

Designated Project Profile

指定工程項目簡介

“Birds Paradise” Refreshment Kiosk

in Tsim Bei Tsui

尖鼻嘴「觀鳥軒」小食亭

February 2002

二〇〇二年二月

## 1. BASIC INFORMATION

a. Project title:

“Birds Paradise” refreshment kiosk in Tsim Bei Tsui.

b. Purpose and nature of the project:

It provides the general public and bird-watchers a spot for refreshment and recreational activities.

c. Name of project proponent:

Birds Paradise Limited

d. Planning application has been approved

Application for planning permission of the project had been approved by the Town Planning Board on 11 May 2001. All the conditions attached for the permission have been satisfied.

e. 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 9440m<sup>2</sup>. By preserving the existing trees, an approximate 2-metre wide firebreaks at the fringe as left by the former camp 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 the general public and bird-lovers. (Refer to Photo 1)

f. Number and types of designated projects to be covered by the project:

According to P1 of Schedule 2 Part 1 of Environmental Impact Assessment Ordinance (Cap. 499), the subject project is a recreational development permitted 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. Planning Gain that benefits the Environment

### The project aims at improving the environment, offering facilities that benefits the public

#### 2.1 An environment that was of inferior quality and lacked management

The subject site had been a popular place for bird-watchers and the public, with unattractive environment however:

- ◆ There was no sitting area;
- ◆ The site had no trees offering sunshade and lacked shelters for rain;
- ◆ There was no garbage bins and nobody to collect rubbish and to clean;
- ◆ There was only a mobile toilet in the vicinity so that tourists had been forced to leave their wastes all around-sanitary condition in the vicinity was inferior as a result;
- ◆ Traffic jams usually occurred in the section of Deep Bay Road concerned as there was only a parking area that merely accommodated 3 coaches;
- ◆ Last but not least, there was nobody to give information to visitors regarding the need for taking care of our nature and the wild animals such as seasonal bird species and the woodland.

#### 2.2 Measures that benefit the environment

The project provides bird-watchers and visitors a clean and landscaped venue – with adequate rubbish bins; with attendants to dispose of rubbish and clean the site as well as the neighbourhood; with clean and sanitary men's and women's lavatories; with a comprehensive network of rainwater channels; with adequate fire-precautionary and fire-fighting facilities to minimize the risks and threats brought by fire hazards.

In brief, the project brings environmentally friendly facilities and active management to the site and the immediate environment. The project is in effect a beneficial gain in terms of planning and environment protection but not a liability to the environment and the ecological system as illustrated as follows :

a) Protect and enhance the natural environment

The project not only reserves the original natural environment and woodland, but also improves the former dilapidated army camp by extensive landscaping, e.g. planting of trees and flowers. By doing so, the vicinity is enriched with interesting greenery natural landscapes for visitors. Above all, this contributes to the prevention of soil erosion.

b) Actively keeps the environment clean

The project realizes the placement of rubbish bins, daily cleaning of the subject site and the neighbourhood. Visitors will also be advised to keep the site clean by discarding rubbish to garbage bins.

c) Prevent contaminating Deep Bay

Rubbish on site will be regularly collected, packed and properly disposed of by attendants. Sand-traps and storage ponds are distributed along the channel network within the site so that rainwater runoff will be filtered. The chance of the flow of rubbish and unwanted objects into Deep Bay is minimized

d) Traffic conditions improved

Prior to the project, traffic jams often occurred on Deep Bay Road on Sundays and public holidays as inadequate parking facilities are available in the vicinity. The project offers parking spaces, in particular, for coaches and helps alleviate the occasional congested traffic conditions on Deep Bay Road.

e) To help promote education to the public for protection of the nature

Visitors will be informed of the mangrove habitat. Pamphlets on environmental protection will be delivered. Posters to promote the care for the nature will be pasted on site. Contests among schools and associations on related topics, e.g. drawing and photography contests will be promoted.

f) Improving fire-fighting facilities; management preventing fires

The project provides fire extinguishers, fire-sweepers, fire-hose, water storage pond/tank. Attendants will patrol during opening hours to pick up objects like branches, plastic bags. Precautions are taken to prevent fires.

### **3. 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 :

Landscaping, tree planting had been completed. No other works are required.

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

No interaction.

### **4. 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:

No emission of fumes in the mode of operation.

b. Dust:

No dust is generated form operation.

c. Odour:

No emission of odour in the mode of operation.

d. Noisy operations:

The nature and purpose of the site is for passive recreation. Neither loud speakers nor audio-visual equipments nor excessive human noise shall be allowed on site. No emission of noise from machines, visitors or other modes is estimated in times of operation.

e. Night-time operations:

Visitors will concentrate in Saturday afternoons, Sundays and Public Holidays. Operation will seldom take place at night-time.

There are illuminating lamps at 30 m intervals along Deep Bay Road, with vehicles passing at night. To the east of the site are two floodlights positioned at 6-m high for each lamp post, 30 m apart along the boundary of the H.K.S.A.R. territory. The lights are directed forward and downward to check illegal immigrants – the mangroves in Deep Bay are well-lit at night as if at day-time. This illustrates that the seasonal birds in the SSSI in the vicinity have been used to the strongly lit environment. Comparatively, illumination of the subject site is weak – not directed toward Deep Bay nor the sky and covered by lamp shades or shelters. Lights so generated are insignificant to affect the flying birds.(See photos 3 to 7)

Moreover, the birds at the SSSIs and Tsim Bei Tsui Egrettry in the vicinity are blocked by a knoll so that lights at the subject site cannot be seen.(See paragraph 5a and enclosure 7 & 7A).

f. Traffic generation:

The scale and purpose of the site is for the use by a maximum approximate number of 150 visitors. Visitors are classified into two categories:

(1) Bird-watchers and tourists do not normally enter the site. This category may or may not increase in number regardless of the project. Their vehicles may not park in the subject site. However, the site provides services for them such as emergency assistance, toilets, rubbish collection, delivery of pamphlets, pictures and promotional items regarding the environment and the bird species.

(2) Visitors to the subject site require prior appointment and access the subject site by vehicles arranged. The total number of visitors is controlled below the number of 200. The number of other occasional visitors is estimated to be small and can be controlled as they will not use the site facilities without prior appointment arrangement.

Visitors are scarce on weekdays.

The number of visitors on Saturdays is not large. Visitors concentrate in the afternoon and normally leave before sunset.

Visitors on Sundays are estimated as follows :

4 coaches (3 plus 1 extra) + 8 cars = 12 x 2 cars=24 car trips (including arrivals and departures). Perhaps an extra of a few car-trips necessary in purchasing nearby should be estimated.

The above estimates of traffic flow due to the visitors to the subject site on Sundays will not overload the maximum flow capacity of the section of Deep Bay Road concerned. Furthermore, visitors will not come in the case of extreme weather conditions such as typhoon, rainstorms. The actual number of visitors will be below the above estimation.

The capacity of the carpark is designed to accommodate 6 coaches and 34 private cars – with extra parking spaces in addition to the estimation to absorb other vehicles so as to help alleviate traffic jam and on-street parking on Deep Bay Road.

The number of visitors and their vehicles purposely visit the site should require prior appointment and will therefore be under our control and management. From the above analysis, no excessive burden to the existing traffic flow due to visitors of the subject site is estimated.

g. Rainwater runoff:

Rainwater falling on the surface of the site will penetrate into the subsoil beneath as the site is paved with water-penetrable rubbled asphalt, lawn and plantation (Refer to Enclosure 5).

Rainwater flowing into the site will be collected by a channel network along the site boundary. It is designed with intermittent sand-pits that trap the fallen leaves, objects and materials. Rainwater collected via the channel network will be led to and stored in the rainwater storage pond (15m x 15m x 6.5m (depth)) on the western end of the site where objects, branches and tree leaves are collected. Rainwater collected from the site will not flow directly into Deep Bay so that the chance of contamination is reduced.

Rainwater stored in the pond is used for irrigation of plantation within

the site. Only excess water in the storage pond will be drained towards the existing watercourse leading to Deep Bay (see Enclosure 4 & 4A for the drainage plan).

h. Liquid effluents, discharges, or contaminated runoff:

The site has been designed with two toilets and concealed type septic tanks. Effluent and waste stored in the septic tanks are to be taken away on regular basis or when necessary, so that no excess effluent and waste is stored. The concealed type septic tanks are constructed with concrete of non-leaking specifications, so that no material will leak to the soil. Besides, as there is no passage of effluent on site, the surrounding environment will not be contaminated.

i. Generation of waste or by-products:

Rubbish left on-site will be collected and packed by attendants on daily basis. Rubbish will be sent to refuse collection point everyday. The classified waste will be delivered for recycling uses.

