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環境保護署分處

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11 May 2023

**By Registered Post & Fax**

Civil Engineering and Development Department

Dear

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

**Project Title: Technical Study on Partial Development of  
Fanling Golf Course Site – Feasibility Study  
(Application No. EIA-282/2022)**

I refer to your application received on 22 April 2022 for approval of the above EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 17 May 2022 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 from 20 May 2022 to 18 June 2022, the comments from the Advisory Council on the Environment (ACE) given to us on 24 August 2022, and the Additional Information you submitted to us under Section 8(1) of the EIA Ordinance on 4 May 2023, 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**.

The conditions have asked for, among others, the submission of a revised Layout Plan (LP) and a detailed Landscape and Visual Plan (LVP) to the Director of Environmental Protection (DEP). The revised LP shall, by adjusting the housing footprint, disposition and density, aim to minimizing the number of trees to be felled and preserving the 0.39 ha of woodland at the centre of Sub-Area 1 as far as practicable. The detailed LVP shall review the building heights for the proposed housing development and adopt a stepped height profile with the building height descending from north to south, with a view to reducing the footprint while at the same time minimising the visual impact to the surrounding rural environment. Before these are submitted and approved, the project proponent should review if the currently

assumed development parameters for the proposed housing development in Sub-Area 1 remain valid and consider whether it is appropriate to propose high-density and high-rise development for Sub-Area 1. In addition, recommendations from the ACE are contained in **Annex 2** for your attention and 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 - 250/2023) 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 application, please contact my colleague Dr. Billy MA at 2835 1142.

Yours sincerely,



(TSANG Sai Wing, Terence)  
Assistant Director (Environmental Assessment)  
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)

ACE EIA Subcommittee Secretariat (Attn. : Ms. Karen CHEK)

Fax: 2872 0603

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

**Project Title: Technical Study on Partial Development of  
Fanling Golf Course Site – Feasibility Study**

**Reference of the Approved EIA Report in the Register: AEIAR-250/2023**

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

- (a) The project proponent shall review and revise the Layout Plan (LP) by adjusting the housing footprint, disposition and density with an aim to minimizing the number of tree to be felled and preserving the 0.39 ha of woodland at the centre of Sub-Area 1 as far as practicable. The revised LP shall be submitted to the DEP for approval before commencement of construction of the relevant phase of the project;
- (b) The project proponent shall submit a detailed Landscape and Visual Plan (LVP) which covers a review of the building heights for the proposed housing development and adoption of a stepped height profile with the building height descending from north to south, with a view to reducing the footprint while at the same time minimising the visual impact to the surrounding rural environment. The project proponent shall also minimise tree felling in Sub-Area 1 to reduce visual impact and to use the trees and woodland for generating a natural outlook as well as a barrier to minimise light impact to the surrounding rural environment. The detailed LVP shall be submitted to the DEP for approval before commencement of construction of the relevant phase of the project;
- (c) The project proponent shall develop the Sub-Area 1 with spongy city concept with a view to preserving the hydraulic performance of the site to avoid substantially affecting the groundwater level, minimising flooding risk of the site during heavy rain storms, and identify necessary measures to avoid the storm water runoff which would contaminate the surrounding rural environment, in particular, the important swampy woodland in Sub-Area 4. The development plan and measures shall be submitted to the DEP for approval before commencement of construction of the relevant phase of the project;
- (d) The project proponent shall prepare and deposit a tree management plan covering the compensatory planting of trees in Sub-Areas 2 & 3 as well as a maintenance and monitoring programme to ensure tree survival rate of compensatory trees; and
- (e) The set of Additional Information received from the Applicant on 4 May 2023 under Section 8(1) of the Ordinance shall form part of the approved EIA report, and shall be placed on the Ordinance Register and the Ordinance website (<http://www.epd.gov.hk/eia>).

- END -

**Environmental Protection Department  
May 2023**

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

**Project Title: Technical Study on Partial Development of  
Fanling Golf Course Site – Feasibility Study**

**Reference of the Approved EIA Report in the Register: AEIAR-250/2023**

**Recommendations from the Advisory Council on the Environment**

The project proponent is recommended to –

- (a) make good use of Sub-Areas 2 & 3 to provide an active area for public education and enjoyment, as well as maintaining a good balance between recreational activities and habitat conservation, through developing a comprehensive public education and ecological management plan;
- (b) review the scale of the development at Sub-Area 1 in view of the potential ecological and visual impact on the surrounding environment, as well as the integration of the site to the development of the Northern Metropolis;
- (c) review the cultural heritage importance and function of the site in connection to the surrounding land uses, and consider how to mitigate the potential impact of the development of Sub-Area 1 on the cultural heritage impacts on the entire Fanling Golf Course area; and
- (d) review the traffic impact and arrangement for the site.

**- END -**

**Environmental Protection Department  
May 2023**