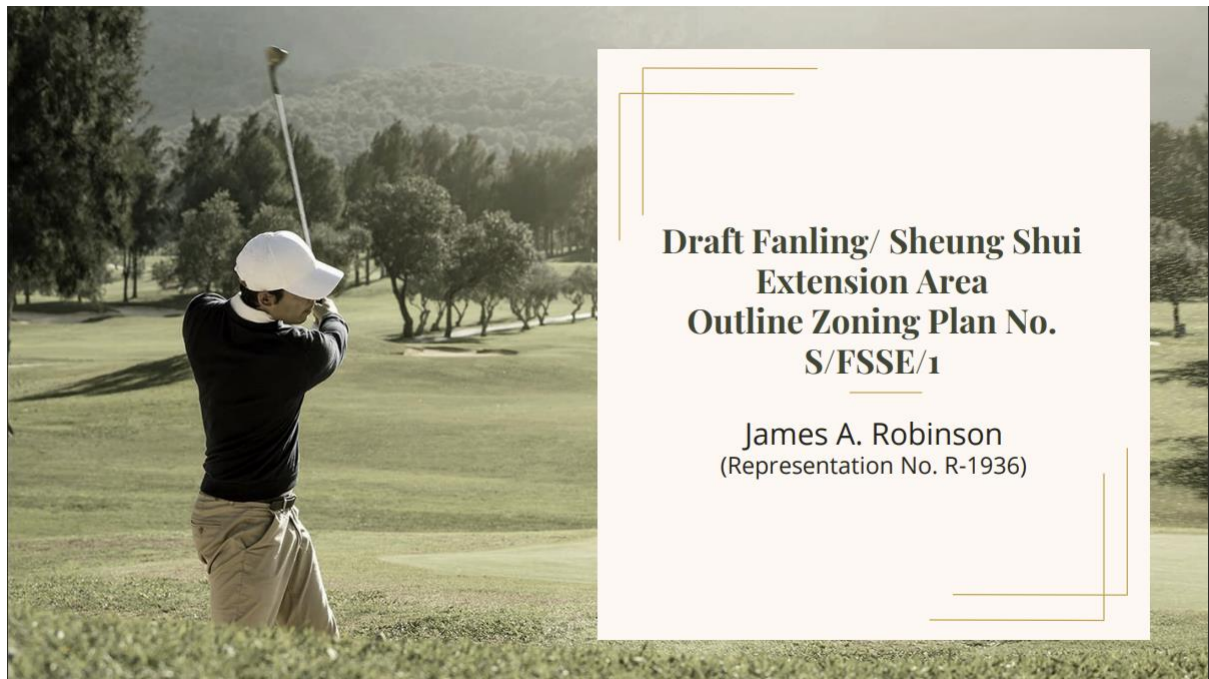


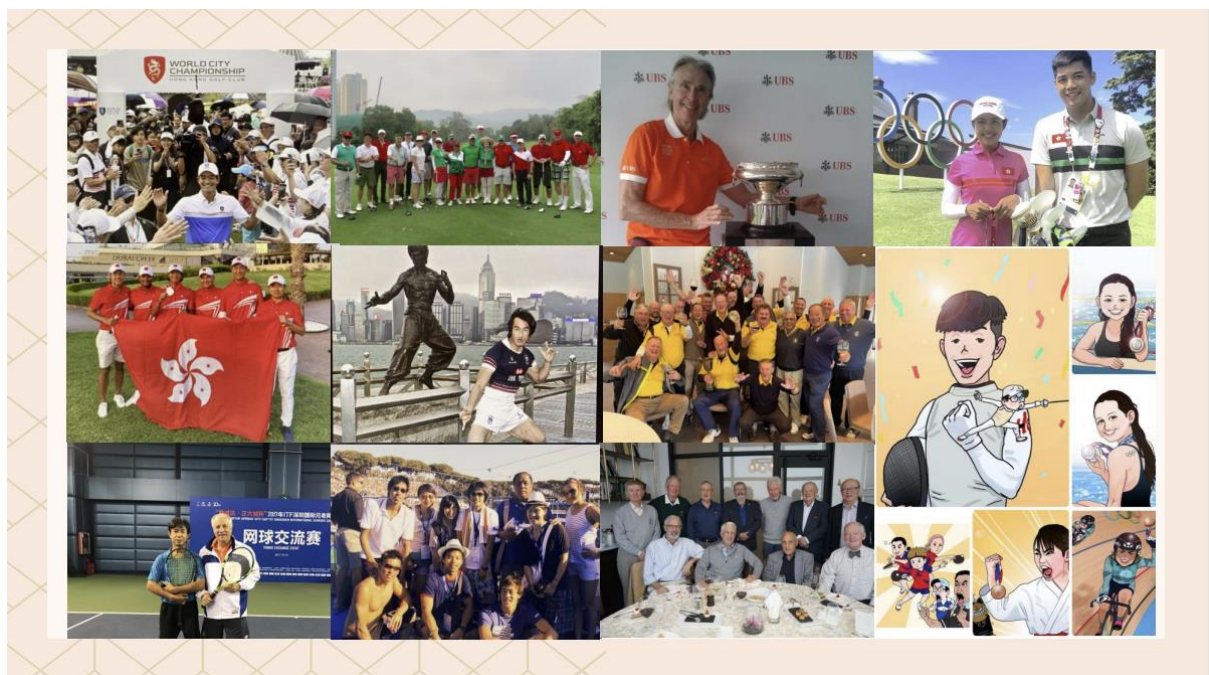
James A. Robinson's TPB Presentation on June 26th 2023:

1. Cover Slide.



Good afternoon, Chair and Members of the Town Planning Board, representatives of the Planning Department and CEDD, and of course to the Hong Kong public who are very concerned about losing the heritage Old Course at Fanling, which has served Hong Kong's golfing community and our diverse international community for so many years.

2. Slide of Hong Kong public photos/ images.



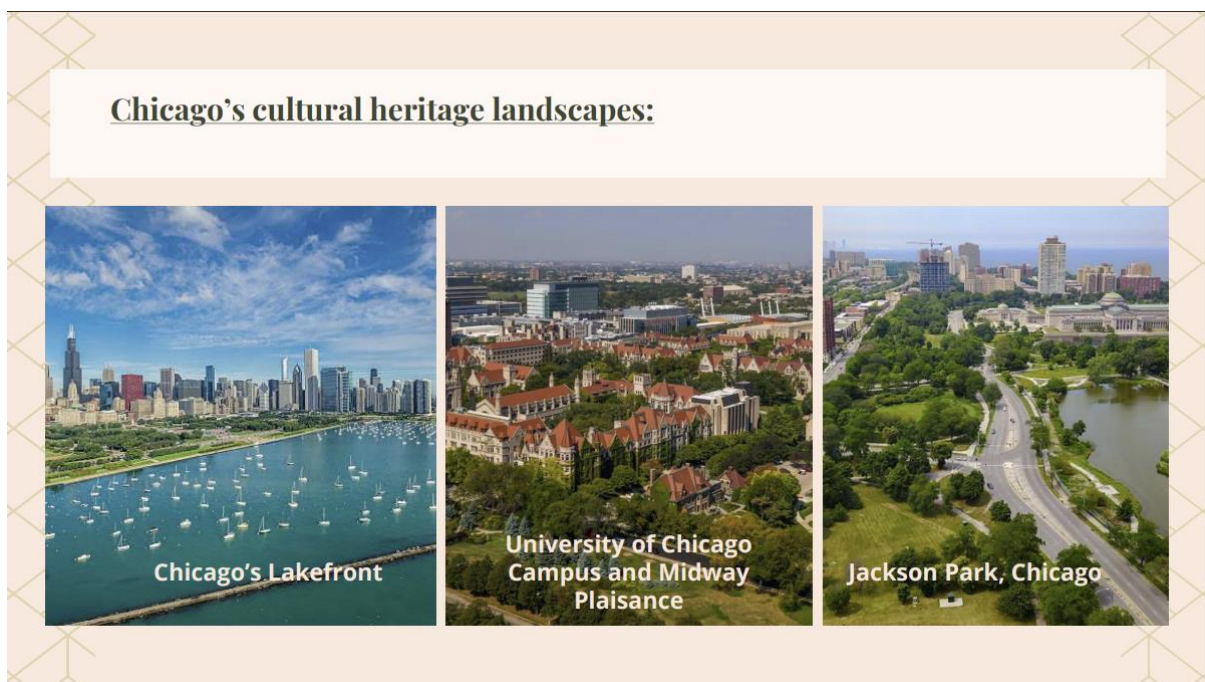
All of these concerned citizens of Hong Kong and more **“want their voices and stories to be heard”**, loud and clear by this Town Planning Board.

My presentation today is essentially about Lands Administration Decision Making Concerns, the Public Housing Situation in Hong Kong since 1985, Hong Kong’s Population Growth since the 1930s, and Public Sports Facilities in Hong Kong since the 1970s.

