

Designated Project Profile

指定工程項目簡介

“Birds Paradise” Barbecue Spot and Refreshment Kiosk

in Tsim Bei Tsui

尖鼻嘴「觀鳥軒」小食亭及燒烤場

October 2001

二〇〇一年十月

1. BASIC INFORMATION

- a. Project title:
“Birds Paradise” refreshment kiosk and barbecue spot in Tsim Bei Tsui.

- b. Purpose and nature of the project:
It provides bird-watchers a spot for recreational and barbecue activities.

- c. Name of project proponent:
Vantage Union Investments Limited.

- d. Location and scale of project and history of site:
The project is located near the northeastern end of Deep Bay Road in Tsim Bei Tsui, Yuen Long (Lot Nos. 262RP, 264, 265RP, 266, 269, 275RP, 276RP in D.D.129). It is about 4 km to the east of the roundabout at Lau Fau Shan. (Please refer to location plan and plans concerning the site at Enclosures 1 to 6)

The site was formerly an army camp occupied by British Military Force before 1988. The site became abandoned after demolition.

The subject project comprises a total land area of 9440m². By preserving the existing trees and removing the concrete terrace, remaining walls, rubbish and debris left on the abandoned army camp, the site has been extensively landscaped for the use by bird-lovers and the public. (See Enclosures 7 to 9 for photos)

- e. Number and types of designated projects to be covered by the project:
According to P1 of Schedule 2 Part I of Environmental Impact Assessment Ordinance (Cap. 499), the subject project is a recreational development within Deep Bay Buffer Zone 1 that constitutes a Designated Project which requires an Environmental Permit.

f. Name and telephone no. of contact person(s):

2. OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAM

a. Planning and implementation:

GOLDRICH Planners & Surveyors Ltd. involves in the planning and the related applications whereas the rest of the program is to be undertaken in-house.

b. Project time-table :

Drainage proposal as described in paragraph 5a(iii) and the related works will be completed within 1 month upon permission of the application.

c. Interactions with broader program requirements or other projects to be considered:

No interaction.

3. POSSIBLE IMPACT ON THE ENVIRONMENT

The environmental impacts that may probably arise during the construction and operation of the project are described as follows:

a. Gaseous emissions:

Emission of a little amount of fumes and odour from food is expected in times of barbecues (the maximum 10 barbecues in simultaneous operation are estimated). The operation of barbecues mainly concentrates on Saturday afternoons and two to three hours during Sundays. The fume and odour emitted would diffuse in the air within the site. The frequency and quantity of emission are both low and that no human habitations are found in the neighborhood. No impact on environment is estimated.

- b. Dust:
No dust is generated from operation.
- c. Odour:
Please refer to “gaseous emission” in paragraph a. above.
- d. Noisy operations:
The nature and purpose of the site is for passive recreation. No emission of noise from machines or other modes is estimated in times of operation.
- e. Night-time operations:
Birds’ watching activities will concentrate in the daytime of weekdays, Saturday afternoons, Sundays and Public Holidays. It is less usual to operate night-time except barbecue parties.
- f. Traffic generation:
The scale and purpose of the site is for the use by a maximum number of 100 visitors. The ancillary car park, with spaces for parking of 6 tourist coaches and 34 private cars, is of adequate capacity for visitors. No additional burden to the existing traffic is estimated.
- g. Rainwater runoff:
Under normal circumstances, rainwater falling on the surface of the site will penetrate into the subsoil beneath as the site is paved with water-penetrable rubble asphalt, lawn and plantation (Refer to Enclosure 5).

Drainage measures to control rainwater flow are proposed in paragraph 5a(iii). Rainwater flowing into the site will be collected by a proposed channel network along the site boundary.

- h. Liquid effluents, discharges, or contaminated runoff:
The contamination source within the site consists of toilets and septic tanks. These are of sealed type which does not involve discharge of liquid effluents to neighboring areas.
No contaminated runoff therefore exists. For the treatment of effluents, please refer to paragraph 3h below.
- i. Generation of waste or by-products:
The waste and effluents contained in the sealed type septic tanks will be taken away on regular basis or when necessary. Rubbish left on-site or classified will be collected and packed by attendants on daily basis. The classified rubbish will be delivered for recycling uses whereas the unclassified rubbish will be sent to refuse collection points everyday.
- j. Manufacture, storage, use, handling, transport or disposal of dangerous goods, hazardous materials or wastes: the site does not involve treatment of dangerous goods.
- k. Risk of accidents which would result in pollution or hazard:
The site is for passive recreation purpose and does not involve operations that generate pollution or risk of accidents
- l. Disposal of spoil material, including potentially contaminated-material:
The site does not involve the treatment of material of the kind.
- m. Disruption of water movement or bottom sediment:
The operation of the site does not disrupt water movement or bottom sediment.
- n. Unsightly visual appearance:
Trees existing have been preserved. Various species of trees, flowers and grass have been planted on-site. Two trellis erected are painted green. The site matches with the natural surroundings.

o. Ecological impacts:

The site was formerly an abandoned army camp and is now converted to contributive recreational facilities. It is distant from the nearest shore and does not adversely affect the ecology of the surrounding environment.

