



33/F, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong
香港灣仔告士打道5號稅務大樓33樓

ACE Paper 11/2022

For discussion on 8 August 2022

Report and follow up discussion on the 154th Environmental Impact Assessment Subcommittee Meeting - EIA report on "Technical Study on Partial Development of Fanling Golf Course Site – Feasibility Study"

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee considered the EIA report on “Technical Study on Partial Development of Fanling Golf Course Site – Feasibility Study” (the Project) submitted under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 18 July 2022. The EIA report was submitted by the Civil Engineering and Development Department (CEDD) (the Project Proponent). Please refer to ACE-EIA Paper 6/2022 (*Annex A*) for details of the EIA project.

2. Members are requested to note the views of the EIA Subcommittee as detailed in paragraphs 6 and 7 below and advise whether the EIA report should be endorsed. Relevant extract of the draft minutes of the EIA Subcommittee meeting held on 18 July 2022 is at *Annex B*.

BACKGROUND

3. On 20 February 2019, the Government accepted the recommendation of the Task Force on Land Supply to study on the resumption of 32 ha of land of Fanling Golf Course to the east of Fan Kam Road (hereinafter referred to as “the FGC site”) for housing development to relieve shortage in land in short-to-medium term. The Project Proponent commissioned the “Technical Study on Partial Development of Fanling Golf Course Site - Feasibility Study” to explore the housing development potential of the FGC site and to determine the associated infrastructure to support the development. For the purpose of technical assessment, the Potential Development Area is divided into four areas. Having assessed and evaluated various development options, housing development is only proposed at Sub-Area 1 with approximate population of 33,600 while the remaining areas (i.e.

Sub-Areas 2 to 4) will be reserved for conservation cum recreation uses.

4. The Director of Environmental Protection, in consultation with relevant authorities, considered that the EIA report met the requirements in the EIA Study Brief and the Technical Memorandum on EIA Process, for the purpose of its exhibition for public inspection under Section 7(4) of the EIAO.

5. The EIA report was made available for public inspection during the period from 20 May to 18 June 2022. A total of 1451 sets of public comments were received by the Environmental Protection Department. All public comments were submitted to Members of the EIA Subcommittee for consideration before its meeting on 18 July 2022.

VIEWS OF THE EIA SUBCOMMITTEE

6. Having regard to the findings of the EIA report, the information provided by the Project Proponent and its consultants and the public comments received, Members of the EIA Subcommittee could not reach a consensus on whether the EIA report should be endorsed based on the information available. After detailed and careful deliberations, Members agreed that the EIA report should be further discussed at the full Council and the Project Proponent should provide additional information to facilitate the discussion. The list of issues of concerns (the list) on which additional information is required is at *Annex C*.

7. Responses from the Project Proponent to the list are provided at *Annex D*. Members of the EIA Subcommittee agreed at the meeting that the Project Proponent should attend the full Council meeting on 8 August 2022 to present and elaborate on their responses and to answer questions raised by the Members.

**Environmental Assessment Division
Environmental Protection Department
August 2022**