

ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE (CAP 499)
S.5 (1)(a)

PROJECT PROFILE
FOR
DESIGNATED PROJECT
ON

WIDENING OF YEUNG UK ROAD BETWEEN
TAI HO ROAD AND MA TAU PA ROAD,
TSUEN WAN

NEW TERRITORIES WEST DEVELOPMENT OFFICE
TERRITORY DEVELOPMENT DEPARTMENT
August 1998

A. BASIC INFORMATION

a) Project Title

Widening of Yeung Uk Road between Tai Ho Road and Ma Tau Pa Road, Tsuen Wan

b) Purpose and Nature of Project

The Tsuen Wan Transport Study Phase 3 identified that Yeung Uk Road would have insufficient capacity to accommodate the traffic generated by the proposed redevelopments in the southern Tsuen Wan area, in particular at Area 35. To cope with the demand, the section of Yeung Uk Road between Tai Ho Road and Ma Tau Pa Road is proposed to be upgraded to a dual three-lane carriageway with a service road provided adjacent to the residential/commercial redevelopments. A footbridge is also proposed to be constructed across Yeung Uk Road.

The opportunity will be taken to study the connection between Yuen Tun Circuit/Hoi Kwai Road and Tai Ho Road, adjacent to the Lot TWTL 324 and Tsuen Wan Town Hall.

c) Name of Project Proponent

New Territories West Development Office of Territory Development Department.

d) Location and Scale of Project and History of Site

The project is located at the southern part of Tsuen Wan near to the existing Tsuen Wan Sports Ground. The section of Yeung Uk Road to be widened is about 600m long between Tai Ho Road and Ma Tau Pa Road. A location plan (Drawing no. NTW 1312) is attached at Annex I. Yeung Uk Road is an existing dual two-lane carriageway which serves as a district distributor road in the southern part of Tsuen Wan.

e) Number and Types of Designated Project to be Covered by the Project Profile

Only one project is covered in this project profile. It is a Designated Project (A1, part I of Schedule 2) under the Environmental Impact Assessment Ordinance.

f) Name and Telephone numbers of Contact Persons

B OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAMME

The project proponent will engage consultants to undertake investigation, design and supervision of construction of the project. The consultancy work is planned to start in May 1999. Works are scheduled to commence in August 2001 for completion in August 2003. The consultants work will include a detailed Environment Impact Assessment (EIA) in accordance with the requirement of the Environmental Impact Assessment Ordinance.

The consultants will be asked to liaise with the following authorities regarding the possible interface issues with their projects which are anticipated to be implemented in the near future :

<u>Authorities</u>	<u>Project Titles</u>
Kowloon-Canton Railway Corporation	West Rail
Project Manager/New Territories West, Territory Development Department	Tsuen Wan Bay Further Reclamation, Area 35 and Tsuen Wan Road Upgrading
Land Development Corporation	Four Seasons Redevelopment (To be known as Tsuen Wan Town Lot (TWTL) No.398)
Developers	Development of TWTL No. 353, TWTL No. 393 & TWTL No. 394

C. POSSIBLE IMPACT ON THE ENVIRONMENT

Although the traffic in Yeung Uk Road is likely to increase due to natural traffic growth and other developments in the area, the road widening scheme itself is not expected to lead to a significant increase in traffic. Therefore the additional noise impacts due to the operation of the proposed road widening project are not likely to be severe.

As advised by Traffic and Transport Survey Division of Transport Department recently, traffic flows measured on a typical weekday in 1997 were as follows:

	<u>Weekday flow</u>	<u>Date</u>
Yeung Uk Road section between Ma Tau Pa Road and Chung On Street	21,636	17.4.97
Yeung Uk Road section between Tai Ho Road and Chung On Street	14,593	9.4.97

For the projected future traffic flow of Yeung Uk Road after the road widening, these traffic flow figures will be assessed, in parallel with the EIA study, by the consultants to be appointed.

Temporary traffic diversions required during the construction of the road widening works will be designed in order to minimize the traffic impacts. It is considered that the traffic impacts will not be severe.

A few trees adjacent to the existing Tsuen Wan Sports Ground may have to be transplanted/removed subject to the outcome of the Environmental Impact Assessment study of the project.

Noise and dust nuisance during the construction stage are anticipated as from any construction project. The normal environmental clauses will be incorporated into the contract documents to control and minimize the nuisance.

The other environmental impacts such as gaseous emissions, odour, noisy operations, night-time operations, liquid effluents, generation of waste or by-products and hazardous materials or wastes are considered to be minimal and these factors will be taken into consideration in the EIA report.

D. MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT

On the northern side of Yeung Uk Road, most of the existing buildings are old residential blocks with shops at ground floor level. There are also a Regional Council Complex, a theatre, a school and a clinic of 4-storeys in height.

On the southern side of Yeung Uk Road, the existing Tsuen Wan Sports Ground will be relocated and the site will be redeveloped into a commercial/residential building at Site B and a hotel development at Site C. A commercial building will be developed at Site A.. A district open space is being developed in the area between Site B and Tsuen Wan Road. The existing Tsuen Wan Road (an expressway) is about 300m south of Yeung Uk Road (See plan at Annex 1).

E. ENVIRONMENTAL PROJECTION MEASURES TO BE INCORPORATED IN THE DESIGN AND ANY FURTHER ENVIRONMENTAL IMPLICATIONS

This is a relatively minor at-grade road widening project. Provision of noise barriers at the sides of the road may not be practicable as this would certainly affect the business of the shops, and would be very intrusive visually. Also it should be noted that due to the layout of the service road and the bus-stops, entrances and exits etc, the provision of noise barriers without substantial breaks may not be possible. However, this will be reviewed during the Environmental Impact Assessment study, together with the possible need for indirect noise mitigation measures.

