

TASK FORCE ON LAND SUPPLY

Private Recreational Leases & Land-extensive Recreation Facilities

PURPOSE

This paper provides members with relevant background information on sites subject to Private Recreational Lease (PRL) and some land-extensive recreation facilities¹. The information aims to facilitate the Task Force's examination as to whether making alternative uses of these sites or consolidating the facilities thereon is a land supply option worth serious consideration.

PRL SITES

Background and current policy

2. Owing to the acute shortage of public sports and recreational facilities in Hong Kong in the past, sites were granted to community organisations and private sports clubs under PRL for developing sports and recreational venues at nil or nominal premium. The development and operation of sports facilities on these sites is mainly supported by contribution from members of the concerned organisations/clubs. This arrangement has been in place for many years and some of the PRL sites have a long history of operation for over a century².

¹ For the purpose of this paper, "land-extensive" sports and recreation venues generally refer to those venues occupying an area of 3 hectares or more each that are managed by the Leisure and Cultural Services Department. For details, please see footnote 7.

² Some private sports clubs started operation in the late 1800s and early 1900s, e.g. Royal Hong Kong Yacht Club (1849), Hong Kong Cricket Club (1851), Hong Kong Golf Club (1889) and Hong Kong Football Club (1886).

3. The current policy on the grant and renewal of PRLs is largely based on the policy approved by the then Governor in Council in 1979. With the policy support of the Home Affairs Bureau (HAB), the Lands Department (LandsD) has been delegated the authority to grant PRLs for an initial 21-year period, with the possibility of renewal for a 15-year term on each occasion at nil or nominal premium³. In 2011, the Chief Executive in Council (CE in C) approved the renewal of PRLs which expired in 2011 and 2012 at nominal premium in accordance with the policy laid down in 1979 but with modified lease conditions in the renewed leases relating to “greater access” requirements⁴. In 2014, the CE in C agreed to allow lessees of PRLs expiring in 2013, 2014 and 2015 to continue to occupy their sites under a “hold-over” arrangement, pending completion of a review of the PRL policy and related issues, taking into account the recommendations of the Director of Audit in his report on “Direct land grants to private sports clubs at nil or nominal premium”. The policy review is near completion.

PRL sites held by community organisations

4. Amongst the 66 existing PRL sites⁵ (location map at **Annex A**), 39 have been granted to community organisations such as social and welfare organisations, uniformed groups, “national sports associations” (NSAs), district sports associations (DSAs) and civil service organisations. These 39 sites occupying a total of about 67 hectares (ha) are operated in a “quasi-public” nature, i.e. charging low fees and imposing no membership requirement for using the facilities; or if there is a membership requirement, the membership fee is usually low and the membership size is comparatively large. A list of the 39 sites with information on their location, size and major facilities is at **Annex B**.

³ Under the 1979 policy on PRLs, existing PRLs would normally be renewed subject to the following criteria : (a) the land in question is not incompatible with land use zoning plans; (b) the land is not required for a public purpose; (c) there has been no breach of the lease conditions; and (d) the lessee adopts a non-discriminatory membership policy.

⁴ The greater access requirements require the PRL lessees to open up their sports facilities to “eligible outside bodies” for a minimum of 50 hours per month. “Eligible outside bodies” include schools registered under the Education Ordinance, non-governmental organisations (NGOs) receiving recurrent subvention from the Social Welfare Department, uniformed groups and youth organisations receiving recurrent subvention from HAB, “national sports associations” and government departments.

⁵ The 66 sites exclude the Caroline Hill Road site held by the Post Office and Cable & Wireless Recreation Club, which is being held over on a quarterly basis in anticipation of redevelopment.

Typical uses of these sites include camp sites and youth hostels run by charitable, religious and youth organisations, sports facilities managed by NSAs and DSAs, headquarters/offices of uniformed groups and two civil service union/staff club⁶. Given the social missions of these organisations and the designated uses of the PRL sites concerned, their open membership policy, large size of beneficiaries (in terms of members and users of their facilities) and the low level of fees charged, these facilities could more or less be regarded as community facilities serving a wide population.

PRL sites held by private sports clubs

5. The remaining 27 PRL sites are held by private sports clubs. A list of the 27 sites occupying a total area of about 341 ha with information on their location, size and major facilities is at **Annex C**. These PRL sites are the focus of the ongoing policy review.

6. In considering whether any of the 27 PRL sites held by private sports clubs should be released for alternative uses, HAB considers that it would be highly relevant to take into account their respective contribution to attaining the Government's sports policy objectives, viz, promoting sports in the community, supporting elite sports development, and promoting Hong Kong as a centre for major international sports events. In this regard, the following are relevant factors to be taken into account:

- (a) *Whether the clubs are providing sports facilities that are not commonly provided by the Government* – many private sports clubs provide sports facilities that are not currently offered by the Leisure and Cultural Services Department (LCSD) for public use, such as cricket grounds, hockey pitches, golf courses, lawn bowl greens, ten-pin bowling lanes, sailing/yachting and watersports facilities. Under the “greater access” requirements approved by CE in C in 2011/12, the

⁶ The two civil service union/staff club are the Hong Kong Chinese Civil Servants' Association and the Municipal Services Staff Recreation Club. Apart from the PRL sites held by community organisations mentioned in paragraph 4 above, three sites have been included into this category, including two sites held by the South China Athletic Association (SCAA) and the Happy Valley Racecourse site held by the Hong Kong Jockey Club (HKJC). SCAA charges a low membership fee (\$120 per annum) and adopts an open membership policy (with some 67,000 members). The Happy Valley Racecourse is open to the public on race days at a low entrance fee (\$10).

clubs are required to open their sports facilities to not only members but also eligible outside bodies such as schools, uniformed groups, youth organisations, NSAs and government departments upon lease renewal;

- (b) *Whether the clubs are “opening up” sports facilities or sports programmes to eligible outside bodies thus alleviating pressure on public sports facilities* – for PRLs expiring in 2011 and 2012, the lessees are required, upon lease renewal, to further open up their facilities for use by eligible outside bodies to 50 hours or more per month. Indeed, many lessees undertook to open up their sports facilities beyond the minimum requirement. Some private sports clubs have also established good ties with NGOs and schools in their vicinity and provide venues for the latter to organize sports events, activities and practice sessions on a regular basis. By providing sports and recreational facilities to members (as well as their families and friends) as well as eligible outside bodies, private sports clubs have to some extent relieved the pressure on popular sports facilities. For example, many private sports clubs provide sports facilities such as tennis courts, badminton courts and table-tennis facilities which help relieve the pressure on similar public sports facilities in their respective vicinity;
- (c) *Whether the clubs are providing essential training bases for NSAs and promoting sports in the community* – some private sports clubs are important training bases for different sports/NSAs. For example, private sports clubs offer the use of their lawn bowl greens, cricket pitches, golf courses and tennis courts for the relevant NSAs to organise squad training and various league competitions. Some clubs also co-organise programmes with NSAs to promote specific sports (e.g. sailing programmes) to the community in particular young people; and
- (d) *Whether the clubs are providing essential facilities for hosting local and major international sports competitions* – many private sports clubs provide high quality and not readily available sports facilities that can be used for hosting major international sporting events. A notable example is the Hong Kong Open, an international golf event hosted at the Fanling

Golf Course of the Hong Kong Golf Club since 1959. This annual event is co-sanctioned by the Asian Tour and the European Tour and is one of the most popular international golf tournaments in Asia attracting over 40,000 participants each year. Some private sports clubs provide competition venues for regional and international sports events such as the international lawn bowl competitions, Hong Kong Cricket Sixes and various regattas which attracted many participants and audience both locally and overseas. Some clubs provide indispensable supporting facilities (e.g. warm-up facilities and back-up venues) for Major Sports Events (i.e. “M” Mark Events) such as Hong Kong Rugby Sevens, Hong Kong Squash Open and Hong Kong Tennis Open.

Sports & recreation versus development?

7. The 66 PRLs occupy a total land area of about 408 ha, broken down into about 67 ha for the 39 PRLs held by community organisations and about 341 ha for the 27 PRLs held by private sports clubs. Some in the community have suggested that land occupied by private sports clubs should be released for housing development. Such a categorical suggestion may have under-estimated the contributions of individual private sports clubs and/or over-estimated the development potential of the sites involved. It will be more prudent for the Government and the community to make an informed choice. Where it is considered necessary and justifiable to allow a private sports club (and its sports/recreation facilities) to continue with its operation while its PRL site is also needed for development, the Government may have to consider the case of relocating the club (and its facilities) to an alternative site prior to releasing the PRL site for development. The requirement for relocation and the relevant site search supported by feasibility studies may mean longer lead time before the PRL site concerned could be released for development.

8. Without pre-empting the review of the PRL policy, we would like to use the case of the **Fanling Golf Course (FGC)** as an example to illustrate the need for an informed decision and the lead time for development. We have selected this case because the possibility of

releasing some or all of the land occupied by the 172-ha FGC for housing or other purposes has attracted considerable public discussion. We have set out at **Annex D** FGC's history and contribution to sports development. At **Annex E** is a broad-brush assessment on two development options of FGC made by government-appointed consultants under the Preliminary Feasibility Study on Developing the New Territories North.

LAND-EXTENSIVE RECREATION FACILITIES

9. For the purpose of this section, "land-extensive" sports and recreation venues generally refer to those venues occupying an area of 3 ha or more each that are managed by LCSD⁷. There are a total of 95 LCSD sports and recreation venues which are considered land-extensive. These venues can be broadly divided into four categories: (a) sports grounds and stadium; (b) parks; (c) holiday camps, picnic area and water sports centres; and (d) outdoor swimming pools and a recreation and sports centre.

Scope for relocation

10. The 95 sports and recreation venues are generally well utilized by the general public. Many are located close to residential or commercial areas to facilitate public enjoyment, and the scope for relocation (and therefore releasing land in built-up areas for development) is limited. In fact, any suggestion of relocation is also likely to meet with strong public objection. That said, we are prepared to look into the feasibility of individual cases the relocation of the facilities may not be onerous from the public point of view. For instance, there have been suggestions that the Tuen Mun Recreation and Sports Centre, which occupies 12.5 ha and comprises a golf driving range, a riding school, an archery range and an adventure park, could be relocated to other sites not

⁷ According to the Hong Kong Planning Standards and Guidelines, the provision of sports and recreation facilities for "core activities", which refer to popular sports and recreation activities such as basketball, football, tennis, swimming, etc., is based on stipulated population-based standards within each district. The land area required for the facilities providing core activities is generally below 3 ha (a standard Sports Ground with a grass pitch and athletic facilities requires a site area of around 2 to 3 ha, and a standard Sports Centre requires a site area of around 1 ha). For those sports and recreation facilities serving territorial need, the land area requirement might be more than 3 ha, such as Hong Kong Stadium of 5.85 ha and Victoria Park of 19.3 ha.

required for development.