According to the Town Planning Board Guidelines in respect of developments in Deep Bay Area (TPBPG- No. 12B Appendix A), the subject project (Refreshment kiosk and Barbecue spot) is exempted from ecological impact assessment.

4. MAJOR ELEMENTS IN THE SURROUNDING ENVIRONMENT

a. The existing and planned sensitive receivers and sensitive parts of the natural environment which might be affected by the proposed project are outlined follows:

Costal Protection Area, more than 200 meters to the north of the site.

b. The major element of the surrounding environment and existing and /or relevant past land use(s) on site which might affect the area in which the project is proposed to be located are outlined as follows:

i. The site is surrounded by abandoned agricultural land and a knoll. A pig farm is situated about 40 meters to the west. To the north is Deep Bay Road adjoining by cliff and Deep Bay. Bird watchers from all over the world pilgrim the site from winter to spring every year.

ii. The past and current land use of the site:
The site was formerly an abandoned army camp which is now converted into greenery site with extensive scenic plantation for bird lovers' leisure and recreational activities.

5. ENVIRONMENTAL PROTECTION MEASURES TO BE INCORPORATED IN THE DESIGN AND BY FURTHER ENVIRONMENTAL IMPLICATIONS

a. Measures to minimize environmental impacts include the following:

(i) Waste management systems and practices:

Different categories of rubbish bins will be installed on-site to facilitate waste classification. The classified waste will be delivered for recycling. The unclassified waste is to be collected and packed and transported to the refuse collection points on daily basis.

(ii) Potential for waste and wastewater minimization:

The site has been designed with two toilets and sealed type septic tanks which should adequately cater for the visitors. As the effluents and waste stored in the septic tanks are to be taken away on regular basis or when necessary, no contaminated runoff nor passage of effluents exist. We have applied to the Environmental Protection Department for the license in relation to discharge to sewerage system in accordance with S.20 of Water Pollution Control Ordinance (license no. 2T42/1 for reference) (Cap 358).

(iii) Drainage proposal to control rainwater runoff:

Rainwater flowing into the site will be collected by a proposed channel network along the site boundary. It is designed with intermittent sand-pits that trap the fallen leaves and materials. Rainwater collected via the channel network will be led to and stored in the rainwater storage pond (12m x 9m x 4.5m(depth)) on the western end of the site. Rainwater stored in the pond is used for irrigation of plantation within the site. Excess water in the storage pond will be drained towards the existing watercourse leading to Deep Bay (see Enclosure 4 for the drainage plan).

(iv) Retention of natural environmental features :

This project removes the environmentally unfriendly features left by the formerly abandoned camp site, preserves the trees existing and extensively landscapes the site with seasonal flowers and plantation. It effectively converts the previous incompatible landuse into an environmentally compatible recreational site enjoyed by the public.

b. Comment on the possible severity, distribution and duration of environmental effects:

