Sang - Further Representer and Further
Representer's Representative

F1077 – Wong Chi Kwong (黃志光)

F1102 – Choi Ngai Sing (蔡毅聲)

Mr Choi Ngai Sing - Further Representer and Further
Representer's Representative

F391 – Hau Hiu Kui (侯曉駒)

F853 – Hau Wai Lok (侯煒樂)

F1095 – Fung Wai Fat (馮偉發)

F1104 – Hau Wing Chung (侯永忠)

Mr Hau Hiu Kui] Further Representers and Further

Mr Hau Wai Lok] Representer's Representative

Mr Hau Wing Chung]

Ms Hau Alice (侯念明) - Further Representer's Representative

F841 – Ng Yiu Fai (吳耀輝)

F850 – Chan Shu Cheung (陳樹祥)

F1063 – Hau Chi Keung (侯志強)

Mr Hau Chi Keung - Further Representer and Further
Representers' Representative

R2680 – Hau Kam Chuen (侯錦全)

F1065 – Lee Koon Hung (李冠洪)

Mr Lee Koon Hung - Further Representer and related
Representer's Representative

F814 – Lin Fung Chuen (林豐泉)

F842 – Hau Ka Yuen (侯珈源)

F1068 – Hau Wing Leung (侯永良)

F1074 – 彭宏健

Mr Kenneth To Lap Kee] Further Representers' Representatives

Mr Timothy John Pierson-Smith]

Mr Andy Kwok Wing Leung]
Ms Hui Chek Nam]
Mr Ian Paul Gardner]
Ms Fanny Wong Lai Kwan]

36. The Chairperson extended a welcome and invited the further representers, their representatives and related representer's representative to elaborate on their further representations and related representation.

F831 – Li Ka Ping (李家平)

F832 – Au Yeung Hing (歐陽慶)

F1014 – Tang Tung Fat Tomy (鄧東發)

37. Mr Tang Tung Fat made the following main points:

- (a) he was the chairperson of the Ching Ho Football Club (CHFC) of North District;
- (b) he questioned the decision to rezone the Site as “U”, which was unclear regarding what kind of development would be undertaken or allowed thereat in the future;
- (c) he lived in Ching Ho Estate. Since LCSD took over management of the Area on 1.9.2023 and opened it to the public, he had taken a walk to the Site every day. After the Site had become an inclusive park for pets, there was an unpleasant smell from dog excrement. Some turfgrass in the Site were trampled upon and had been damaged;
- (d) in the past 13 years, he had been using the two 5-a-side soccer pitches in the Old Course to provide football training for hundreds of young children in the North District. He was heartbroken in notifying the young children and their parents that they were no longer able to use those 5-a-side soccer pitches for football training from 1.9.2023. The young children and their parents were

also very sad;

- (e) he was told by LCS D that there was currently no other available venue in the North District for their club to continue the football training and the two 5-a-side soccer pitches in the Site were closed for renovation until December this year. As he was familiar with the soil conditions of those soccer pitches, he believed that the renovation works would take much longer than the scheduled completion time. As football training was suspended, he was worried that more young children in the North District might engage in non-sport activities and might even become street children;
- (f) the Site should be transformed to a renowned park which could allow all to enjoy and attract visitors, including those from the Mainland. More activities and events, such as those for the Night Vibes in the urban areas, could be held in the Site;
- (g) after the Hong Kong professional golfer, Mr Taichi Kho, won a gold medal in the 19th Asian Games, more children would be inspired to learn golf. The Site should be further utilised for golf playing/training for the general public. Members should consider carefully about future use of the Site; and
- (h) as he mentioned in the TPB hearing in June 2023, a fortune stick from Wong Tai Sin indicated that the proposed housing development would bring tragedy and bad luck. He suspected that the damages and flooding caused by the typhoon and extreme weather in early September were the signs of bad luck.

F1071 – Tang Chi Kai (鄧志佳)

F1072 – Tang Kun Nin Tony (鄧根年)

F1073 – Tang Wai Sum (鄧偉琛)

F1078 – Tong Chun Fat (唐進發)

F1103 – Wong Woon Chuen (黃煥全)

38. Mr Tang Chi Kai made the following main points:

- (a) he was an indigenous inhabitant representative of Lung Yeuk Tau;
- (b) there was a clan grave of Lung Yeuk Tau in the golf course with over 400 years of history. The change in land use for the golf course would impact the clan grave and the 'fung shui' of his village. While the proposal for public housing development was suspended currently, the future plan for the Site seemed to be unclear;
- (c) the elders in his village expressed that they wished the golf course could be kept intact as the proposed public housing blocks would affect the 'fung shui' of his village and affect their long-term well-being. Before the Government took back the Area, the villagers only needed to inform HKGC in advance for grave sweeping. HKGC would make the arrangement for them and offer golf carts to pick up the elders to the clan grave. Since the Site was taken over by the Government, they were denied access to the clan grave and no government officials had contacted the village representatives about the arrangement for grave sweeping. He was not sure which government department the villagers should approach. The Site had become an inclusive park for pets, he doubted which party would be responsible if pet excrement was found on their clan grave. He requested the Government to clarify and provide a written reply to notify the villagers about the access and preliminary arrangement for the upcoming grave sweeping on Chung Yeung Festival;
- (d) some land in FGC was donated by their ancestors. The arrangement of allowing nearby indigenous villagers and their descendants to play golf in the Old Course was the mutual agreement between HKGC and the concerned indigenous villagers. The Government was urged to clarify whether they would still uphold that previous agreement to allow the villagers to play golf in the Old Course;
- (e) there was a lot of land in the NM, Kwu Tung, Fanling, Ta Kwu Ling, etc. for housing. The Government should also consider taking back Ocean Park, which was dilapidated and operating at a loss, for housing development as it

was well served by a public transport network with supporting facilities and infrastructure; and

- (f) the infrastructure to support the public housing development in Queen's Hill was inadequate. There was always a long line up for mini-bus outside the MTR Fanling Station. The Government should put more effort to enhance support for the newly developed communities before adding more population to the North District.

