

Agreement No. CE 13/2014 (CE)

Development of Kwu Tung North and Fanling North New Development Areas, Phase 1 – Design and Construction

Kwu Tung North New Development Area Road D1 to D5 Submission of a Compensatory Tree Planting Plan (EP-468/2013/A)

(Ref. EP-468/2013/A_CP-01)

Version B3

AECOM ASIA COMPANY LIMITED

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Appendices

- Appendix I** **Figure 13.14a**, extracted from AEIAR-175/2013, titled “Areas of Wetland and Woodland Loss and Compensatory Planting (Page 1 of 3).
- Appendix II** **Figure A1**, a composite reference drawing for the Demarcation of Advance Works, First Stage Works, Remaining Phase Works & affected woodland.

1 INTRODUCTION

1.1 General

- AECOM Asia Co Ltd has been commissioned by the Civil Engineering and Development Department (CEDD) to undertake Agreement No. CE 13/2014 (CE) – Development of Kwu Tung North and Fanling North New Development Area, Phase 1 – Design and Construction.

1.2 Background

- The Territorial Development Strategy Review in 1990s first identified that there was potential for strategic growth in the North East New Territories (NENT). The Planning and Development Study on NENT (NENT Study), which was commissioned in 1998 and completed in 2003 under Agreement No. CE 64/96, identified the areas at Kwu Tung North (KTN) and Fanling North (FLN) is suitable for the development of New Development Area (NDA) in the NENT and confirmed the feasibility of development based on the findings and recommendations from various technical assessments.
- The NENT NDA Study under Agreement No. CE 61/2007(CE) was commissioned jointly by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) and was substantially completed in December 2013. Various planning, engineering and environmental studies were completed to formulate a revised proposal for the NENT NDA based on the NENT Study, confirm the feasibility of implementing the revised proposal and formulate the implementation strategies and programme for the NDA. A planning and development framework for the KTN and FLN NDA was also established to meet the long-term demand for housing especially public housing and employment. Development of the NENT NDA could also cater for various land use needs arising from social and economic developments in Hong Kong.
- The KTN and FLN NDA are proposed to be developed in phases as full completion by 2031. An implementation programme with phasing and packaging of works for the NDA project has been recommended under the NENT NDA Study.
- The Phase 1 of the NDA development, comprising the Advance Works and First Stage Works, was implemented from the second half of 2019 progressively.
- The scopes of **Phase 1 works (Advance Works and First Stage Works)** and Remaining Phase works for KTN and FLN NDA are summarized below:

Scope of Advance Works (PWP Item No. 7747CL)

- (a) site formation of about 70 hectares (ha) of land (including soil treatment works) in the KTN and FLN NDA;
- (b) construction of the eastern section of Fanling Bypass (FLBP(E)) of about 4 kilometres (km) long, which is a dual two-lane carriageway connecting the FLN

NDA to Fanling Highway, and about 10 km of local roads and about 4 km cycle tracks, and associated junction/road improvements;

- (c) engineering infrastructure works including drainage, sewerage (including two sewage pumping stations), waterworks (including a fresh water service reservoir of about 27 500 cubic metres (m³) capacity and a flushing water service reservoir of about 11 500 m³ capacity in the KTN NDA), landscaping works and slopeworks;
- (d) part expansion and upgrading of Shek Wu Hui Sewage Treatment Works (SWHSTW) to increase its capacity by 20 000 m³ per day;
- (e) demolition of existing North District Temporary Wholesale Market (NDTWM) to be affected by the proposed FLBPES, provision of interim market for current users and reprovisioning of NDTWM; and
- (f) reprovisioning works; and
- (g) implementation of environmental mitigation measures and environmental monitoring and audit (EM&A) programme for the works mentioned in paragraphs (a) to (e) above.

Scope of First Stage Works (PWP Item No. 7759CL)

- development of a nature park at Long Valley of about 37 ha including provision of a visitor centre and a footbridge of about 50-metre (m) long spanning across Sheung Yue River for connection between these two facilities;
- reprovisioning of two egret sites in the FLN NDA and enhancement works to an existing egret site in the KTN NDA;
- site formation of about 2.3 ha of land (including soil treatment works) for a village resite area and a district police station in the KTN NDA;
- engineering infrastructure works including roads, drainage, sewerage, waterworks, and landscaping works; and
- implementation of environmental mitigation measures and EM&A programme for the works mentioned in items (a) to (d) above.

Scope of Remaining Phase Works

- (a) site formation of about 247 ha of land (including soil treatment works) in the KTN and FLN NDA for housing, community and commercial developments as well as engineering infrastructure;
- (b) engineering infrastructure works including Fanling Bypass (Western Section), Po Shek Wu Road Flyover, new interchanges together with widening of Fanling Highway for connection with KTN NDA, local roads, drainage, sewerage, waterworks, pumping stations, fresh water and flushing water service reservoirs, and landscaping works; and

- (c) implementing the environmental mitigation measures for the works mentioned in (a) to (b) above.
- The Environmental Impact Assessment (EIA) report for the NENT NDA Study, which covered the Phase 1 Works of KTN and FLN NDA has been submitted to Environmental Protection Department (EPD) in mid-2013. The report was subsequently approved with conditions by EPD on 19 October 2013 under Register No. AEIAR-175/2013.