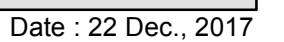
Scope for topside development

11. Given their nature, there are good reasons as to why many of the 95 sports and recreation facilities are designed as outdoor facilities. Some have suggested, however, that decked-over development may be considered for facilities which could be provided indoor without affecting materially the nature of the activities, e.g. residential development atop an indoor swimming complex. To cite an example, the 3.5-ha Tuen Mun Swimming Pool opened in 1986 provides a total of seven pools in open air and is a popular swimming venue in Tuen Mun with an attendance of 283 660 in 2017. Compared with similar swimming facilities built in recent years, Tuen Mun Swimming Pool occupies a much larger footprint. There may be room for redeveloping the Swimming Pool into a multi-storey complex with some indoor pools for better site utilization. .

Restored landfill for recreational uses

12. When considering the relocation of existing sports and recreation facilities located in urban areas or relatively prime locations with potential for alternative uses, one may consider the suggestion of utilising restored landfills for the purpose. In this regard, **Annex F** sets out some relevant considerations including information on the Restored Landfill Revitalisation Funding Scheme.

**Home Affairs Bureau
Development Bureau
February 2018**



Legend

圖例

No. 號碼	Name of Lessee 承租人名稱	Lot no. and Location 地段編號及地點
1	Area Committee of the Hong Kong Sea Cadet Corps 香港海事訓練隊分區委員會	NKIL 6535, Fung Shing Street, Diamond Hill 新九龍內地段第 6535 號 鑽石山豐盛街
2	Area Committee of the Hong Kong Sea Cadet Corps 香港海事訓練隊分區委員會	Lot 719 in DD 256, Tsam Chuk Wan, Sai Kung 丈量約份第 256 約地段第 719 號 西貢斬竹灣
3	Aberdeen Boat Club Limited 香港仔遊艇會有限公司	AIL 454, Shum Wan Road, Brick Hill 香港仔內地段第 454 號 南朗山深灣道
4	Boys' and Girls' Clubs Association of Hong Kong 香港小童群益會	Lot 676 in DD 257, Wong Yi Chau, Sai Kung 丈量約份第 257 約地段第 676 號 西貢黃宜洲
5	Catholic Diocese of Hong Kong 天主教香港教區	Lot 1870 in DD, Cheung Chau 長洲丈量約份地段第 1870 號 長洲
6	Chinese Recreation Club, Hong Kong 香港中華游樂會	IL 9040, Tung Lo Wan Road 內地段第 9040 號 銅鑼灣道
7	Clearwater Bay Golf and Country Club 清水灣鄉村俱樂部	Lot 269 in DD 241, Po Toi O, Sai Kung 丈量約份第 241 約地段第 269 號 西貢布袋澳
8	Club de Recreio 西洋波會	KIL 11221 九龍內地段第 11221 號
9	Craigengower Cricket Club 紀利華木球會	IL 9031, No. 188 Wong Nai Chung Road 內地段第 9031 號 黃泥涌道 188 號
10	Directors of the Chinese Young Men's Christian Association of Hong Kong 香港中華基督教青年會董事	Lot 195 SD5, Mau Wu Tsai, Hang Hau 測量約份第 5 約地段第 195 號 坑口茅湖仔
11	Directors of the Chinese Young Men's Christian Association of Hong Kong 香港中華基督教青年會董事	Lot 76 in DD 254, Wong Yi Chau, Sai Kung 丈量約份第 254 約地段第 76 號 西貢黃宜洲
12	Directors of the Chinese Young Men's Christian Association of Hong Kong 香港中華基督教青年會董事	STTL 366, No. 2 On Chun Street, Shatin 沙田市地段第 366 號 沙田鞍駿街 2 號
13	Directors of the Young Men's Christian Association of Hong Kong 香港基督教青年會董事	KIL 11219, Off Gascoigne Road, King's Park 九龍內地段第 11219 號 京士柏加士居道側
14	Filipino Club 菲律賓會	KIL 11222, Wylie Road 九龍內地段第 11222 號 衛理道
15	Hebe Haven Yacht Club Limited 白沙灣遊艇會有限公司	Lot 1208 in DD217, Pak Sha Wan 丈量約份第 217 約地段第 1208 號 白沙灣

No. 號碼	Name of Lessee 承租人名稱	Lot no. and Location 地段編號及地點
16	Hong Kong Award for Young People 香港青年獎勵計劃	TPTL 220, Hang Ha Po, Tai Po 大埔市地段第 220 號 大埔坑下莆
17	Hong Kong Buddhist Association 香港佛教聯合會	Lot 175 in DD4, Cheung Tung Road, Tung Chung, Lantau Island 丈量約份第 4 約地段第 175 號 大嶼山東涌翔東路
18	Hong Kong, China Rowing Association 中國香港賽艇協會	STTL 573, Yuen Wo Road, Sha Tin 沙田市地段第 573 號 沙田源禾路
19	Hong Kong Chinese Civil Servants' Association 香港政府華員會	KIL 11224, No. 8 Wylie Road 九龍內地段第 11224 號 衛理道 8 號
20	Hong Kong Country Club 香港鄉村俱樂部	RBL 1195, No. 188 Wong Chuk Hang Road 鄉郊建屋地段第 1195 號 黃竹坑道 188 號
21	Hong Kong Cricket Club 香港木球會	IL 9019, No. 137 Wong Nai Chung Gap Road 內地段第 9019 號 黃泥涌峽道 137 號
22	Hong Kong Football Club 香港足球會	IL 9033, No. 3 Sports Road, Happy Valley 內地段第 9033 號 跑馬地體育路 3 號
23	Hong Kong Girl Guides Association 香港女童軍總會	IL 9034, No. 141 Wong Nai Chung Gap Road 內地段第 9034 號 黃泥涌峽道 141 號
24	Hong Kong Girl Guides Association 香港女童軍總會	Lot 1754 in DD 122, Ping Shan, Yuen Long 丈量約份第 122 約地段第 1754 號 元朗屏山
25	Hong Kong Girl Guides Association 香港女童軍總會	Lot 2544 in DD 92, Hang Tau Road, Kwu Tung South, Sheung Shui 丈量約份第 92 約地段第 2544 號 上水古洞南坑頭路
26	Hong Kong Girl Guides Association 香港女童軍總會	KIL 10734, Junction of Gascoigne Road and Wylie Road 九龍內地段第 10734 號 加士居道及衛理道交界處
27	Hong Kong Golf Club 香港哥爾夫球會	RBL 1194, Deep Water Bay 鄉郊建屋地段第 1194 號 深水灣
28	Hong Kong Golf Club 香港哥爾夫球會	Lot 942 RP in DD 94, Sheung Shui 丈量約份第 94 約地段第 942 號餘段 上水
29	Hong Kong Gun Club 香港槍會	TWTL 419, Chuen Lung, Tsuen Wan 荃灣市地段第 419 號 荃灣川龍

No. 號碼	Name of Lessee 承租人名稱	Lot no. and Location 地段編號及地點
30	Hong Kong Jockey Club 香港賽馬會	IL 8847, No. 1 Sports Road and Wong Nai Chung Road 內地段第 8847 號 體育路 1 號及黃泥涌道
31	Hong Kong Model Engineering Club Limited 香港機械模型會有限公司	Lot 2416 in DD 118, Tai Tong, Yuen Long 丈量約份第 118 約地段第 2416 號 元朗大棠
32	Hong Kong Playground Association 香港遊樂場協會	Lot 739 in DD 2, Mui Wo, Lantau Island 丈量約份第 2 約地段第 739 號 大嶼山梅窩
33	Hong Kong Softball Association 香港壘球總會	KIL 11226, Tin Kwong Road 九龍內地段第 11226 號 天光道
34	Hong Kong Young Women's Christian Association 香港基督教女青年會	Lot 752 in DD 332, Cheung Sha, Lantau Island 丈量約份第 332 約地段第 752 號 大嶼山長沙
35	Hong Kong Youth Hostels Association 香港青年旅舍協會	Lot 240 in DD Ngong Ping, Ngong Ping 昂坪丈量約份地段第 240 號 昂坪
36	Hong Kong Youth Hostels Association 香港青年旅舍協會	TPTL 133, Tai Mei Tuk 大埔市地段第 133 號 大美督
37	India Club, Kowloon 九龍印度會	KIL 11223, Gascoigne Road 九龍內地段第 11223 號 加士居道
38	Indian Recreation Club 印度遊樂會	IL 9039, No. 63 Caroline Hill Road, So Kon Po 內地段第 9039 號 掃桿埔加路連山道 63 號
39	Jardine's Lookout Residents' Association 香港渣甸山居民協會	IL 8895, No. 2 Creasy Road, Jardine's Lookout 內地段第 8895 號 渣甸山祈禮士道 2 號
40	Kowloon Bowling Green Club 九龍草地滾球會	KIL 11217, Austin Road 九龍內地段第 11217 號 柯士甸道
41	Kowloon Cricket Club 九龍木球會	KIL 11216, Cox's Road 九龍內地段第 11216 號 覺士道
42	Kowloon Tong Club 九龍塘會	NKIL 6528, No. 113A Waterloo Road, Kowloon Tong 新九龍內地段第 6528 號 九龍塘窩打老道 113A 號
43	Kowloon Tsai Home Owners Association 九龍仔業主會	NKIL 6529, No. 10A Cambridge Road 新九龍內地段第 6529 號 劍橋道 10A 號
44	Mong Kok District Cultural, Recreational & Sports Association Limited 旺角區文娛康樂體育會有限公司	KIL 11165, J/O Ivy Street & Beech Street 九龍內地段第 11165 號 埃華街及櫟樹街交界處