[Mr Stephen L.H. Liu left the meeting during F1071's presentation.]

39. Mr Tang Hung Ngai made the following main points:

- (a) he was the indigenous inhabitant representative of Lung Yeuk Tau and the manager of the clan grave. The second largest clan grave of Lung Yeuk Tau was located within the golf course;
- (b) there was no information about which government department would be responsible for handling matters regarding grave sweeping at the Site. He had not received any replies from the government departments about their enquiries;
- (c) they did not object to the Queen's Hill development, however, the supporting infrastructure promised to ease the impact did not materialise. The Government then proposed changes in Phase 2 of Queen's Hill. The local stakeholders were not well informed nor were they being consulted with the changes in the development plans, like the current proposed change to the golf course; and
- (d) Lung Yeuk Tau was located at a relatively elevated area and had never experienced flooding before. However, once the Site had been taken over by the Government on 1.9.2023, Lung Yeuk Tau was flooded seriously right after during a heavy rainstorm. The change in land use of the golf course had badly affected the 'fung shui' of Lung Yeuk Tau.

40. Ms Hau Alice read out the following comments from Mr Tang Wai Sum (F1073):

- (a) the clan grave of Lung Yeuk Tau had a history of over 460 years. The villagers in Lung Yeuk Tau were descendants of the Song Dynasty. The Government should understand and respect that the villagers had strong belief in 'fung shui'. Should the Government insist on pursuing the proposed public housing development, the Government should ensure that the clan grave and 'fung shui' of Lung Yeuk Tau would not be adversely affected. For example, the Government could invite a 'fung shui' master to examine and discuss with the villagers; and
- (b) the long history of Lung Yeuk Tau was well recognised, as in the well-known Lung Yeuk Tau Heritage Trail. Although there was no official written document regarding the donation of land from the villagers and the agreement between HKGC and the villagers for access to the golf course, those were the facts that had been accepted and adopted by HKGC and different villages over the years. The villagers wished to protect the 'fung shui' of the village and defend their right to access the clan grave as well as the golf course.

F1082 – Fung Hon Kwong William (馮漢光)

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

- (a) he was the indigenous inhabitant representative of Liu Pok;
- (b) the objection he and others expressed in the hearing meeting in June 2023 was ignored and the Site was taken over by the Government since 1.9.2023. However, the Government still did not confirm the future use of the Site. The Site was opened to the public as an inclusive park for pets, which caused nuisance of pet excretion. More unreasonably, the villagers were not allowed to access the Site for grave sweeping;
- (c) he doubted whether the Government had evaluated the pros and cons of

taking back the Site and the suitability of the Site for proposed public housing development. The Site was not the only available land for public housing development. There were many alternative sites available, such as Ocean Park and Happy Valley Racecourse. Moreover, there was a lot of available land near and around the golf course in the North District, which was more suitable for public housing development; and

- (d) he was upset that the Government did not consider the consequences of taking back the Old Course for housing development, which would destroy the integrity of FGC. FGC, which was an internationally recognised golf course, had supported Hong Kong's reputation on the international stage. The Government's decision on taking back the Old Course for proposed public housing development was ridiculous and opposed by many people.

F829 – Cai Fang (蔡芳)

F1091 – Liu Sai Hung (廖世鴻)

F1092 – 廖子傑

F1093 – Liu Kwok Him (廖國謙)

42. Mr Liu Kwok Him made the following main points:

- (a) he was the resident representative of Sheung Shui Heung;
- (b) due to the typhoon and flooding in early September, many villagers were very worried about the conditions of the clan grave. He tried to request an examination of the condition of the clan graves with other villagers, but the security guard of LCSD did not allow them to enter the Site. They were not able to find the responsible government department for arranging grave sweeping even with the assistance from HKGC for liaison and coordination;
- (c) there would be a two-day mega grave sweeping event for the upcoming Chung Yeung Festival in October, and many relatives, families and friends from overseas were expected to come back to join the event this year after the pandemic. They were worried about the condition of the clan grave and

concerned about which government department could offer assistance regarding grave sweeping. His village had a tradition of grave sweeping three to four times a year, and he wished that Members could help to inquire about their concerns and to clarify their doubts; and

- (d) FGC was the only golf course in Hong Kong suitable for holding international golf tournaments. Sheung Shui Heung had previously made a lot of sacrifices for the benefit of the society and the village was currently surrounded by many unpleasant facilities, such as slaughter house, sewage treatment plant and asphalt plant. He urged the Government to consider alternative housing sites and avoid additional adverse impact on the clan grave and the 'fung shui' of his village.

F1077 – Wong Chi Kwong (黃志光)

F1102 – Choi Ngai Sing (蔡毅聲)

43. Mr Choi Ngai Sing made the following main points:

- (a) he was the resident representative of Tsiu Keng and had been living in the North District for over 60 years;
- (b) he was directly affected by the Government's taking over of the Area as he used to walk through the golf course to go home but was now being denied access;
- (c) as FGC had a history of over 100 years, the Antiquities and Monuments Office should be consulted and FGC should be considered for grading as a heritage site. The Old Course should be preserved with its heritage value conserved and should not be taken back for other uses. The Old Course should have a higher historical value than the former Kowloon-Canton Railway Clock Tower in Tsim Sha Tsui;
- (d) there were other sites available for housing development in the surrounding

area. He invited the Members to have a site visit in the surrounding area of the golf course to examine the available land in Tsiu Keng. He welcomed and supported the Government to resume over 15 million square feet of vacant farmland in Tsiu Keng, which were currently overgrown with weeds, for any type of housing development. Compared to reclamation at Kau Yi Chau Artificial Islands, the resumption and development of vacant farmland would be a more effective and economical way to provide more housing land supply. The land price for agricultural land was relatively cheap. He queried why the Government had reserved funding for the new reclamation but not for resumption of vacant agricultural land in the New Territories;