Introduction:

My name is James Robinson (R-1936), a continuous resident of Hong Kong since August 1978. I was educated as an architect and as a civil/ construction engineer, and I became a registered professional in both disciplines in the United States, as well as a Fellow of the Council on Tall Buildings & Urban Habitat (CTBUH) with a strong emphasis on urban habitat.

3. Slide of famous Chicago lakefront landscapes.



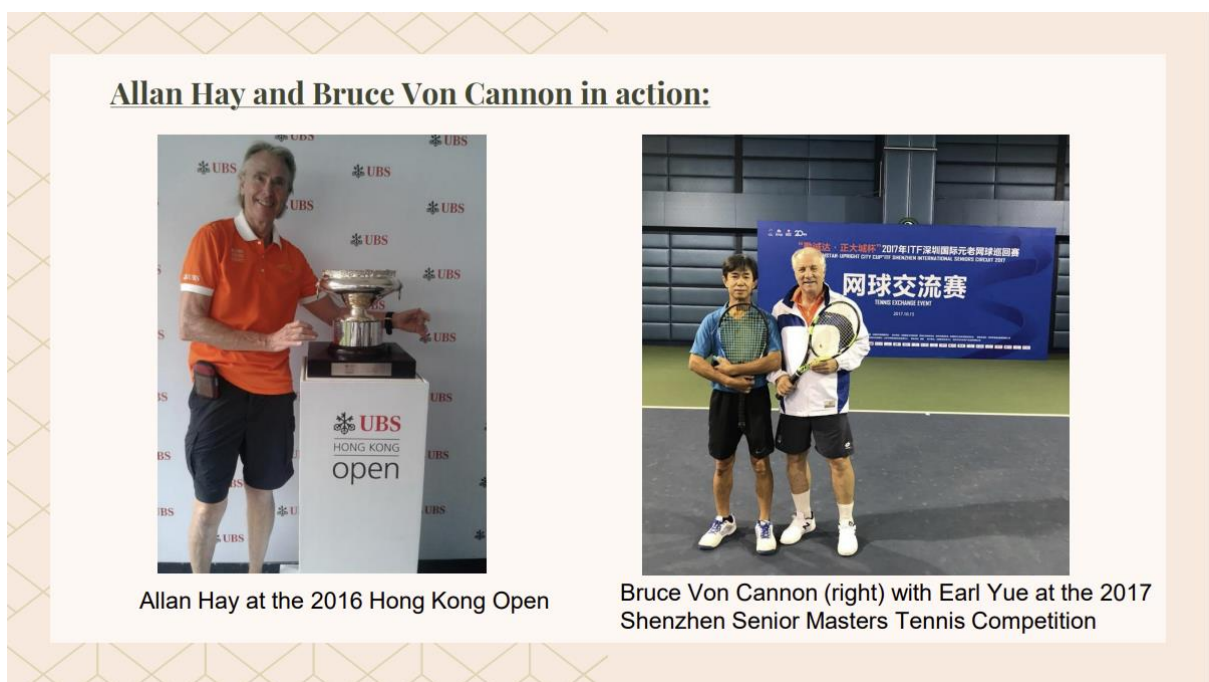
I grew up in another wonderful world-class city, the windy city of Chicago, which was founded in 1837, roughly at the same time as Hong Kong, and which as most of you know has made some amazing town planning decisions since the Great Fire of 1871.

The citizens of Chicago made sure to protect and preserve the wonderful cultural heritage lake front districts along Lake Michigan, as well as many of the man-made landscape/ park areas near the University of Chicago, Hyde Park, the Midway Plaisance and Jackson Park, the latter two heritage landscapes being the location of the famous Chicago World’s Fair of 1893.

It is responsible land administration, land management and land planning to retain, protect and preserve both natural and manmade landscape environments for future generations, as the citizens of Chicago did against the intentions of the then short-sighted City's mayor and several ruthless property developers.

Besides myself, I have been authorized by three other concerned citizens of Hong Kong to speak on their behalf this afternoon, regarding this Draft Fanling/ Sheung Shui Extension Area Outline Zoning Plan.

4. Slide of Allan Hay and Bruce Von Cannon.



First, my good friend, the highly regarded retired Lands Administrator, Allan Hay (R-6597) who as many of you know, worked in a senior position in Hong Kong's Lands Department for nearly 31 years, over 22 years of which was based working in the New Territories, culminating as Assistant Director/ New Territories.

Allan definitely wanted to be in attendance today and speak, unfortunately Allan had to attend important family gatherings. Allan sends his apologies to the Board, though he has given me words to speak later in this presentation.

On the left is a photo of Allan from the 2016 Hong Kong Open Golf Championship, where for many years he has served as a volunteer marshal and scorer. Allan is also a keen runner and golfer, and plays golf regularly with The Public Works Department Golf Society at Fanling. Allan would hate to see Hong Kong lose the opportunity to host any of the potential international golf tournaments that would love to come to Hong Kong.

Next is my keen tennis friend and financial advisor, Bruce Von Cannon (R -3311), who has resided in Hong Kong for more than 20 years in the banking and finance/ investment world and is regarded as one of Hong Kong’s most highly ranked amateur senior tennis players, giving back to the local tennis community in many ways.



On the right, is a photo of Bruce with his Hong Kong doubles partner Earl Yue, competing in the International Tennis Federation Senior Masters competition in Shenzhen in 2017. Bruce and I are cut from the same sporting cloth, and we are both loath to lose any public accessible sports facilities in Hong Kong.

Finally, I am speaking on behalf of the younger generation, Hong Kong’s future, who are now living and working here in Hong Kong, namely my daughter Kelly Robinson (R-2329) and many of her Hong Kong based friends who are in their late 20s and early 30s.

After graduating with a degree in Neurobiology from a university in the United States, Kelly transitioned her young career to the IT/Tech world in the USA and eventually decided to return to Hong Kong in 2019. Kelly is now working for a highly regarded Hong Kong based IT/Tech Security firm. Hong Kong needs more IT/Tech talent from all around the world, and Kelly regularly interviews such candidates to be employed in Hong Kong.

5. Slide of Kelly and the 2009 HK Team in Rome.

2009 Fina World Swimming Championships, Rome: Hong Kong team



2009 Hong Kong National Team

Kelly (right) with her friend Kasey Karlsen

Because of a sporting talent that I certainly do not have, Kelly, through a lot of unbelievable hard work in the local swimming pools and great coaching, became an extremely competitive swimmer with the internationally respected Hong Kong Amateur Swimming Association.

During high school in 2008, Kelly was selected to represent Hong Kong at the Fina International Short Course Swimming World Cup Meets held in Stockholm and Berlin, where in the Berlin finals, Kelly set the then Hong Kong record in the 50-metre butterfly.

A year later in the summer of 2009, Kelly again represented Hong Kong at the 2009 Fina World Swimming Championship in Rome, Italy, in both the 50 metre and 100 metre butterfly.

Here are a couple of photos from Rome. The photo on the left is the Hong Kong team with Head Coach Chan Yiu-Hoi and Coach Fu Mui, as well as the Hong Kong elite swimmers, Sherry Tsai, Claudia Lau, Sze Hang Yu, Gary Wong, Eric Chan, Yan Ho-Chun, Geoffrey Cheah and Kelly. The photo on the right is Kelly with a good friend of hers from northern California, Kasey Karlson, who won the Bronze Medal in the Women's 100 metre breaststroke in Rome that summer.

The young man who is sitting in the lower right-hand corner of the Hong Kong team photo, Geoffrey Cheah, is a very talented young man with a specialized ESG degree from Stanford University in Earth Systems, specifically renewable energy transitions, Greentech policy and energy efficient building engineering. Ever since representing Hong Kong at the 2016 Summer Olympics in Rio de Janeiro, and ending his professional swimming career in late 2017, Geoffrey has been conflicted on whether he should work in London or in Hong Kong.

It is sad for me to say this, as the decisions made by the last Administration in 2018 and 2019 are of concern to the younger generation, including the decision to take back public sporting facilities like the Old Course at Fanling.

In the last six years, Geoffrey has become a highly competitive amateur golfer, and is very concerned about what he is hearing about the Government's plans to take back half of the Old Course. Geoffrey is considering his promising career options, and like me back in 1978, will he be convinced to pack his bags and his golf clubs, and move back to Hong Kong to work and live?

My daughter Kelly, myself and other friends are all trying our best to convince Geoffrey to move back to Hong Kong, and become part of its future.

But please, let's not put barriers in the path of talented young professionals to come to Hong Kong to work, live and play.

Finally, I would also like to add that I am also personally speaking on behalf of several long-standing local golf societies, that I have been fortunate to be a member of for many years. These golf societies (and many others in Hong Kong) have been allowed for many years to have access to the Hong Kong Golf Club for their weekday golf events.

6. Slide of Jimmies Kitchen GS.

Jimmies Kitchen Golf Society



The Jimmies Kitchen Golf Society was founded in 1973 and celebrates its 50th anniversary this November in Hong Kong.