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. Risk of fire hazards:

1. The site is paved with lawn, concrete and water-penetrable asphalt (refer to Enclosure 5) and fire will not extend on these paving materials.
2. Storage of inflammable materials on site is not allowed;
3. U-channels for collecting rainwater at the fringe of the site can help stop fire from extending outwards;
4. The water taps for irrigation along U-channels can be used for



- fighting fire when the need arises;
5. There is an existing 2-meter wide fire-break along the eastern, southern and western boundaries that stops fire from spreading to the neighborhood.
  6. The 4.5 meter wide Deep Bay Road the site fronts is an existing fire-break.
  7. On the roadside opposite to the site is a public hydrant.
  8. Fire extinguishers, sand buckets, fire-sweepers and fire-hoses are available within the site.
  9. The water storage pond at the west of the site is also one of the fire-fighting facilities. (Please refer to photos 6 to 11)
  10. Site attendants will appeal to all visitors about taking fire precautions;
  11. The site attendants regularly patrol around. Tree branches, inflammable objects and cigarette remains on site are to be picked to prevent fire.

Effective fire precautions above-mentioned and site management will minimize the risk of fire hazards.

m. Disposal of spoil material, including potentially contaminated- material:

The site does not involve the treatment of material of the kind.

n. Disruption of water movement or bottom sediment:

The operation of the site does not disrupt water movement or bottom sediment.

o. Unightly 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 without unsightly visual appearance.

p. Ecological impacts:

The site is distant from the nearest shore and the Sites of Scientific Interest and the Tsim Bei Tsui Egrettry in the locality. The site is not on the same levels as the above sites. Moreover, the knoll at the southeast acts as a natural barrier and buffer that segregates the site from the above-mentioned sensitive areas. Activities on the site do not adversely affect the ecology of the surrounding environment. (Please refer to paragraph 5a and Enclosures 7 & 7A below).

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

## **5. 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:

According to Lau Fau Shan & Tsim Bei Tsui - Outline Zoning Plan in compliance with Town Planning Ordinance, Town Planning Board (Plan No.S/YL-LFS/5):

1. Coastal Protection Area, more than 200 meters to the north of the site. As it is of lower level and is segregated by a 20-meter high cliff and Deep Bay Road, there is no interaction with the site.
2. Tsim Bei Tsui Site of Special Scientific Interest (SSSI) about 300 m to the east of the site behind a knoll.
3. Inner Deep Bay Site of Special Scientific Interest (SSSI), more than 300 m to the east and southeast of the site behind a knoll.
4. Tsim Bei Tsui Egrettry -- more than 650 m to the south of the

site behind a knoll and about 100 m to the east of Mong Tseng Wai.

5. Mai Po Nature Reserve (to the west of Fairview Park); Mai Po Egrettry (to the east of Palm Spring) – more than 3 km to the east of the subject site behind a knoll and across Deep Bay.
6. Besides, the shallow waters to the north and the east of site 2 above-mentioned, including the Inner Deep Bay SSSI, contains wetland ecosystem, is enlisted as the “Mai Po and Inner Deep Bay Ramsar Site”, that is of scientific values.

(Note: The above-mentioned distances are measurements on plans only that do not take into account of the topography and levels.)

There is a knoll (70m above principal datum and is more than 45m higher than the subject site) adjacent to the east and the south of the site, which is a natural buffer and screen segregating the subject site (20~25 m above p.d.) and the above-mentioned sites (2), (3), (4), (5) & (6) (Please refer to enclosures 7 & 7A for the NW-SE and SW-NE topographic cross-sections regarding the subject site and the above areas).

Birds searching for food around site (1) and the shore of Deep Bay mainly take activities along the shore line at low-tides, which is far more than 200 m apart from the coast. There is a 20-m high cliff opposite to the site so that the birds at Deep Bay cannot see and hear activities and sounds from the subject site. Activities at the subject site will not affect the birds on the Deep Bay shoreline.

The subject site is physically separated from the above-mentioned sites of special scientific values by a natural barrier so that the bird species resting and lodge in the mangroves of the gei wai will neither be disturbed nor be threatened by the activities on the subject site which are passive in nature.

(Please refer to Photo 2.)

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 and the public to take leisure and recreational activities.

## **6. 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. Rubbish left on-site or classified will be collected and packed by attendants on daily basis. Rubbish will be sent to refuse collection point everyday. The classified waste will be delivered for recycling uses.

ii. Potential for waste and wastewater minimization:

We have applied to the Environmental Protection Department for the license in relation to discharge to septic tank sewerage system in accordance with S.20 of Water Pollution Control Ordinance (Cap 358) (license no. 2T432/1 for reference).

The site has been designed with two toilets and sealed type septic tanks. Effluent and waste stored in the septic tanks are to be taken away on regular basis or when necessary, so that no excessive effluent and waste is stored. The septic tanks are constructed with concrete of

non-leaking specifications, so that it will not leak to the soil. As there is no passage of effluent on site, the surrounding environment will not be contaminated.

iii. Drainage system to control rainwater runoff:

Rainwater flowing into the site will be collected by a 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 (15m x 15m x 6.5m(depth)) on the western end of the site where objects, branches and tree leaves are collected. Rainwater collected from the site will not flow directly into Deep Bay so that the chance of contamination is reduced. Rainwater stored in the pond is used for irrigation of plantation within the site. Only excess water in the storage pond will be drained towards the existing watercourse leading to Deep Bay (see Enclosure 4 & 4A for the drainage plan).

iv. Effective fire precautions and site operation management:

The site is paved with lawn, concrete and water-penetrable asphalt (refer to Enclosure 5) and fire will not extend on these paving materials. U-channels for collecting rainwater at the fringe of the site can help stop fire from extending outwards. The water taps for irrigation along U-channels can be used for fighting fire when the need arises. There is a 2-meter wide fire-break along the eastern, southern and western boundaries that stops fire from spreading to the neighborhood. The 4.5 meter wide Deep Bay Road the site fronts is an existing fire-break. On the roadside opposite to the site is a public hydrant. Fire extinguishers, sand buckets, fire-sweepers and fire-hoses are available within the site. The water storage pond and water tank at the west of the site are also fire-fighting facilities. (Please refer to photos 6 to 11)

The site attendants regularly patrol around. Tree branches, inflammable objects and cigarette remains on site are to be picked to prevent fire. Effective fire precautions and site management will minimize the risk of fire hazards.

v. Retention of natural environmental features:

This project removes the environmentally unfriendly features left by the formerly barren camp-site, preserves the trees existing and extensively landscapes the site with seasonal flowers and plantation. It effectively converts the previous incompatible land use 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:

i. The impact of light, fire, fume and noise (especially at night) to the surrounding environment (sensitive areas)

(a) Light - activities from the site do not generate strong light

Illumination in the site is under cover -- lights are directed towards the ground, no lights are directed towards the sky. The positions of lighting are fixed like the farm-houses and the police station in the neighborhood. The aggregate power of the site illumination does not exceed that of two spotlights along the Cross HK-China border.

There are two spotlights every 30 meter along Cross HK-China border. Illumination is as strong as daytime in the area affected. Seasonal birds has been used to such an well-lit environment at night. The illumination of the site is so weak that the environment will not be adversely affected.

Further, lights from the site cannot be seen from the Sites of Special Scientific Interest and the Tsim Bei Tsui Egrettry as blocked by the knoll.

(b) Fire

The site is paved with lawn, concrete and water-penetrable asphalt (refer to Enclosure 5) and fire will not extend on these paving materials. U-channels for collecting rainwater at the fringe of the site can help stop fire from extending outwards. The water taps for irrigation along U-channels can be used for fighting fire when the need arises. There is a 2-meter wide

fire-break along the eastern, southern and western boundaries that stops fire from spreading to the neighborhood. The 4.5 meter wide Deep Bay Road the site fronts is an existing fire-break. On the roadside opposite to the site is a public hydrant. Fire extinguishers, sand buckets, fire-sweepers and fire-hoses are available within the site. The water storage pond and water tank at the west of the site are also fire-fighting facilities. (Please refer to photos 6 to 11)

The above-mentioned effective fire precautions and site management measures will minimize the risk of fire hazards. The probability of hill-fires spread out from the site is extremely low.

