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ACE Paper 12/2018
For advice on 8 October 2018

**Report on the 143rd
Environmental Impact Assessment Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee considered the EIA report on “Lei Yue Mun (LYM) Waterfront Enhancement Project” submitted under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 17 September 2018. The EIA report was submitted by the Civil Engineering and Development Department (CEDD) (the Project Proponent).

2. Members are requested to note the views of the EIA Subcommittee at paragraph 9 below and advise whether the EIA report should be endorsed or not.

BACKGROUND AND NEED FOR THE PROJECT

3. Since 2000, the Tourism Commission (TC) has been implementing a Tourism District Enhancement Programme to enrich Hong Kong’s appeal to visitors, and the LYM Project has been identified as a priority item under the Programme. The Project comprises the construction of a promenade with a public landing facility and a breakwater (including the proposed dredging operation), and the related improvement works including the construction of a new carp-shaped viewing platform and a new pavilion, as well as the beautification works for the existing lookout points and a viewing platform at the LYM waterfront.

4. According to TC, LYM is a famous seafood tourist destination internationally and locally, but needs to maintain its status as a tourist attraction. To enhance the attractiveness of LYM, TC has initiated the Project in response to the request of the LYM community. Unanimous support has also been received from the local community including the Kwun Tong District Council, local residents, business operators and a number of Legislative Council members.

5. Please refer to the ACE-EIA Paper 2/2018 at ***Annex A*** for details.

VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION

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

7. Public inspection period of the EIA report was from 27 July to 25 August 2018. No public comments were received by the Environmental Protection Department (EPD) during the inspection period.

8. Relevant extract of the draft minutes of the EIA Subcommittee meeting held on 17 September 2018 is at ***Annex B***.

RECOMMENDATIONS OF THE SUBCOMMITTEE

9. Having considered the findings of the EIA report and the information provided by the Project Proponent, the EIA Subcommittee agrees to recommend to the full Council to endorse the EIA report with the following conditions and recommendations –

Conditions of Endorsement

The Project Proponent shall -

- (a) submit a Noise Management Plan (the Plan), which shall include the schedule of the piling and rock excavation works as well as details of the associated mitigation measures and monitoring programme, demonstrating the minimisation of the construction noise arising from the piling and rock excavation works. The Plan shall be submitted to the DEP for approval before commencement of construction of the relevant parts of the project;
- (b) conduct a baseline survey on the existing coral colonies and associated organisms before preparation of the Coral Translocation Plan (the Plan). The Project Proponent shall consult the Director of Agriculture, Fisheries and Conservation on the results of the baseline survey and the Plan, which shall include details of the coral translocation methodology, location and suitability of the coral recipient

site(s), and the post-translocation monitoring programme, prior to submission to the DEP for approval before implementation of the Plan; and

- (c) submit a Conceptual Landscape Layout Plan (the Plan) and submit visual impressions showing the layout and configuration of the proposed structures within the project site, including promenade structure, viewing platforms, pier and breakwater, with a view to demonstrating the visual and landscape benefits of the project and how the proposed structures could blend in with the existing surrounding and natural landscape. The Project Proponent shall consult the Director of Planning on the Plan and the visual impressions prior to submission to the DEP for approval before commencement of detailed design for the relevant phases of the project.

Recommendations

The Project Proponent is recommended to –

- (d) adopt a smart city concept and set targets for achieving environmental sustainability and low-carbon design of the project, including but not limited to devising measures to achieving a high rating under the BEAM Plus Neighbourhood, using renewable energy such as by installing solar panels, exploring the reuse of rain water and grey water in-situ, considering the use of electric boat and/or ferry and devising a food waste management plan, etc.;
- (e) develop a waste management plan for the segregation of Construction and Demolition (C&D) materials and dredged sediment to be generated from the project, with a view to re-using C&D materials and dredged sediment in-situ for the project as far as practicable;
- (f) conduct laboratory test on 2-3 sediment samples to re-confirm the correlation between acid volatile sulphide (AVS) and the odour level of the dredged sediment; and devise a precautionary plan, including but not limited to scheduling of the grab dredging operations after taking into account the wind direction and location of air sensitive receivers, and ensuring that the best practicable measures will be adopted for the grab dredging operations with a view to minimising the potential odour nuisance;

- (g) devise a schematic layout plan of the external works design with indicative sections to ensure that the final design could enhance visual permeability and landscape quality of the whole project (including the pier and the breakwater), strengthen the connectivity among the lookout points, key view points, and other key features, create an eco-shoreline environment and develop the water-friendly culture in the Lei Yue Mun waterfront area;
- (h) review the need for further improvement of the sewerage system, with regard to the possible increase in tourist numbers, population size and seafood restaurant business, with a view to improving the sewage handling and hygienic conditions in the project area;
- (i) review the length and configuration of the pier and the layout of the breakwater with a view to minimising the negative visual and landscape impacts;
- (j) reflect the local culture and heritage as well as unique features related to Lei Yue Mun in the design of the project, and consider the introduction of iconic features, with a view to increasing the attractiveness of the waterfront area to the local community and tourists; and
- (k) enhance the walkability and quality of the built environment at the pier, and consider the provision of comfortable passenger waiting areas with covers, while ensuring an aesthetic design and no associated negative visual impacts.

10. Members of the EIA Subcommittee have agreed at the meeting that the Project Proponent team would not be required to attend the full Council meeting on 8 October 2018.

**EIA Subcommittee Secretariat
October 2018**