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ACE Paper 20/2016

For advice on 12 December 2016

**Report on the 136th
Environmental Impact Assessment Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee (EIASC) considered the EIA report on “Proposed Low-rise and Low-density Residential Development at Various Lots and their Adjoining Government Land in D.D. 104, East of Kam Pok Road, Mai Po, Yuen Long, N.T.” (***ACE-EIA Paper 8/2016 at Annex A***) at the meeting on 18 November 2016. The EIA report was submitted by the Glory Queen Limited in accordance with the Environmental Impact Assessment Ordinance (EIAO).

2. Members are requested to consider the views of EIA Subcommittee at paragraph 9 below and advise on the way forward for handling the EIA report.

BACKGROUND AND NEED FOR THE PROJECT

3. The Project is a proposed residential development that falls within Deep Bay Buffer Zone 2 and a Designated Project under Schedule 2 (Part I) of the EIAO, i.e. “*A residential or recreational development, other than New Territories exempted houses within Deep Bay Buffer Zone 1 or 2.*” For the purpose of complying with the requirements under the EIAO, the project proponent is required to submit an EIA report to the Environmental Protection Department (EPD) under Section 6(2) of the EIAO for approval.

4. The Project is to provide a residential development comprising 32 two-storey houses at D.D. 104, Yuen Long, N.T. with ancillary facilities including a club house, a landscape pond, an interim sewage treatment plant and landscaping planting around the site.

5. According to the EIA report, the major environmental benefits associated with the Project in place include:

- (i) removal of an existing open air private car park and open storage site thus reduces heavy vehicle and container traffic affecting the adjoining residential areas;
- (ii) improvement in overall landscape and visual quality of the site through landscape planting and the planned residential development; and
- (iii) maintaining a 5 to 8m buffer distance of landscape planting strip along Kam Pok Road to reduce potential impact from the Project on Ngau Tam Mei Drainage Channel (NTMDC).

VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION

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

VIEWS OF THE SUBCOMMITTEE

7. The EIA report was made available for public inspection from 26 August to 24 September 2016. The public comments received by the EPD during the inspection period and the gist of the public comments were issued to EIA Subcommittee Members on 9 November 2016 for reference, with copies to non-Subcommittee Members for information.

8. A summary of the key issues discussed at the EIA Subcommittee meeting on 18 November 2016 is prepared at **Annex B**.

RECOMMENDATIONS OF THE SUBCOMMITTEE

9. Having considered the findings of the EIA report as well as the responses provided by the Project Proponent at the meeting, the EIA Subcommittee recommended the full Council to endorse the EIA report with the following conditions and recommendations –

Conditions of Endorsement

The Project Proponent shall—

- (a) devise a detailed drainage plan to ensure no uncontrolled surface discharge into the NTMDC particularly during the construction stage of the Project; and to submit the plan to the DEP for approval before commencement of construction;
- (b) devise a detailed operation and emergency response plan for the interim sewage treatment plant (STP) to ensure no net increase in pollution load to the Deep Bay, including ensuring sufficient annual quantity of water extraction from NTMDC for treatment to offset the pollution loads of the effluent arising from the development, and the emergency arrangements during possible breakdown of the operation of the STP; and to submit the plan to the DEP for approval before commencement of operation of the STP;

Recommendations

- (c) review the needs of deploying the 4.5 metres tall noise barrier at detailed design stage, to explore alternatives and consider adopting a less obstructive design to reduce the visual impacts and to minimize the wind channel effect;
- (d) set targets for achieving environmental sustainability in the design and construction of buildings, devise measures to minimize the carbon footprint and energy consumption, explore the feasibility of renewable energy generation, and provide mechanisms for waste separation and resource recovery;
- (e) consider appropriate tree species for landscape planting with a view to enhancing screening effect to the waterbirds at NTMDC; and
- (f) conduct detailed assessment of potential land contamination within the project site before commencement of the construction works and implement remediation action plan as appropriate to ensure decontamination of the site.

10. EIA Subcommittee has agreed that the Project Proponent and its consultant team for the EIA report are not required to attend the full Council meeting on 12 December 2016.

**EIA Subcommittee Secretariat
December 2016**