No. 號碼	Name of Lessee 承租人名稱	Lot no. and Location 地段編號及地點
45	Municipal Services Staff Recreation Club Limited 文康市政職員遊樂會有限公司	KIL 11225, Wylie Path, King's Park 九龍內地段第 11225 號 京士柏衛理徑
46	Outward Bound Trust of Hong Kong Limited 香港外展信託基金會有限公司	Lot 718 in DD 256, Tai Mong Tsai, Sai Kung 丈量約份第 256 約地段第 718 號 西貢大網仔
47	Pakistan Association of Hong Kong, Limited 巴基斯坦協會香港有限公司	KIL 11220, Princess Margaret Road 九龍內地段第 11220 號 公主道
48	Po Leung Kuk 保良局	Lot 2419 DD 118, Tai Tong, Yuen Long 丈量約份第 118 約地段第 2419 號 元朗大棠
49	Po Leung Kuk 保良局	Lot 675 in DD 257, Pak Tam Chung, Sai Kung 丈量約份第 257 約地段第 675 號 西貢北潭涌
50	Royal Hong Kong Yacht Club 香港遊艇會	ML 709, Kellett Island 海旁地段第 709 號 奇力島
51	Royal Hong Kong Yacht Club 香港遊艇會	RBL 1181, Middle Island 鄉郊建屋地段第 1181 號 熨波洲
52	Royal Hong Kong Yacht Club 香港遊艇會	Lot 341 and Extension in DD 212, Che Keng Tuk 丈量約份第 212 約地段第 341 號及其增批部分 輦徑篤
53	Scout Association of Hong Kong 香港童軍總會	NKIL 6530, No. 11 Rutland Quadrant 新九龍內地段第 6530 號 律倫街 11 號
54	Scout Association of Hong Kong 香港童軍總會	Lot 1207 in DD 217, Pak Sha Wan, Sai Kung 丈量約份第 217 約地段第 1207 號 西貢白沙灣
55	Scout Association of Hong Kong 香港童軍總會	STTL 592, Sha Tin 沙田市地段第 592 號 沙田
56	Scout Association of Hong Kong 香港童軍總會	IL 8961, Mansion Street, North Point 內地段第 8961 號 北角民新街
57	Scout Association of Hong Kong 香港童軍總會	Lot 131 in DD 60, Au Tau, Yuen Long 丈量約份第 60 約地段第 131 號 元朗凹頭
58	Scout Association of Hong Kong 香港童軍總會	TPTL 190, Tung Tsz, Tai Po 大埔市地段第 190 號 大埔洞梓
59	Scout Association of Hong Kong and Hong Kong Girl Guides Association 香港童軍總會及香港女童軍總會	KCTL 511, No. 308 Wo Yi Hop Road, Kwai Chung 葵涌市地段第 511 號 葵涌和宜合道 308 號

No.	Name of Lessee	Lot no. and Location
60	Scout Association of Hong Kong and Hong Kong Girl Guides Association 香港童軍總會及香港女童軍總會	STTL 591, Shui Chuen Au Street, Sha Tin 沙田市地段第 591 號 沙田水泉坳街
61	South China Athletic Association 南華體育會	IL 9041, No. 88 Caroline Hill Road, So Kon Po 內地段第 9041 號 掃桿埔加路連山道 88 號
62	South China Athletic Association 南華體育會	KIL 11218, Wylie Path 九龍內地段第 11218 號 衛理徑
63	Tai Po Sports Association Limited 大埔體育會有限公司	TPTL 216, On Cheung Road, Tai Po 大埔市地段第 216 號 大埔安祥路
64	Victoria Recreation Club 域多利遊樂會	Lot 316 in DD 252, Sai Kung 丈量約份第 252 約地段第 316 號 西貢
65	Yau Yat Chuen Garden City Club Limited 又一村花園俱樂部有限公司	NKIL 6508, No. 7 Cassia Road, Yau Yat Chuen 新九龍內地段第 6508 號 又一村高槐路 7 號
66	Yuen Long District Sports Association Limited 元朗區體育會有限公司	YLTL 520, Yuen Long 元朗市地段第 520 號 元朗

Sites of Private Recreational Leases
held by Community Organisations, Civil Service Union/Staff Club and Hong Kong Jockey Club

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
1	Area Committee of the Hong Kong Sea Cadet Corps	NKIL 6535, Fung Shing Street, Diamond Hill	2,462	Headquarters building	30 June 2027
2	Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256, Tsam Chuk Wan, Sai Kung	1,858	Drill ground and activity rooms	30 June 2027
3	Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257, Wong Yi Chau, Sai Kung	9,250	Camping facilities (with capacity for 112 residential campers)	30 June 2027
4	Catholic Diocese of Hong Kong	Lot 1870 in DD, Cheung Chau	6,744	Camping facilities (with capacity for 84 residential campers)	30 June 2027
5	Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 SD5, Mau Wu Tsai, Hang Hau	13,300	Camping facilities (with capacity for 102 residential campers)	30 June 2027
6	Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 76 in DD 254, Wong Yi Chau, Sai Kung	29,400	Camping facilities (with capacity for 120 residential campers)	30 June 2027
7	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366, No. 2 On Chun Street, Shatin	111,690	Camping facilities (with capacity for 1,140 residential campers)	30 June 2047
8	Directors of the Young Men's Christian Association of Hong Kong	KIL 11219, Off Gascoigne Road, King's Park	4,843	<ul style="list-style-type: none"> ➤ Inline hockey rink ➤ Outdoor climbing wall ➤ 3 Tennis courts 	25 December 2026

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
9	Hong Kong Award for Young People	TPTL 220, Hang Ha Po, Tai Po	7,200	Camping facilities (with capacity for 88 residential campers)	30 June 2027
10	Hong Kong Buddhist Association	Lot 175 in DD4, Cheung Tung Road, Tung Chung, Lantau Island	4,877	Camping facilities (with capacity for 50 residential campers)	30 June 2027
11	Hong Kong, China Rowing Association	STTL 573, Yuen Wo Road, Sha Tin	2,475	Rowing boathouse	30 June 2027
12	Hong Kong Chinese Civil Servants' Association	KIL 11224, No. 8 Wylie Road	3,090	Headquarters office, hall, tennis court and recreation room	25 December 2026
13	Hong Kong Girl Guides Association	IL 9034, No. 141 Wong Nai Chung Gap Road	4,418	Camping facilities (with capacity for 40 residential campers)	25 December 2026
14	Hong Kong Girl Guides Association	Lot 1754 in DD 122, Ping Shan, Yuen Long	2,076	Camping facilities (with capacity for 60 residential campers)	30 June 2027
15	Hong Kong Girl Guides Association	Lot 2544 in DD 92, Hang Tau Road, Kwu Tung South, Sheung Shui	2,831	Camping facilities (with capacity for 60 residential campers).	30 June 2018#
16	Hong Kong Girl Guides Association	KIL 10734, Junction of Gascoigne Road and Wylie Road	2,357	Headquarters building	25 December 2056
17	Hong Kong Jockey Club	IL 8847, No. 1 Sports Road and Wong Nai Chung Road	92,000	Racecourse (Note: the racecourse is open to public on race days at a low entrance fee at \$10 each time)	23 June 2034
18	Hong Kong Playground Association	Lot 739 in DD 2, Mui Wo, Lantau Island	14,983	Camping facilities (with capacity for 120 residential campers)	30 June 2027

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
19	Hong Kong Softball Association	KIL 11226, Tin Kwong Road	8,360	<ul style="list-style-type: none"> ➤ Batting court ➤ Softball field 	24 December 2026
20	Hong Kong Young Women's Christian Association	Lot 752 in DD 332, Cheung Sha, Lantau Island	10,780	Camping facilities (with capacity for 176 residential campers)	30 June 2027
21	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping	7,300	Hostel facilities (with capacity for 34 hostellers)	30 June 2027
22	Hong Kong Youth Hostels Association	TPTL 133, Tai Mei Tuk	1,000	Hostel facilities (with capacity for 72 hostellers)	19 June 2018#
23	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165, J/O Ivy Street & Beech Street	234	<ul style="list-style-type: none"> ➤ Fitness centre ➤ 3 table tennis tables ➤ Badminton court ➤ Squash court ➤ 2 American pool tables 	9 September 2018
24	Municipal Services Staff Recreation Club Limited	KIL 11225, Wylie Path, King's Park	4,402	<ul style="list-style-type: none"> ➤ Table tennis room ➤ Tennis court 	25 December 2026
25	Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256, Tai Mong Tsai, Sai Kung	23,800	Adventure-based facilities (including facilities for 126 residential campers)	30 June 2027
26	Po Leung Kuk	Lot 2419 DD 118, Tai Tong, Yuen Long	129,573	Camping facilities (with capacity to accommodate 460 residential campers)	5 November 2026
27	Po Leung Kuk	Lot 675 in DD 257, Pak Tam Chung, Sai Kung	48,261	Camping facilities (with capacity to accommodate 388 residential campers)	30 June 2027
28	Scout Association of Hong Kong	NKIL 6530, No. 11 Rutland Quadrant	420	District headquarters building	25 December 2026

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
29	Scout Association of Hong Kong	Lot 1207 in DD 217, Pak Sha Wan, Sai Kung	2,405	Camping facilities (with capacity for 168 residential campers)	30 June 2027
30	Scout Association of Hong Kong	STTL 592, Sha Tin	36,191	Camping facilities (with capacity for 240 tent spaces)	30 June 2027
31	Scout Association of Hong Kong	IL 8961, Mansion Street, North Point	471	District headquarters building	25 June 2018#
32	Scout Association of Hong Kong	Lot 131 in DD 60, Au Tau, Yuen Long	65	District headquarters building	18 January 2024
33	Scout Association of Hong Kong	TPTL 190, Tung Tsz, Tai Po	30,200	Camping facilities (with capacity for 311 residential campers)	24 June 2025
34	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511, No. 308 Wo Yi Hop Road, Kwai Chung	690	Office, covered playground, hall, conference rooms and activity rooms	30 June 2027
35	Scout Association of Hong Kong and Hong Kong Girl Guides Association	STTL 591, Shui Chuen Au Street, Sha Tin	9,549	Camping facilities (with capacity for 50 residential campers).	30 June 2027

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
36	South China Athletic Association	IL 9041, No. 88 Caroline Hill Road, So Kon Po	32,480	<ul style="list-style-type: none"> ➤ Bowling centre ➤ Outdoor artificial turf pitch ➤ Billiards centre ➤ Outdoor football pitch ➤ Gym room ➤ 3 indoor sports halls ➤ Physical fitness room ➤ 30 indoor shooting ranges ➤ 2 indoor swimming pools ➤ Outdoor swimming pool ➤ 7 squash courts ➤ Table tennis room ➤ 51 golf driving range bays 	25 December 2026
37	South China Athletic Association	KIL 11218, Wylie Path	5,309	<ul style="list-style-type: none"> ➤ 6 outdoor tennis courts 	25 December 2026
38	Tai Po Sports Association Limited	TPTL 216, On Cheung Road, Tai Po	3,051	<ul style="list-style-type: none"> ➤ 1 Fitness Room ➤ Sports Complex (for badminton, basketball, squash courts) 	30 June 2027
39	Yuen Long District Sports Association Limited	YLTL 520, Yuen Long	1,163	<ul style="list-style-type: none"> ➤ Gymnastics and martial hall ➤ Fitness centre 	18 October 2031

Holding-over letter is issued as a transitional arrangement to cover the period from the expiry of a PRL to the completion of renewal procedures.