(c) Fume–

No fumes will be emitted in the mode of operation of the site as refreshment kiosk and the related activities. No adverse impact on the environment is evaluated.

(d) Noise –

Activities in the mode of operation on-site are basically passive in nature that do not produce excessive noise. In fact, the volume of noise produced by a bypassing lorry exceeds that from the site.

As obstructed by a knoll at the east and the south, sound will not be transmitted to the sensitive areas behind the knoll. Segregated by a 20-meter high cliff, sound will not pass to Deep Bay.

Birds searching for food around site (1) and the shore of Deep Bay mainly take activities along the shore line of low-tide, which is far apart, more than 200 meter from the coast. There is a 20-meter high cliff opposite the site so that the birds at Deep Bay cannot see and hear activities and sounds from the subject site. Activities at the subject site will not affect the birds on the Deep Bay shoreline.

ii. Traffic generation

Paragraph 4f illustrated the traffic generated from the site will not overload the existing of Deep Bay Road. However, the carpark provided by the site

with extra parking spaces in addition to the estimated visitors will help alleviate traffic jam and on-street parking that occasionally occurred.

### iii. The potential of contaminating Deep Bay

Rainwater flowing into the site will be collected by a channel network along the site boundary. It is designed with intermittent sand-pits that trap the fallen leaves, objects and materials. Rainwater collected via the channel network will be led to and stored in the rainwater storage pond (15m x 15m x 6.5m (depth)) on the western end of the site where objects, branches and tree leaves are collected. Rainwater stored in the pond is used for irrigation of plantation within the site. Only excess water in the storage pond will be drained towards the existing watercourse leading to Deep Bay (see Enclosure 4 & 4A for the drainage plan). Rainwater collected from the site will not flow directly into Deep Bay so that the chance of contamination is reduced.

### iv. The impact of the surrounding environment

According to Lau Fau Shan & Tsim Bei Tsui – Outline Zoning Plan in compliance with Town Planning Ordinance, Town Planning Board (Plan No.S/YL-LFS/5):

1. Coastal Protection Area, more than 200 meters to the north of the site. As it is of lower level and is segregated by a 20-meter high cliff and Deep Bay Road, there is no interaction with the site.
2. Tsim Bei Tsui Site of Special Scientific Interest (SSSI) about 300 m to the east of the site behind a knoll.
3. Inner Deep Bay Site of Special Scientific Interest (SSSI), more than 300 m to the east and southeast of the site behind a knoll.
4. Tsim Bei Tsui Egrettry – more than 650 m to the south of the site behind a knoll and about 100 m to the east of Mong Tseng Wai.
5. Mai Po Nature Reserve (to the west of Fairview Park); Mai Po Egrettry (to the east of Palm Spring) – more than 3 km to the east



of the subject site behind a knoll and across Deep Bay.

6. Besides, the shallow waters to the north and the east of site 2 above-mentioned, including the Inner Deep Bay SSSI, contains wetland ecosystem, is enlisted as the “Ramsar Site”, that is of scientific values.

(Note: The above-mentioned distances are measurements on plans only that do not take into account of the topography and levels.)

There is a knoll (70m above principal datum) adjacent to the east and the south of the site, which is a natural buffer and screen segregating the subject site (20~25 m above p.d.) and the above-mentioned sites (2), (3), (4), (5) & (6) (Please refer to enclosures 7 & 7A for the NW-SE and SW-NE topographic cross-sections regarding the subject site and the above areas).

Birds searching for food around site (1) and the shore of Deep Bay mainly take activities along the shore line at low-tides, which is far more than 200 m apart from the coast. There is a 20-m high cliff opposite to the site so that the birds at Deep Bay cannot see and hear activities and sounds from the subject site. Activities at the subject site will not affect the birds on the Deep Bay shoreline.

The subject site is physically separated from the above-mentioned sites of special scientific values by a natural barrier so that the bird species resting and lodge in the mangroves of the gei wai will neither be disturbed nor be threatened by the activities on the subject site which are passive in nature.

#### v. The mode of operation

Visitors are mainly for passive recreational activities – leisure activities, sightseeing, bird-watching, family meeting.

The close vicinity comprises Deep Bay Road and a knoll and the opportunities for off-site activities are limited. Only the subject site offers bigger room for activities, e.g. badminton game.

The round terrace at the south-western part of the site is designed for children games.

Since there are garbage bins on-site and the site is cleaned by attendants, no food remains will be left on ground so that wild animals will not be attracted.

vi. The intensity of operation

The scale and purpose of the site is for the use by a maximum number of 200 visitors. Visitors are scarce on weekdays.

The number of visitors on Saturdays is not large. Visitors concentrate in the afternoon and normally leave before sunset.

Visitors on Sundays are estimated as follows :

4 coaches (3 plus 1 extra) + 8 cars = 12 x 2 cars (including arrivals and departures). Perhaps an extra of a few car-trips necessary in purchasing nearby should be estimated. The above estimates of traffic flow due to the visitors to the subject site on Sundays will not overload the maximum flow capacity of the section of Deep Bay Road concerned.

Furthermore, visitors will not come in the case of extreme weather conditions such as typhoon, rainstorms. The actual number of visitors will be below the above estimation.

The capacity of the carpark is designed to accommodate 6 coaches and 34 private cars – with extra parking spaces to absorb other vehicles to the area so as to help alleviate traffic jam and on-street parking on Deep Bay Road.

The number of visitors and their vehicles purposely visit the site should require prior appointment and will therefore be under our control and management. From the above analysis, no excessive burden to the existing traffic flow due to visitors of the subject site is estimated. Moreover, the carpark on-site is large enough to absorb other parkers so that on-street illegal parking will be relieved.

vii. Operation of the site does not constitute disturbance and risk to the birds and organisms in the neighbouring environment

The relevant statements mentioned above are summarized as follows:

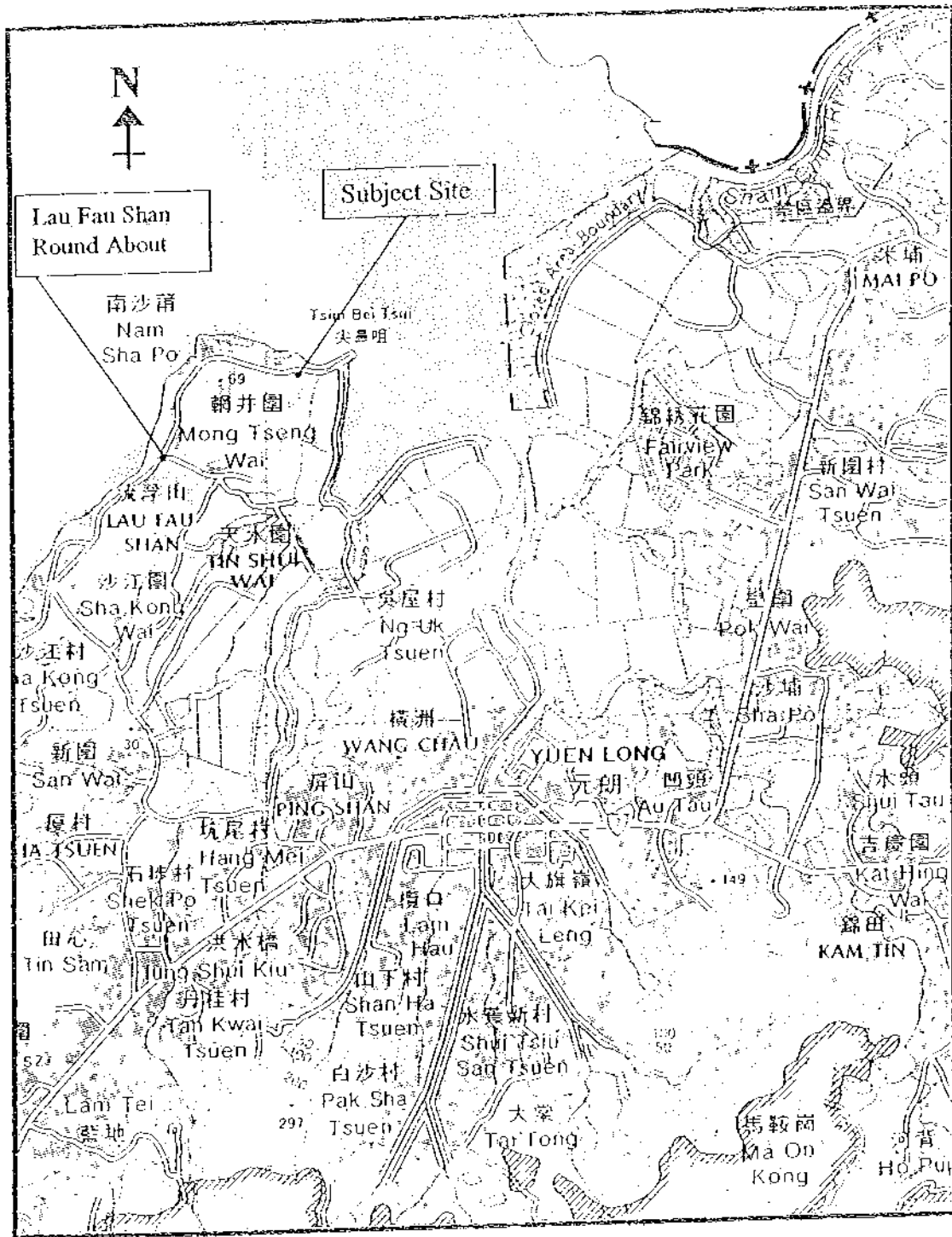
(a) The subject site is physically separated from the sites of special scientific values in the locality by natural barriers- a knoll and a cliff so that the bird species resting and lodge in the mangroves of the gei wai will neither be disturbed nor be threatened by the activities on the subject site which are passive in nature.