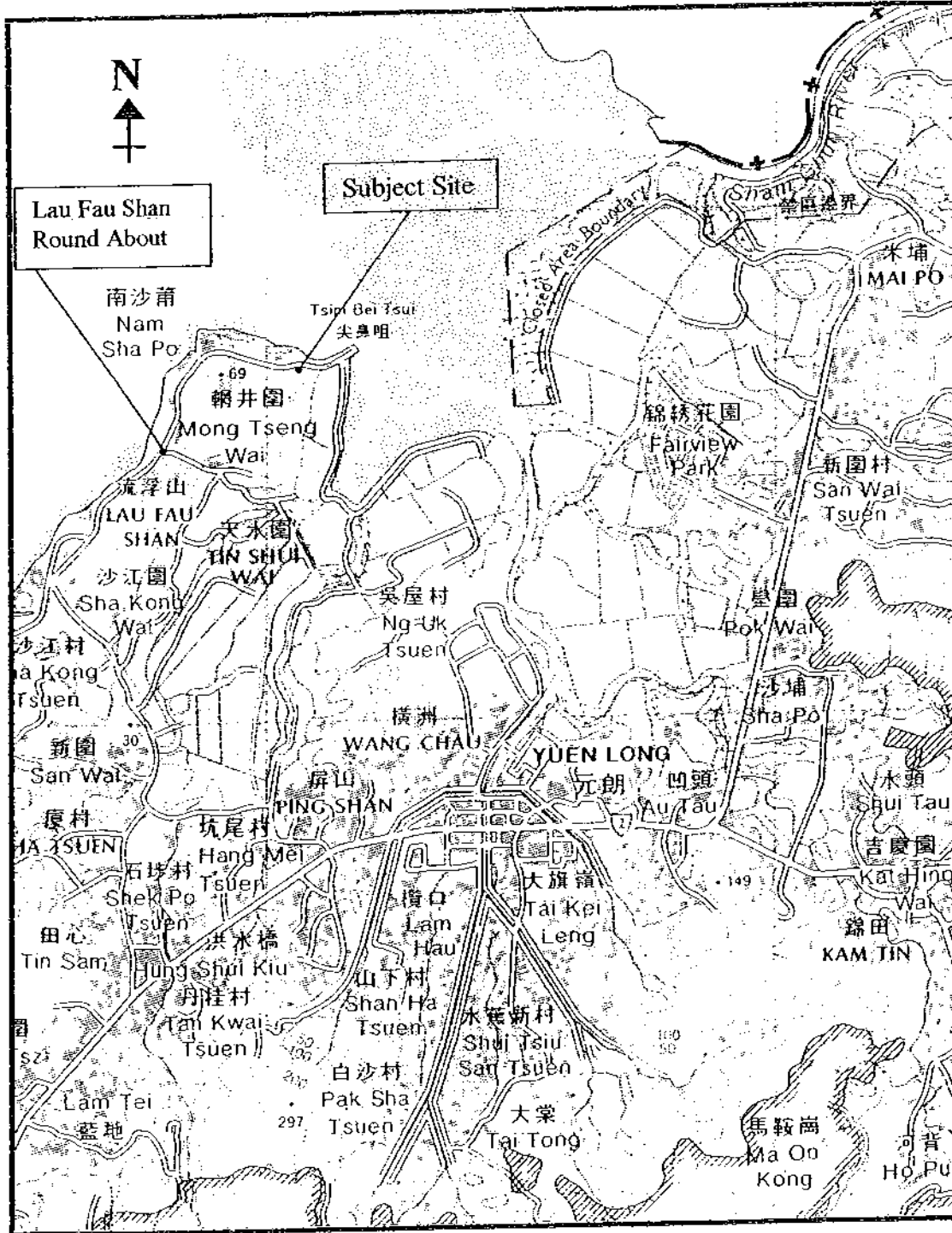
- Not applicable

c. Comment on further implications:

- Further implication not likely.

6. USE OF PREVIOUSLY APPROVED EIA REPROTS

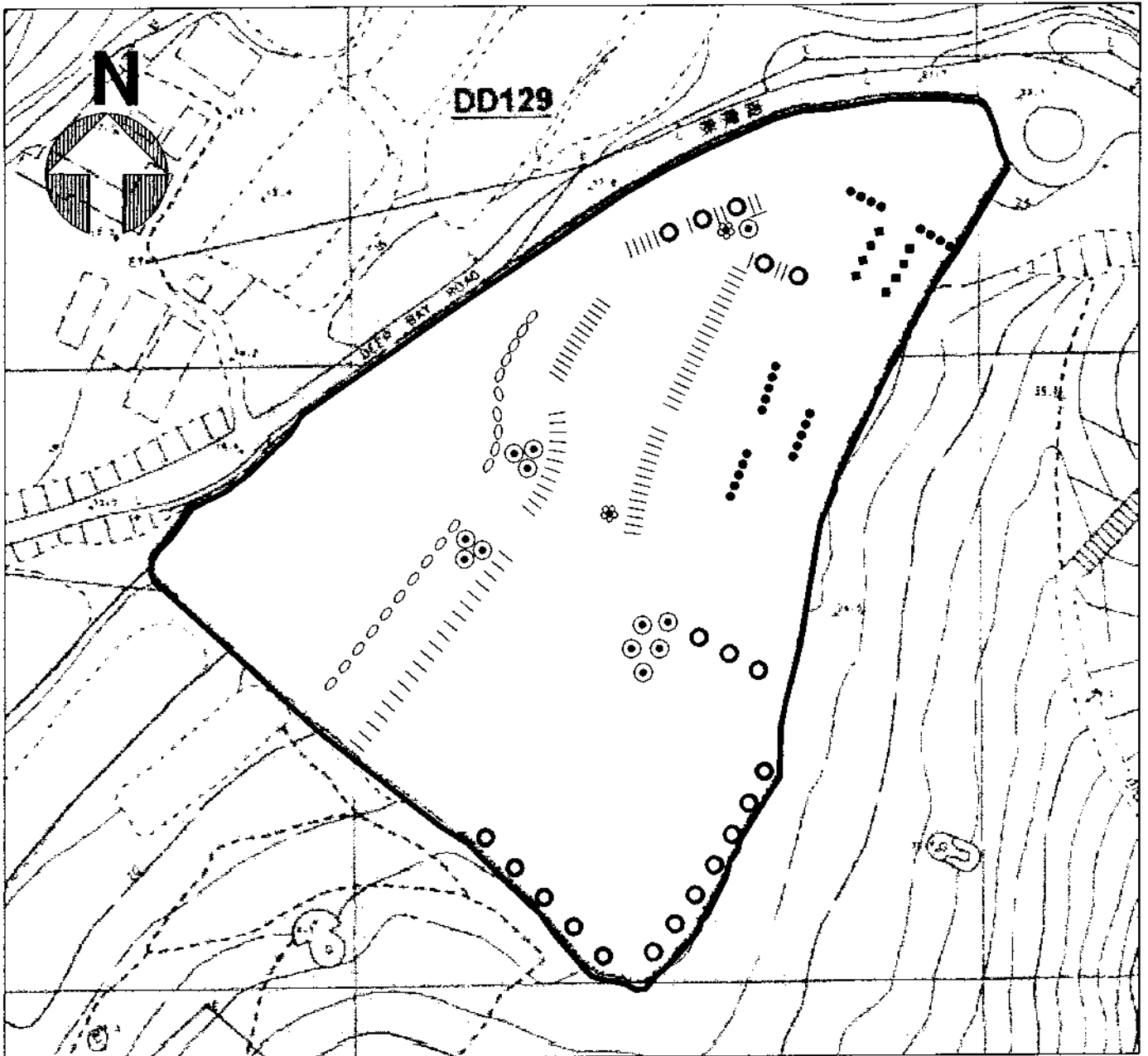
Nil.