Retired members from all over the world will be coming back to Hong Kong to celebrate and of course play golf at Fanling and other local courses.

This photo shows the victorious Jimmies team in last year's Captain's Challenge Cup.

Jimmies Kitchen Golf Society, which was founded in 1973. Yes, this year is its 50th anniversary which will be celebrated in November at the Hong Kong Golf Club. People will be coming in from all over the world to attend the week-long festivities and golf.

7. Slide of Cinco de Mayo golf event at Fanling.

The American Club Golf Society



The American Club Golf Society was founded in 1976 and boasts a membership of over 600 members.

This photo on the Old Course was at the start of the annual Cinco de Mayo (May 5th) Golf Tournament.

Willie Woo was a founding member and long-term supporter.

The American Club Golf Society, which was founded in 1976, and has a membership of over 600 local golfers. This annual Cinco de Mayo golf event is extremely popular and as you can see was held on the Old Course, which is a perfect venue.

8. Willie Woo photo slide.

Willie Woo (1923 – 2021): Hong Kong's first international golf winner in 1956

SECRET TO WORKING AT 95 – PLAY GOLF

HK's longest-serving general insurer says the game is a great way to network with customers

Enoch Yu
enoch.yu@nlu.com

William Woo Shau-kee, the oldest general insurance executive in Hong Kong, has a simple secret on how to stay fit enough to work at the age of 95: play golf.

"I will play golf at least once a week," the managing director of his majority-owned NIU Insurance Agency said.

Not only does he credit the game with keeping him physically and mentally sharp, but he says it also has been great for client networking in an insurance career that has spanned 65 years.

"Gold is a good sport that in-

volves a lot of walking and strategizing. It keeps your body healthy and keeps you thinking all the time about what mistakes you made in the game. This keeps your mind clear," Woo said in a loud and clear voice in an exclusive interview with the "Herald."

"It is good networking to play as a team with the customers. We teach each other to improve our result. This is a good opportunity to establish trust and a good relationship."

Woo, who likes to play at the tree-lined Hong Kong Golf Club in Fanling, is now the longest-serving general insurer in the city. On Tuesday, he won the Lifetime Achievement Award – General In-

surance at the 30th anniversary dinner of the Hong Kong Federation of Insurers, which was co-organized with the "Herald."

Woo's journey in making his mark on insurance in Hong Kong began with his father, who originated from Guangdong and was among the first generation of Chinese students sent to study in the government in Beijing, where Woo was born in 1923. Woo has three older sisters and a younger brother.

His father later brought the family to Hong Kong, where Woo studied at Wah Yan College, then LaSalle and later the University of

Hong Kong. During the Sino-Japanese war, Woo worked for a unit of the US Army on the mainland briefly. After the war, he returned to Hong Kong to work for a shipping company.

His father taught him to play golf, which he credits for the break that got him into the insurance business. In 1956, he won a tournament in Taiwan and a golf buddy who worked at Insurance Co of North America (INA), now called Cigna, offered him a job there.

"I did not know anything about insurance, but my INA friend trusted me and offered me the job of production manager. I decided to jump ship for better pay as he offered me HK\$1,200 a month, compared with the shipping company's HK\$600," Woo said, noting that at the time, a piece of bread cost only about 10 HK cents and you could ride the tram for 5 HK cents. "HK\$400 was a great pay then."

Starting at INA in January 1957, he did life, fire, personal accident and public liability insurance. Back then, only a handful of British and American companies offered basic insurance products.

It did not take long for Woo to learn the basics of general insurance. He was then recruited to join American International Underwriters, now AXA Insurance Hong Kong, where he worked from 1959 until 1972, during which he said he learned a lot about how the international insurance company underwrote all types of risks for companies.

He joined Wheelock Madden from 1972 until 1986 to help the company offer captive insurance to many of the group's properties, ranging from shipping to infrastructure.

Woo set up NIU in 1986 at the age of 63. He has a team of about 10 people. It is an agency that sells general insurance products for Hong Kong insurer Asia Insurance Central big player Allianz, French-based AXA General Insurance Hong Kong and Japan's Sompo Insurance (Hong Kong).

Eric Ng Yin-chen, director and general manager of NIU, worked with Woo when he set up the



Willie Woo
Club Captain for 1977-1978
於一九七七年至一九七八年
球季擔任球會會長



Willie Woo, Hong Kong's first international golf tournament winner, 1956

As a teenager, he grew up in Tungshai (Qinghai) in the 1930s. Willie Woo and his younger brother learned the art of golf from their father and uncle. By the mid-1950s, Willie was leading Hong Kong's Chinese elite golfers and skills of the Game on the club course.

In October 1956 he represented the colony in the Individual Golf Championship played in Taipei, and brought home the silverware. This photo of Willie and his Cup appeared in the local press when he landed at Sai Tak.

In 1956, Willie was a member of Hong Kong's victorious seaport team versus Manila at Fanling.



Willie Woo playing golf on the Old Course. He was the first to play on the course since he was a young boy and has since played there.

One of the founding members of The American Club Golf Society was the amazing Hong Kong golf champion, Willie Woo, who sadly passed away at the age of 98 in 2021. Willie Woo was Captain of the Hong Kong Golf Club in 1977-1978 and became a close friend of mine as our paths crossed often in Hong Kong.

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9. Retired VIPs Golfers Group lunch

The Retired VIPs Golfers



The Retired VIPs Golfers are a fun group of retired gentlemen weekday golfers, who worked in Hong Kong for many years as policemen, contractors, lawyers, doctors, shipping executives, with government bodies such as Highways and DSD, successful businessmen, and architects/ engineers.

Playing golf is of course a social game, where it is also important to enjoy friendships over lunch or dinner.

*And finally, **The Retired VIPS Golfers Group**, which is a fun group of retired gentlemen weekday golfers who have worked in Hong Kong for many years as policemen, contractors, shipping executives, in government bodies such as DSD, Lands and Highways, successful businessmen, and architects/ engineers like myself. Part of playing golf is of course to enjoy the 19th hole social time with friends over lunch or dinner.*

My three authorized representors, myself and these Golf Societies all want their collective voices and stories “to be heard” today by this Town Planning Board.

10. Section title slide on Land Administration decisions



Lands Administration decision making concerns:

As I mentioned earlier, Allan Hay was unable to attend these TPB hearings.

As a fellow property development consultant, I highly respect Allan's professional Lands Department experience as it specifically relates to the Old Course at Fanling and the community that lives and works in the New Territories.

Allan specifically asked me to state the following quotations verbatim from himself to yourselves on the Town Planning Board:

11. Slide of this below quote, with side image. #1.

Allan Hay's Lands Administration concerns (1):

"Please think about what you are being asked to approve."

*"Think of the responsibility for the destruction of this cultural heritage, this pristine environment, this over 100 years of ecology, this world class sports facility, **and the fact that once destroyed it can never be replaced**. Future generations of Hong Kongers will be deprived of this unique Old Course at the Hong Kong Golf Club."*

"Think and ask yourself if there are other land alternatives more readily available or that are now being expedited by Government."

"Please look beyond politics and say to Government, they must look elsewhere."



"Please think about what you are being asked to approve."

*"Think of the responsibility for the destruction of this heritage, this pristine environment, this over 100 years of ecology, this world class sports facility, **and the fact that once destroyed it can never be replaced**. Future generations of Hong Kongers will be deprived of this unique Old Course.*

"Think and ask yourself if there are other alternatives more readily available."

"Please look beyond politics and say to Government, they must look elsewhere."

In my further discussions with Allan over coffees just before he flew out, he spoke repeatedly about the fact that this site was never an easy short-term, "spade-ready" site to develop, and as a result it was not a quick housing solution, which is completely contrary to what the 2018 Task Force on Housing Supply stated to the then Chief Executive and the Hong Kong public.

Allan went on to say,

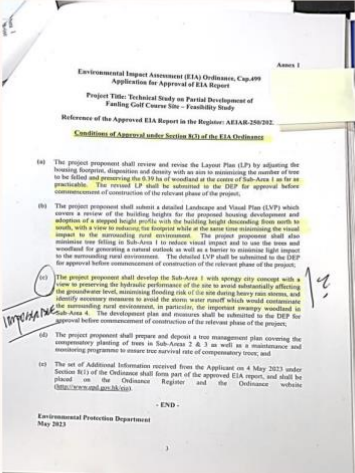
12. Slide of this below quote, with the ACE EIA conditions sheet. #2.

Allan Hay's Lands Administration concerns (2):

"The recently issued ACE EIA Conditions for Approval in mid-May 2023, specifically on the preservation of the woodland area in the middle of the site, the preservation of the Qing Dynasty grave site and hill, and the very challenging hydrology requirement to provide a "spongy city concept" landscape site plan, means a complete redesign by the Planning Department, Housing Authority and CEDD, and makes this remaining 5 to 6 hectare site area even more inappropriate for high-density high-rise low-income rental housing in the short to medium term."