Sites of Private Recreational Leases held by Private Sports Clubs

S/N	Name of Lessee	Lot no. and Location	Site Area (m²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
1	Aberdeen Boat Club Limited	AIL 454, Shum Wan Road, Brick Hill	2,277	It mainly offers storage and supporting facilities for water sports.	25 December 2021
2	Chinese Recreation Club, Hong Kong	IL 9040, Tung Lo Wan Road	16,490	<ul style="list-style-type: none"> ➤ Outdoor Tennis Courts (15 courts) ➤ Indoor Tennis Courts (2 courts) ➤ Table tennis (2 tables) ➤ Squash Court (2 courts) ➤ Golf driving range (5 lanes) ➤ Badminton Courts (2 courts) ➤ Billiard Tables (3 tables) 	25 December 2026
3	Clearwater Bay Golf and Country Club	Lot 269 in DD 241, Po Toi O, Sai Kung	1,256,765	<ul style="list-style-type: none"> ➤ Badminton Court (2 courts) ➤ Executive Nine Golf Course (1 course) ➤ Main Golf Course (1 course) ➤ Squash Court (3 courts) ➤ Table Tennis room (1 room) ➤ Tennis Courts (indoor + outdoor) (7 courts) 	30 June 2027
4	Club de Recreio	KIL 11221	23,095	<ul style="list-style-type: none"> ➤ Badminton Court (1 court) ➤ Tennis Court (8 courts) ➤ Hockey Field (1 field) ➤ Lawn Bowl Rinks (Outdoor) (6 rinks) ➤ Lawn Bowl Rinks (indoor) (6 rinks) 	25 December 2026

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
5	Craigengower Cricket Club	IL 9031, No. 188 Wong Nai Chung Road	12,203	<ul style="list-style-type: none"> ➤ Badminton court (2 courts) ➤ Lawn bowls rinks (15 rinks) ➤ Table tennis (2 tables) ➤ Tennis courts (8 courts) ➤ Billiard room (1 room) ➤ Squash court (2 courts) ➤ Golf driving range / cricket development centre (6 rinks) 	25 December 2026
6	Filipino Club	KIL 11222, Wylie Road	2,819	<ul style="list-style-type: none"> ➤ Lawn Bowl Rinks (6 rinks) 	25 December 2026
7	Hebe Haven Yacht Club Limited	Lot 1208 in DD217, Pak Sha Wan	19,796	It mainly offers storage and supporting facilities for water sports.	30 June 2027
8	Hong Kong Country Club	RBL 1195, No. 188 Wong Chuk Hang Road	21,090	<ul style="list-style-type: none"> ➤ Tennis Court (7 courts) ➤ Squash Court (1 court) ➤ Snooker Room (1 room) ➤ Bowling Alley (4 lanes) ➤ Basketball Court (1 court) ➤ American Pool (1 table) 	3 April 2027
9	Hong Kong Cricket Club	IL 9019, No. 137 Wong Nai Chung Gap Road	18,448	<ul style="list-style-type: none"> ➤ Cricket ground / lawn bowl Green (1 ground used for either cricket or lawn bowl 4 rinks) ➤ Squash courts (4 courts) ➤ Ten pin bowling centre (4 lanes) ➤ Snooker room (1 room) ➤ Golf simulator (2 simulators) ➤ Cricket centre (3 nets) ➤ Sports hall (1 hall / 2 badminton courts) ➤ Tennis court (3 courts) 	30 June 2023

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
10	Hong Kong Football Club	IL 9033, No. 3 Sports Road, Happy Valley	29,537	<ul style="list-style-type: none"> ➤ Tennis Court (6 courts) ➤ Indoor Lawn Bowls Green (6 rinks) ➤ Squash Centre (7 courts) ➤ Ten Pin Bowling Lanes (4 lanes) ➤ Soccer / Rugby Pitch (1 pitch) ➤ Hockey Pitch (1 pitch) ➤ Outdoor Bowls Green (6 rinks) ➤ Training Triangle (1 triangle) ➤ Badminton Court (8 courts) 	25 December 2026
11	Hong Kong Golf Club	RBL 1194, Deep Water Bay	66,500	<ul style="list-style-type: none"> ➤ 9 holes Golf course (1 course) 	25 December 2026
12	Hong Kong Golf Club	Lot 942 RP in DD 94, Sheung Shui	1,706,106	<ul style="list-style-type: none"> ➤ 18 hole Golf courses (3 courses) 	31 August 2020
13	Hong Kong Gun Club	TWTL 419, Chuen Lung, Tsuen Wan	64,900	<ul style="list-style-type: none"> ➤ Trap range (15 machines) ➤ Skeet range (2 machines) ➤ 25M range (4 machines) ➤ 50M range (6 ranges) 	30 June 2027
14	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118, Tai Tong, Yuen Long	34,955	<ul style="list-style-type: none"> ➤ Fixed Wing Runway (1 runway) ➤ Helipad (1 helipad) 	3 November 2024
15	India Club, Kowloon	KIL 11223, Gascoigne Road	3,656	<ul style="list-style-type: none"> ➤ Tennis courts (2 courts) ➤ Badminton courts (1 court) ➤ Cricket training pitch (1 pitch) 	25 December 2026
16	Indian Recreation Club	IL 9039, No. 63 Caroline Hill Road, So Kon Po	11,855	<ul style="list-style-type: none"> ➤ Lawn Bowls Green (6 rinks) ➤ Tennis Court (4 courts) ➤ Badminton Hall (1 hall) 	25 December 2026

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
17	Jardine's Lookout Residents' Association	IL 8895, No. 2 Creasy Road, Jardine's Lookout	12,406	➤ Tennis court (3 courts)	25 April 2018#
18	Kowloon Bowling Green Club	KIL 11217, Austin Road	7,311	➤ Lawn Bowl Green (12 rinks) ➤ Tennis Court (1 court)	25 December 2026
19	Kowloon Cricket Club	KIL 11216, Cox's Road	25,203	➤ Bowling alley (4 lanes) ➤ Squash court (4 courts) ➤ Golf simulator (1 simulator) ➤ Sports hall (badminton) (1 hall) ➤ Cricket ground (1 ground) ➤ Lawn bowl rinks (12 rinks) ➤ Tennis courts (3 courts)	25 December 2026
20	Kowloon Tong Club	NKIL 6528, No. 113A Waterloo Road, Kowloon Tong	8,886	➤ Badminton Court (1 court) ➤ Billiard (2 tables) ➤ Bowling Alley (4 lanes) ➤ Golf driving range (2 lanes) ➤ Table Tennis (4 tables) ➤ Tennis Court (6 courts)	24 December 2026
21	Kowloon Tsai Home Owners Association	NKIL 6529, No. 10A Cambridge Road	5,716	➤ Tennis court (6 courts) ➤ Basketball court (1 court) ➤ Table Tennis table (1 table)	25 December 2026
22	Pakistan Association of Hong Kong Limited	KIL 11220, Princess Margaret Road	2,236	➤ Squash Court (2 courts) ➤ Practice pitch for hockey and cricket	25 December 2026

S/N	Name of Lessee	Lot no. and Location	Site Area (m ²)	Major Facilities	Expiry Date of Lease / Holding-over Letter#
23	Royal Hong Kong Yacht Club	ML 709, Kellett Island	18,738	It mainly offers storage and supporting facilities for water sports.	19 February 2056
24	Royal Hong Kong Yacht Club	RBL 1181, Middle Island	2,940	It mainly offers storage and supporting facilities for water sports.	24 May 2021
25	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212, Che Keng Tuk	11,820	It mainly offers storage and supporting facilities for water sports.	8 March 2018#
26	Victoria Recreation Club	Lot 316 in DD 252, Sai Kung	14,100	It has a pontoon pier for rowing and sailing boats.	31 May 2018#
27	Yau Yat Chuen Garden City Club Limited	NKIL 6508, No. 7 Cassia Road, Yau Yat Chuen	5,917	<ul style="list-style-type: none"> ➤ Badminton court (2 courts) ➤ Squash court (1 court) ➤ Tennis court (3 courts) ➤ Table tennis (3 tables) ➤ Snooker/ Billiard (2 tables) ➤ Soccer pitch (1 pitch) ➤ Dance/ Yoga/ Kickboxing/ Pilates room (1 room) 	25 December 2026

Holding-over letter is issued as a transitional arrangement to cover the period from the expiry of a PRL to the completion of renewal procedures.

Supplementary Note on History and Contribution of Fanling Golf Course to Sports Development

Purpose

This note provides information on the history and contribution of the Fanling Golf Course (FGC) towards sports development.

History of FGC

2. The FGC was under the management of the Hong Kong Golf Club (HKGC), which was founded in 1889 and is one of the oldest golf clubs in the world outside of Scotland. It comprises three 18-hole golf courses, namely the Old, New and Eden courses which were built in 1911, 1931 and 1970 respectively.

3. Apart from golf courses, FGC is also home to a group of historical buildings including the Fanling Club House (Grade 2), Fanling Half-way House (Grade 3) and Fanling Lodge (Grade 1). The Old course is the second-oldest course outside Britain, after the Royal Calcutta Golf Club's course in India. The FGC is also home to about 30,000 trees, a number of which bear the potential to be registered as Old and Valuable Trees, as well as over 100 ancestral graves and urns, some of which dated back to Ming and Qing Dynasties.

