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**ACE Paper 16/2016**

*For advice on 14 November 2016*

**Report on the 134<sup>th</sup>  
Environmental Impact Assessment Subcommittee Meeting**

**PURPOSE**

The Environmental Impact Assessment (EIA) Subcommittee (EIASC) considered the following two EIA reports submitted under section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 17 October 2016 –

- (i) Kai Tak Multi-purpose Sports Complex (ACE-EIA Paper 5/2016 at *Annex A* refers); and
  - (ii) Sha Tin Cavern Sewage Treatment Works (ACE-EIA Paper 6/2016 at *Annex B* refers).
2. The above EIA reports were submitted by the Architectural Services Department (ArchSD) and Drainage Services Department (DSD) respectively.
  3. Members are requested to consider the views of EIA Subcommittee at paragraph 14 below and advise on the way forward for handling the EIA reports.

**BACKGROUND AND NEED FOR THE PROJECTS**

**(A) EIA Report on “Kai Tak Multi-purpose Sports Complex”**

4. Hong Kong people are becoming more passionate about sports and our athletes have been making encouraging achievements in recent years in the international arena. However, there is a general shortage of public sports facilities and major stadium venues in Hong Kong. To meet the community demands for more sports facilities and help nurture local athletic talents, the Project was initiated in line with the Government’s policy objective for sports development, i.e. to promote sports in the community, support elite sports and make Hong Kong a centre for major international sports events.

**(B) EIA report on “Sha Tin Cavern Sewage Treatment Works”**

5. The Chief Executive in his Policy Address 2011-2012 has identified the relocation of the existing Sha Tin Sewage Treatment Works (STSTW) into caverns as one of the developments to release valuable land resources to meet the needs of the society. Furthermore, the STSTW has been in operation for over 30 years, many of its facilities will soon approach their normal design life in the next decade or so. Without the Project, the sewage treatment facilities would continue to age and this will soon result in increased maintenance needs, necessitating a substantial rehabilitation or modernization of the existing STSTW.

6. The existing STSTW is located at the estuary of the Shing Mun River occupying a large footprint of about 28 hectares in prime waterfront. The relocation of the existing STSTW can release its existing site for housing and other beneficial uses.

7. According to the EIA reports, the major environmental benefits associated with the Projects in places include:

**(A) Kai Tak Multi-purpose Sports Complex**

- (i) Closely connected to the community at the Metro Area, the Project area will be developed as the Kai Tak Sports Park with large open space of landscape features and extensive greenery for the public to enjoy;
- (ii) With a state-of-the-art retractable roof for the Main Stadium and a spacious Sports Park, the Multi-purpose Sports Complex (MPSC) will become a landmark feature with strong visual focus-of-attention along the Harbour view of Hong Kong;
- (iii) To promote eco-friendly transport and design, the MPSC will provide electric vehicle charging facilities for at least one-third of the parking spaces for private cars; and
- (iv) An intercepting drainage system will be provided to minimize the escape of residual fertilizers and pesticides from the natural turf as surface run-off at the Main Stadium and the Public Sports Ground (if natural turf will be adopted as the default playing surface). Also, a rainwater harvesting system will be adopted for water recycling as far as practicable.

**(B) Sha Tin Cavern Sewage Treatment Works**

- (i) The released site will provide opportunities for developing a green and vibrant waterfront living environment for the community while the adjacent surrounding areas will be enhanced;
- (ii) The visually less pleasing STSTW facilities will be replaced;
- (iii) The potential odour problem from the existing STSTW site will be removed and better managed inside the caverns;
- (iv) Advanced technologies can be adopted for the new sewage treatment facilities to enhance operation efficiency, resilience and reliability, thus better safe-guarding the treated quality of the effluents; and
- (v) Rocks generated from the Project will provide valuable source of construction materials to support the local construction industry.

**VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION**

8. The Director of Environmental Protection (DEP), in conjunction with the relevant authorities, considered that the two EIA reports have met the respective requirements of the EIA Study Brief and the Technical Memorandum on EIA Process. Comments from the public and ACE will be taken into account by DEP in deciding whether or not to approve the EIA reports under the EIAO.

**VIEWS OF THE SUBCOMMITTEE**

9. Public inspection period of the EIA report on “Kai Tak Multi-purpose Sports Complex” was from 1 to 30 September 2016 and that for “Sha Tin Cavern Sewage Treatment Works” was from 5 August to 3 September 2016. Public comments on the two projects received by the Environmental Protection Department (EPD) during the inspection periods and the gist of the public comments were issued to EIA Subcommittee Members on 4 October 2016 for reference, with copies to non-Subcommittee Members for information.