- (e) Hong Kong, being an international city, should be provided with quality golf courses for its long term development. Since there was no plan to build another new golf course in Hong Kong in the coming decade, FGC should be kept intact. The fee for one golf game at FGC was even cheaper than those of golf courses in Shenzhen. Hong Kong people needed a place like FGC for leisure; and
- (f) there was no point in taking back the Old Course for public housing development as plenty of vacant agricultural land could be found in the New Territories. The agricultural industry in Hong Kong had declined and young people in Hong Kong were not interested in farming. Owing to the high land price, farming in Hong Kong was not cost-effective as most of the food supply was provided from the Mainland. He strongly recommended the Government to resume the vacant agricultural land in New Territories for housing development.

F391 – Hau Hiu Kui (侯曉駒)

F853 – Hau Wai Lok (侯煒樂)

F1095 – Fung Wai Fat (馮偉發)

F1104 – Hau Wing Chung (侯永忠)

44. Mr Hau Wing Chung said that he was the resident representative of Ho Sheung

Heung. He was concerned about the traffic impact of the proposed housing development at the Site.

45. With the aid of a visualiser, Mr Hau Wai Lok made the following main points:

- (a) the trees and pavement within the Area were not well maintained by the Government after the Area was taken back. The facilities therein should continue to be maintained in good condition for public enjoyment;
- (b) people were eager to visit the golf course on the early days of opening because it might be a rare chance for them to visit a golf course different from a park. However, the Area would no longer remain attractive to the public if it was just as a park, as there were already many parks in other districts such as the West Kowloon Cultural District;
- (c) according to their own records, some elders had played golf for 260 to 270 days each year at FGC. Playing golf was part of their life. The Site was currently proposed to be zoned "U" and the long-term use was yet to be decided. Other than opening the Site to the public as a park, the Government should also allow people to play golf in Holes 4 to 8 to avoid wasting land resources during the interim period;
- (d) Fan Kam Road was narrow with no pedestrian pavement. It was dangerous for people to walk along there with their golf bags to go to Hole 9, especially when heavy vehicles passed by. Villagers should be allowed to walk through FGC as they had been using the passeways in the golf course for decades. Some villagers also walked home through FGC;
- (e) some elders were worried about the future arrangement for grave sweeping. Before the grave sweeping day by the clan, they would do some preparatory works such as removing the weed and cleaning up the grave beforehand. They needed to know the latest arrangement with the relevant government departments as soon as possible; and
- (f) the Government should give more support to golf sport instead of taking back

the golf course in view of the excellent performance of Hong Kong elite golfers in the 19th Asian Games. The golfers should practise on golf courses of different designs and terrains to improve their golfing skills.

46. With the aid of visualiser and video clips, Mr Hau Hiu Kui made the following main points:

- (a) he was born in Sheung Shui and had lived there for 40 years. Sheung Shui was not convenient for local residents in their daily life. For example, residents needed to spend long travelling time to go shopping for groceries;
- (b) the Government should provide sufficient transport infrastructure before new population moved in. Shek Wu Hui was an old area and the transport infrastructure therein was not able to cope with sudden increase in population;
- (c) traffic congestion was serious in the district. Minor traffic accidents would cause traffic jam that might last for half a day. There were a number of green minibus routes serving the area, but people might have to wait for an hour or so before they could get on a minibus to go home from the MTR Sheung Shui Station. Students also had to get up early to catch the minibus or school bus;
- (d) Lung Sum Avenue and San Wan Road were two major trunk roads in Sheung Shui. Once they were congested, the traffic would come to a stand still. There were many minibus stops there, including the new one for the minibus to Queen's Hill. However, as shown in the video clips, it was difficult for the minibuses to move to the stops, especially in the morning peak and from 3pm to the evening peak at 7 to 8 pm when the traffic was heavy and congested;
- (e) as shown in the video clips, when school finished in the afternoon, many cross-boundary school coaches parked on the roads around Ching Ho Estate near NDH, which might cause delay in emergency ambulance services to NDH; and
- (f) a number of public housing estates were under construction in Sheung Shui. It was anticipated that the future residents would also suffer from the traffic

congestion problem.

47. Ms Hau Alice made the following points:

- (a) the Government should better utilise rather than changing the use of the Area. People should be allowed to play golf and do exercise in the early morning there, and it could be opened as a picnic venue in the afternoon;
- (b) after the Government took back the Area, some blocked off areas had attracted more boars which had dug up and damaged the turfgrass. The Area should be handed back to HKGC for management which would save public money. In return, HKGC might be asked to organise some interesting activities, such as night safari guided tour. The Government could invite experts/professionals to be the tour guides. She had previously participated in such a guided tour organised by HKGC and it was very interesting and informative. Other than the good cuisine of Hong Kong, and theme parks like Ocean Park and Hong Kong Disneyland, it was considered that such guided tour would also be attractive to tourists to Hong Kong. Private golf courses in other places were seldom opened to public for other activities;
- (c) FGC was relatively flat in terrain as compared with that of Country Park. It was a good venue as a nature 'classroom' where kids could learn more about nocturnal organisms, nature conservation and global warning through participation in the guided tour, which would arouse their environmental awareness;
- (d) residents in the North District had great sentiment for FGC. Destroying a century-old golf course was irreparable. The ranking of HKGC would drop as a result. If there was increased demand for golfing facilities in future, the Government would have to identify another site for building a new golf course. The Area should be utilised as a golf course;
- (e) ARAMCO was being held at FGC in the current week. It attracted many overseas players and visitors to participate in the golf tournament event; and

- (f) the Government should identify other sites, which were currently not in use, for housing.