Contribution to Sports Development

4. The major sports facilities provided by HKGC at the FGC are three 18-hole golf courses and 32 driving range bays and such facilities are not widely available at public sports venues. Throughout the years, HKGC has been making very significant contribution to the promotion of golf sport in Hong Kong through –

(a) Promoting golf sport in the community

5. HKGC promotes sport in the community by allowing members of the public and eligible outside bodies such as schools, sports and social and welfare organisations to use its facilities – in 2017, over 40% of rounds played at FGC (i.e. over 50,000 of 120,000 rounds) were played by non-members. Green fees applicable to HKID holders are at \$1,300 per round and twilight green fees (tee off after 3:00 pm) are at \$600 per round. On six occasions during the year, HKGC allowed HKID holders to play for a green fee at \$125 only per round. The Old

Course is available for use by local village golfers free of charge in accordance with an agreement when the HKGC was first established. Practice sessions on FGC's driving range are offered to the public at night from 6:00 p.m. to 10:00 p.m. from Monday to Friday, which assist to address the shortage of golf driving ranges in Hong Kong. HKGC has also engaged schools in the vicinity to promote golf sports to primary and secondary school students at much subsidized rates.

(b) Training elite athletes

6. The FGC is an important base for elite sport development by providing Hong Kong representative squad players venues and facilities for training and competitions, in both local league and international tournaments. HKGC organised the Hong Kong Ladies Open (HKLO) at the Old Course, which is co-sanctioned by the Ladies Asian Golf Tour and the Taiwan Ladies PGA and provides a platform for Hong Kong talented young amateurs to compete with Asian based professionals from around the world. The 2016 HKLO was won by a local golfer Miss Tiffany Chan and helped her qualified for the 2016 Rio Olympic. Miss Chan has recently become the first local golfer to qualify for the Ladies PGA Tour. The total opening hours to the national sports association of golf sport in 2016 and 2017 were 13,081 hours and 9,096 hours (up to September 2017) respectively.

(c) Making Hong Kong a Centre of Major Sports Events

7. The three golf courses of FGC is the only venue in Hong Kong which can host top level professional golf tournaments. It promotes Hong Kong as a centre for international sports events by hosting major international golf events, in particular the Hong Kong Open (HKO), which is co-sanctioned by the Asian Tour and the European Tour and is one of the most popular international golf tournaments in Asia. This annual event was organized since 1959 consecutively and is one of the oldest international sporting events in Asia, while HKGC is one of the only two clubs in the world that have organized the same professional tournament for almost six decades. Golfers participating in the HKO include some of the world's top ranking players. The 2017 HKO attracted over 48,000 participants, including more than 10,000 international visitors.

Development Options for the Fanling Golf Course Site

Background

To examine the development potential of areas within New Territories North, the Government has commissioned the Preliminary Feasibility Study on Developing the New Territories North (NTN Study). Under the NTN Study, the government-appointed consultants have also examined the development potential of the Fanling Golf Course (FGC) site from a technical perspective. The following assessments and development options examined are purely the recommendations of the consultants. The Government has not decided on whether and how the recommendations should be adopted.

FGC and its Neighbourhood

2. The FGC site is currently held under private recreational lease up to year 2020. It has three 18-hole courses on 172 ha of land. The FGC is currently not covered by any statutory Outline Zoning Plan. Fanling/Sheung Shui New Town is located to the northeast and further north of FGC across Fanling Highway. The closest point of FGC is about 800m to the west of Sheung Shui Railway Station. There are a number of relatively low-density residential developments in the northern and western periphery of FGC. Adjacent to the north-eastern boundary of FGC is the high-density public housing development (Ching Ho Estate). Towards the east and south of FGC, the land is still mostly undeveloped with a higher concentration of active agricultural land and a predominantly rural character.

3. The FGC site is dissected by Fan Kam Road which is the major road linking Sheung Shui and Shek Kong. Bounded by trees and with the Dongjiang water mains running underneath, Fan Kam Road is a rural road, more specifically a narrow, two lane roadway with traffic operating in both directions. No sidewalk, footpaths, or bike lane are provided along Fan Kam Road.

4. Development of FGC for alternative uses is subject to a number of considerations :

- (a) There are a group of historic buildings that include the Fanling Club House (Grade 2), Fanling Half-way House (Grade 3) and the Fanling Lodge (Grade 1). Besides, there are many ancestral graves and urns scattered across the grounds;
- (b) There are about 30,000 trees in FGC including some 160 potential Old and Valuable Trees and protected species;
- (c) Widening of Fan Kam Road would involve substantial tree felling and relocation of the Dongjiang water mains; and
- (d) An annual international golf tournament (HK Open) has been held in FGC since 1959. The only golf course in Hong Kong that has a similar scale as FGC is Kau Sai Chau, but the latter is limited by accessibility for the purpose of holding international tournaments.

Development Options of FGC

5. Two development options of FGC have been examined under the NTN Study. The Partial Development Option proposes to develop only the eastern part of FGC (32 ha) to the east of Fan Kam Road on the assumption that the rest of the golf course (140 ha) would be retained for hosting international golf tournaments. High-density residential developments are proposed in the north-eastern corner close to the existing Sheung Shui New Town while low-density residential uses are proposed to be located further down Fan Kam Road. The flat production in this option is **4,600** accommodating a population of about 13,000. Please see Appendix A.

6. Under the Full Development Option, the entire FGC is proposed for housing, commercial, Government/Institution or Community, open space, and tourism/leisure uses. High- and medium-density residential developments are proposed in the northern and north-eastern parts of the FGC site closer to the Sheung Shui New Town. Apart from low-density residential developments, commercial and tourism/leisure uses are proposed in the southern and western parts of the FGC sites. The flat production from this option is **13,200** accommodating a population of about 37,000. The commercial and tourism/leisure uses will provide an employment opportunity of about 12,000

jobs. Please see Appendix B.

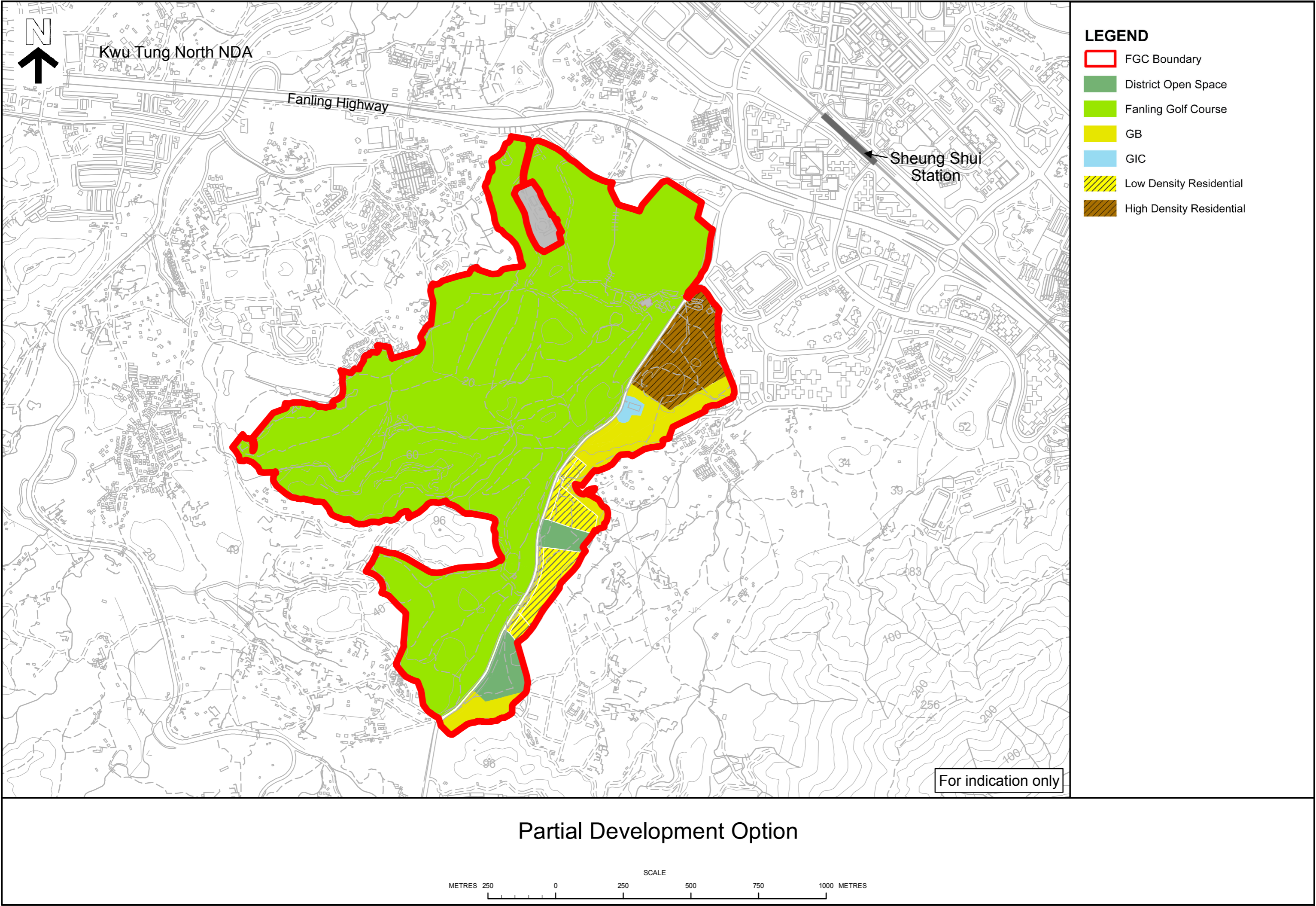
7. A comparison of the key development parameters of the two options is shown in the table below:

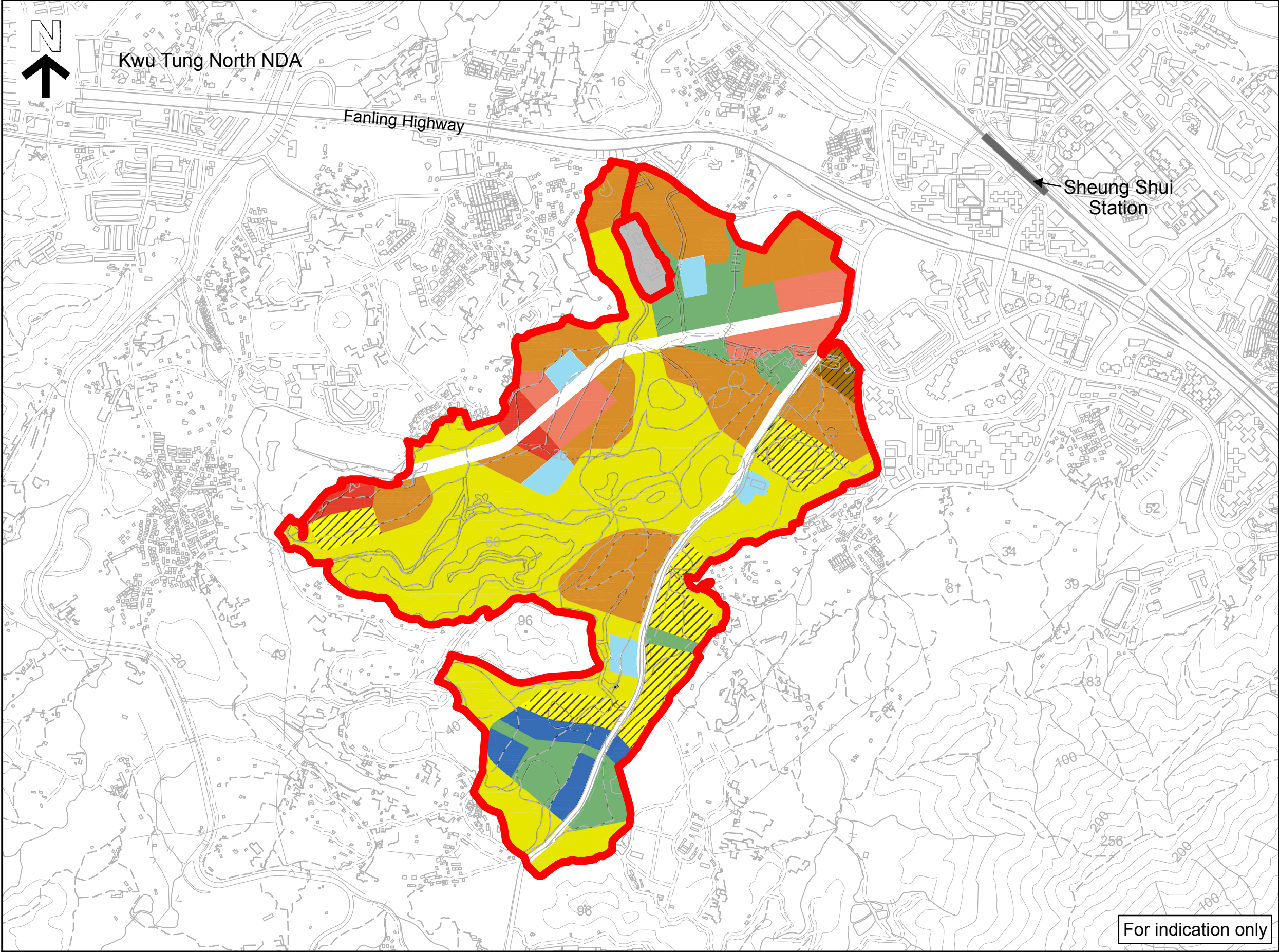
	Partial Development Option	Full Development Option
	32 ha of land in FGC (entire area east of Fan Kam Road)	whole FGC (172 ha of land)
Population	13,000	37,000
Jobs	840	12,000
Housing Units	4,600	13,200

8. The consultants have assessed the technical feasibility of both options. The Partial Development Option may be implemented independent of the proposed NTN New Town subject to infrastructural improvements in terms of road interchange, sewerage, drainage and water supply. Implementation of the Full Development Option will, however, necessitate improvement to the strategic transport networks and could only be taken forward together with the proposed NTN New Town. Hence, the Partial Development Option will have a shorter implementation timeframe than the Full Development Option. Under the Full Development Option, the implementation timeframe would depend very much on whether there is a need to re-provision the FGC or part of it.

9. The above assessments on development potential are preliminary and broadbrushed. Detailed planning and engineering feasibility study is required for whatever option is to be further pursued.

Development Bureau
February 2018





- LEGEND**
- FGC Boundary
 - District Open Space
 - GB
 - GIC
 - Tourism/Leisure
 - Commercial
 - Mixed Use
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential

Full Development Option



Restored landfill for recreational uses

There are 13 closed landfills in Hong Kong. In order to minimise the potential environmental impacts of these landfills and to render them suitable for beneficial after-uses, the Environmental Protection Department (EPD) carried out restoration works for these closed landfills between 1997 and 2006. On completion of restoration, the restored landfills have to be maintained and monitored to ensure that they are safe and environmentally acceptable for suitable after-uses. As of today, six of these restored landfills¹ have been developed into various recreational facilities such as the Jordan Valley Park and the Sai Tso Wan Recreation Ground.

Considerations for development of the restored landfills

2. There have been suggestions that the restored landfills, occupying a fairly sizeable area of flat land, should be considered for development or alternative uses such as for relocation of open spaces, recreational or community facilities to free up existing land for the latter for other beneficial or higher-density uses. Such “swopping of uses” is indeed one of the measures proposed under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” study which advocates a multi-pronged land supply strategy and smart use of land resources to increase development capacity to meet various development needs.

3. Nevertheless, development at restored landfills is subject to various technical constraints. Given that the underlying waste mass (mainly municipal solid waste) of the restored landfills will undergo decomposition and does not exhibit homogenous geotechnical properties, the surface of restored landfills can only withstand limited loading and is vulnerable to differential settlement. In order to ensure the integrity of the underlying restoration facilities, piling is not allowed and the after-use facilities should not adversely affect the maintenance and routine environmental monitoring of the restored landfills.

4. The restored landfill sites in general do not have proper vehicular access

¹ Namely the Gin Drinkers Bay, Jordan Valley, Ma Tso Lung, Ngau Chi Wan, Sai Tso Wan and Shuen Wan Landfills.

and the after-use proponent would also need to arrange for utilities connection. In addition, the restored landfills are generally located in “Green Belt”, “Recreation” or “Open Space” zones and hence the proposed after-uses would need to comply with the relevant planning and land use requirements, and be compatible with the surrounding land uses. Given these technical constraints, restored landfills are in general only suitable for low-density development, such as community and recreational uses as elaborated below.

Restored Landfill Revitalisation Funding Scheme

5. To expedite the development of suitable facilities at the remaining seven restored landfills² for beneficial uses, the Government announced in the 2014 Policy Address to set up the Restored Landfill Revitalisation Funding Scheme (RLRFS) and to earmark \$1 billion to fund Non-Profit-making Organisations (NPOs) or National Sports Associations to develop recreational facilities or other innovative proposals at the restored landfills. Technical information and site plans of the seven restored landfills under the RLRFS are at **Appendices 1** and **2** respectively.

6. To take the RLRFS forward, the Government has established a Steering Committee (SC) to advise on the operational arrangements of the RLRFS and to assist in assessing the applications and monitoring the progress of the approved projects.

Latest Progress

7. Batch 1 of the RLRFS, including Ma Yau Tong Central Landfill (MYTCL), Pillar Point Valley Landfill (PPVL), and Tseung Kwan O Stage I Landfill (TKOIL), was opened to applications from 27 November 2015 to 29 April 2016. A total of 27 applications (comprising seven applications each for MYTCL and PPVL, and 13 applications for TKOIL) were received.

8. Taking into account of the views of relevant bureaux and departments (B/Ds) and District Councils (DCs), and after detailed consideration on all the applications in accordance with the established assessment procedures and criteria, the SC considered the applications from Tung Wah Group of Hospitals (TWGHs) and Christian Family Service Centre (CFSC) to be most meritorious, and invited them to develop detailed after-use proposals for TKOIL and

² Namely the Ma Yau Tong Central, Ma Yau Tong West, Ngau Tam Mei, Pillar Point Valley, Siu Lang Shui, Tseung Kwan O Stage I and Tseung Kwan O Stage II/III Landfills.

MYTCL respectively. According to the proposal submitted by TWGHs, it is proposed that TKOIL be revitalised into a camp site-cum-green education ground (with major facilities including tent camping grounds, green exhibition and activity facilities, a plant maze adventure zone and an outdoor recreational platform), while CFSC intends to develop an integrated community services-cum-activities centre at MYTCL (with major facilities including an outdoor adventure area, a farming area, a horticultural therapy garden, multi-purpose activity rooms, a small multi-purpose hall and public recreational space). Subject to the SC's satisfaction with the detailed after-use proposals and the Secretary for the Environment's acceptance of the SC's recommendation, approval-in-principle will be granted to these NPOs for them to take forward the projects.

9. For PPVL, the SC considered that there was no suitable application as the applicants in general failed to address the various site constraints in developing their proposals. EPD will review the development constraints of the site and consider how best to address the issues concerned to facilitate their future after-uses.

10. EPD will work closely with the selected organisations to take forward the projects in Batch 1 of the Scheme as soon as possible once approval-in-principle is granted. The SC has decided to launch the restored landfills available for after-uses development under the Scheme in batches so that the operating details of the Scheme could be refined in light of the experience gained. In this connection, EPD will review the operation of Batch 1 of the Scheme and make recommendations to the SC for improving the operational details before launching Batch 2 of the Scheme.