(b) The potential source of light, fire, fume and noise generated from the site is not significant. Light and noise cannot be sensed from the Sites of Special Scientific Interest and the Tsim Bei Tsui Egrettry as either blocked by the knoll or the cliff.

(c) The purpose and the scale of the site is for the recreational use which is passive in nature by a maximum number of 200 visitors. The vicinity lacks spots for off-site activities. Visitors will have insignificant impact on the organism in the neighboring SSSI.

**7. USE OF PREVIOUSLY APPROVED EIA REPROTS**

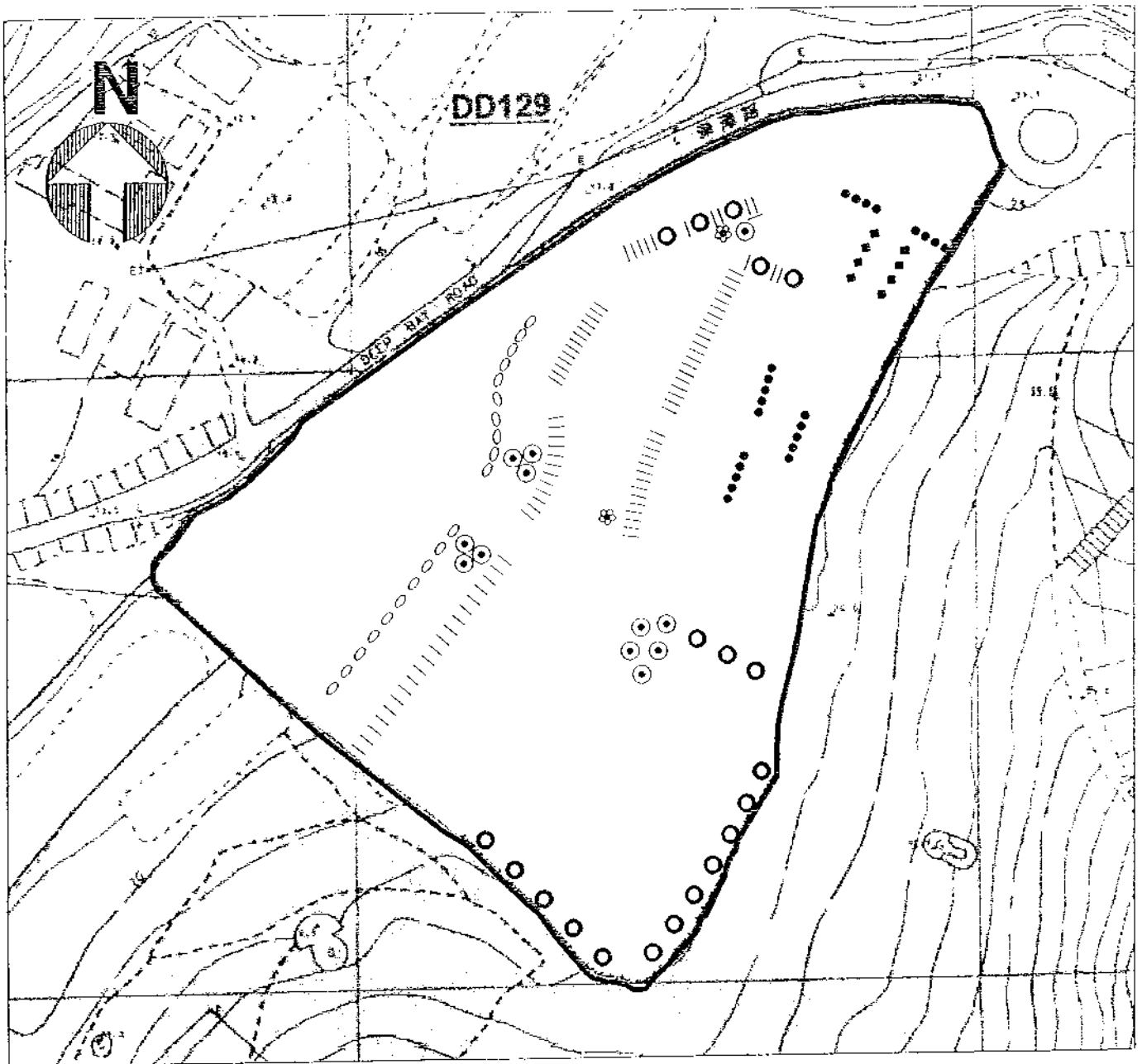
Nil.



Location Plan

Not to Scale

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



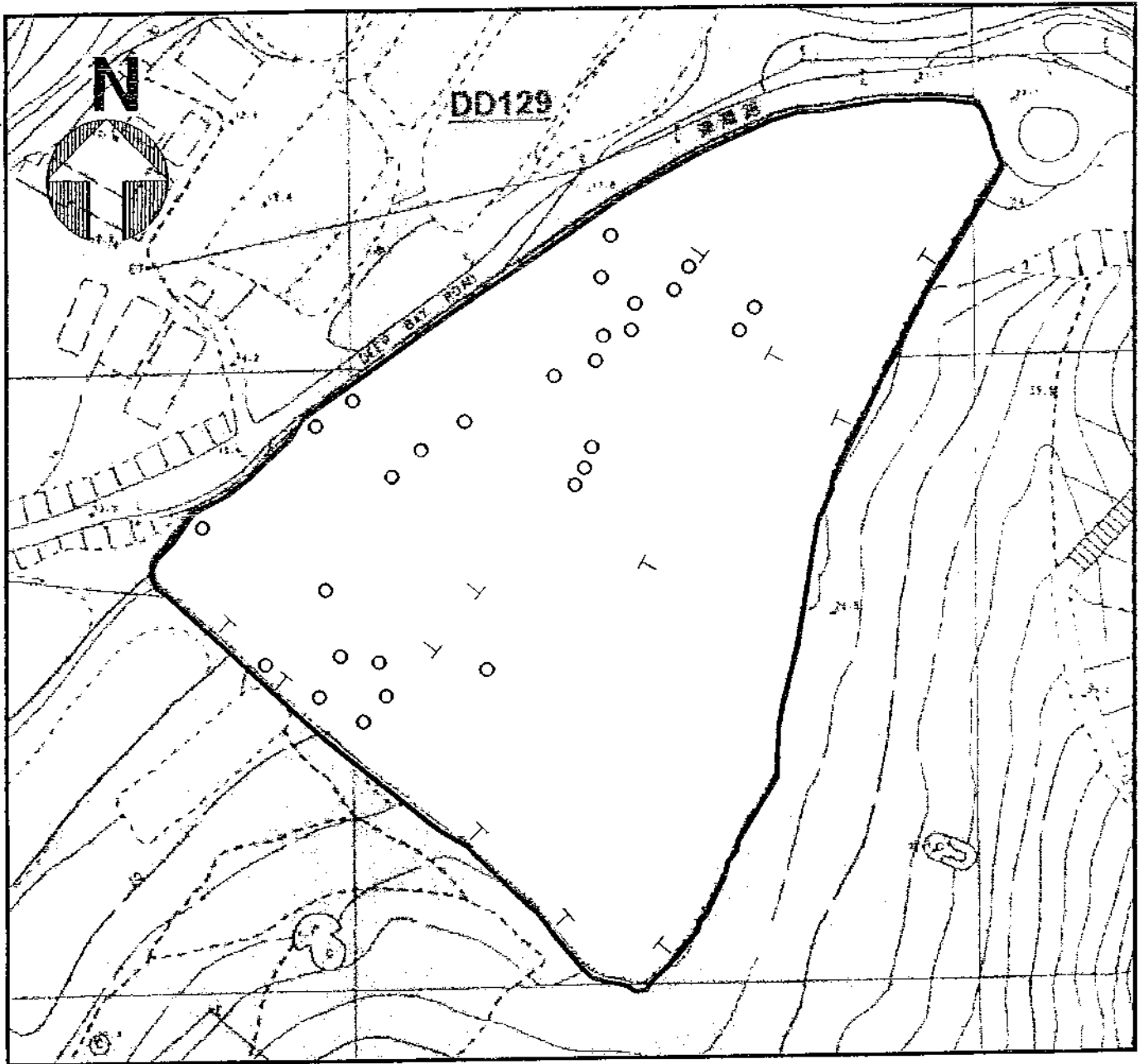
Legend:

- |              |         |                    |         |              |         |
|--------------|---------|--------------------|---------|--------------|---------|
| ○ 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.

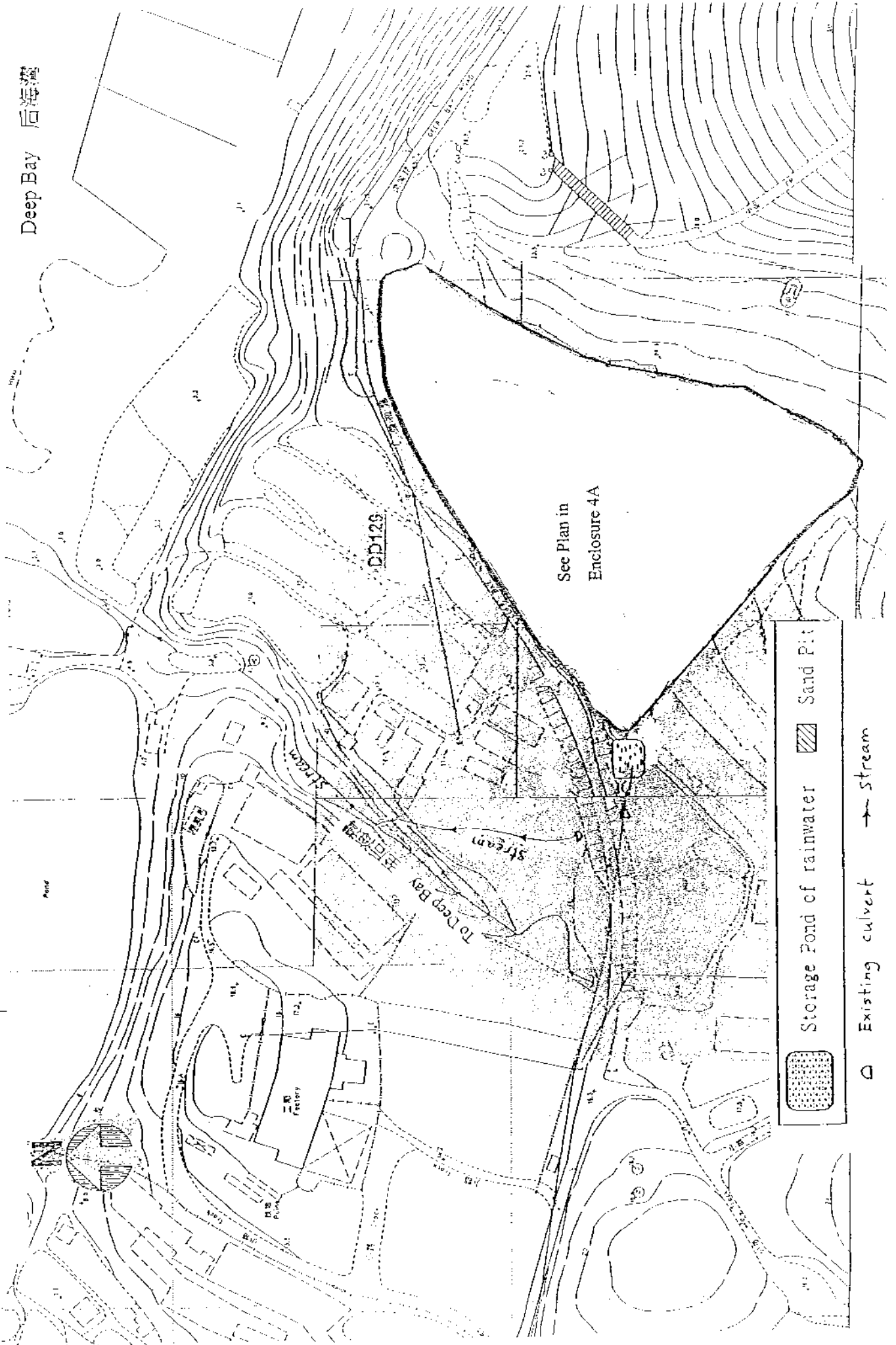
# Enclosure 3 : Trees Preserved and Irrigation Sprinklers

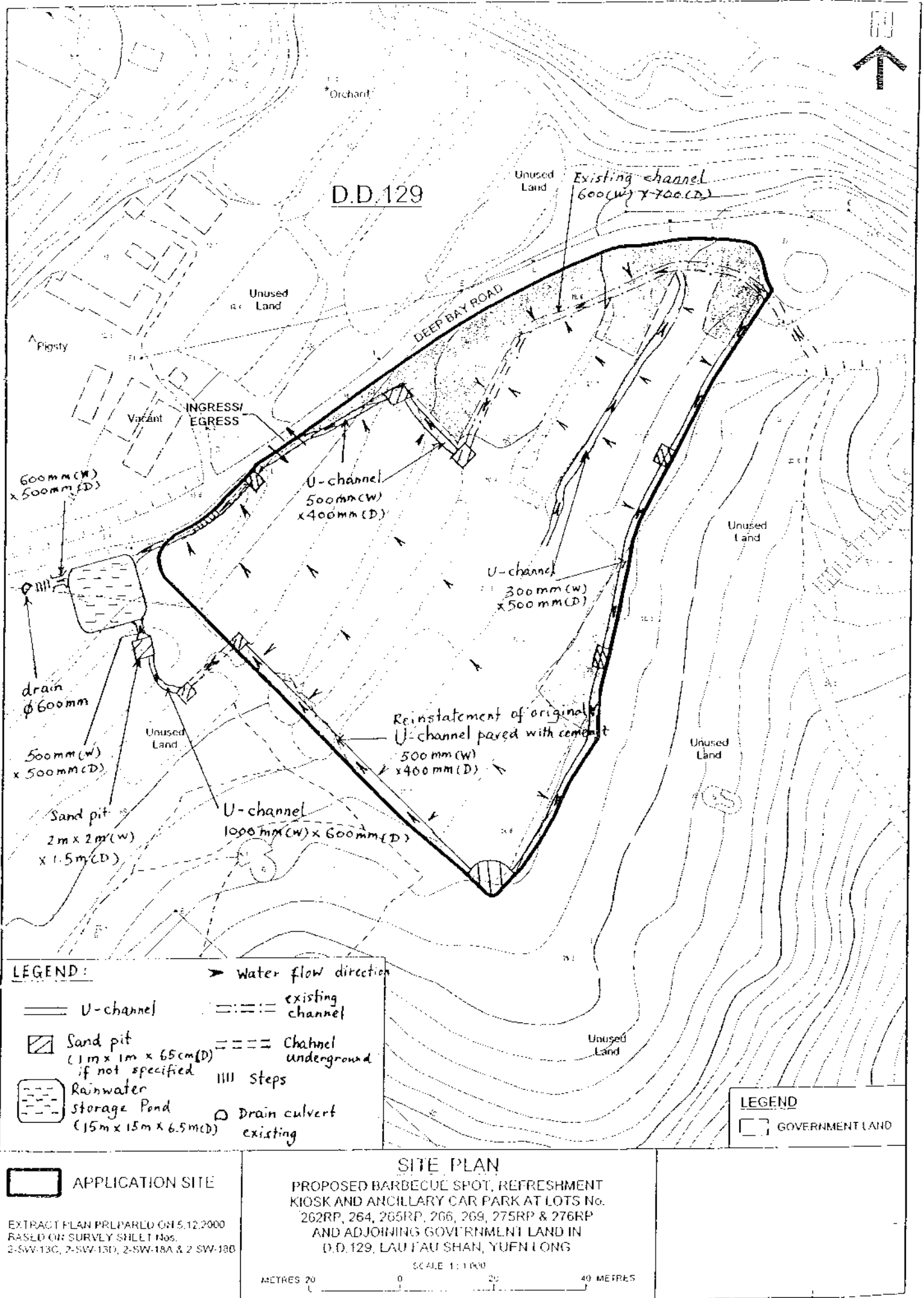
( Scale 1:1000 approx. )