F841 – Ng Yiu Fai (吳耀輝)

F850 – Chan Shu Cheung (陳樹祥)

F1063 – Hau Chi Keung (侯志強)

48. With the aid of a visualiser, Mr Hau Chi Keung made the following main points:

- (a) villagers had a strong attachment to FGC. In the past, their land was given to the Government and HKGC to build the golf course at a low cost. There was a mutual/unwritten agreement that villagers were allowed to do exercise, go jogging or play golf at the Old Course;
- (b) after the Government took back the Area (i.e. Holes 1 to 8 of the Old Course), villagers could only play golf starting at Hole 9. Fan Kam Road, being narrow with heavy traffic, made it difficult for villagers to carry their golf bags to Hole 9;
- (c) villagers should not have to give up golf for the public to enjoy the park. It was suggested that specific time slots be allocated to villagers for golfing as playing golf alongside others walking their dogs could be difficult and even dangerous;
- (d) Ping Kong Tsuen had long suffered from flooding during heavy rain. A significant amount of drainage improvement works had been undertaken by HKGC and the situation had been improved since then. If the Site was paved for public housing development, the impermeable surface would exacerbate the flooding issue;
- (e) any traffic accidents in the North District would lead to traffic congestion for several hours. The expansion of NDH would further increase the traffic flow

in the area. In addition, a number of public housing projects under construction in the area and along Castle Peak Road (all together 13 to 14 new public housing blocks) would further aggravate traffic congestion in the area upon their completion and population intake; and

- (f) he supported the Government's plan to build more public housing units. It was not difficult to identify large pieces of land in areas such as Ping Kong Tsuen, Lok Ma Chau, Ma Tso Lung and Lo Wu for public housing, the flat production of which would be much more than that on the Site. It could also generate substantial revenue if the land was sold. A few years ago, he made a suggestion to DEVB to make use of the land in Ho Sheung Heung, which was opposite to Lo Wu Correctional Institution next to Long Valley, for interim housing. That site was in close proximity to MTR Lo Wu Station, Sheung Shui Station and the future Kwu Tung Station. Hence, apart from the Site, plenty of land was available in the North District, including Sheung Shui, which was suitable for public housing.

R2680 – Hau Kam Chuen (侯錦全)

F1065 – Lee Koon Hung (李冠洪)

49. With the aid of a visualiser, Mr Lee Koon Hung made the following main points:

- (a) the Site was not suitable for public housing development in view of traffic congestion, poor drainage and the lack of community and shopping facilities in the area. There were other more suitable sites for public housing;
- (b) the North District Council had indicated support to a number of public housing proposals in the district including those in Sheung Shui (over 10,000 flats), on infill sites, vacant government land and single block developments amongst others. Those public housing developments with two to three housing blocks on infill sites within Sheung Shui and Fanling town centres, which were in close proximity to bus terminus and train stations with community facilities to support the developments, were considered acceptable;

- (c) except for those who drove, majority of the residents living near FGC usually walked to Shek Wu Hui to buy their daily necessities in view of insufficient provision of public transport in the area. The existing transport capacity in the area was also overloaded and was not sufficient to cope with the future expansion of NDH and population intake in the new public housing estates nearby, not to mention the proposed public housing development at the Site;
- (d) Fan Kam Road was an old single two-lane carriageway with no pavement. The traffic capacity of Fan Kam Road was not adequate to accommodate more bus/minibus routes. Traffic congestion in the area would cause delay in the emergency ambulance services to NDH. After taking back the Area by the Government on 1.9.2023, golfers needed to walk with their golf bags along the curb of Fan Kam Road to FGC. Pedestrian safety was an issue;
- (e) poor drainage system at Fan Kam Road and the villages adjacent to FGC was another issue. Under the Black Rainstorm Warning Signal the month before, the entire Fan Kam Road was flooded. The Government had not attempted to resolve the existing drainage problem before the Site was suggested for public housing development. It was not fair to the existing residents in the adjacent Ping Kong Village and Ho Sheung Heung, who had long been suffering from flooding under heavy rain; and
- (f) the Government only focussed on the provision of public housing units to meet the housing supply target heedless of the suitability of the sites, the provision of facilities to address the traffic and drainage issues, and the daily needs of the residents. The public housing development in Queen's Hill was a good example. The public housing development at Queen's Hill could accommodate 50,000 people. The current population in Queen's Hill was about 20,000 to 30,000 and the second phase of the development would accommodate about another 20,000 people. That area being only accessible via Sha Tau Kok Road was described by people as an isolated island. There were always long queues of people waiting for buses in the morning peaks and there was also a lack of community and shopping facilities to meet daily needs

of the residents. Given the above, the area did not have the capacity to accommodate such a large population. The surface run-off from the public housing development at Queen's Hill also caused flooding to the nearby villages located in low-lying areas during heavy rain.

[Mr Stanley T.S. Choi left the meeting during F1065's presentation.]

[Dr C.H. Hau left the meeting at this point.]

F814 – Lin Fung Chuen (林豐泉)

F842 – Hau Ka Yuen (侯珈源)

F1068 – Hau Wing Leung (侯永良)

F1074 – 彭宏健

50. Mr Kenneth To Lap Kee made the following main points:

- (a) given that the long-term use of the Site was yet to be determined, the attendees had raised concerns about the permitted uses under the “U” zoning. Whilst according to the Notes of the “U” zone, a number of uses was permitted within the Site, the Government (or LCSD) (being the land owner) had the right to decide on the actual uses on the Site;
- (b) the “U” zone was an interim zoning, usually designated on idle sites. However, the Site was under active and vibrant uses before 1.9.2023. The Government should have good planning to make the best use of the Site during the interim period. The Board should not just brush aside the concerns raised and simply say that the actual use of the Site was not within the Board's purview; and
- (c) the villagers had brought up a number of issues such as traffic and transport in the district in the hearing sessions. The Government should assess the feasibility of the long-term use of the Site carefully in order to avoid adverse impacts on the surrounding areas.