Environmental Protection Department
February 2018

The seven restored landfills
under the Restored Landfill Revitalisation Funding Scheme

Restored Landfill	Flat area available for development	Current status	Site constraints / Remark
Restored Landfills under Batch 1 of RLRFS			
Ma Yau Tong Central (Kwun Tong)	1.6 ha	<ul style="list-style-type: none"> Detailed revitalisation proposal is being developed by NPO 	<ul style="list-style-type: none"> The loading limit is 43 kPa, thus only lightweight structures could be accommodated
TKO Stage I (Sai Kung)	2.3 ha	<ul style="list-style-type: none"> Detailed revitalisation proposal is being developed for Lot B by NPO No suitable application for Lot A 	<ul style="list-style-type: none"> Flat area is divided into three discrete portions of 0.4 ha (Lot A), 0.7 ha + 1.2 ha (Lot B) The loading limit (5 / 15 kPa) is very restrictive and in general no substantial building structures are feasible
Pillar Point Valley (Tuen Mun)	4.5 ha	<ul style="list-style-type: none"> There was no suitable application under Batch 1 RLRFS 	<ul style="list-style-type: none"> The loading limit is 60 kPa, thus only lightweight structures could be accommodated Existing vehicular access goes through the Tsing Shan Firing Range, which is under the jurisdiction of the Garrison, and is not open to public
Remaining Restored Landfills under RLRFS			
Ma Yau Tong West (Kwun Tong)	< 1 ha	<ul style="list-style-type: none"> Not yet invited for application under RLRFS 	<ul style="list-style-type: none"> Flat area is divided into two discrete portions The loading limit is 43 kPa, thus only lightweight structures could be accommodated
TKO Stage II/III (Sai Kung)	1.5 ha		<ul style="list-style-type: none"> Flat area is divided into two or several discrete portions The loading limits (5 kPa) are very restrictive and in general no substantial building structures are feasible
Ngau Tam Mei (Yuen Long)	1 ha		
Siu Lang Shui (Tuen Mun)	< 1 ha		

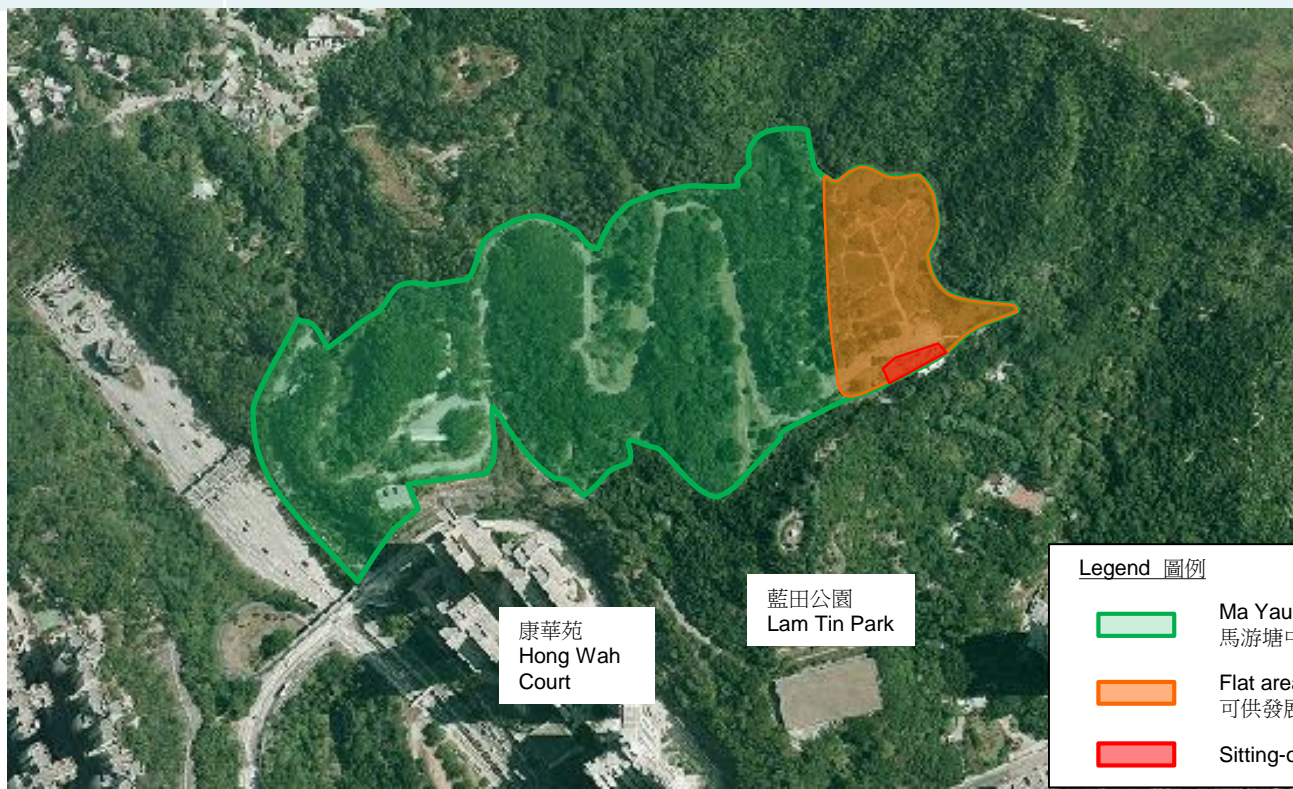
Site plans of 7 Restored Landfills
under the Restored Landfill Revitalisation Funding Scheme

「活化已修復堆填區資助計劃」下的
7個已修復堆填區的平面圖

Restored Ma Yau Tong Central Landfill

已修復馬游塘中堆填區

District 地區	Kwun Tong 觀塘		
Completion of Restoration Works 堆填區修復工程完成年份	1998		
Land Use Zoning 土地用途	Open Space / Green Belt 休憩用地/綠化地帶		
Flat Area (approx.) available for development 可發展的平地面積 (約)	1.6 ha (1.6 公頃)		
Current Status 現時狀況	<ul style="list-style-type: none"> ● A sitting out area [about 0.1 hectare of flat area] has been developed at the landfill and open for public use by LCSD since January 2011. ● 康樂及文化事務署已發展部份用地 [平地約0.1公頃] 為休憩處，並於2011年1月開放予公眾使用。 ● Flat area [about 1.6 hectares] is available for development of compatible uses. ● 平地 [約1.6公頃] 可作合適及相容用途發展。 		



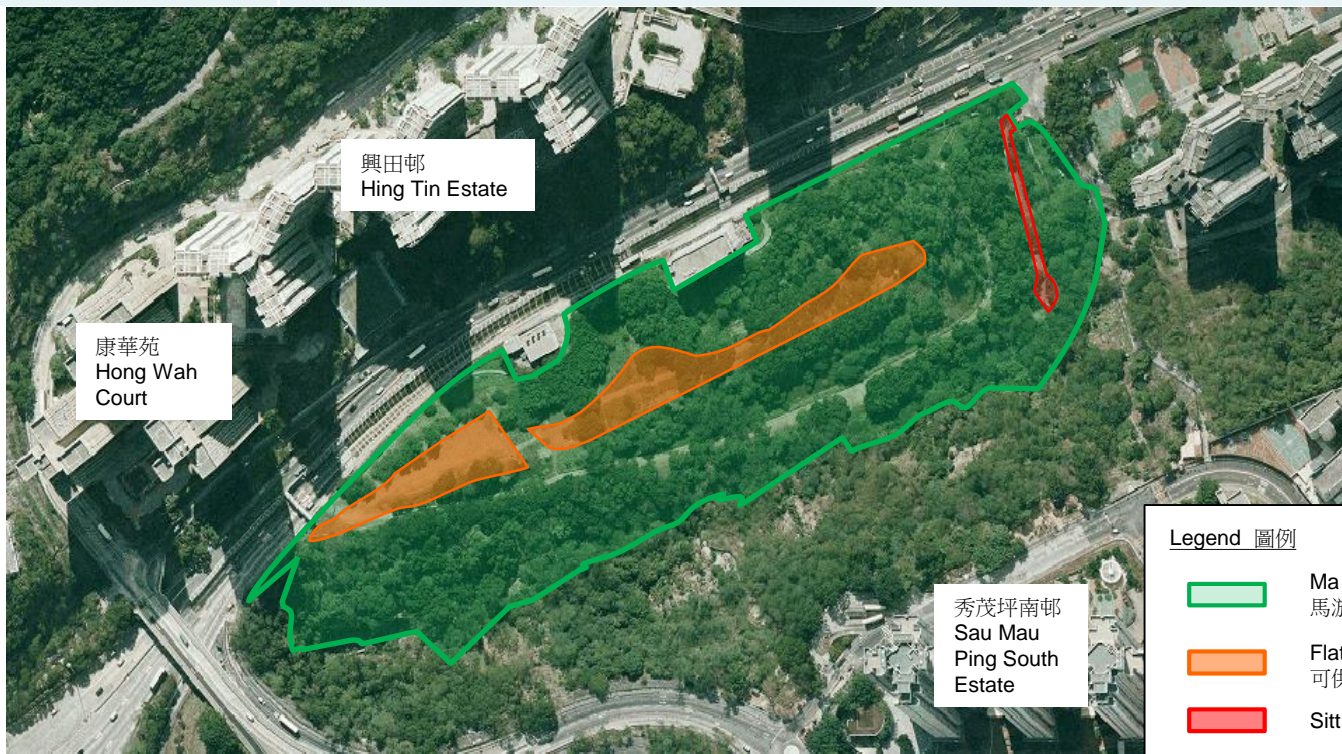
Legend 圖例

- Ma Yau Tong Central Landfill
馬游塘中堆填區
- Flat area available for development
可供發展的平地
- Sitting-out area 休憩處

Restored Ma Yau Tong West Landfill

已修復馬游塘西堆填區

District 地區	Kwun Tong 觀塘
Completion of Restoration Works 堆填區修復工程完成年份	1998
Land Use Zoning 土地用途	Open Space / Green Belt 休憩用地/綠化地帶
Flat Area (approx.) available for development 可發展的平地面積 (約)	Less than 1 ha (少於1 公頃)
Current Status 現時狀況	<ul style="list-style-type: none"> ● A sitting out area [about 0.1 hectare of flat area] has been developed at the landfill and open for public use by LCSD since September 2011. ● 康樂及文化事務署已發展部份用地 [平地約0.1公頃] 為休憩處，並於2011年9月開放予公眾使用。 ● Flat area [less than 1 hectare] is available for development of compatible uses. ● 平地 [少於1公頃] 可作合適及相容用途發展。



Legend 圖例

- Ma Yau Tong West Landfill
馬游塘西堆填區
- Flat area available for development
可供發展的平地
- Sitting-out area 休憩處



Restored Ngau Tam Mei Landfill

已修復牛潭尾堆填區

District 地區	Yuen Long 元朗
Completion of Restoration Works 堆填區修復工程完成年份	2000
Land Use Zoning 土地用途	Green Belt 綠化地帶
Flat Area (approx.) available for development 可發展的平地面積 (約)	1 ha (1 公頃)
Current Status 現時狀況	Flat area [about 1 hectare] is available for development of compatible uses. 平地 [約1公頃] 可作合適及相容用途發展。