"In my professional Lands experience, this TPB proposal, whether high-density R(A) or Undetermined Zoning makes no common sense whatsoever and reflects very poor planning and Land Administration."

"Hong Kong does not have a Land Supply Problem, sadly it has had a Land Management Problem for the past 20 years."



"The recently issued ACE EIA Conditions in mid-May 2023, specifically on the preservation of the woodland area in the middle of the site, the preservation of the Qing Dynasty grave and hill and the very challenging hydrology requirements to provide a "Spongy City Concept" landscape site plan, means a complete redesign by the Planning Department, Housing Authority and CEDD, and makes this now remaining 5 to 6 hectares of land even more inappropriate for public housing in the short to medium term."

"In my professional Lands experience, this Town Planning Board proposal, whether high-density R(A) or Undetermined Zoning, makes no common-sense whatsoever and reflects very poor planning and Land Administration."

"Hong Kong does not have a land supply problem, sadly Hong Kong has had a land supply management problem for the past 20 years."

In early 2019, Allan wrote a Letter to the Editor, entitled "Homes at golf course would upset balance", which was published by the SCMP. I now take the liberty of showing this Letter in its entirety to the TPB Members, the public and the press. Allan states very clearly the following;

13. Slide of Alan's SCMP Letter to the Editor, add image. #3.



"A lifetime of work in Land Administration taught me that you should preserve the environment wherever possible, and if development is to take place, then it should do so in those areas that have degraded the environment."

"The unanimous view of the Task Force on Land Supply, to include part of the Fanling Golf course as one of the early options for development, is to me a nail in the coffin of sensible land administration and planning, as its inclusion will not solve the housing problem."

"The fact that it is a golf course is irrelevant in the environmental context."

"Plan the "New Development Areas" around existing villages, upgrade the amenities and preserve the good agricultural land in these areas to add to the greenery. Perhaps then, people will see that the Government really cares and does want to create a decent environment for people to live in and enjoy."

And to wrap-up Allan Hay's comments to the Town Planning Board;

14. Allan Hay's final slide. #4.

Allan Hay's Lands Administration concerns (4):

"The Hong Kong Golf Club, having created and looked after this area for over 100 years should be allowed to retain control of the whole, as they are the best equipped organization to do so, as they know it so well."

"While the carpark and the multi-purpose pitch may not be ecologically valuable, the Old Course holes 1, 2 and 3 have equal ecological and environmental value to holes 4 thru 8, as well as the remainder of the Old Course to the west of Fan Kam Road. The EIA does not at all explain their alleged statement as to why they do not."

"Leaving the 32 hectares as a golf course will be a great present for Hong Kong and a considerable asset for the future of the community as a whole"



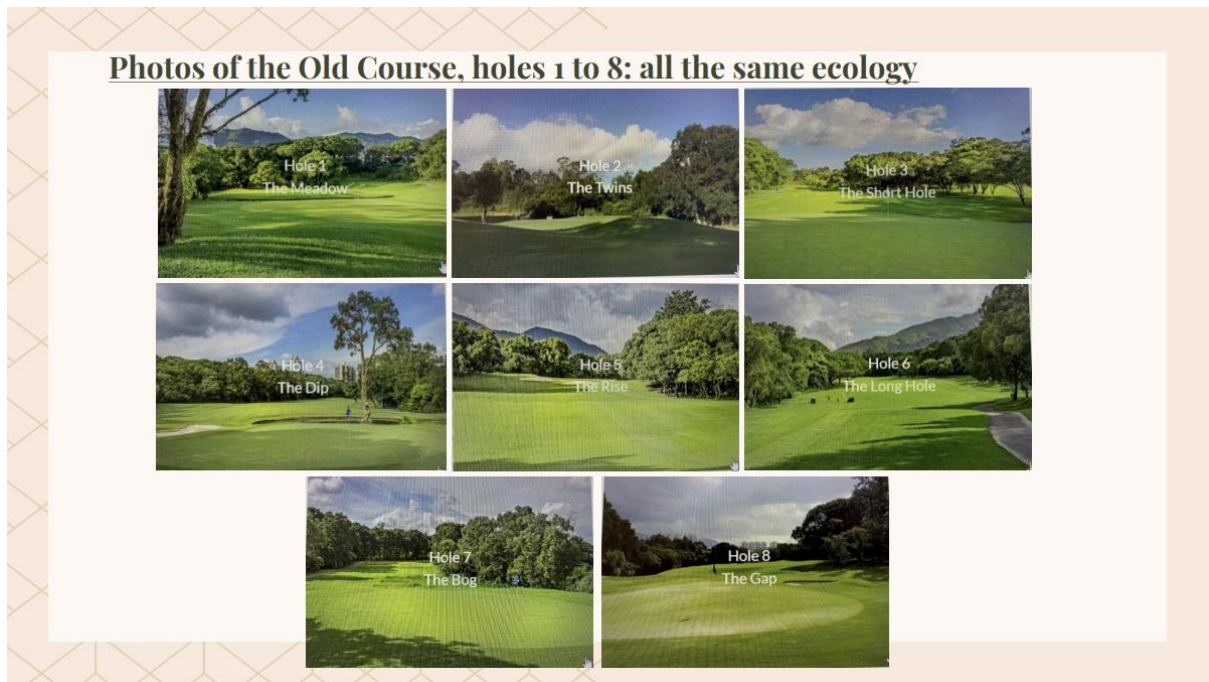
Aerial view of the HKGC, with the first six holes of the Old Course (centre/right side of this photo)

"The Hong Kong Golf Club, having created and looked after this area for over 100 years should be allowed to retain control of the whole, as they are the best equipped organization to do so, as they know it so well."

"While the car park and the multi-purpose sports areas may not be ecologically valuable, the Old Course holes 1, 2 and 3 have equal ecological and environmental value to holes 4 thru 8, as well as the remainder of the Old Course to the west of Fan Kam Road. The EIA Consultant does not at all explain their alleged statement as to "why these first three holes do not". This natural man-made golf course was designed all at one time, in 1911, and should be retained in its entirety."

"Leaving the 32 hectares as a golf course will be a great present for Hong Kong and a considerable asset for the future of the community as a whole, especially for the citizens of the Northern Metropolis."

15. Additional slide of the 8 holes of the Old Course (montage).



Very insightful and powerful words, and Allan truly speaks from the heart, having lived and worked in Hong Kong since 1973, “a half century citizen of Hong Kong”.

16. Section title slide about public housing since 1985



The Public Housing Situation in Hong Kong since 1985:

I now wish to describe my understanding of what has happened with affordable housing supply in the time period, from 1985 to 2016, that was clearly depicted in the Task Force on Land Supply document issued to the public in 2018.

17. TFLS Figure 6 slide and notes (first slide).



Some may say that this is “water under the bridge”, however this is important for all the non-government Town Planning Board members to hear again, and the public to fully understand.

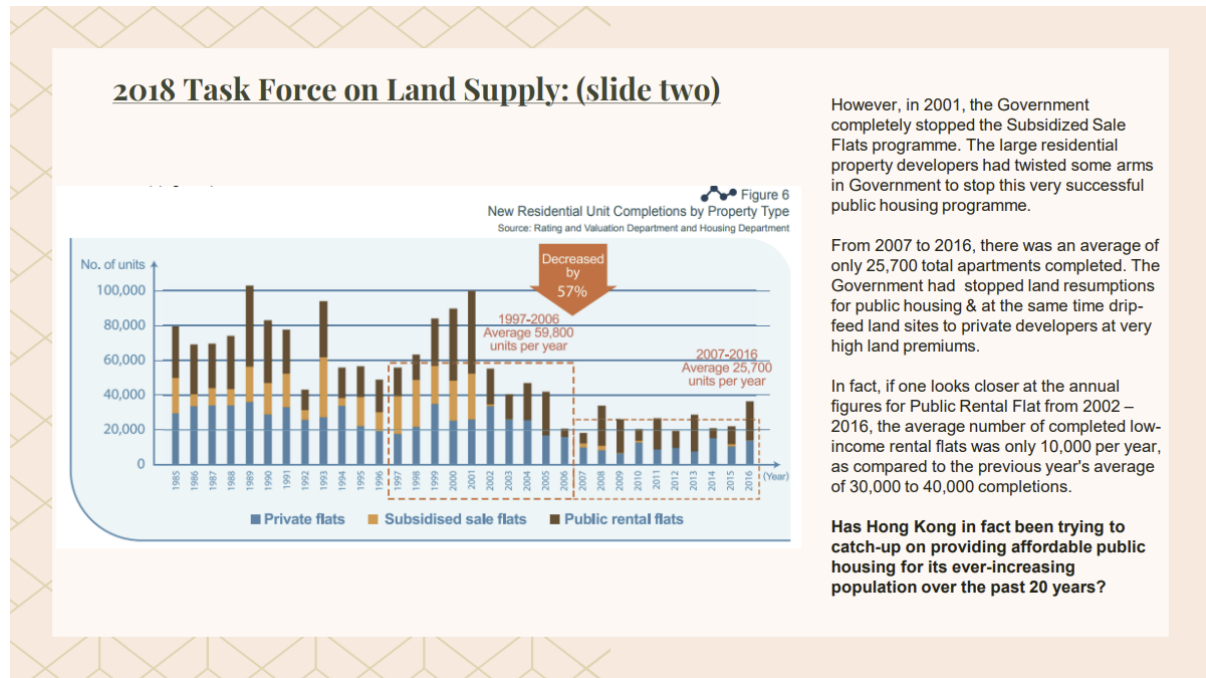
From my perspective, sadly, the public has been conned by at least three successive Government Administrations, ever since the fateful decision to significantly cut back on all types of affordable housing and land supply back in 2001 – 2002.