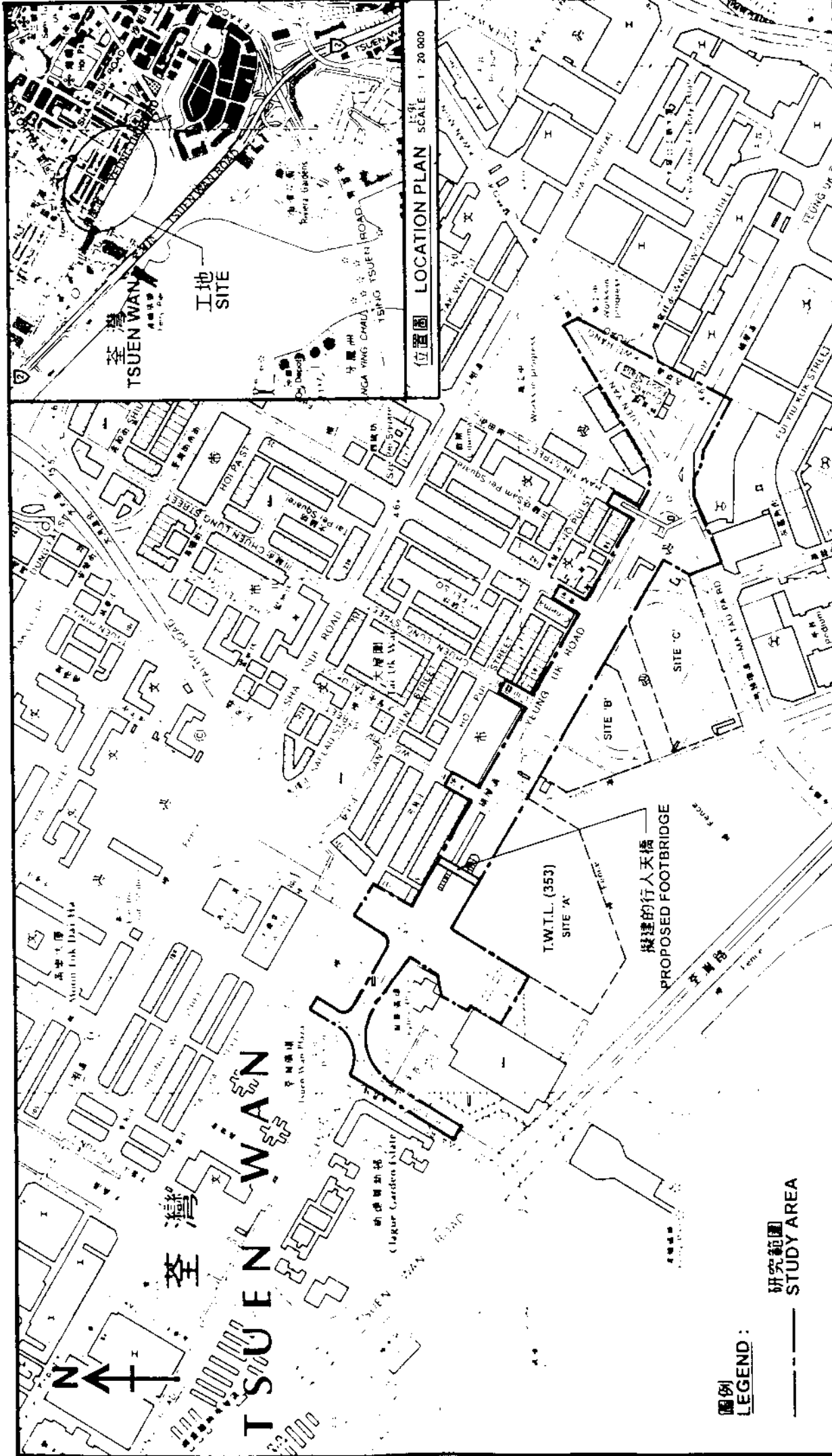
The following measures will be taken into account in the Environmental Impact Assessment study for the project:

- Pollution control technology
- Source control
- Waste management systems and practices
- Potential for waste and wastewater minimisation
- Risk mitigation measures and accident emergency response plans
- Acoustic barriers and insulation
- Buffer zones and landscaping
- Different siting of activities
- Site layout
- Retention of natural environmental features
- Control of construction work practices
- Application of Chapter 9 and 10 of the Hong Kong Planning Standards and Guidelines

It is considered that the noise and the other environmental effects during construction and operation of Yeung Uk Road widening are not likely to be severe. It is anticipated that widening of Yeung Uk Road would be welcomed by the public.

F. USE OF PREVIOUSLY APPROVED EIA REPORTS

No previous EIA has been carried out by this office for Yeung Uk Road.



位置圖 LOCATION PLAN 比例 SCALE 1 : 20 000

圖例 LEGEND:

研究範圍 STUDY AREA

圖則名稱 drawing title		辦事處 office	
WIDENING OF YEUNG UK ROAD BETWEEN TAI HO ROAD AND MA TAU PA ROAD, TSUEN WAN 荃灣大河道與馬頭壩道之間一段揚屋道的擴闊工程		圖則編號 drawing no.	新界西拓展處 NEW TERRITORIES WEST DEVELOPMENT OFFICE
		圖則編號 drawing no.	NTW 1312
繪圖 drawn	核對 checked	日期 date	項目編號 item no.
H.S. TSANG	K.K. CHEUNG	3.7.98	
核對 approved	核對 approved	日期 date	比例 scale
K.M. LAU	K.M. LAU	3.7.98	1 : 5 000



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DEVELOPMENT
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