51. Mr Timothy John Pierson-Smith read out the following comments from Ms Lau Man Kwan Julia (F1898) who was unable to attend the meeting:

Temporary Use/Advanced Infrastructure Works

- (a) the covering Notes of the draft OZP permitted temporary uses of not more than five years. Hence, even though the Site was proposed to be zoned “U”, there was a genuine concern that temporary uses such as “temporary public housing” or “temporary anything” could be implemented without the need for planning permission;
- (b) similarly, advanced works/infrastructure works like road works, underground drainage and sewerage works; advance works involving geotechnical works; local public works; other public works co-ordinated or implemented by Government, or any such kind of waterworks, pipe laying and utility works could be implemented without the need for planning application. Such advanced works might cause damage to FGC beyond repair;
- (c) there was concern that pages 4 and 14 of the proposed amendments to the Explanatory Statement (ES) of the draft OZP (Annex VI of the Paper) still stated the intention of “U” zone was for public housing;

Cultural Heritage Impact Assessment

- (d) at both the Environmental Impact Assessment (EIA) sub-committee and Advisory Council on the Environment (ACE) meetings, she had stressed the importance of saving the valuable cultural landscape of FGC, which, once disturbed, would be difficult to revert to its original state;
- (e) at those committees, she commented on the lack of a comprehensive cultural heritage impact assessment, as it seemed that only buildings and structures were graded but not the landscape. There was also no archaeological assessment as it was considered that it could be done at a later stage, which she

and others at the meeting did not agree. The project proponent should have carried out an archaeological assessment, if recommended by the consultant. It was noted that the Antiquities Advisory Board was still grading the Site. As stated in paragraph 4.3.6 of the Paper, section 3(1) of the Antiquities and Monuments Ordinance (Cap. 53) clearly specified that any place and site could be declared to be a monument, historical building or archaeological or paleontological site/structure by reason of its historical archaeological or paleontological significance. Therefore, a complete comprehensive cultural heritage impact assessment including a detailed archaeological assessment should be carried out before a decision to change the use of FGC was made; and

- (f) in view of the above, it was premature/inappropriate to zone the Site as “R(A)” in June 2022 prior to obtaining EIA approval. Similarly, it was premature to zone the Site as “U” as the cultural heritage impact assessment of the whole site was still outstanding and advanced infrastructure works could cause damage to the cultural landscape beyond repair.

52. With the aid of some photos and video clips, Mr Andy Kwok Wing Leung made the following main points:

- (a) HKGC strongly supported the Government’s effort to address the housing needs of Hong Kong;
- (b) since 2018, there had been continuous discussion about the future use of FGC, including at ACE and the Board. The Board’s decision on the Site would affect the economic impetus and development of Hong Kong in the future;
- (c) despite different views on the future use of FGC in the society, maintaining communication amongst different parties and stakeholders was important to formulate the best option for the benefit of Hong Kong. Keeping the Old Course as a world-class golf course was in the best interest of Hong Kong, which would not only promote golf in Hong Kong but would also enhance the

economic competitiveness and preserve Hong Kong's position as a world financial centre;

- (d) the Chairperson, in the Board's meeting on 5.10.2023, said that at the present moment, the Government would only open the Area to the public as a park but she could not say for sure the long-term use of the Site given the on-going judicial review (JR) proceedings. He shared the Chairperson's view as circumstances were always changing. It was hard to imagine before that there would be a Hong Kong home-grown elite golfer, Mr Taichi Kho, who could win a gold medal in the men's individual golf tournament in the 19th Asian Games, and the golf men's team also got a bronze medal. In addition, no one had contemplated the NM development, the 500-year storm, etc. during the earlier planning for the Site;
- (e) out of the 10 Government's "M" Mark sports events in 2023, three of them were held at FGC. HKGC strived for more golf tournaments to be hosted in Hong Kong, including ARAMCO being held in the current week and LIV Golf League Tournament (LIV Golf) to be held early next year;
- (f) Hong Kong had a competitive edge and should grasp the opportunity in a world of rapid changes. In the past few years, government policies had changed in response to internal and external changes. It was not difficult for the Government to change its mindset or policy when necessary. The public housing development proposal on the Site should not be treated as fixed, and a better plan for the Site should be considered in the best interest of Hong Kong;
- (g) as repeated in the hearing meetings, HKGC did not request the Government not to take back the Area but rather wanted to keep the Old Course as a whole as a living heritage of more than one hundred years in history intact and for it to continue to perform its role as a world-class golf course;
- (h) the Area could also be co-used as a nature park since it had rich historical and ecological values. It could be a park as well as a golf course for enjoyment by both golf enthusiasts and non-golfers. In the summer of the current year,

a unique arrangement, which allowed people to play golf at the Old Course in the morning and to open it to the public as a park in the afternoon, was adopted. HKGC was thinking along the above line of using the Old Course more effectively and would formally put forward different proposals for discussion with the Government in due course;