Let me recap, in my own words, what is stated in this summary annual housing supply Figure 6, for everyone assembled here and listening today.

- 1. From 1997 to 2006 there was an average of 59,800 private, subsidized, and public rental flats completed annually in Hong Kong.*
- 2. At the beginning of Tung Chee Hua’s administration in 1997, he stated quite clearly that housing was still a major problem in Hong Kong and that his administration would endeavor to provide the land to build 80,000 to 100,000 residential flats per year.*

3. The land resumption process was definitely started at this time, and things were actually looking pretty good in 1999, 2000 and 2001, as on average Hong Kong was completing 80,000, 90,000 and 100,000 new affordable apartments annually, with the majority being Public Rental Flats and Subsidized Sale Flats.

18. TFLS Figure 6 and notes (second slide).



4. However, in 2001, the Government completely stopped the Subsidized Sale Flats programme, which as I understand allowed those families who wanted to move up the economic ladder to move from a Public Rental Flat to a nicer Subsidized Sale Flat. The large residential property developers had twisted some arms in Government to stop this successful housing programme that had been going on for many decades.
5. From 2007 to 2016, there was an average of only 25,700 private and public rental flats completed in Hong Kong. In essence, the Government had unilaterally decided to stop Land resumptions for public housing and to slowly drip-feed land sites to the private developers at very high land premiums.
6. In fact, if one looks much closer at the annual figures for Public Rental Flat completions from 2002 to 2016, the average completed low income public rental flats was just +/- 10,000 apartments per year, as compared to previous years when up to 30,000 to 40,000 public rental flats were completed each year.
7. **Why hasn't the Hong Kong Government been trying to catch-up on providing low-income and affordable subsidized public housing for its ever-increasing population over the past 20 years? Sadly, it has not.**

19. Slide on Hong Kong's population per decade (1 of 3 slides).

Hong Kong's population growth: 1931-2021: (slide 1/3)

Year	Population
1931	840,000
1941	1,600,000
1945	600,000
1951	2,100,000
1961	3,100,000
1971	3,950,000
1981	5,200,000
1991	5,750,000
2001	6,700,000
2011	7,100,000
2021	7,400,000
2023	+/- 7,250,000

Hong Kong's population doubled from 1931 to 1941. This was a huge increase for any city to cope with. Hong Kong has been struggling since the 1930s to find housing for its fast-growing population.

At the end of WW2, HK's population stood at only 600,000, because so many of its citizens had fled back to southern China to escape the oppressive Japanese rule in Hong Kong.

However, in just a few short years by 1951, HK's population had again grown quickly to 2.1 million, and a bad housing situation before WW2 became a massive housing problem for the HK Government to deal with in the late 1940s and early 1950s.

Without fail, HK's population then grew each decade, from 1951 to 2001, by nearly one million people per decade. In 2001, there were 6.7 million people working, living and trying to find suitable housing in HK.

Ever since 1945 and even before, we have had lowland and hillside squatters' areas, Sub-Divided Units, metal caged living compartments, and very bad living conditions for a significant portion of our population.

Please now refer to these next three slides, on the decade-by-decade population growth of Hong Kong since the early 1930s. The reason that I have started this population summary from the early 1930s, is because WW2 actually started in Asia when Japan invaded China in late 1931, which began the forced migrations of many mainland Chinese to escape the invading Japanese Army and to seek the safe haven of Hong Kong.

Hong Kong's population doubled from 1931 to 1941, when Japan eventually invaded Hong Kong in December 1941. This is a huge increase for any city to cope with in such a short time period.

At the end of WW2, the population of Hong Kong stood at just 600,000, because so many of its citizens had fled back into Guangdong Province to escape the oppressive Japanese rule in Hong Kong.

However, in just a few short years after 1945, Hong Kong's population had grown quickly to 2.1 million people, and a bad housing problem before WW2 became a massive housing problem for the then Hong Kong Government to deal with in the late 1940s and early 1950s.

Pretty much without fail, Hong Kong's population grew each decade, from 1951 to 2001, by nearly one million people per decade. In 2001, there were 6,700,000 people working, living and trying to find suitable housing in Hong Kong.

Ever since 1946 and even before, we have had lowland and hillside squatters' areas, we have had Sub Divided Units, we have had metal caged compartments, we had abject poverty and very bad living conditions for a large portion of our population.

20. Slide on Hong Kong's population (2 of 3 slides).

Hong Kong's population growth: 1931-2021: (slide 2/3)

Year	Population
1931	840,000
1941	1,600,000
1945	600,000
1951	2,100,000
1961	3,100,000
1971	3,950,000
1981	5,200,000
1991	5,750,000
2001	6,700,000
2011	7,100,000
2021	7,400,000
2023	+/- 7,250,000

What finally started to alleviate this massive housing problem?

The disastrous fire at the large Shek Kip Mei squatters' area in 1953 destroyed the homes of over 58,000 people. The Government, for the first time, built public housing to accommodate the victims of this tragedy & created the Public Housing Policy which was in effect until 2001-2002.

The Government then expedited the first New Towns of Tsuen Wan, Sha Tin, Tuen Mun, Tai Po, Yuen Long, and Fanling/Sheung Shui from the 1950s to the 1970s, which provided large quantities of public rental housing, subsidized sale housing, and affordable sandwich class housing.

At the same time, several private property developers also created affordable middle-class housing developments, such as Chi Fu Fa Yuen in Pok Fu Lam, Mei Foo Sun Cheun Estate in Lai Chi Kok, and Tai Koo Shing in Quarry Bay, on old farmland or old industrial sites while only paying reasonable land premiums to the Government.

But still every year, there were new immigrants coming to Hong Kong, and initially having to live in squatters' villages, Sub-Divided Units and caged living compartments.

What finally started to alleviate this massive housing problem?

The disastrous fire at the large Shek Kip Mei squatter's area in 1953 destroyed the homes of over 58,000 people. The very concerned Hong Kong Government, for the first time, built public housing to accommodate the victims of this tragedy and created the Public Housing Policy which was essentially in effect until 2002.

The Government then expedited the first large New Towns of Tsuen Wan, Sha Tin, Tuen Mun, Tai Po, Yuen Long and Fanling/Sheung Shui in the 1950s, 1960s and 1970s, which provided large quantities of public rental housing, subsidized housing, and affordable Sandwich Class Housing.

At the same time, several private property developers also stepped up and created affordable middle-class housing developments such as Chi Fu Fa Yuen in Pok Fu Lam, Mei Foo Sun Chuen Estate in Lai Chi Kok, and Tai Koo Shing in Quarry Bay, on old farmland or old industrial sites while only paying reasonable land upgrade premiums to the Government.

But still, every year, there were new immigrants coming to Hong Kong, and initially having to live in squatters' villages, Sub Divided Units and caged compartments.

21. Slide on Hong Kong's population (3 of 3 slides).

Hong Kong's population growth: 1931-2021: (slide 3/3)

Year	Population
1931	840,000
1941	1,600,000
1945	600,000
1951	2,100,000
1961	3,100,000
1971	3,950,000
1981	5,200,000
1991	5,750,000
2001	6,700,000
2011	7,100,000
2021	7,400,000
2023	+/- 7,250,000

One might ask, why has Hong Kong's population continued to increase in the past 20 years by an average of about 400,000 per decade, when essentially births & deaths have balanced each other out?

This is because of the One-Way Permit system that has been in place since the mid-1990s and has permitted a maximum of 150 persons per day from China to enter Hong Kong to live and work.

150 persons per day x 365 days per year x 10 years = a maximum of 547,500 immigrants each decade.

With this immigration policy in place, which has greatly benefited Hong Kong over the past 25 years, the Government has had the ultimate responsibility to provide land to build Public Rental Housing, Subsidized Sale Flats, and private sector apartments of all cost ranges for the middle-class citizens of Hong Kong.

Unfortunately, the Government significantly curtailed the supply of land starting in 2002 and as a result, we have a shortfall today in affordable public housing.

One might ask, why has Hong Kong's population continued to increase in the past 20 years by an average of about 400,000 people per decade, when essentially new births and deaths have balanced each other out?

