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5 July 2019

Sha Lo Tung Development Company Limited

**Environmental Impact Assessment (EIA) Ordinance, Cap. 499
Application for Approval of EIA Report**

**Project Title: Shuen Wan Golf Course
(Application No. EIA-260/2019)**

I refer to your above application received on 28 January 2019 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our letter of 28 March 2019 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance.

Having considered the public comments received during the public inspection period and the comments from the Advisory Council on the Environment (ACE) given to us on 11 June 2019, I now advise you under Section 8(3) of the EIA Ordinance that the above EIA report as exhibited under Section 7(1) of the EIA Ordinance is approved subject to the conditions at Annex 1, which shall be imposed, together with other relevant requirements as conditions in the Environmental Permit for carrying out of the Project. In addition, recommendations from the ACE are contained in Annex 2 for your onward action.

It should be noted that the approval of the EIA report shall not relieve you of the responsibility to comply with other legislation or Government requirements for implementing the Project.

Under Section 15 of the EIA Ordinance, the approved EIA report (Register No. : AEIAR-221/2019) will be placed on the EIA Ordinance Register. The approved EIA report and the conditions of approval will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

Should you have any queries on the above, please contact my colleague Mr. Steve LI at 2835 1142.

Yours sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

(K.H. TO)

Principal Environmental Protection Officer
for Director of Environmental Protection

**Environmental Impact Assessment (EIA) Ordinance, Cap. 499
Application for Approval of EIA Report**

Project Title: Shuen Wan Golf Course

Reference of the Approved EIA Report in the Register: AEIAR-260/2019

Conditions of Approval under Section 8(3) of the EIA Ordinance

- (1) The project proponent shall conduct a comprehensive tree survey on the existing trees to assess the condition of the trees proposed to be retained. The findings of the survey shall be submitted to the Director of Environmental Protection (DEP) for approval before commencement of construction of the project;
- (2) The project proponent shall review the phasing of the construction activities and submit a Construction Phasing Plan (the Plan) with a view to minimising the potential adverse impacts on the Collared Crow including fragmentation on the roosting habitats. The Plan should take into account the trees to be retained and the species and density of the new trees to be planted for roosting habitats upon completion of site formation at each phase. The Plan shall be submitted to DEP for approval before commencement of construction of the project;
- (3) The project proponent shall submit a water quality monitoring plan (the Plan) on water quality of Tolo Harbour during construction phase. The Plan should include comprehensive information on measures to reduce soil erosion, deployment of temporary sedimentation tanks as well as other measures to intercept any surface runoff and water quality monitoring requirements during the construction phase. The Plan shall be submitted to DEP for approval before commencement of construction of the project; and
- (4) The project proponent shall submit a Turfgrass Management Plan (the Plan) which should include information on the turfgrass species, usage of agrochemicals, management methodology, as well as worst-case assessments on the water quality impacts resulting from landfill leachate and the possible discharge from the Project into Tolo Harbour. The Plan shall be submitted to DEP for approval before commencement of laying of turfgrass for the project.

- END -

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**Recommendations from the Advisory Council on the Environment
for Carrying Out of the Project**

- (1) The project proponent is recommended to consider the inclusion of environmental education and recreational facilities in the Project, including but not limited to the provision of site history and environmental initiatives within the project site such as turf management, and recreational facilities such as cycling tracks and jogging paths for family enjoyment. Access to these educational and recreational facilities should not be counted towards the fulfilment of terms in the land deed relevant to the public use of the golf course; and
- (2) The project proponent is recommended to consider the formation of more artificial wetlands within the project site with a view to enhancing its ecology.

- END -

**Environmental Protection Department
July 2019**