- (i) since the Old Course was one of the most important assets of Hong Kong, everyone in the society had a part to play in maintaining its integrity and value in the best interest of Hong Kong. The “U” zone for the Site showed that the Old Course could restore to its previous function as a golf course, which would be in line with the decision of the Court of First Instance in the interim stay;
- (j) after taking back the Area in early September 2023, the Government opened 9ha of land to the public as a pet garden but Sub-Areas 2 to 4 were left idle. Only international golf tournaments were allowed but no one could play golf there on other days. Apart from the ongoing ARAMCO, Hong Kong Open (HKO) which was one of the most famous golf tournaments with a long history (62 years) would be held in FGC next month. The Future Investment Institute (FII) (with its headquarters in Saudi Arabia) would host its inaugural FII PROPRITY Asia Summit in Hong Kong in December 2023, and the organiser of the Summit would request the Government to organise a golf day in FGC for the participating guests. FGC played an important role in sports and the financial sector, and had a significant contribution to the economic development of Hong Kong. That was the reason why the Old Course should be kept intact;
- (k) all three golf courses in FGC should be retained and were required for organising international golf tournaments like ARAMCO. As shown in the video clips, a diversity of activities were offered to golfers, non-golfers and school children during the event. Visitors from Guangdong-Hong Kong-Macao and the Greater Bay Area were also attracted to enjoy the event;
- (l) golf playing and park use needed not be mutually exclusive. It was hoped that the Board Members could support HKGC’s proposal and urge the

Government to open the Area again to both golf elites and members of the public to play golf. Otherwise, it would affect the training of elite golfers and deprive the public and villagers of their opportunity to play golf because there was a great demand for but shortfall of golf facilities in Hong Kong;

- (m) as there was a further development potential of golf sport in Hong Kong in view of the excellent performance in the 19th Asian Games, the Government should devote more resources in golf sport development. Instead of taking back the Old Course and leaving it idling, golfing should be allowed so that the elites and young golfers could develop their golfing skills; and
- (n) HKGC's request was for using the Area for playing golf again, and FGC would continue to play its role as a super-connector of Hong Kong, Mainland and the rest of the world.

[The meeting was adjourned for a 15-minute break.]

53. As the presentations of further representers, their representatives and related representer's representative had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite further representers, their representatives, related representer's representative 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.

Co-use as Golf Course and Park

54. In response to a Member's question on how the Area could be maintained for co-use as a golf course and a park as suggested by HKGC's representatives, Mr Ian Paul Gardner, the General Manager of HKGC (representative of F841, F842, F1068 and F1074), said that FGC had always been maintained for golf playing conditions. The turfgrass must be cut to a certain height for the fairway, greens and tees. As a park, people could walk their dogs and undertake other activities on the turfgrass. The old golf course at St Andrews Links in Scotland was opened as a public park every Sunday. It was feasible to co-use FGC as a golf course and a park. Mr Andy Kwok Wing Leung, the Captain of HKGC (representative of F841, F842, F1068 and F1074),

supplemented that given the scarce land resources for golfing in Hong Kong, there was a need to strike a balance and allow more people to use FGC. The Area could not be fully utilised if golf was only allowed during tournaments but not for the rest of the year. He was confident that HKGC could still maintain FGC in good condition if the Area was co-used as a golf course and a public park.

Impact on Hosting of International Golf Tournaments with Public Housing Development at the Site

55. In response to the question raised by the same Member on whether FGC would no longer be suitable for hosting international golf tournaments if the Site was used for public housing development, Mr Andy Kwok Wing Leung (representative of F841, F842, F1068 and F1074), made the following main points:

- (a) after inspecting the layout of FGC, international golf tournament organisers were generally of the view that all three golf courses were required to host the games and events and they should be kept intact;
- (b) the ongoing ARAMCO was a large-scale international event and the scale of LIV Golf to be held next year was even larger. The composite course by the Eden Course and New Course was used as the tournament course in ARAMCO and would be used in HKO. During those tournaments, different areas within the Old Course were designated for the press, golfers, general public, VIP reception and spectators, and for different public involvement activities. The recent 2023 Guangdong-Hong Kong-Macao Youth Golf Tournament – Hong Kong was also played in the Old Course. Having the three golf courses intact would increase the chance for FGC to compete with other places and be chosen by organisers of international golf events. For example, ARAMCO could be held at FGC as there was adequate space just outside the tournament course for ancillary facilities and related activities. There should not be a misunderstanding that the remaining 140ha of FGC were already sufficient for hosting large-scale golf events; and
- (c) the technical reasons for the negative impact of the public housing

development on FGC, such as reduced sunlight and effect on the maintenance of turfgrass, drainage issues, etc. had been explained by their experts in the hearing meetings before. Those impacts would directly affect the organisers' assessment of whether FGC was still suitable for hosting international golf events.

Information on Graves

56. In response to a Member's question on the number of clan graves within the Site and how many indigenous clans and ancestors were involved, Mr Hau Chi Keung (F1063) made the following main points:

- (a) he was an indigenous villager;
- (b) the Hau, Liu, Tang, Pang and Man (侯、廖、鄧、彭、文) clans were the five biggest clans of the New Territories, especially in the North District. The Hau clan had a history of more than one thousand years, and more than 10,000 people belonged to the Hau clan in the North District;
- (c) while he had not counted the exact number of clan graves, based on his estimation during grave sweeping at Ching Ming and Chung Yeung Festivals, he believed that there were at least three to four of Hau clan graves in the Area;
- (d) villagers in the New Territories attached great importance to 'fung shui'. For example, clan graves of Ho Sheung Heung could be found in Tsiu Keng because in the old days, 'fung shui' masters were engaged to identify 'fung shui' sites for the clan graves;
- (e) if clan graves were affected by government projects, it might require relocation but it was normally difficult to agree on a relocation site for the clan graves from good 'fung shui' perspective; and
- (f) after the Government took back the Area, they did not know which government department should be approached to obtain approval for the

villagers, often in groups of hundreds, to visit the clan graves therein.