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

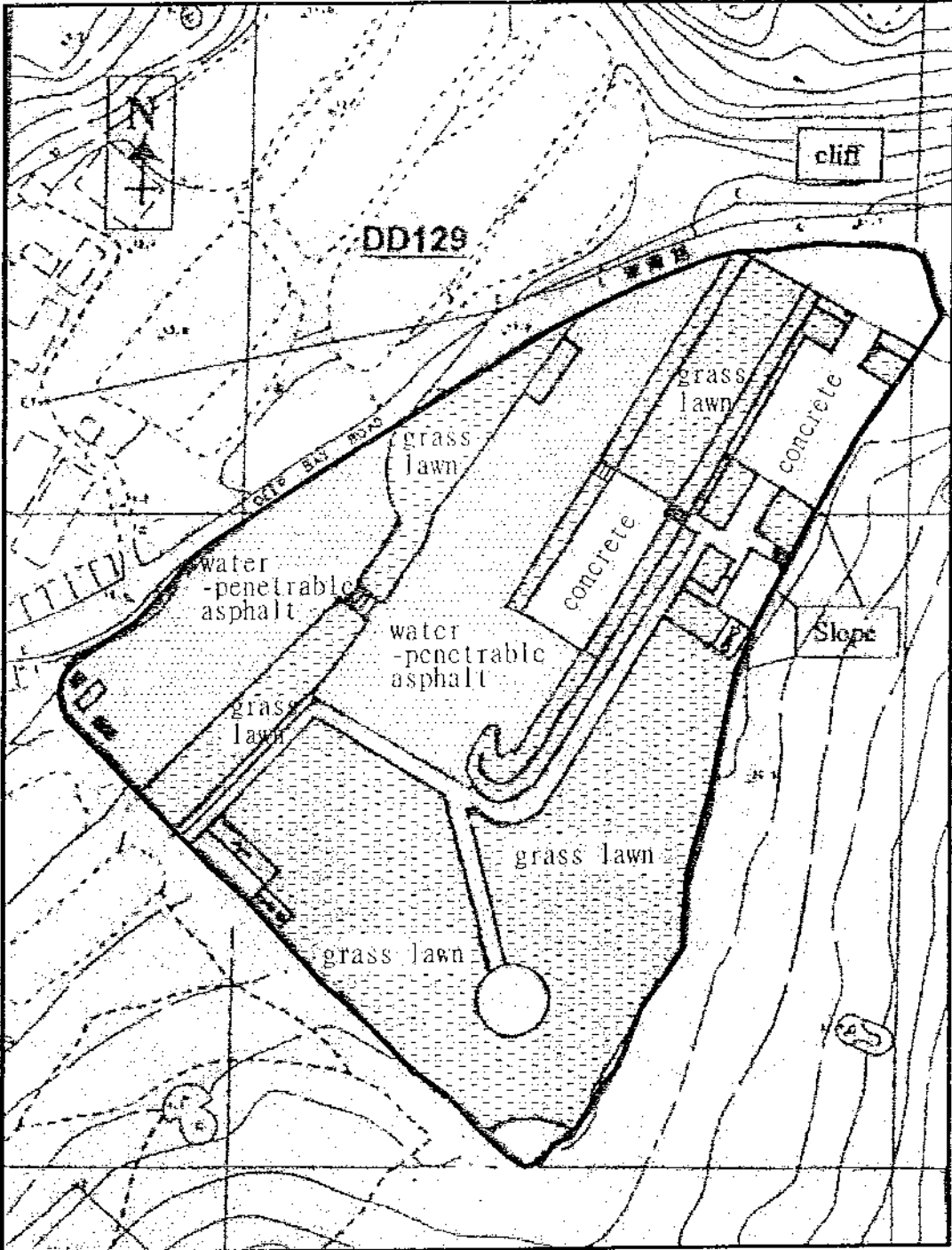
Enclosure 4: Drainage Plan Scale 1 : 1400 approx.



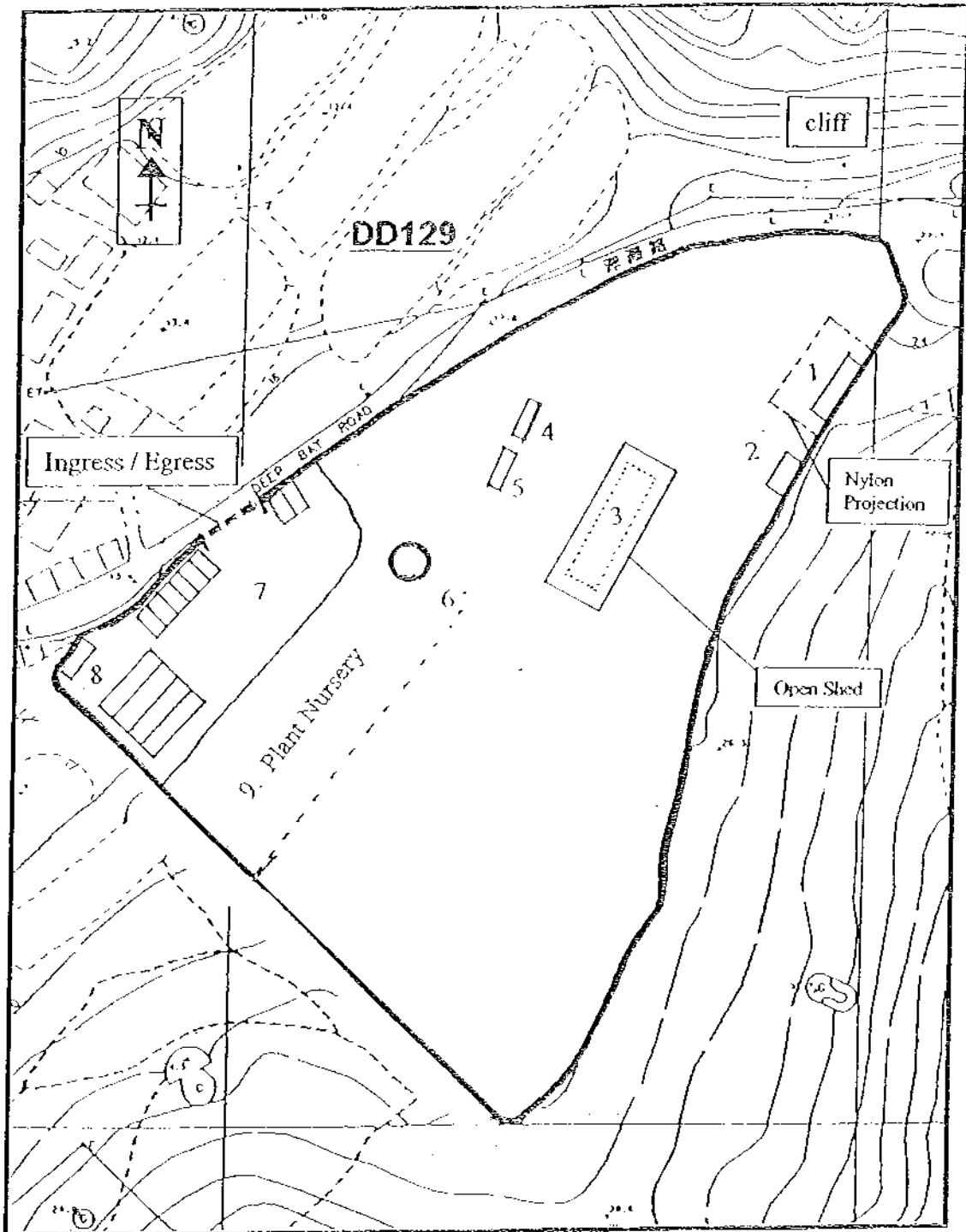




Enclosure 5 : Paving of the Site ( Scale 1:1000 approx.)