This is because of the One-Way Permit system that has been in place in Hong Kong since the mid-1990s and has permitted a maximum of 150 persons per day from China to enter Hong Kong to live and work.

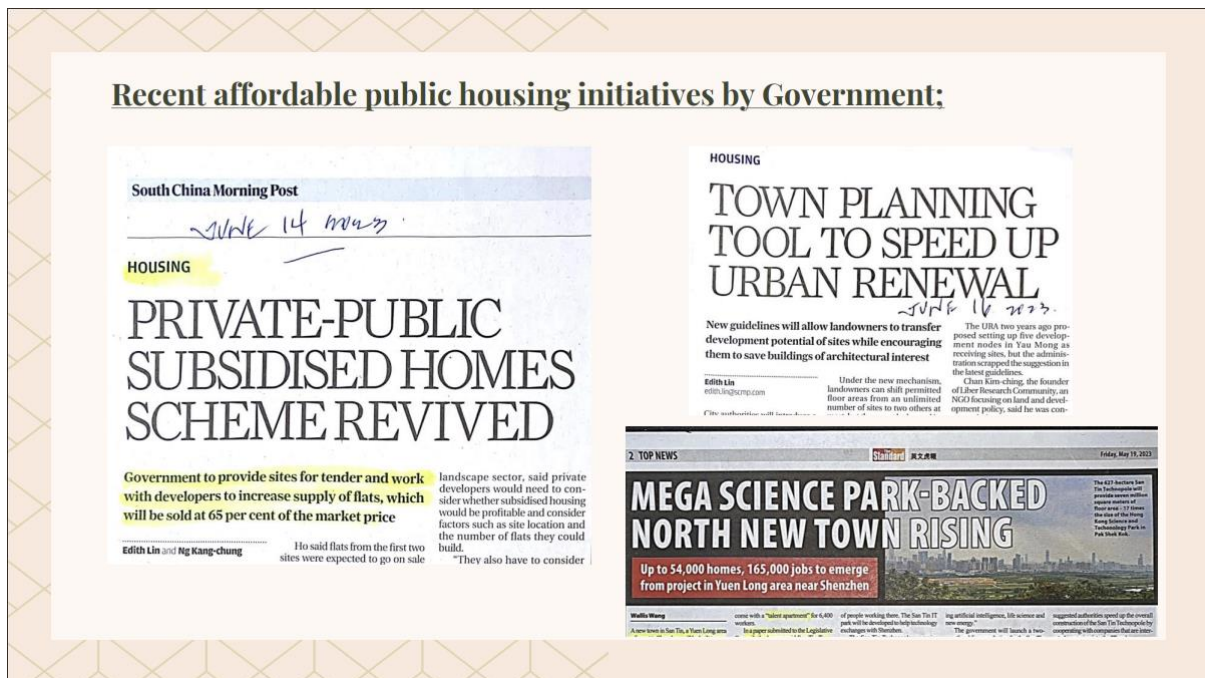
150 persons per day x 365 days per year x 10 years = a maximum of 547,500 people coming to Hong Kong each decade. These are the people in the middle and lower classes of society who need affordable housing, hospitals, education for their children and of course jobs.

*With this One-Way Permit immigration policy in place, which has greatly benefited Hong Kong over the past 25 years with the current population now at about 7.3 million, **the Hong Kong Government has had the ultimate responsibility to provide the land** to build Public Rental Housing for low-income families, Subsidized Sale Flats for those families who wish to move up the economic ladder, and finally Private Sector apartments of all cost ranges for the middle-class citizens of Hong Kong.*

Unfortunately, the Government significantly curtailed the supply of land for public housing in 2002, and as a result, we have a shortfall today in affordable public housing.

But there is some hope, as the land supply situation is finally changing under the current Administration.

22. Slide of the recent housing initiatives/ press clippings.



What the current administration is now doing is long-overdue and a much-needed boost for all levels of housing supply in Hong Kong.

In addition, many of us sincerely hope that the more than 1,000 hectares of abandoned agricultural land which four major residential developers are holding close to their chests, will now under the revived Private-Public Subsidized Homes Scheme, be aggressively pursued for affordable housing in the New Territories.

These new Private-Public subsidized housing initiatives on private developer held lands, would be in addition to the new housing supply of at least 250,000 residential units that will be completed in the next 10 years as a result of the planned Northern Metropolis Development.

Huge thanks to the current administration for breaking the previous constraints of land supply and housing supply in Hong Kong.

23. Section title slide about sports in Hong Kong from 1978 to 2021.



Public Sports Facilities in Hong Kong from 1978 to 2021:

Public Sports facilities in Hong Kong from 1978 to 2021:

Let me now turn to the topic of, the excellent increase in **Public Sports Facilities in Hong Kong from 1978 to 2021**. And the importance of sports and recreational facilities in a densely populated international city like Hong Kong, and why it is so wrong to take away heavily used existing sports facilities such as one of our local golf courses.....

24. 1978 and 2021 Government's Census and Statistics sheets.

1978 and 2021 Public Sports Facilities statistics:

Hong Kong Annual Digest of Statistics

18.5 Recreational Facilities Provided by the Urban Council and Urban Services Department

Facilities	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977
Children's playgrounds	185	217	233	255	272	298	305	317	306	225
Parks & gardens	283	307	336	360	394	454	458	570	471	480
Grass games pitches	29	41	37	42	50	51	51	62	53	114
Hard-surfaced mini soccer pitches	54	63	73	86	94	99	99	92	115	45
Basketball/volleyball/badminton courts	233	274	303	326	363	411	412	436	430	234
Tennis courts	30	29	30	36	36	36	36	36	36	43
Rolling tracks	6	8	7	9	9	9	9	12	9	8
Benches	38	36	38	38	37	37	37	36	37	37
Swimming pools	2	2	5	5	6	6	7	8	8	9
Indoor games halls (multi-purpose)	—	—	—	—	—	1	1	4	4	4
Other sports grounds*	17	15	17	—	—	—	—	—	—	—
Other recreational amenities†	323	362	506	102	111	112	128	60	24	44
Other facilities‡	200	20	224	420	452	481	481	513	1,232	779
Total average of public open space administered	1,252	1,347	1,388	1,472	1,529	1,568	1,570	1,628	1,620	1,650

Notes:
*Figures are as at end of the year.
†Other sports grounds include obstacle golf courses, squash courts, practice tennis courts, bowling and putting greens, soft-surfaced mini soccer pitches, roller skating rinks and table tennis.
‡Other recreational amenities include artesian and mineral exhibits, concrete chess tables, model boat pools, television sets and open air theatres.
§Other facilities include handstands, hot-bone pits, concrete beach buildings, one parks, changing rooms, fountains, dog's gardens, refreshment kiosks, public lavatories, public libraries, pavilions/shelters and spectators stands.

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表 16.8 按設施類別劃分的主要康樂及市容設施
Table 16.8 Major recreation and amenity facilities by type of facility

設施類別	Type of facility	2010	2015	2016	2017	2018	2019	2020
體育館	Sports centres	80	96	97	99	100	101	102
壁球場	Squash courts	290	294	294	292	289	292	292
網球場	Tennis courts	256	256	256	256	252	252	252
草地足球場	Turf pitches ⁽¹⁾	81	82	82	82	83	83	84
硬地足球場	Hard-surfaced soccer pitches	231	235	235	234	233	234	234
籃球場/排球場/ 羽毛球場	Basketball/volleyball/ badminton courts ⁽²⁾	1 287	1 382	1 397	1 404	1 432	1 444	1 457
體育館	Sports grounds	25	25	25	25	25	25	25
草地滾球場	Bowling greens	10	10	12	12	12	12	12
障礙球球場	Obstacle golf courses	1	1	1	1	1	1	1
高爾夫球場	Golf driving ranges	4	4	4	4	4	4	4
滾軸溜冰場	Roller skating rinks	29	28	29	29	29	29	29
健步徑/健身徑	Jogging tracks/Fitness trails	95	107	108	108	110	109	113
泳灘	Beaches ⁽³⁾	41	41	41	41	41	41	41
游泳池	Swimming pools	37	43	43	44	44	44	44
水上活動中心	Water sports centres	5	5	5	5	5	5	5
度假營	Holiday camps	4	4	4	4	4	4	4
騎術學校	Horse riding schools	2	2	2	2	2	2	2
公園及花園	Parks and gardens	1 533	1 567	1 575	1 588	1 588	1 604	1 672
兒童遊樂場	Children's playgrounds ⁽⁴⁾	695	630	634	640	645	648	662
狗園/狗場	Zoo/Amenities	5	5	5	5	5	5	5
轄下公共康樂設施 總計	Total area of public open space administered ⁽⁵⁾ (thousands)	2 175	1 994	1 985	1 981	1 985	1 973	1 997

Notes: (1) Figures include soccer pitches, hockey pitches, rugby pitches, soccer courts, other ball games pitches, and rugby court other ball games pitches, except goalball courts.
(2) Figures refer to the summation of the maximum number of basketball courts, volleyball courts and badminton courts that can be demonstrated individually on relevant facilities (including multi-purpose courts).
(3) Figures include public beaches, but exclude private beaches.
(4) Figures include all playgrounds, but exclude those in kindergartens, primary schools, secondary schools, and tertiary institutions.
(5) Figures include all public open space administered by the Government, including but not limited to parks, gardens, sports grounds, and recreation areas.