Location Plan

Not to Scale

Enclosure 2 : Landscaping Plan (Scale 1:1000 approx.)



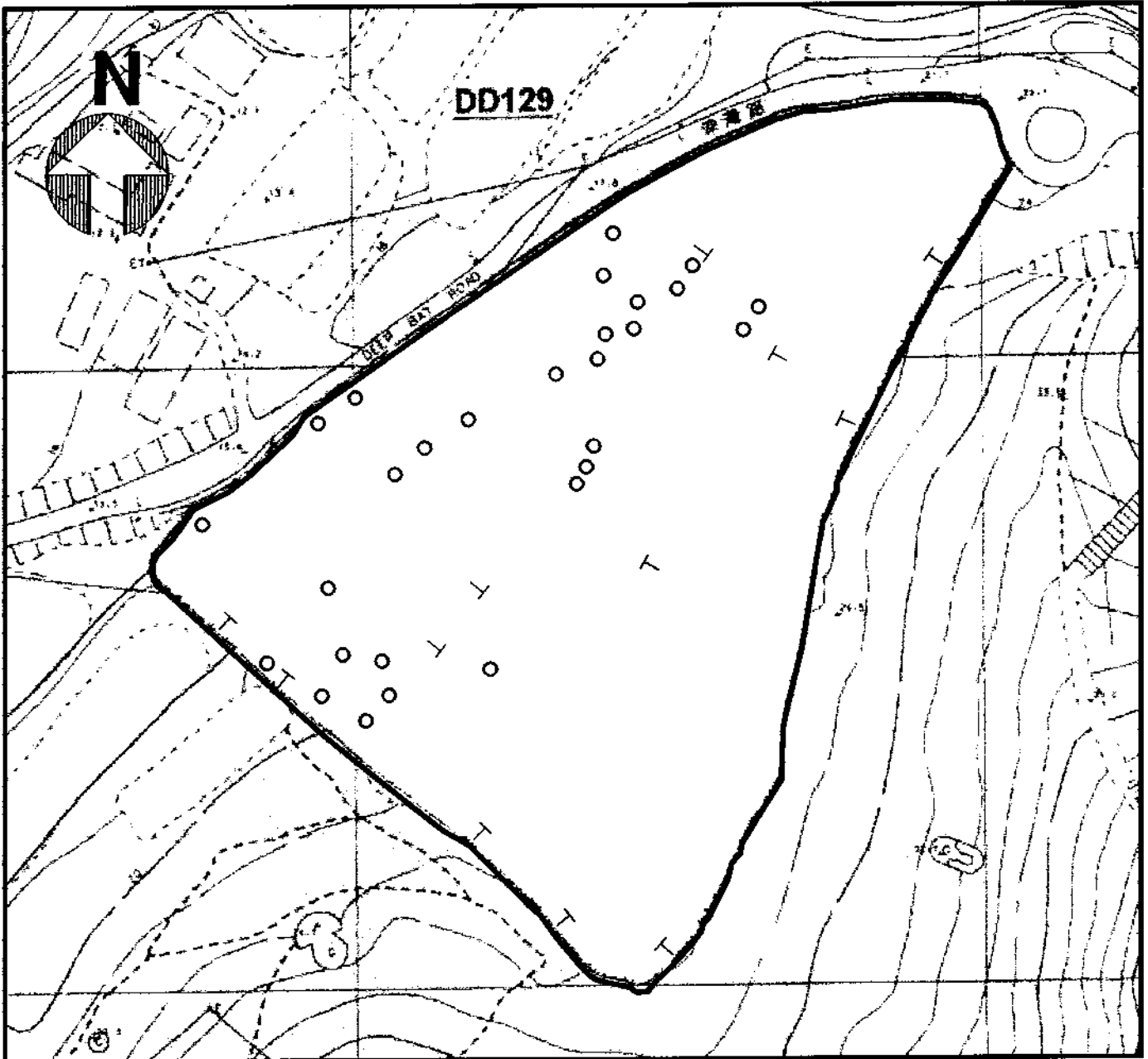
Legend:

- | | | | | | | | | |
|---|------------|---------|---|------------------|---------|---|------------|---------|
| ○ | Royal palm | 20 nos. | / | Dragon juniper | 96 nos. | ○ | Mango tree | 20 nos. |
| ● | Sago palm | 12 nos. | ● | Osmanthus | 25 nos. | | | |
| ⊗ | Plumeria | 2 nos. | ◆ | Ficus microcapba | 8 nos. | | | |

Hibiscus, Ficus microcapba and rhododendron along two sides of the access road.

