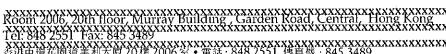
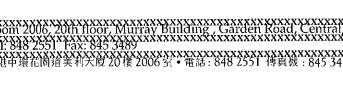
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(ACE Paper 58/97) for advice

### Report of EIA Subcommittee

The Subcommittee considered two EIA reports, the EIA on Kennedy Road Improvement and Queen's Lines Link and the EIA on Yuen Long South Development, at its meeting held on 1 December 1997.

## Environmental Impact Assessment on Kennedy Road Improvement and Queen's Lines Link (ACE EIA Paper 19/97)

- This project aims to straighten the existing bend in front of the Electric House to improve road safety and increase capacity, and to build a new road linking Kennedy Road and Justice Drive to provide an alternative route for traffic between Mid-levels and Central. Construction works include a 135m dual 2-lane bridge to realign Kennedy Road in front of the Electric House, a 400m dual 2-lane road connecting Kennedy Road and Justice Drive, and the associated drainage, slope and landscape works.
- The EIA concluded that noise and dust impacts during construction stage could be mitigated to meet the established standards through the implementation of appropriate control measures. Major impacts of this project are traffic noise and tree felling.
- 4 29 dwellings in four buildings will be exposed to traffic noise level exceeding the Hong Kong Planning Standards and Guidelines 1imit for 1 to 3 dB(A). Since the dominant noise contribution at these noise sensitive receivers comes from the existing road, direct noise mitigation measures on the new road will be ineffective. Application of indirect noise remedies in the form of window insulation and air conditioning was examined. However, these dwellings do not meet the eligibility criteria because the additional noise level contributed from the new road is below 1 dB(A).

As regards ecological impact, 378 trees of species commonly found in Hong Kong will be cut, resulting in some loss of woodland fauna habitats and roosting sites for bats. Replanting of trees has been recommended to re-create a landscape pattern and woodland structure similar to the surrounding environment to provide habitats for birds, bats and possibly other wildlife. Bat boxes will also be installed on trees within the site.

### EIA Subcommittee's Views and Recommendations

- While members were in general content with the report and the proposed mitigation measures, they were concerned about tree management after expiry of the normal contractor's maintenance period. The project proponent would prepare a ecological management plan for the Urban Services Department to follow. Members were also concerned about the monitoring of the effectiveness of bat boxes. The project proponent agreed to carry out inspections at a semi-annual interval for five years. The Subcommittee noted the undertakings and agreed to recommend endorsement of the report on the following conditions:-
  - (a) bat boxes should be made of durable materials and postconstruction monitoring should be continued for five years at sixmonth intervals, and
  - (b) post planting maintenance would be undertaken by Urban Services Department according to a management plan prepared by Highways Department in consultation with Agriculture and Fisheries Department.

# Environmental Impact Assessment on Yuen Long South Development (ACE EIA Paper 20/97)

- This project seeks to provide the infrastructure for the committed residential and other landuses in Yuen Long Area 13 and 14. The engineering infrastructure works include site formation of about 12.4 ha for the public housing site in Area 13, construction of a road network and its connection with existing roads and the sewage transfer scheme to serve both Area 13 and 14.
- The major impacts highlighted in the EIA are traffic noise and ecology. Noise barriers are recommended where necessary and practicable to protect existing and future residents. Where direct measures are impracticable owing to sight-line and road safety requirements at junctions, indirect remedies in

the form of acoustic insulation and air-conditioning are recommended to reduce the noise impact on the existing noise sensitive receivers. About 85 dwellings are eligible for these measures. On ecological impacts, 0.4 ha of ponds with low ecological value would be lost. Most of the trees found in the study area are common species and no wildlife listed as rare or endangered species are recorded in the study area. The EIA recommended that the trees should be retained or transplanted as far as possible. Tree planting would also be carried out along the new roads and in the future housing estate.

#### EIA Subcommittee's View and Recommendation

Members agreed to recommend endorsement of the report without condition. One Member was concerned about wetland compensation but was satisfied with Agriculture and Fisheries Department's undertaking to include "wetland banking" in the study brief for the consultancy study on wetland compensation.

### Advice sought

Members are invited to advise whether the EIA reports on Kennedy Road Improvement and Queen's Lines Link, and Yuen Long South Development should be endorsed.

Planning, Environment and Lands Bureau December 1997