

(Translation)

**Legislative Council  
Panel on Development**

**Motion on  
"Government's response to Report of the Task Force on Land Supply"  
passed at the special meeting held on 1 March 2019**

The Legislative Council (LegCo) Panel on Development passed the motion moved by Hon LAU Kwok-fan at the special meeting on 1 March 2019:

*"The Government has accepted the Task Force on Land Supply ("TFLS")'s recommendation on converting 32 hectares of the land of the Fanling Golf Course ("FGC") for residential development. Given that there are already a number of large-scale residential development projects being implemented currently in the North District, including the Kwu Tung North and Fanling North New Development Areas and the public housing development at Queen's Hill, which are expected to bring about a population increase of more than 200 000 in the North District; and that the existing local and external traffic capacity of the North District is already close to saturation, it is necessary for the authorities to put forward a comprehensive traffic improvement proposal before studying the conversion of 32 hectares of the land of FGC for residential development.*

*Meanwhile, among TFLS's recommendations, those involving the development of brownfield sites, the use of the private agricultural land reserves in the New Territories ("NT") and the development of more new development areas in NT are all focused on NT. At present, there is a long-standing situation of heavy loads on transport routes connecting NT and the urban areas in Kowloon, especially on Tolo Highway and the East Rail Line, with the carrying capacity of both reaching saturation. This Panel urges the authorities to study expeditiously the provision of additional*

*highways and railways to connect NT and the urban areas, so as to cope with the transport pressure arising from the population increase in the district and avoid a situation of prolonged external traffic congestion in NT which will cause inconvenience to the daily life of the existing and future residents in the district.”*

In consultation with the Transport and Housing Bureau (THB), we provide below our response to the above motion.

### **Partial Development of Land of Fanling Golf Course (FGC) for Housing Purpose**

2. Taking into account Task Force on Land Supply’s recommendation regarding FGC site as a short-to-medium term land supply option, the Government has decided to develop the 32 hectares of land east of Fan Kam Road of FGC for the purpose of housing development (with emphasis on public housing), and will accordingly commence a detailed technical study in the second half of 2019 to ascertain the highest flat yield attainable within the corresponding timeframe; assess the scope of infrastructural works required to support such development (including transport infrastructures); identify environmental, ecological and other constraints, and formulate mitigation measures to contain any identified impacts to within acceptable limits; and come up with an implementation plan with timing and costs. Regarding the traffic aspect, specifically, transport impact assessment will be carried out in the course of the above technical study to examine the overall traffic impact of the housing development at the 32-hectare site on the concerned district and to ascertain the necessary and viable road improvement works. The Government aims to complete the detailed technical study by early 2021.

### **Roads and Railways Connecting New Territories and Urban Areas**

3. THB plans to take forward the “Strategic Studies on Railways and Major Roads beyond 2030” (RMR2030+ Studies) based on the overall planning framework to be firmed up under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+ Study), which is being conducted by the Development Bureau and the Planning Department. Based on the latest planning information, THB will examine the demand for and supply of the transport infrastructure, including railways and major roads, in Hong Kong from 2031 to 2041 or

later. Based on the demand for transport infrastructure arising from the large-scale development proposals (e.g. New Territories North) to be recommended under the Hong Kong 2030+ Study, THB will conduct strategic studies, which include examining the layout of the proposed railway and major road infrastructure, in order to ensure that the planning of large-scale transport infrastructure can meet the needs of Hong Kong's long-term developments. The relevant planning studies under the "Lantau Tomorrow Vision" and the associated proposals on strategic transport corridor (including a set of new strategic roads and railway networks to link up the proposed Kau Yi Chau artificial islands, Hong Kong Island West, North Lantau and the coastal areas of Tuen Mun) will be referred to in the RMR2030+ Studies. THB will also examine the impact of the proposed transport infrastructure on the existing transport network and formulate the corresponding strategies. The LegCo Panel on Transport expressed support for the RMR2030+ Studies in June 2017. The Government will seek funding approval in due course to commence the RMR2030+ Studies.

**Development Bureau**

**10 April 2019**