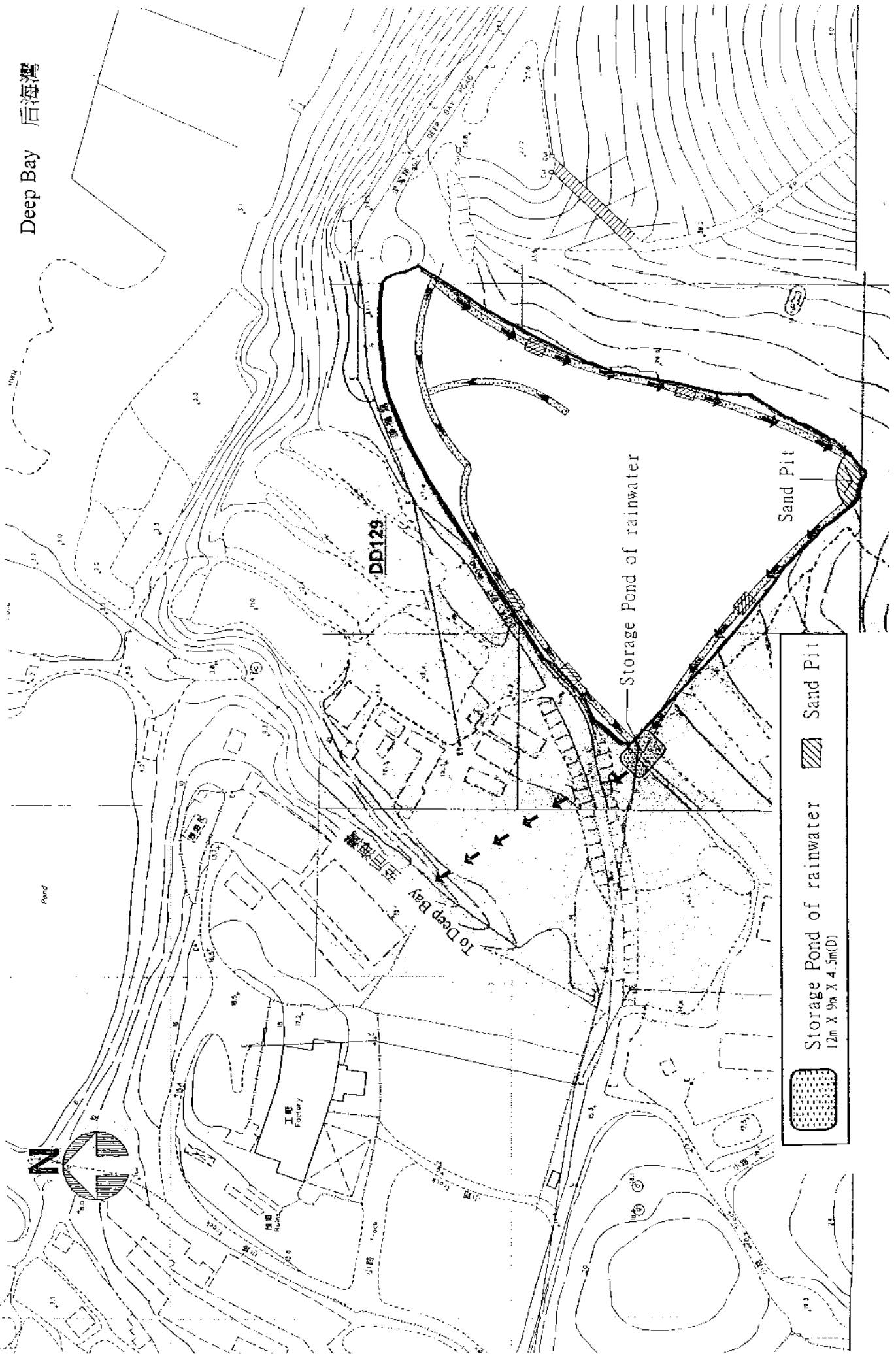
Enclosure 3 : Trees Preserved and Irrigation Sprinklers

(Scale 1:1000 approx.)