## Enclosure 6 : Layout Plan Scale 1 : 1000 approx.



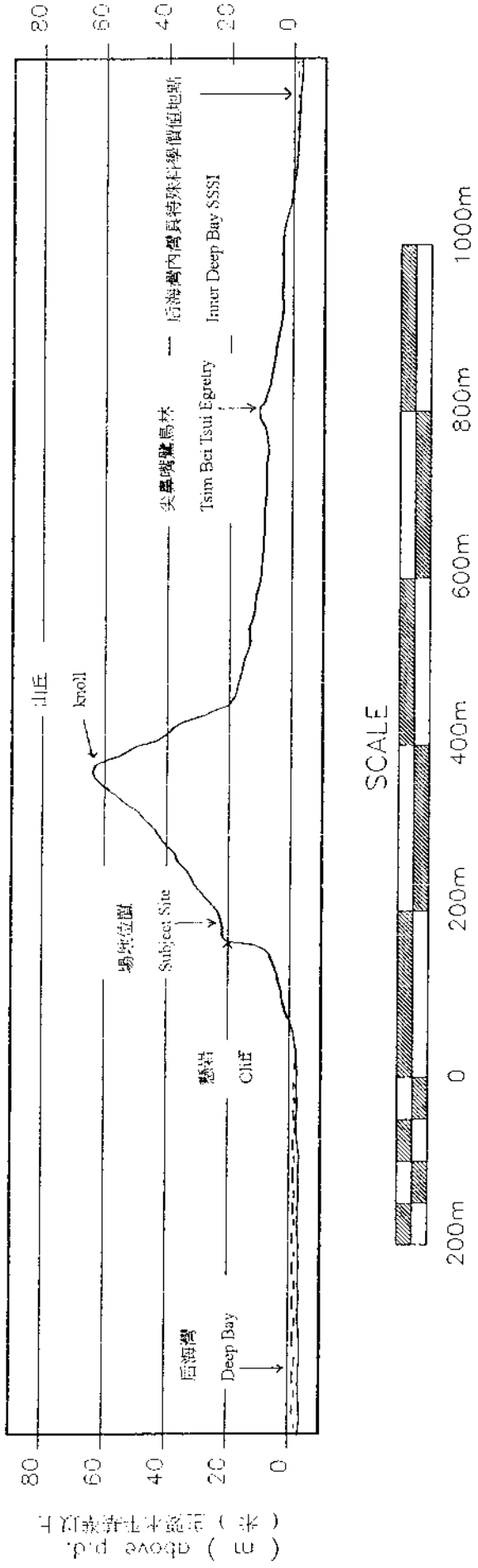
No.	Facility	Dimension (m)	No.	Facility	Dimension (m)
1	Refreshment Kiosk (Nylon Projection 6 m and 2 m from kiosk)	10 x 3.3 x 3 (H)	7	Car Park	6 coaches & 34 cars
2	Toilet	6.6 x 2.6 x 3 (H)	8	Switch Room	6.6 x 2.6 x 3 (H)
3	Open Shed above 26 m x 8 m x 3 m.		9	Plant Nursery	20 x 50 (Approx.)
4	Agricultural Store Room	6.6 x 2.6 x 3 (H)			
5	Watchman Shed	6.6 x 2.6 x 3 (H)			
6	Pavilion	6.6 x 6 (H)			

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

Enclosure 附圖 7

NW - SE Cross - section of the Subject Site and its vicinity

地勢剖面圖



Enclosure 附圖 7A

SW - NE Cross - section of the Subject Site and its vicinity

地勢剖面圖

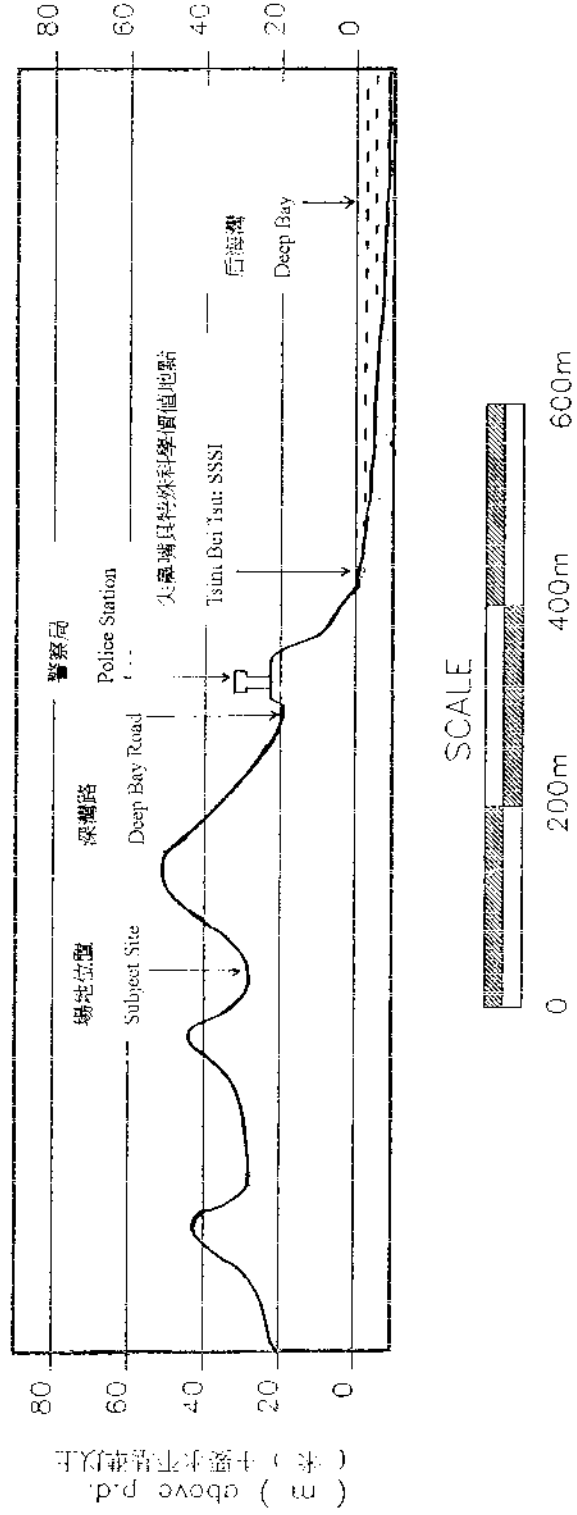




Photo 1 – Panoramic view of the subject site with a knoll of 70m above Principal Datum in the background – which screens and buffers the subject site from the Tsim Bei Tsui SSSI to its east, Inner Deep Bay SSSI and Tsim Bei Tsui Egrettery to its south.

