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ACE Paper 3/2014

For advice by circulation on 10 June 2014

**Report on the 126th
Environmental Impact Assessment Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment Subcommittee (EIASC) considered the EIA report on “Proposed Residential cum Passive Recreational Development within ‘Recreation’ (REC) Zone and ‘Residential (Group C)’ Zone at Various Lots in DD 104, Yuen Long, N.T.” (the Project) under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 19 May 2014. The EIA report was submitted by Capital Chance Ltd. (the Applicant).

2. Members are requested to consider the views of the EIASC at paragraph 10 below and advise on the way forward for handling the EIA report.

BACKGROUND AND NEED FOR THE PROJECT

3. The Project is to provide a residential development comprising 106 houses (2-storey of about 6.6m in height with a basement carpark) and a club house to be located in the southern part (48%) of the site, while the northern part of the site (52%) will have a Landscape Pond and be used for passive recreational purpose with boardwalk, sitting out area, children play area, hobby farm and a management office.

4. The project site, in dumbbell shape and enclosed by Fairview Park and Yau Pok Road, is about 9 ha in total area and falls within the Deep Bay Buffer Zone 2. The southern part (4.3 ha) was previously used as a golf driving range. The northern part (4.7 ha) is mainly abandoned agricultural land with a seasonal

pond (0.5 ha).

5. The key environmental benefits with the Project in place will include –
 - (i) Enhanced landscape through creation of passive recreation uses with supporting facilities including a Landscape Pond;
 - (ii) Planting of 200 new heavy standard trees while preserving over 60 existing trees on the abandoned agricultural land and grassland; and
 - (iii) A coherent development to provide visual enhancement to the neighbourhood in the vicinity.
6. Please refer to the ACE-EIA paper 1/2014 on the EIA report at **Annex A** for details of the Project.

VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION

7. The Director of Environmental Protection (DEP), in conjunction with the relevant authorities, considers that the EIA report has met the requirements of the EIA Study Brief and the Technical Memorandum of EIA Process (TM). Comments from the public and ACE will be taken into account by DEP in deciding whether or not to approve the EIA report under the EIAO.

VIEWS OF THE SUBCOMMITTEE

8. Public inspection period of the EIA report was from 21 March to 19 April 2014. The 9 public comments received by the Environmental Protection Department (EPD) during the inspection period and the gist of the comments were issued to Members on 13 May for reference.
9. A summary of issues discussed by EIASC at the meeting on 19 May 2014 on the Project is prepared at **Annex B**.

RECOMMENDATIONS OF THE SUBCOMMITTEE

10. Having regard to the findings of the EIA report and the information provided by the Applicant, EIASC agreed to recommend to the full Council to endorse the EIA report with the following condition and recommendation –

Condition of endorsement

Before commencement of construction, the Applicant shall submit for the agreement of DEP / the Director of Agriculture, Fisheries and Conservation (DAFC) a plan for the construction, operation and management of the proposed Landscape Pond, taking into consideration (i) the ecological objectives of the Pond; (ii) feasibility of relocating or extending the Pond to enhance its ecological linkage with Ngau Tam Mei Channel; and (iii) further measures in enhancing the Pond's ecological function.

Recommendation

The Applicant should consult the nearby affected communities, including Bethel High School, on the design and material to be used for the site boundary walls and noise barriers so as to blend in with the local environmental setting.

11. EIASC also agreed that the Applicant and its consultant team would not be required to attend the full Council meeting on 16 June 2014 (if held) to explain the project and to answer any questions which Council Members might have on the EIA report.

**EIA Subcommittee Secretariat
June 2014**