

**Summary of issues discussed by the Environmental Impact Assessment
Subcommittee at the meeting on 20 February 2017**

The Environmental Impact Assessment Subcommittee (EIASC) discussed the following two EIA reports at the meeting on 20 February 2017-

- (i) EIA report on “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Work”; and
- (ii) EIA Report on “Outlying Islands Sewerage Stage 2 - Upgrading of Tai O Sewage Collection, Treatment and Disposal Facilities”.

2. The major issues discussed are summarized in the following paragraphs –

- (i) **EIA report on “Outlying Islands Sewerage Stage 2 – South Lantau Sewerage Work”**

Water quality impacts

3. Given that Pui O Beach was a sensitive area, the meeting suggested recommending the project proponent to consider extending the discharge point away from Pui O Beach as far as practicable. Specially, a Member suggested that the project proponent should provide the modelling results on the water impact quality when extending the discharge point away from the Pui O Beach.

4. The meeting agreed that a condition should be included to require the project proponent to deploy tankers for transporting of the sewage away to other sewage treatment plants for treatment as far as practicable to ensure a sufficient buffer for emergency storage, in cases where the broken-down plant cannot be recovered in time to prevent the outflow of raw sewage.

Handling of C&D materials

5. Given that it was not difficult to equip dump trucks with GPS, a Member opined that the agreement from the operators was not necessary for including this requirement as a contractual term. Understanding that

Members had doubts about the effectiveness of the trip-ticket system in preventing fly-tipping, and the South Lantau was a very sensitive area that was susceptible to fly-tipping, the meeting agreed to recommend the project proponent to consider equipping all dump trucks with GPS or equivalent automatic system for real time tracking and monitoring to prohibit illegal dumping and landfilling of C&D materials.

Ecological impact assessment

6. A Member was concerned about the adequacy of the ecological baseline survey although the ecological impact of the project was considered to be limited. He pointed out that the number of bird species recorded in the baseline study was not only smaller than that recorded in other studies, but consisted of mainly common species. Given that Pui O was an important habitat for wintering birds, he considered it necessary for the project proponent to conduct additional dry season survey on wintering birds.

7. Some Members suggested that a condition could be included to require the project proponent to conduct a baseline survey covering the winter season before the construction of the project, such that there would be sufficient data for future monitoring under the EM&A programme.

8. While Pui O was an important habitat for birds, a Member pointed out that the footprint of the project would not encroach into the habitats. Rather, he noted that the baseline information of birds gathered from the literature cited in the EIA report had not been provided. Some Members suggested that the project proponent should be required to provide the baseline information of birds within the study area gathered from the literature cited in the EIA report. The meeting agreed that further surveys would not be required if the project proponent could provide the findings of literature review.

Mitigating landscape and visual impacts

9. Given the natural view of the coastline of South Lantau, the project proponent should be requested to provide sufficient buffer area for planting trees with a view to harmonizing the plant structures with the surrounding natural environment. Some Members commented that the photomontages

provided in the EIA report were incomprehensive and overstated the effect of vertical greening in the narrow strips of buffer areas. It was also mentioned that the quality of the photomontages were low in that there was little difference between the photomontages at day 1 and year 10. A Member opined that the structures should be visually appealing, and if not, should be screened by sufficient tree planting.

10. The meeting agreed to recommend the project proponent to reduce the landscape and visual impact and consider potential visual enhancement with a view to harmonizing the plant structures with the surrounding natural environment. Sufficient buffer area should be allowed for tree planting and landscaping works should take into consideration the ecological value on top of the aesthetics.

Energy consumption and efficiency

11. Members also agreed to recommend the project proponent to determine the carbon footprint of the project and explore measures to minimize it.

Adoption of BEAM Plus principles

12. The meeting suggested that the project proponent would be recommended to achieve “Gold or above” rating under BEAM Plus (New Buildings) in the project design to ensure the sustainability of the development.

13. The meeting agreed that the project proponent team would not be required to attend the full Council meeting scheduled on 13 March 2017 for the report.

(ii) EIA Report on “Outlying Islands Sewerage Stage 2 - Upgrading of Tai O Sewage Collection, Treatment and Disposal Facilities”

Odour impact

14. Some Members considered that the odour impact in relation to the Tai O Sewage Treatment Works (STW) would be significant if unmitigated and suggested that the project proponent should demonstrate how the 97% odour removal efficiency could be achieved. The meeting agreed that a condition should be imposed on the project proponent to install deodorization units with an odour removal efficiency of not less than 97% to treat the odorous gas arising from the upgraded Tai O STW.

Construction of an Eco-shoreline

15. The project proponent should explore additional measures such as constructing an eco-shoreline to enhance the ecological functions for marine habitats, given reclamation works was involved in the project. Members agreed to impose a condition on the project proponent to submit a detailed Eco-shoreline Implementation Plan (the Plan) to the Director of Environmental Protection (DEP) for approval before commencement of construction of the seawall of the upgraded Tai O STW. The Plan shall include a robust and innovative eco-shoreline design with a view to enhancing the ecological values of the seawall.

Visual impact

16. One of the Members considered that the proposed design of the upgraded Tai O STW might have a high visual impact on the coastline. The meeting suggested imposing a condition to enhance the landscape character of the seawall and the visual compatibility of the STW with the surroundings. In addition, the project should have either adequate space for tree planting or aesthetic design with a view to harmonizing the structures of the STW with the surrounding natural environment.

17. Members opined that the visual impact of the Tai O STW was more significant than that of the South Lantau STW, and concluded that a condition

be imposed on the project proponent to devise a landscape plan and a detailed plan on the aesthetic design and façade treatment of the upgraded Tai O STW with a view to harmonizing the buildings with the surrounding natural environment. The detailed plans shall be submitted to the DEP for approval before commencement of the construction and landscape works of the STW.

Conclusion

18. The EIA Subcommittee deliberated the captioned EIA reports and recommended the full Council to endorse the EIA reports with conditions and recommendations.

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