57. With the aid of some photos, Ms Hau Alice (representative of F391, F853, F1071, F1072, F1073, F1078, F1095, F1103 and F1104) supplemented that based on the photos and information provided by the concerned village representatives, there were at least 11 graves involving the five biggest clans in the Site.

58. Mr Gavin C.P. Wong, CE/N, CEDD, with the aid of some PowerPoint slides, said that based on the grave survey conducted in the Technical Study, there was one clan grave of the Qing Dynasty identified in Sub-Area 1. Mr Emeric W.K. Wan, the Consultant, supplemented that when the EIA was conducted for the Area, the Consultant firstly obtained information on the locations and number of graves within the Area from HKGC and then their cultural heritage specialist had further verified the grave information by site inspection, and all such information were included in the Cultural Heritage Impact Assessment. Based on their study, there was one clan grave of the Qing Dynasty in Sub-Area 1. In Sub-Area 2, there were also some clan graves, one of which was dated back to the Ming Dynasty and would not be affected by the proposed development.

59. Mr Ivan M.K. Chung, Director of Planning, invited Ms Hau Alice (representative of F391, F853, F1071, F1072, F1073, F1078, F1095, F1103 and F1104) to roughly indicate the locations of the graves which she had identified. In response, Ms Hau Alice said that her information was gathered from the concerned village representatives and was only for general reference. It was the Government and their Consultant's duty to correctly identify the locations of the clan graves. Mr Hau Chi Keung (F1063) supplemented that from his previous visits, he was quite sure that there were at least 10 graves around Holes 1 to 3 of the Old Course.

60. The Chairperson said that the Government was responsible for gathering accurate information about the graves in the Area. That said, it was believed that HKGC's information on the graves was quite complete as the descendants had been liaising with HKGC for grave sweeping arrangements in the past. As invited by the Chairperson, Mr Ian Paul Gardner, the General Manager of HKGC (representative of F814, F842, F1068 and F1074), said that he lived at FGC for the last nine years, and had played golf many times and walked through FGC including areas outside the golf playing areas frequently. There were many graves around FGC and there were some graves covered by bushes and trees, which might not be visited regularly by the descendants.

He observed that there should be more than one grave on the Site and there were more graves in the rest of the Area.

Grave Sweeping

61. A Member asked whether the villagers had the right to visit the clan graves, if the Site was rezoned “U”, and whether there were any adopted practices of LCSD to ease the villagers’ concerns in that regard. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that grave sweeping would not be affected by planning control under the draft OZP. The Area was lent to HKGC for organising international golf tournaments from mid-September to mid-November. LCSD advised that villagers could approach HKGC for grave sweeping matters during the current period, using the same way they had done in the past. When the Area was handed back to LCSD after mid November 2023, grave sweepers could liaise with the North District Office of Home Affairs Department. He would liaise with North District Office and LCSD to inform the relevant village representatives and indigenous inhabitant representatives accordingly.

62. Regarding the management of the Area during the current period, Mr Ian Paul Gardner (representative of F814, F842, F1068 and F1074) said that according to the tenancy, HKGC could only use the Area for tournament-related activities and the land management, security and access to the Area were still under the control of LCSD and not HKGC. Citing as an example, he mentioned that when the Area was under the management of HKGC in the past, they assisted in trimming the trees adjacent to Ping Kong Tsuen to maintain a clear sight line along Ping Kong Road for the safety of the villagers, but HKGC was no longer allowed to do such work and the same applied to security and access for the general public. The use of the Area for non-tournament related purposes required approval from LCSD.

63. The Chairperson said that there should be better communication between LCSD, HKGC and the villagers on the grave sweeping concerns. As Chung Yeung Festival was approaching, follow-up actions would be taken after the meeting. As said by DPO/FSYLE, PlanD, he would liaise with LCSD and North District Office on that matter and relevant village representatives would be informed of the related arrangement in due course.

Land Resumption Involving Graves

64. In response to the questions raised by two Members on the matters relating to land resumption involving graves, Mr Gavin C.P. Wong, CE/N, CEDD, said that based on past experience in implementing public housing projects, if the removal of grave(s) was unavoidable, the Government would liaise with the descendants on the removal of the grave(s) in accordance with the prevailing policy and established procedures. If the grave(s) could be preserved, as a general administrative practice, access road would be provided for the descendants to visit the grave(s).

65. The Chairperson said that the matter would be further investigated in the next stage. The Government always tried to avoid the graves in development sites as far as practicable, and if removal of graves was unavoidable, the LandsD would follow the prevailing policy and established procedures in the resumption process. The Government would discuss with the descendants and offer compensation rather than identify sites for the relocation of graves. In the NM area where a lot of public works were being carried out, the descendants of graves affected therein were generally willing to relocate/remove the graves. Regarding the clan grave of the Qing Dynasty in the Site, as it was located near the 0.39ha woodland which was proposed to be preserved under the EIA approval condition, CEDD would carefully examine in the review whether that grave could be preserved together with the woodland.

Pedestrian Access through the Area

66. Noting the request of some attendees for the Government to allow villagers to walk through the Area to go home as they used to be allowed, some Members asked the following questions:

- (a) whether it was possible to allow villagers to continue to access/pass through the Area;
- (b) information on how many villages relied on access through the Area/Old Course; and
- (c) any general planning guidelines regarding provision or re-provisioning of

existing pedestrian accesses during the development process.

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

- (a) some villagers used to walk through the Area via the footpaths therein (in a north-south direction) instead of using Fan Kam Road. As mentioned by some further representers, there was pedestrian safety concern as Fan Kam Road was narrow with heavy traffic and with no pavement;
- (b) while there was no information at hand on the number of villages relying on the Area for access, he would convey the villagers' request for allowing continued access via the Area to LCSD; and
- (c) during the planning process of a new development area or a proposed public housing development site, the usage of the existing access roads/footpaths therein would be studied. Generally speaking, the proponent might be required to reserve an access within the development sites so that people could continue to have access. If the Site was for public housing development, the access issue would be similarly considered.