場地位置在山丘后  
45 米以下

Approximate location of Subject Site  
behind the knoll 45 m below

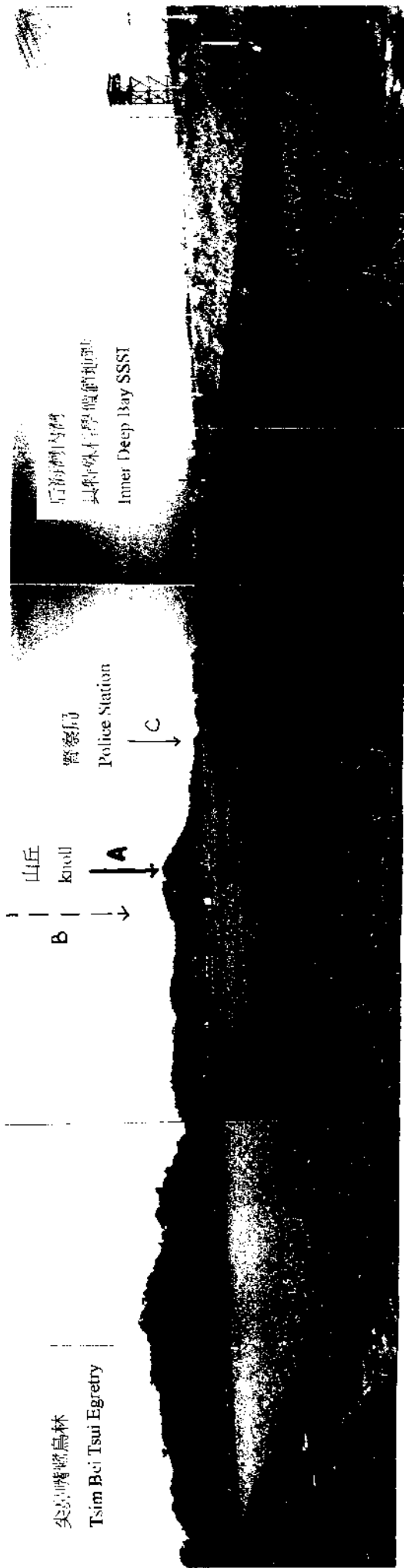


Photo 2 – View of the Inner Deep Bay SSSI and Tsim Bei Tsui Egretty that are near sea level in the foreground, being distant apart from the knoll of 70m above P.D. indicated by red arrow A and screened and buffered from the subject site (20-25m above P.D.) as indicated by the dotted arrow B. The black arrow C at the right hand side indicates the location of the Police Station abutting the Tsim Bei Tsui SSSI.

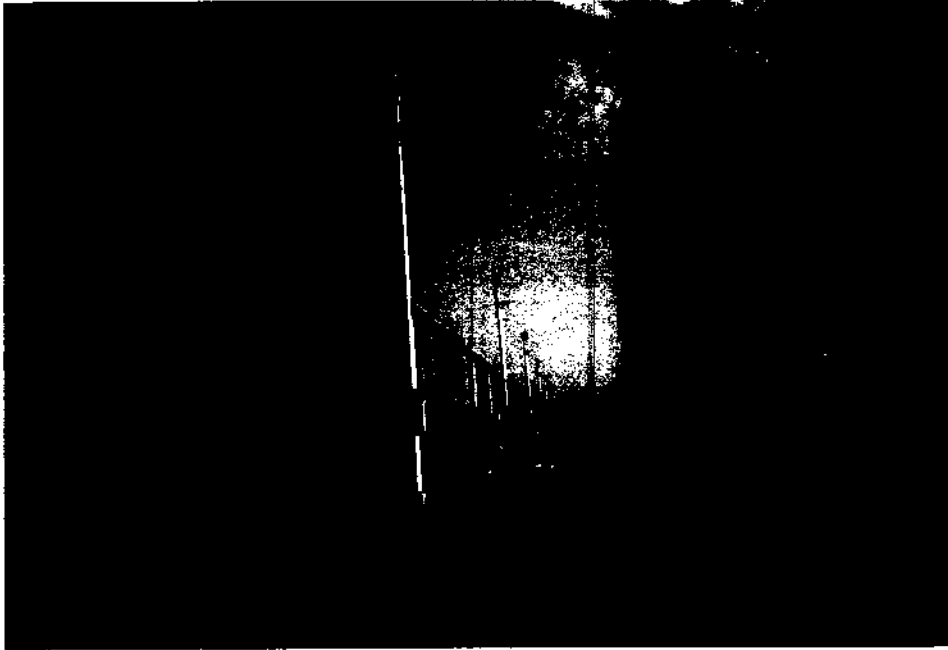


Photo 3 – There are altogether 1035 lamp-posts, positioned at 30m horizontal distance with strong illumination at night-time within the Inner Deep Bay SSSI along the boundary of H.K.S.A.R. territory. This evidence illustrates the seasonal birds that rest in the neighboring SSSI and fly nearby have been used to the strongly lit environment.

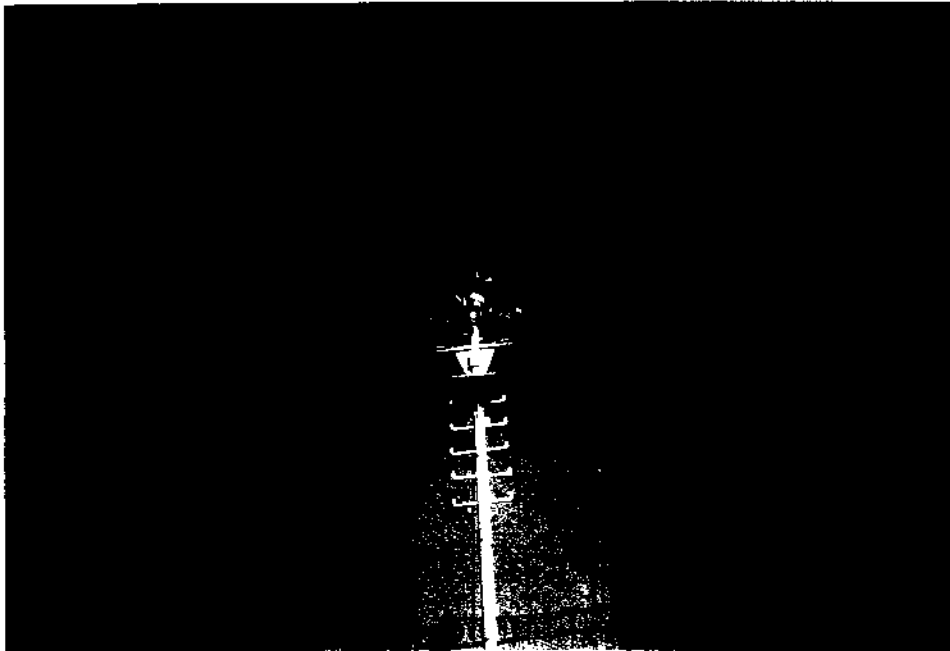


Photo 4 & 5 – Lamps with strong power are positioned at both inward and outward directions from the Inner Deep Bay SSSI.





Photo 6 – A storage sand-pit in the foreground can also be used for fire-fighting.



Photo 7 – U-channel along the site boundary together with the existing 2m-4m wide firebreak as left by the former army camp, effectively prevents the extension of fire hazards.



Photo 8 – Water taps for irrigation along the U-channels can be used for fire-fighting in case of fire hazard happens.



Photo 9 – Fire-hose can be used for fire-fighting in case of fire hazard happens.

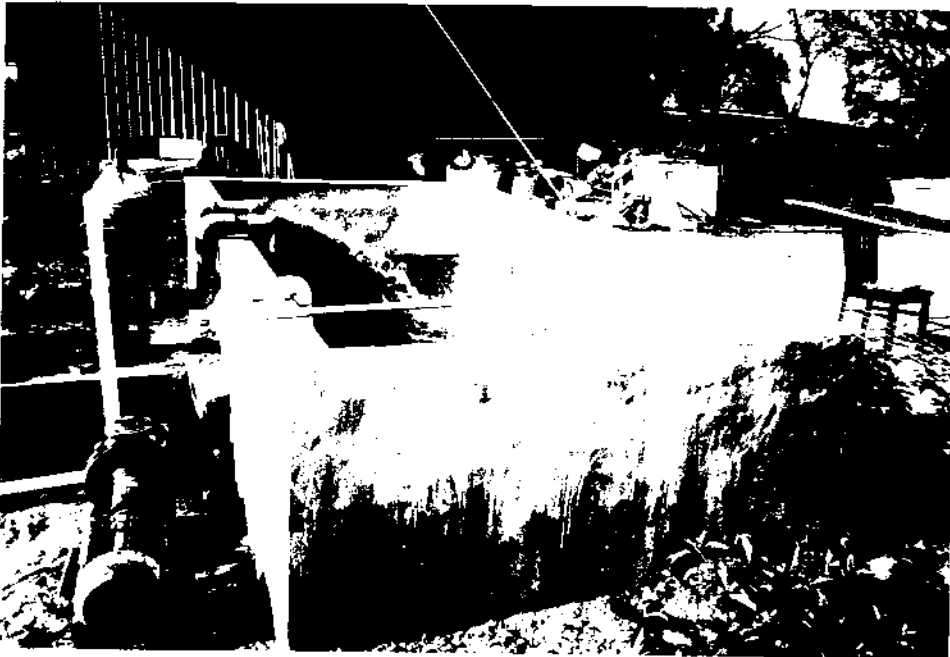


Photo 10 – Water tank with pumping facilities is also one of the fire-fighting facilities.



Photo 11 – Fire hydrants on the northern side of Deep Bay Road opposite to the subject site.