10. A summary of the key issues discussed at the EIA Subcommittee meeting on the two EIA reports is at *Annex C*.

## **RECOMMENDATIONS OF THE SUBCOMMITTEE**

11. Having regard to the findings and recommendations of the two EIA reports and the deliberations at the meeting, the EIA Subcommittee agreed on the followings –

### **(A) EIA Report on “Kai Tak Multi-purpose Sports Complex”**

12. The Project Proponent should be requested to provide the following supplementary information on the study before the Subcommittee could make further recommendations to ACE on the EIA report –

#### **Landscape and tree planting**

- (i) To provide information on the objectives (e.g. for amenity planting, as an enhancement measure to urban ecology/biodiversity, to maintain ecological connectivity, etc.) and methodology of compensatory tree planting, and grass planting in the public open space, the Main Stadium and the Public Sports Ground, including the proposed species that would be planted and the soil specifications to be adopted with justifications;
- (ii) To confirm whether pesticides would be used and/or whether Integrated Pest Management would be adopted with a view to minimizing the possible escape of residual pesticides and fertilizers in the surface runoff;
- (iii) To clarify the source of soil used and the potential impact on soil moving operations involved in the project;

#### **Air quality and ventilation**

- (iv) To provide information on the air pollution implications to the venue users and the surrounding sensitive receivers based on the findings of the air ventilation assessment (AVA) carried out for the interior and exterior of the Main Stadium, Sports Complex and open space of the project site, including under both calm and strong wind conditions;
- (v) To explore other measures to improve air quality and to actively pursue the best practicable means, including using de-NOx paints to minimize air quality impact;

## **Sustainability**

- (vi) To provide information on those studies conducted that have explored elements of sustainability in the design of the project (e.g. renewable energy);

## **Minimization of carbon footprint**

- (vii) To provide information on the proposed measures to minimize carbon footprint, and specifically, to advise if there will be any strategies/measures for generating renewable energy, recovering and reusing waste heat, reducing peak energy or heat use, decarbonization etc.;

## **Visual impact**

- (viii) To provide information on any proposed measures to minimize visual impact and enhance visual quality of the Multi-purpose Sports Complex given its high visual sensitivity as well as to enhance its iconic feature in the district; and

## **Geotechnical Investigation Report**

- (ix) To provide geotechnical investigation reports to ascertain whether there is marine mud at the subsurface, and provide information on the management and disposal of marine mud if excavation is required;
- (x) To provide information on any proposed measures to minimize the amount of construction and demolition materials generated; and
- (xi) To explore the use of Building Information Modeling (BIM) in the design and construction stages.

13. The Subcommittee also agreed that the Project Proponent and their consultant team should attend the EIASC meeting on 24 October 2016 to answer any questions which Members may have on the captioned EIA report.

**(B) EIA Report on “Sha Tin Cavern Sewage Treatment Works”**

14. The captioned EIA report could be endorsed with the following conditions and recommendations:

***Conditions of Endorsement***

The Project Proponent shall—

- (i) adopt the best practical means to minimize the vibrations generated by the blasting works on and below ground level so as to minimize disturbances to the heritage buildings and wildlife within the project site;
- (ii) conduct a baseline survey for egretty before the demolition of the STSTW. Before the start of the demolition works, a report on the survey results and appropriate measures to minimize the impacts on egretty, such as by the adoption of best practices, avoidance of the breeding season, and use of better demolition technology should be provided to the Advisory Council on the Environment (ACE) for comments before submitting to DEP for approval;
- (iii) review the architectural design of the ventilation building with a view to harmonizing with the surrounding natural environment. The final design of the building should be submitted to DEP for approval before commencement of the construction works;
- (iv) set up a platform to exchange views with the local community, like the Community Liaison Groups (CLGs); and
- (v) devise and submit the tree preservation and woodland compensation plans to DEP for approval with the aim of enhancing the quality of vegetation and woodlands.

### ***Recommendations***

- (i) to adopt the most efficient design and equipment to enhance energy efficiency of the facility, and explore measures to minimize the carbon footprint, and enable the recovery of resources, including but not limited to water, energy and phosphorus recovery;
- (ii) to research and develop with the aim of developing new technology for minimizing existing and newly emerged pollutants;
- (iii) to explore the feasibility of setting up an exhibition centre for promotion and educational purposes;
- (iv) to continuously engage stakeholders prior to the setting up of CLGs before construction of the project; and
- (v) to ensure that the temporary structures within the works area are visually and environmentally acceptable.

15. EIA Subcommittee has agreed that the Project Proponent and the consultant team for the captioned EIA report are not required to attend the full Council meeting on 14 November 2016.

**EIA Subcommittee Secretariat  
November 2016**