68. Mr Hau Chi Keung (F1063) said that people from at least 10 villages, such as Tsiu Keng Tsuen, Ying Pun Tsuen, Cheung Lek Tsuen, Lin Tong Mei and Tong Kung Leng, needed to go through FGC to go home.

The Proposed "U" Zone

69. A Member raised the following questions:

- (a) the permitted uses under the "U" zone, and whether playing football was allowed; and
- (b) whether the "U" zone could accommodate the possibilities of keeping the Site as a living heritage and a golf course as suggested by the representatives of

HKGC.

70. In response, with the aid of a PowerPoint slide, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD made the following main points:

- (a) according to paragraph (9) of the covering Notes of the OZP, under the “U” zone, all uses or developments required planning permission except for those specified in paragraph (7) of the covering Notes as well as golf course, place of recreation, sports or culture, public convenience and public vehicle park (excluding container vehicle). Despite the uses permitted under the “U” zone, the Government (as the land owner) would decide on the actual land use of the Area. At the moment, the Government had no intention to manage it as a golf course;
- (b) regarding the concern raised by Mr Tang Tung Fat Tomy (F1014), LCSD advised that the two existing 5-a-side soccer pitches within the Site were currently under refurbishment for completion by December 2023. Referring to the covering Notes of the OZP, soccer pitch was classified as ‘Place of Recreation, Sports or Culture’ which was always permitted under the “U” zone;
- (c) it was noted that some further representers had requested more recreational activities in the Area. In that regard, the Site occupying the majority of Sub-Area 1 was only opened to the public for a short period of time after the Government took back the Area in early September. It was then lent to HKGC for holding international golf tournaments from 11.9.2023 to 15.11.2023 inclusive. The Area had not been left idle. According to LCSD, after the Area was handed back to LCSD in mid-November, Sub-Areas 2 to 4 might not be fully opened to the public. People might only visit that area by joining activities organised therein by LCSD such as eco-tour, conservation and other passive recreational activities. LCSD’s intention was to maintain the current conditions of Sub-Areas 2 to 4 with a view to protecting its ecology and natural environment; and
- (d) the Site was proposed to be zoned “U” in the interim period for CEDD to

review the layout design and to allow flexibility to deal with circumstances arising from the decision on the JR to be heard in May 2024. That was only a flexible stopgap arrangement and the long-term use had not been committed under the “U” zone. As such, it was not appropriate to specify “permanent preservation”, “living heritage”, etc. in the ES of the OZP.

Other Aspects

Public Golf Course Option

71. A Member asked PlanD to clarify whether the suggestion of using the Area as a public golf course as mentioned by some attendees was an agreed option recorded in the minutes of the TPB hearing held in June 2023. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that Members expressed different views during the TPB hearing in June 2023 and individual Members had suggested using the Area as a public golf course. As explained earlier, at the moment, the Government had no intention to use the Area as a public golf course but rather to use it as a park for public enjoyment.

72. Mr Lee Koon Hung (F1065) criticised DPO/FSYLE, PlanD, for saying that there was no committed use under the “U” zoning but at the same time said that the Area would not be used as a public golf course. He had the impression that the future land use of the Site had already been pre-determined and said that PlanD should keep an open mind and listen to different views. In response, the Chairperson said that during the 3-day further hearing sessions, Members had listened to the views of the further representers, their representatives and related representer’s representative as well as the responses made by representatives of government departments. The Board had not yet made a decision on the zoning, which was subject to deliberation at a closed meeting later. The “U” zone was a stopgap and best arrangement at the current stage so that CEDD could conduct a review on the layout design and in view of the JR. The long-term use of the Site was yet to be decided. More time was needed for the Government to deal with the possible situations in future, and it was the Government’s decision to make use of the Site as a park, but not PlanD.

Public Communications

73. Noting that the Government's plan to take back the Area had been initiated a few years ago, a Member raised the following questions:

- (a) what communications with the Government and other relevant parties had HKGC undertaken; and
- (b) what public views were solicited by HKGC on the Government's plan for the Site.

74. In response, Mr Andy Kwok Wing Leung (representative of F814, F842, F1068 and F1074) made the following main points:

- (a) since 2018, HKGC had liaised closely with relevant bureaux/departments, including the then Home Affairs Bureau in the last term and the Culture, Sports and Tourism Bureau (CSTB) in the current term of the Government on different fronts. HKGC had frequent dialogues with CSTB, the National Sports Association overseeing different sports in Hong Kong and other golf sports associations. Apart from the above, HKGC had kept close contact with the North District Office, community organisations in the North District and District Offices of other districts, and had organised many guided tours to FGC. It was hoped that the Government could acknowledge the role played by HKGC in promoting golf sport in Hong Kong, including supporting elite golf athletes, promoting golfing in the community and maintaining Hong Kong as a centre for major international golf events; and
- (b) with more public communication and liaison with relevant parties in recent years, people understood more about HKGC and its contribution to the community and golf sport in Hong Kong. Given the above, HKGC had been gaining more support from the public and the community, and they had heard more public views that the golf course should not be used for public housing development but could be used as a public golf course for enjoyment of both golfers and non-golfers.

[Mrs Vivian K.F. Cheung left this session of the meeting during the Q&A session.]

75. As Members had no further question to raise, the Chairperson said that all hearing sessions were completed. She thanked the further representers, their representatives, related representer's representative and the government representatives for attending the meeting. The Board would deliberate on the further representations in closed meeting and would inform the further representers and related representers of the Board's decision in due course. The further representers, their representatives, related representer's representative and the government representatives left the meeting at this point.

76. This session of the meeting was adjourned at 5:50 p.m.