Back in 1978, what were the sports and recreational facilities that were available to the public and to a young professional like myself, on coming to live and work in Hong Kong? Here is a listing of all public sports facilities that existed in Hong Kong in 1978 and separately in 2021, which are from the Government's Annual Digest of Statistics.

In addition, and because of Hong Kong's unique geography, there were wonderful public beaches and a staggering variety of rugged green mountains to hike. There was fantastic sailing and boating opportunities, where I met many of my first and best friends here in Hong Kong.

Unfortunately, it took a while for me to get an invitation from a member to play golf as a guest at the Hong Kong Golf Club, even though one of the first projects that I worked on, as a young site architect, was at the nearby much smaller Fanling District Hospital.

25. Slide of the Fanling District Hospital Extension project.

Myself in the early 1980s at work:



Fanling District Hospital Extension

New Territories, Hong Kong, British Crown Colony

Fanling Extension
The government of Hong Kong commissioned Leo A. Daly to design this extension to the Fanling District Hospital. The five-story addition almost doubles the existing four-story, 2,416-square-meter facility by adding 1,800 square meters of space.
Located parallel to the road frontage, the addition joins the main hospital to form a "T"-shaped structure. A front-and-back-looker elevator serves both sections.
The first floor of the existing hospital contains a small operating theater, suite geared to minor and first-aid surgery. On the first and second levels are two, four- and six-bed inpatient wards. The open six-bed units featuring a deep-shaded veranda from north to south receive natural ventilation.
The new building contains diagnostic and therapeutic provisions, as well as staff accommodations. The casualty and x-ray section is located at ground level, which is about one floor below the main structure's ground level due to site slope. The first floor of the extension contains the clinics and is linked to the inpatient, consulting, treatment and kitchen areas on the ground floor of the primary hospital. Nurses' dormitories are located on the second and third floors of the new building, with two apartments on the fourth floor.
Along the north and south elevations are stairs and utility spaces. Deep overhanging eaves of reinforced concrete on the east and west elevations minimize solar heat gain.
The addition, clad externally in a light-brown glass-mosaic tile for minimal maintenance, consists of a reinforced concrete structure with bays of 11 meters by 6.2 meters, to provide flexible space for future conversions.
Throughout the planning, programming and execution of the new work, extreme care was exercised to ensure the hospital maintained normal functioning.

26. Slide: summary table of sports facilities from 1978 to 2021.

Comparison table of selected public sports facilities:

<u>Sport type</u>	<u>1978</u>	<u>2021</u>	<u>Notes/ Increase</u>
Basketball Courts	334	1,457	340% increase.
Softball/ Baseball Fields	not listed/ several	84	Very large increase.
Indoor Sports Game Halls	4	102	2,450% increase.
Tennis Courts	43	252	500% increase.
Swimming Pools	9	44	400% increase.
Ice skating/ice hockey rinks	nil	nil	Private developer provided.
Public golf courses	nil	4 **	Includes 3 courses at KSC, & 1 course at HKGC. **

I have prepared this comparison table of selected public sports facilities in 1978 and separately in 2021, which lists out those sports which I was interested in as a young man, as well as tennis courts (for Bruce Von Cannon) and swimming pools (for my daughter Kelly);

	<u>1978</u>	<u>2021</u>	<u>Notes// increase since 1978</u>
<i>Basketball Courts:</i>	334	1,457	340 % increase
<i>Softball/ Baseball fields:</i>	not listed/	84	large increase
<i>Indoor Sports Centres:</i>	4	102	2450 % increase
<i>Tennis Courts:</i>	43	252	500% increase
<i>Swimming Pools:</i>	9	44	400% increase
<i>Ice skating/hockey rinks:</i>	nil	nil	Private developer provided
<i>Public Golf Courses:</i>	nil	4**	Includes three courses at KSC, one course at HKGC **.

I wish to now clarify what has happened over the past 45 years in regards to public-accessible golf courses in Hong Kong. When I arrived in the late 1970s, the only golf course that would allow the local public like me and local golf societies to play during the week was the Hong Kong Golf Club.

In the 1970s and 1980s, the Hong Kong Government was extremely reluctant to provide land for public golf courses, especially as they were concentrating all their Land Supply efforts on the development of the New Towns in the New Territories. It wasn't until the approach of 1997 and the Government taking back the old British military artillery practice range lands on the remote island of Kau Sai Chau, that the Hong Kong Jockey Club was allowed to design and build the three public golf courses on this decontaminated island, starting with the North Course which opened in 1995, followed by the South Course in 1996, and finally the East Course in 2008.

Since their phased opening 30 years ago, these three-public golf courses on Kau Sai Chau have been very heavily used, and it is extremely difficult to get tee times during the week and especially on weekends.

The only other golf course in Hong Kong that has made a concerted effort to open up its courses on a rotational basis to the public, is of course the Hong Kong Golf Club, which has for many years provided about 40% of its tee times for the public and overseas visitors.

The Hong Kong Government has done an extremely good job in the past 45 years, in providing the land and the finances to promote many types of public sports and recreational pursuits for Hong Kong's ever-increasing population.

Therefore, why would the Hong Kong Government and the Town Planning Board want to take away one of the functioning 18-hole golf courses from the Hong Kong Golf Club, thus seriously depriving the Hong Kong public from enjoying a round of golf? In truth, it can be argued that this decision to take back the 32 hectares of the Old Course, is a 25% reduction in public golf access in Hong Kong.

27. Slide of the 25% public sports land resumption and areas.

Summary of 25% land resumption of existing public sports facilities:

- Let me now highlight on this slide, a series of equivalent 25% land resumption options of existing public sports facilities, that the Task Force on Land Supply could have proposed in 2018, as a direct comparison to what they proposed for the resumption of 32 hectares of the Old Course, for the construction on just 9 hectares for high-rise public housing.
- What if the Government in 2018-2019, in their desperate need to find “spade ready” flat land for public low-income rental housing, were to have instead proposed to;
- take back 25% (63 of 252) of the public tennis courts = **about 6 hectares** of flat land in total.
- or take back 25% (11 of 44) of the public swimming pools = **about 10 hectares** of flat land in total.
- or take back 25% (364 of 1,457) of the public basketball courts = **about 32 hectares** of flat land in total.
- or take back 25% (25 of 102) of the public games' halls = **about 17 hectares** of flat land in total.
- All existing LCSD managed public sports facilities are “spade ready” flat pieces of land, that could provide extremely suitable and well-located public rental housing in the very short term.
- **This is the exact same situation that the Government has placed all public golfers in Hong Kong, the resumption of one of our four existing public golf courses.**

Let me now quickly highlight on this next slide, a series of equivalent 25% land resumption options of existing public sports facilities, that the Task Force on Land Supply could have also proposed in 2018, as a direct comparison to what they proposed for the resumption of 32 hectares of the Old Course for high-rise, high-density public housing blocks.

What if the then Government in 2018-2019, in their “desperate need” to find “spade ready” land for public low-income rental housing, were to take back 25% of all the existing public outdoor tennis courts in Hong Kong (63 of 252 tennis courts)? According to my calculations, this total resumed land supply would provide about 6 hectares of flat land without any major environmental concerns.

Or to take back 25% of the public swimming pools, which equals about 10 hectares of land.

Or to take back 25% of the public outdoor basketball courts, which equals about 32 hectares of land.