1.3 Purpose of This Report

- Purpose of this report is prepared to notify the Director of Environment Protection (the Director) that the requirements under clause 2.8 of Part C of the Environmental Permit no. **EP-468/2013/A**, regarding the **Submission of a Compensatory Tree Planting Plan** for woodland affected by the Designed Project titled “**Kwu Tung North Development Area Road D1 to D5** (the Project) shall be submitted upon the commencement of the construction works of **Remaining Phase Works** of KTN NDA.
- The main justifications is no existing woodland will be affected and fall within the areas of **Advance Works** and **The First Stage Works**. Hence, there is no compensatory tree planting plan will be provided under Phase 1 works. More detailed justifications will be explained in Paragraph 2 below. The design works for the **Remaining Phase Works** are in progress, CEDD/NDO Remaining Phase Team will review all the mitigations and agree to provide a holistic and comprehensive compensatory tree planting plan to AFCD for approval.

2 JUSTIFICATIONS FOR NO SUBMISSION OF COMPENSATORY TREE PLANTING PLAN IN ADVANCE STAGE WORKS AND THE FIRST STAGE WORKS

There are several justifications provided below to demonstrate the compensatory tree planting plan for the Project will be submitted under CEDD/NDO Remaining Phase Works instead of Phase 1 Works.

- (a) The location of the existing Secondary Woodland identified in the approved EIA report (i.e. **Figure 13.14a** titled **Areas of Wetland and Woodland Loss and Compensatory Planting** shown in **Appendix I**) is located outside the current Phase 1 Works and within the Remaining Phase Works area. The design works for Remaining Phase Works are still on-going. It is anticipated that the works would start in 2024/2025 subject to the programme of Remaining Phase Works. It is confirmed that there is no construction works under Phase 1 Works will affect the existing woodland.
- (b) By referring to the attached Composite Reference Drawing **Figure A1** (Refer to **Appendix II**) indicating the demarcations of (i) Advance Works, (ii) The First Stage Works, (iii) Remaining Phase Works, (iv) the proposed compensatory planting areas extracted from EIA report and (v) the proposed Road D1 to D5, it is noted that the majority proposed compensatory planting areas are located within Remaining Phase areas. Since there is no woodland will be affected by

Phase 1 Works, a holistic compensatory planting will be submitted by CEDD Remaining Phase Team which has been confirmed by CEDD.

- (c) For those areas labelled as “**Higher Ecological Value Plantation to be lost**” shown in both Figure 13.14a and the Figure 1 in Appendix II, the majority of this area is located within the Remaining Phase Areas. More importantly, their impacts due to the Project is very minimal as compared with the extent in the Remaining Phase Works. Hence, the compensatory for the loss of secondary woodland and higher value plantation as a mitigation measure will be prepared by CEDD Remaining Phase team upon the commencement of their works. It also responds to the **paragraph 13.12** Conclusion of the approved EIA report
- (d) All the tree felling proposal affected within the demarcation boundaries of Road D1, D3 and D4 have been approved by LandsD before the Works. There is no more existing tree to be retained on site along the alignment of Road D1, D3 and D4. Hence, there is no tree protection and transplanted trees required.
- (e) CEDD/NDO Remaining Phase Team has already confirmed that based on the above reasons, they will submit the holistic and comprehensive Compensatory Tree Planting Plan for AFCD approval to discharge the condition of 2.8 of this EP before their commencement of the Works.
- (f) As revealed from the above justifications, the requirements under clause 2.8 (part C) of the EP as details as “*The Permit Holder shall submit a compensatory tree planting plan for woodland affected by the Project in consultation with the relevant authorities, including AFCD, for approval by Director prior to the commencement of construction works.*” shall be prepared and submitted by CEDD/NDO Remaining Phase Team in the beginning of Remaining Phase Works and before the disturbances of woodland. Hence, Compensatory Tree Planting Plan will be carried out under Remaining Phase Works.