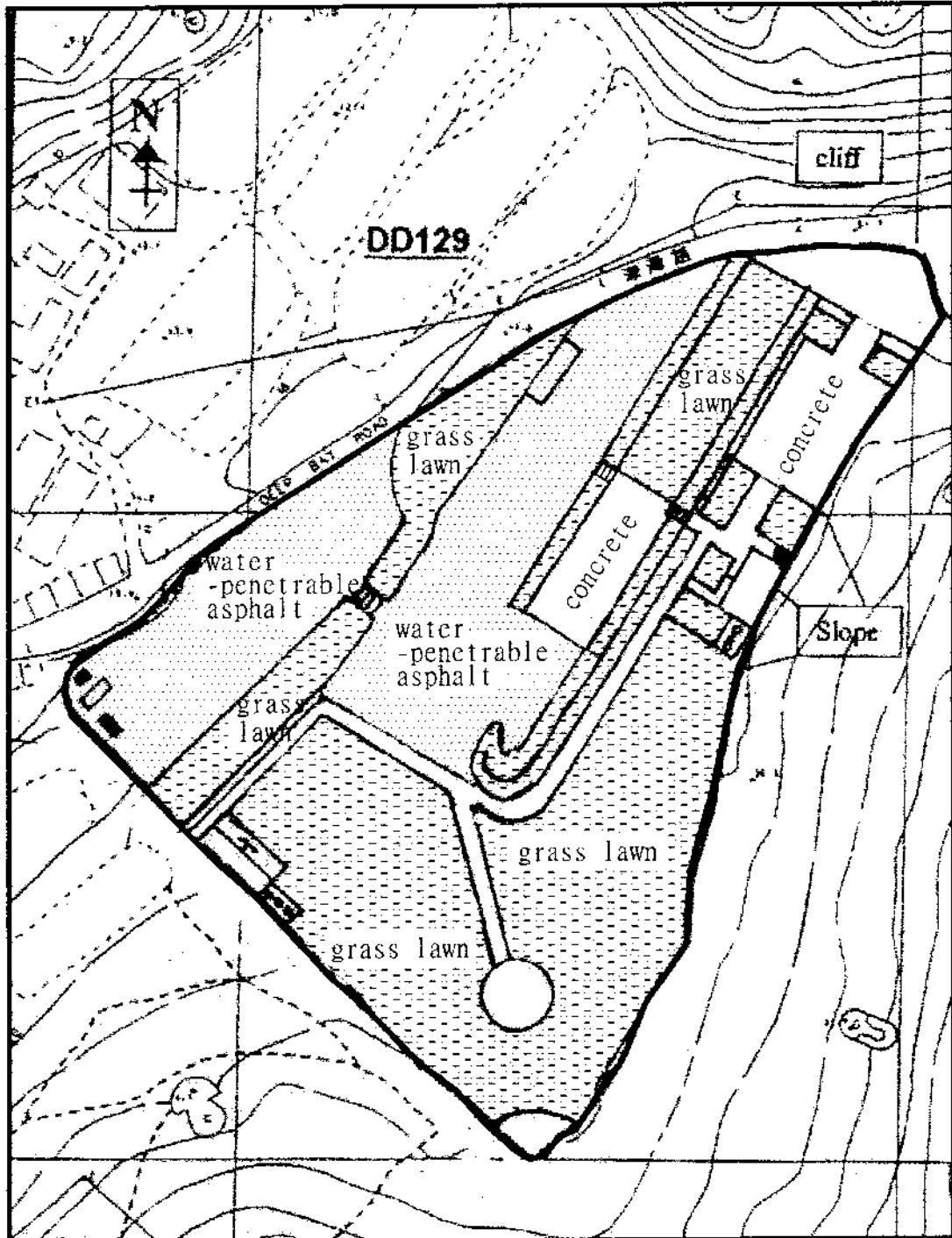


○	Trees Preserved	28 nos.
⊥	Irrigation Sprinklers	11 nos.