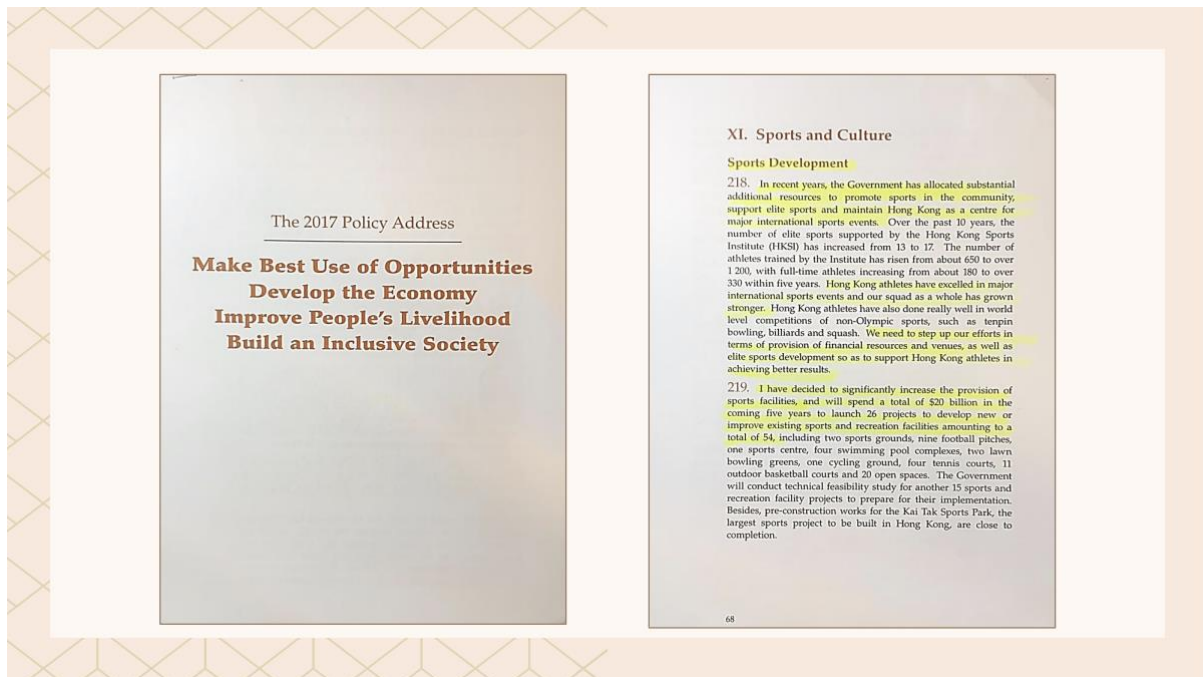
Or to take back 25% of the public games’ halls, which equals about 17 hectares of land to build public housing?

All existing LCSD managed sports facilities in Hong Kong are located on internal Government land licenses and in most instances are truly “spade ready” flat pieces of land that could provide extremely suitable and well-located public rental housing in the very short term. Why were these public sports facilities or others not even considered by the previous Administration and the 2018 Task Force on Land Supply?

But seriously, would the residents of those affected districts be at all happy with the Government and the Town Planning Board, if it was decided to take away their existing community public tennis courts and basketball courts, or take away their existing community swimming pool complexes, or demolish the multi-story public indoor games halls in order to create 10,000 to 12,000 public rental housing units?

This is the exact same situation that the Government has placed all public golfers in Hong Kong today, with this unilateral proposal to take back 32 hectares of the Old Course, and significantly reduce the public’s access to play a round of golf while enjoying a world class unique green heritage environment, which was created more than 110 years ago.

28. Slide of 2017 Policy Address)



I would like to read from the then Chief Executive's first Policy Address in mid-2017 which was titled, "Make best use of Opportunities, Develop the Economy, Improve People's Livelihood, and Build an Inclusive Society", and specifically the section on Sports Development, paragraphs 218 and 219, as follows:

Sports Development

"218. In recent years the Government has allocated substantial additional resources to promote sports in the community, support elite sports and maintain Hong Kong as a centre for major international sports events.


Hong Kong athletes have excelled in major international sports events and our squad as a whole has grown stronger.

We need to step up our efforts in terms of provision of financial resources and venues, as well as elite sports development so as to support Hong Kong athletes in achieving better results.


"219. I have decided to significantly increase the provision of sports facilities, and will spend a total of HK\$20 billion in the coming five years to launch 26 projects to develop new or improve existing sports and recreation facilities amounting to a total of 54, including two sports grounds, nine football pitches, one sports centre, four swimming pool complexes and etc."

29. Slide of Olympian cartoon and Tiffany Chan

Hong Kong Olympians:



Tiffany Chan, 2016 Olympics



Hong Kong's 2021 Olympic medal winners

My family (and many other families here in Hong Kong) have been blessed that Hong Kong now has world-class sports facilities and fully supports its elite amateur athletes in many ways as they grow up into world champions, like Tiffany Chan, Tai Chi Kho, Siobhan Haughey, Sarah Lee, Grace Lau, Edgar Cheung, and others. Huge thanks to those farsighted Government officials who proactively developed sports and sports facilities in Hong Kong from the mid-1970s until today.

However, what happened in the thinking of the newly appointed Chief Executive and her Cabinet, from the presentation of her first Policy Address in 2017, to the decisions that were made in the 2018 - 2019 in regards to taking back half of the Hong Kong Golf Club's Old Course and then to only build on at most 9 hectares for high-density public rental housing? Why???

That is why so many of us have objected to the Government's proposed plans.

30. Title slide for Hong Kong, Into the future.



Hong Kong: Into the Future

I would have never stayed in Hong Kong this long if I was not an optimist at heart. In my long 45-year working career across all of Asia, I have had many professional successes and yes, I have made some mistakes, which I have always owned up to and resolved as quickly as possible.

When I left the United States as a young man to move to Hong Kong in 1978, one of the farewell presents that I received was a cartoon which was created by an architect friend of mine at the firm, Leo A Daly Company.

31. LADCO farewell cartoon and Chinese phrase.

Arriving in Hong Kong in August 1978:

“Hong Kong is one of the most exciting and vibrant cities in the world”
Leo A. Daly colleague (in 1978)

前途無量
(qian-tu wu-liang)

“Have boundless opportunities and unlimited possibilities”



Initially, I really did not fully understand the meaning of “qian-tu wu-liang”, but once I started learning Mandarin Chinese 30 years ago, it all made a lot of sense to me. Hong Kong was a unique city of boundless opportunities and unlimited possibilities.

Yes, in 2023, we still have a problem in creating affordable public rental housing and affordable subsidized sale housing for the lower income and middle-income sandwich classes of Hong Kong.

All of us, of course, support a well thought out, multi-pronged affordable housing strategy that is logical, sustainable, large-scale and maximizes all of the limited professional manpower resources of both the public sector and the private sector.

But please, do not underestimate the importance of the people that are needed to achieve these medium-term housing goals.

32. “Why would the Government and TPB slide?”

Draft Fanling/ Sheung Shui Extension Area OZP No. S/FSSE/1:

In final summary:

- **Why would the Government and the Town Planning Board want to discourage professionals of all types and ages from coming to Hong Kong, because you have a policy of drastically reducing our existing public sports facilities, especially one that is very popular around the world, including in North America, Europe, Asia and now the Middle East?**
- **Why would you want to take away 25% of the public accessible golf courses in Hong Kong?**
- **Why would you want to destroy one of our few remaining cultural heritage landscapes in the New Territories?**
- **Why would you want to take away the potential of the next generation of young golfers, to follow in the footsteps of Tiffany Chan, Tai Chi Kho, Alex Yang, Dominic Boulet, Willie Woo and many others in becoming champions and international sports ambassadors for Hong Kong?**
- **Why would you want to turn you backs and say “No, don’t come” to the Aramco Team Series, to the LIV Golf Tour, and to the HKGA for the continuation of the long-standing Hong Kong Golf Open?**
- **And why would you want to continue the dismantling of Hong Kong’s hard-earned brand reputation as one of the World’s Greatest Cities?**

In final summary:

Why would the Hong Kong Government and the Town Planning Board want to discourage professionals of all types and ages from coming to Hong Kong, because we have a policy of reducing our existing public or private sports facilities, especially one that is very popular around the world, including in North America, Europe, Asia and now the Middle East?

Why would you want to take away 25% of the public accessible golf courses in Hong Kong?

Why would you want to destroy one of our few remaining cultural heritage landscapes in the New Territories?

Why would you want to take away the potential of the next generation of young golfers who aspire to become the next Tiffany Chan, Tai Chi Kho, Alex Yang, Dominic Boulet and others in becoming World Champions and international sports ambassadors for Hong Kong?

Why would you want the Hong Kong Government to turn their backs **and say “no, don’t come” to the Aramco Team Series, the LIV Golf Tour, and to the HKGA for the the continuation of the prestigious long-standing Hong Kong Golf Open?**

And finally, why would you the Hong Kong Government and the Town Planning Board want to continue the dismantling of Hong Kong’s hard-earned brand reputation as one of the World’s Greatest Cities?

33. Slide of Town Planning Board's independent public responsibilities:



Therefore, why would you, the independent public members of the Town Planning Board,

"Whose aims are to promote and protect the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work",

allow the Government to take back and destroy half of the Old Course to create undesirable high-rise, high-density public rental housing, while taking away from the golfing public one the four public golf courses in Hong Kong?

Ladies and Gentlemen, you are the independent, public Land Administration and Town Planning Board in Hong Kong, and we would all hope that you would reject the Government's planning proposal for this unique cultural heritage, environmentally important piece of land, the Old Course in Fanling.

34. Last slide of all of the Hong Kong public photos/ images.



Thank you so much for listening to myself, Allan Hay, Bruce Von Cannon, my daughter Kelly and so many other concerned citizens of Hong Kong.

We certainly hope that you will, in the end, make the right decision for the Future of Hong Kong.

END TPB Presentation (includes powerpoint slide) @ 26th June 2023