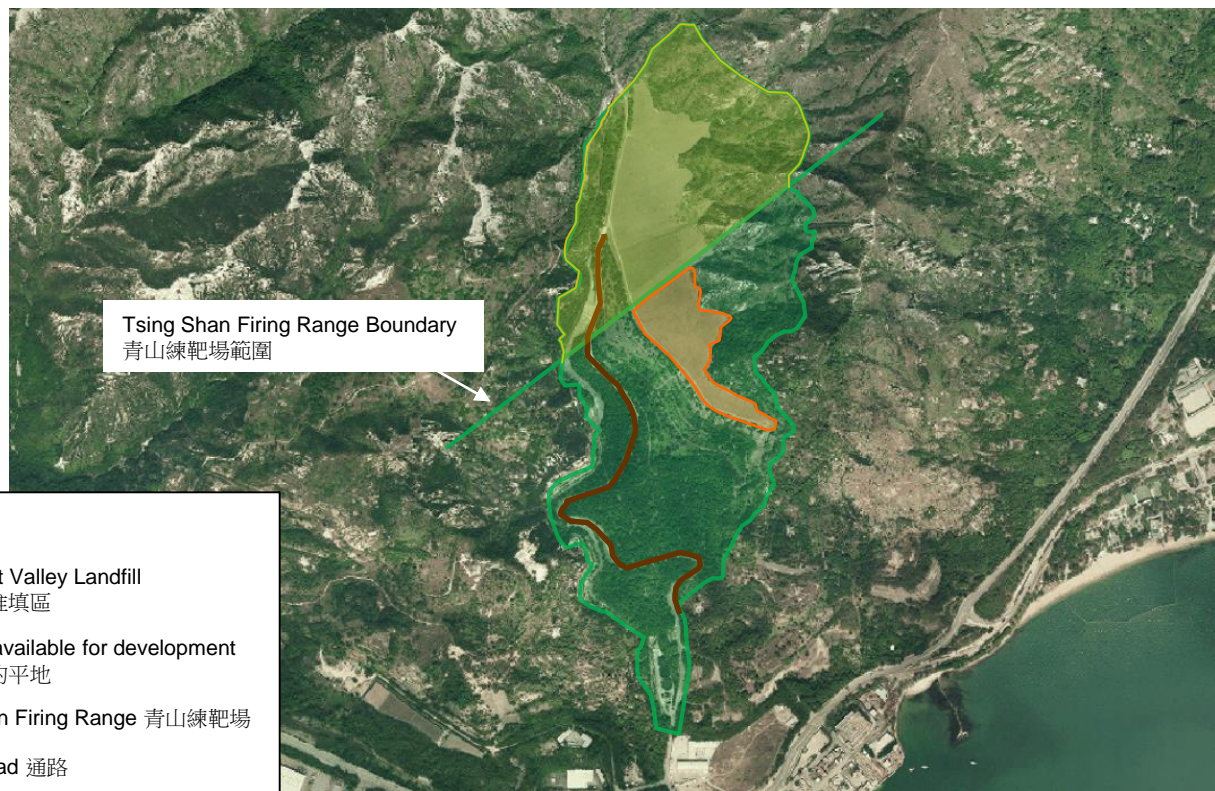
Legend 圖例

-  Ngau Tam Mei Landfill
牛潭尾堆填區
-  Flat area available for development
可供發展的平地
-  Narrow rural access road
狹窄鄉郊通道





Restored Pillar Point Valley Landfill

已修復望后石谷堆填區

District 地區	Tuen Mun 屯門
Completion of Restoration Works 堆填區修復工程完成年份	2006
Land Use Zoning 土地用途	Green Belt 綠化地帶
Flat Area (approx.) available for development 可發展的平地面積 (約)	4.5 ha (4.5 公頃)
Current Status 現時狀況	<ul style="list-style-type: none">• The Hong Kong Shooting Association is operating a temporary shooting range at the platform.• 香港射擊聯合總會正在平台上營運一個臨時射擊設施。• Flat area [about 4.5 hectares] is available for development of compatible uses.• 平地 [約4.5公頃] 可作合適及相容用途發展。



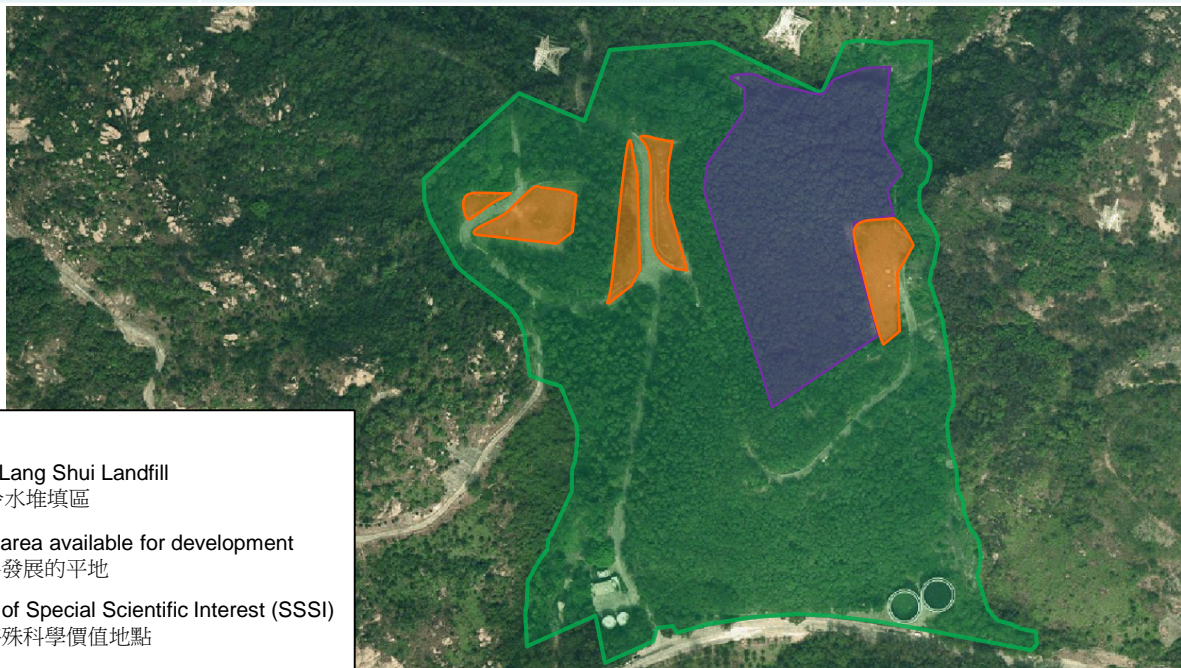
Legend 圖例

-  Pillar Point Valley Landfill
望后石谷堆填區
-  Flat area available for development
可供發展的平地
-  Tsing Shan Firing Range 青山練靶場
-  Access road 通路

Restored Siu Lang Shui Landfill

已修復小冷水堆填區

District 地區	Tuen Mun 屯門
Completion of Restoration Works 堆填區修復工程完成年份	2000
Land Use Zoning 土地用途	Mainly Green Belt, partly Site of Special Scientific Interest (SSSI) and small portion Government/ Institution/ Community 主要為綠化地帶，部分為具特別科學價值的地點，小部分為政府／機構／社區
Flat Area (approx.) available for development 可發展的平地面積 (約)	Less than 1 ha (少於1 公頃)
Current Status 現時狀況	<ul style="list-style-type: none"> • In view of the butterfly over-wintering phenomenon, Agriculture, Fisheries and Conservation Department designated part of the landfill [about 2.26 hectares] as SSSI in January 2008. • 由於斑蝶越冬現象，漁農自然護理署於2008年1月將部份堆填區 [約2.26公頃] 列為「具特殊科學價值地點」。 • Flat area [less than 1 hectare] is available for development of compatible uses. • 平地 [少於1公頃] 可作合適及相容用途發展。



Legend 圖例

- Siu Lang Shui Landfill
小冷水堆填區
- Flat area available for development
可供發展的平地
- Site of Special Scientific Interest (SSSI)
具特殊科學價值地點

Restored Tseung Kwan O Stage I Landfill

已修復將軍澳第一期堆填區

District 地區	Sai Kung 西貢
Completion of Restoration Works 堆填區修復工程完成年份	1999
Land Use Zoning 土地用途	Recreation 康樂
Flat Area (approx.) available for development 可發展的平地面積 (約)	2.3 ha (2.3 公頃)
Current Status 現時狀況	<ul style="list-style-type: none"> A cycle track cum pedestrian footpath and Wan Po Road Pet Garden have been developed and opened for public use since 2012 and 2013 respectively. A football training centre is also being developed at the flat area near the seafront. 已被發展成單車徑和海濱長廊，及環保大道寵物公園，並分別於2012年及2013年開放予公眾使用。另外，近岸平地現正發展作足球訓練中心。 Flat area [about 2.3 hectares] is available for development of compatible uses. 平地 [約2.3公頃] 可作合適及相容用途發展。



Legend 圖例



Tseung Kwan O Stage I Landfill
將軍澳第一期堆填區



Flat area available for development
可供發展的平地

Restored Tseung Kwan O Stage II/III Landfill

已修復將軍澳第二/三期堆填區

District 地區	Sai Kung 西貢
Completion of Restoration Works 堆填區修復工程完成年份	1999
Land Use Zoning 土地用途	Open Space 休憩用地
Flat Area (approx.) available for development 可發展的平地面積 (約)	1.5 ha (1.5 公頃)
Current Status 現時狀況	<ul style="list-style-type: none"> • The Hong Kong Air Cadet Corps has been granted an agreement to use the upper platform [about 0.8 hectare] as a model aeroplane training field. The platform is now jointly used as a training field of Unmanned Aerial Vehicle for land surveying. • 香港航空青年團獲發協議使用高層平台 [約0.8公頃] 作模型飛機訓練場。現時作土地測量用途的無人駕駛飛機亦以該平台作為訓練場地。 • The upper and lower platforms [about 1.5 hectares in total] are available for development of compatible uses. • 高層和低層平台 [共約1.5公頃] 可作合適及相容用途發展。



日出康城
Lohas Park

將軍澳工業邨
Tseung Kwan O
Industrial Estate

Legend 圖例

- Tseung Kwan O II/III Landfill
將軍澳第二/三期堆填區
- Flat area available for development
可供發展的平地