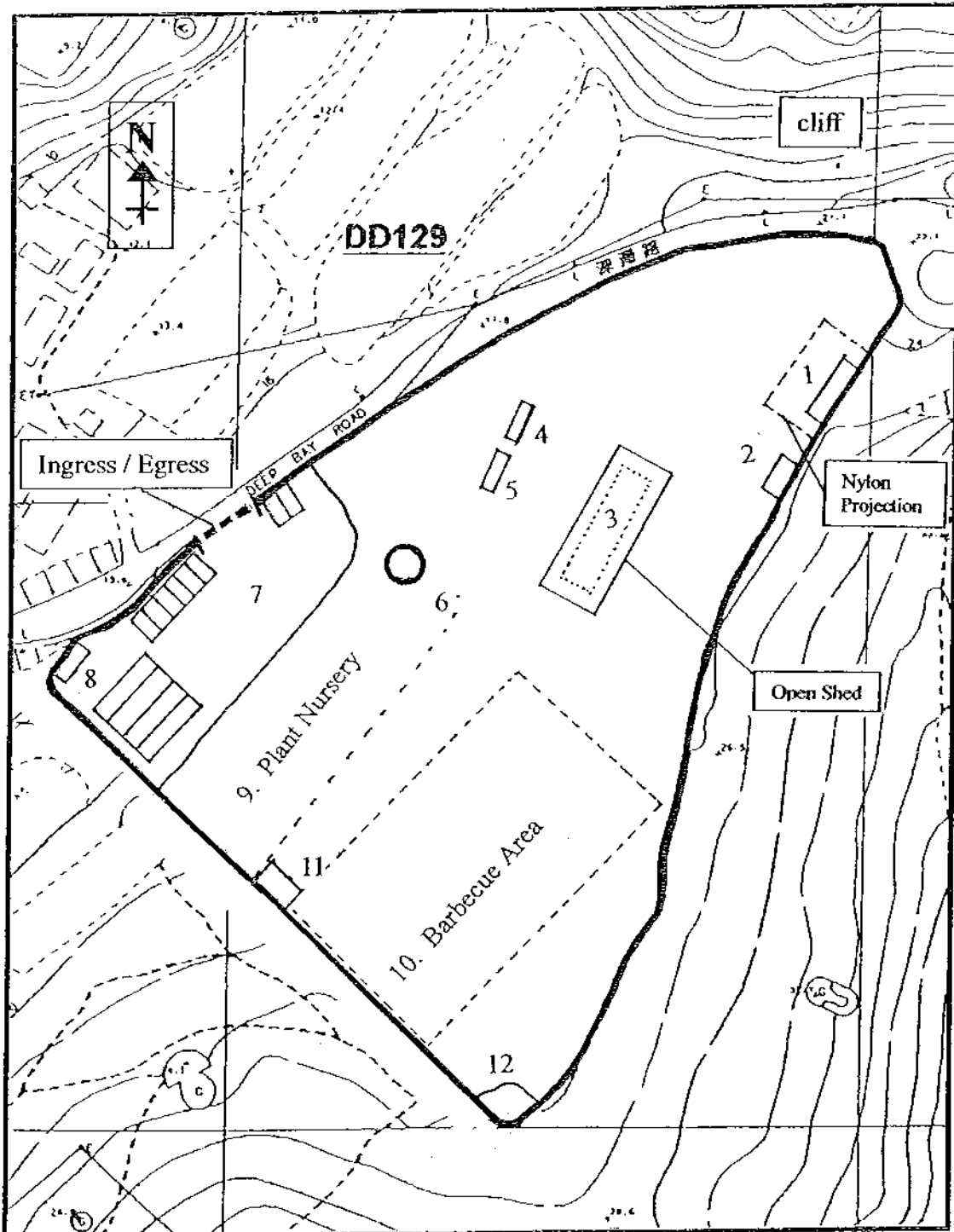
Enclosure 4 : Drainage Plan Scale 1 : 1400 approx.



Enclosure 5 : Paving of the Site (Scale 1:1000 approx.)



Enclosure 6 : Layout Plan Scale 1 : 1000 approx.

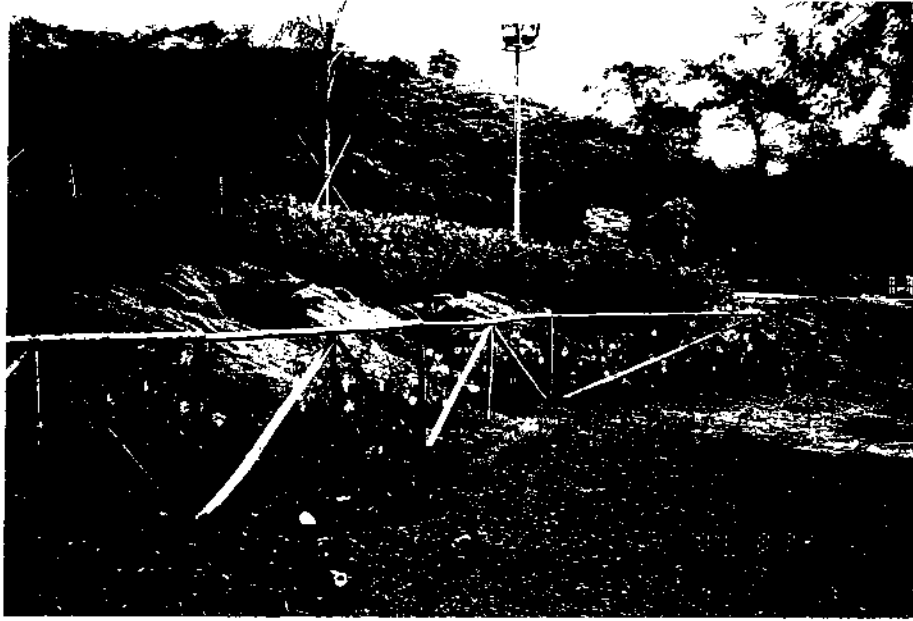


No.	Facility	Dimension (m)	No.	Facility	Dimension (m)
1	Refreshment Kiosk (Nylon Projection 6 m and 2 m from kiosk)	10 x 3.3 x 3 (H)	7	Car Park	4 coaches & 8 cars
2	Toilet	6.6 x 2.6 x 3 (H)	8	Switch Room	6.6 x 2.6 x 3 (H)
3	Fish/Shrimp Pond (Open Shed above 26 m x 8 m x 3 m)	20 x 3 x 1.3 (H)	9	Plant Nursery	20 x 50 (Approx.)
4	Agricultural Store Room	6.6 x 2.6 x 3 (H)	10	Barbecue Spot	33.3 x 51.3 (Approx.)
5	Watchman Shed	6.6 x 2.6 x 3 (H)	11	Toilet	6.6 x 2.6 x 3 (H)
6	Pavilion	6.6 x 6 (H)	12	Sculpture	—

