

The 154th EIASC on 18 July 2022
“Technical Study on Partial Development of
Fanling Golf Course Site – Feasibility Study”
Additional information on issues of concern

To facilitate ACE’s further deliberation on the above EIA project, the Project Proponent is requested to provide additional information on the following issues –

Fauna and Flora Diversity

- provide justifications for the methodologies, coverage and frequency of the ecological surveys conducted, including flora and fauna;
- provide data or proof to demonstrate that the assessments on the diversity and rarity of the fauna species of conservation interest, such as birds, bats and moth were comprehensive and accurate given that the critical activity time for the species concerned, e.g. birds in early mornings, and bats and moths in late nights, were not covered;
- provide data or proof to demonstrate that the assessments on the diversity, size and rarity of the flora species of conservation interest, such as seedlings of Chinese Swamp Cypress, as well as the overall ecological evaluation of four sub-areas, were comprehensive and accurate;
- provide results of additional ecological surveys as appropriate, if such could help illustrate or support the assessment results given in the EIA report;

Hydrology and Hydrological Impact

- elaborate the hydrological impact on the Chinese Swamp Cypress and woodland habitats (sub-areas 3 and 4) with consideration of tree plantation as mitigation measures, and available water sources in both wet and dry seasons in these sensitive areas;
- evaluate the hydrological impact on trees of particular interest (TPI) and other retained trees in the sub-area 1, taking into account critical factors like sufficiency of water sources in both dry and wet season as well as the soil ceiling and soil compression impact;
- provide hydrology impact assessment and mitigation measures to demonstrate the positioning and layout of the proposed number of blocks (consider to allow reasonable substructure / foundations as well) for the 12,000 residential units are feasible;

Landscape Impact

- provide information on the proposed compensatory tree planting with reference to the hydrology impact as mentioned above;

- provide a preliminary layout plan of the proposed housing in the sub-area 1 with relevant information to illustrate the feasibility of maintaining sufficient space and appropriate landscape conditions for the retained / translocated trees to survive while accommodating the proposed development of 12,000 housing units in the site during the construction and operational phases;
- provide information to demonstrate the site-specific design approach adopted or to be adopted in determining the layout of the proposed individual housing blocks, associated amenities and infrastructure in the sub-area 1, so as to ensure the majority of the existing trees, other than TPI, are to be retained;

Ecological Impact

- provide information to illustrate that the proposed development in sub-area 1 would not pose adverse ecological impact on the other sub-areas;

Light Impact

- elaborate with the support of data on the potential impact of light pollution on the woodland habitat and associated fauna in both the construction and operational phases;
- suggest practical mitigation measures for minimizing light pollution during the operation of the project (i.e., light pollution from the buildings); and
- suggest light abatement measures to demonstrate the positioning and layout of the proposed number of blocks to support the proposed 12,000 residential units (the carpark at sub-area 1 is acting as a buffer between the high-rise residential buildings and sub-area 2; if sub-area 1 is built up to the density similar to the high-rise residential building across the road, the effect on sub-area 2 may not be acceptable).