Note: Coach parking space: 3 m x 12 m; Private car parking space: 2.5 m x 5 m

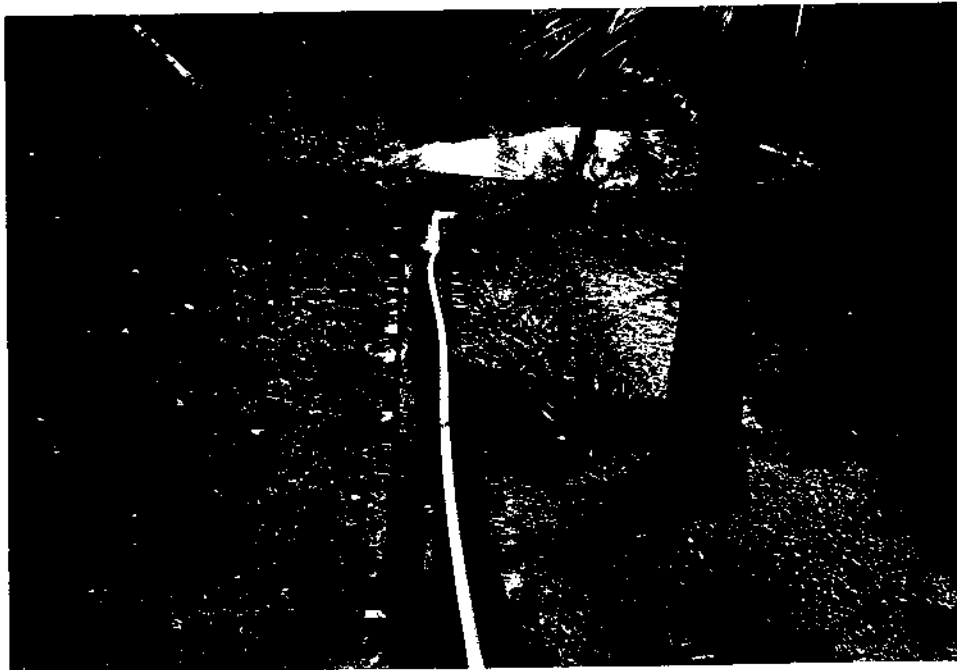
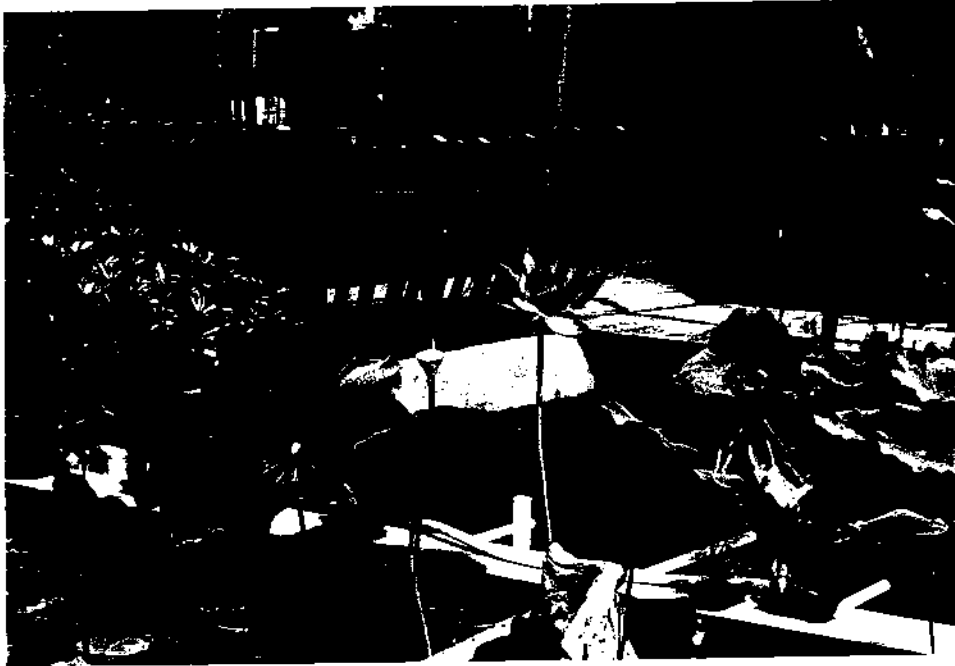
Enclosure 7: Photos of the site – current status

附圖 7: 現況照片



Enclosure 8: Photos of the site – current status

附圖 8: 現況照片



Enclosure 9: Photos of the site – current status

附圖 9: 現況照片