3 CONCLUSION

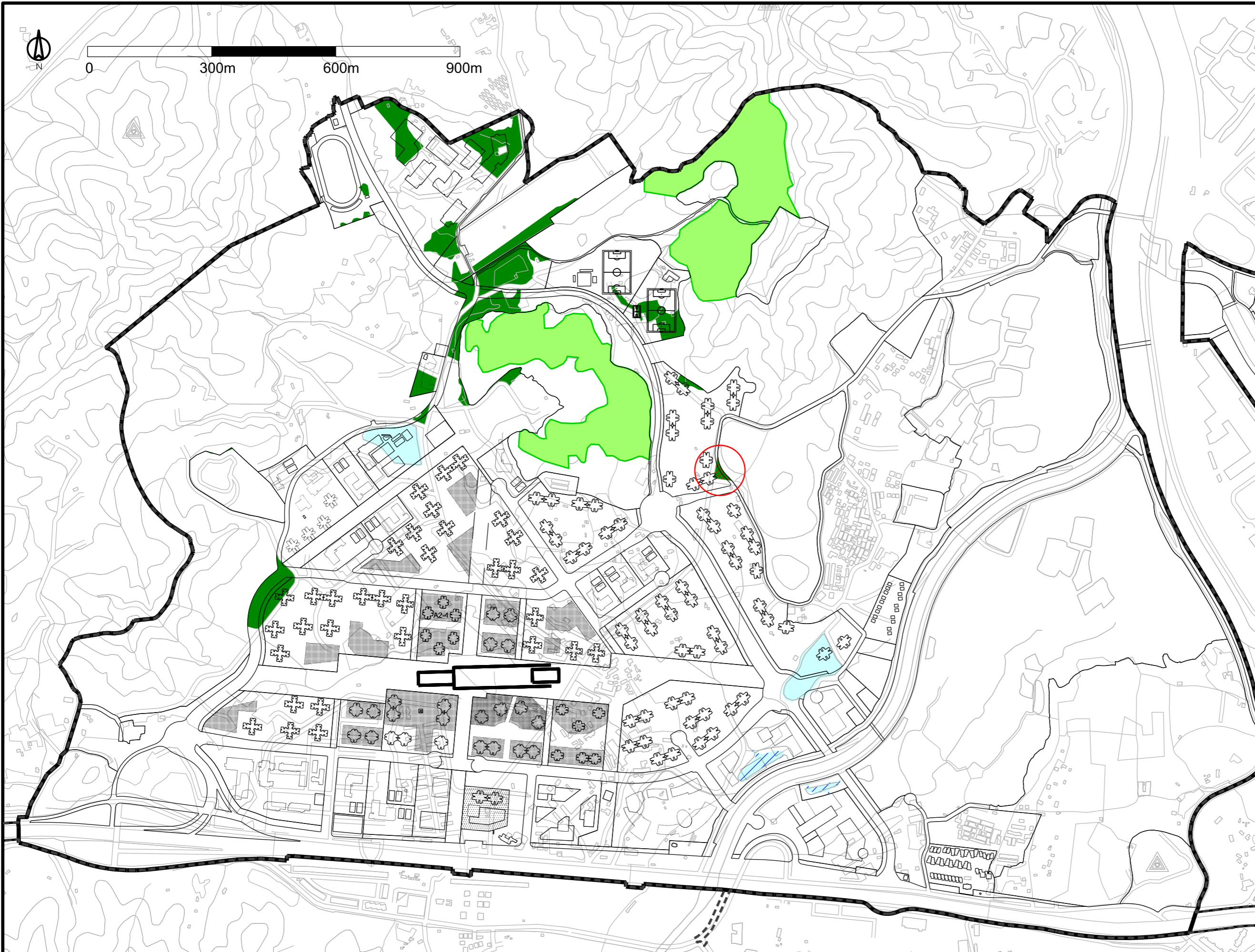
3.1 Summary



- The Submission of a Compensatory Tree Planting Plan as required under condition 2.8 of the Environmental Permit no. EP-468/2013/A will be submitted before the commencement of the Remaining Phase Works but not in the current Advance Works and the First Stage Works. The same has been confirmed by CEDD/NDO team.
- All key reasons are mentioned in Section 2 above. They include (i) the disturbed woodland due to the Project is not located in Phase 1 Work Boundary, (ii) the majority of compensatory planting areas in accordance with the approved EIA are located within the Remaining Phase Areas, (iii) the majority area of “**Higher Ecological Value Plantation to be lost**” are located within Remaining Phase Areas, (iv) no more exiting trees along the proposed Road D1, D3 and D5 which are located within Phase 1 work areas. Hence, no tree protection and no tree transplanting works are required.

End of report

APPENDIX I

**Figure 13.14a, Extracted from AEIAR-175/2013, Titled
“Areas of Wetland and Woodland Loss and Compensatory
Planting (Page 1 of 3).**



-  NDA Boundary
-  Revised RODP
-  Wet Agricultural Land to be Lost
-  Pond of Ecological Significance to be Lost
-  Mitigation Wetland to be Lost
-  Secondary Woodland to be Lost
-  Higher Ecological Value Plantation to be Lost
-  Proposed Compensatory Planting

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Job Title
 Agreement No. CE 61/2007 (CE)
 North East New Territories New Development Areas
 Planning and Engineering Study - Investigation

Drawing Title
 Areas of Wetland and Woodland
 Loss and Compensatory Planting
 (page 1 of 3)

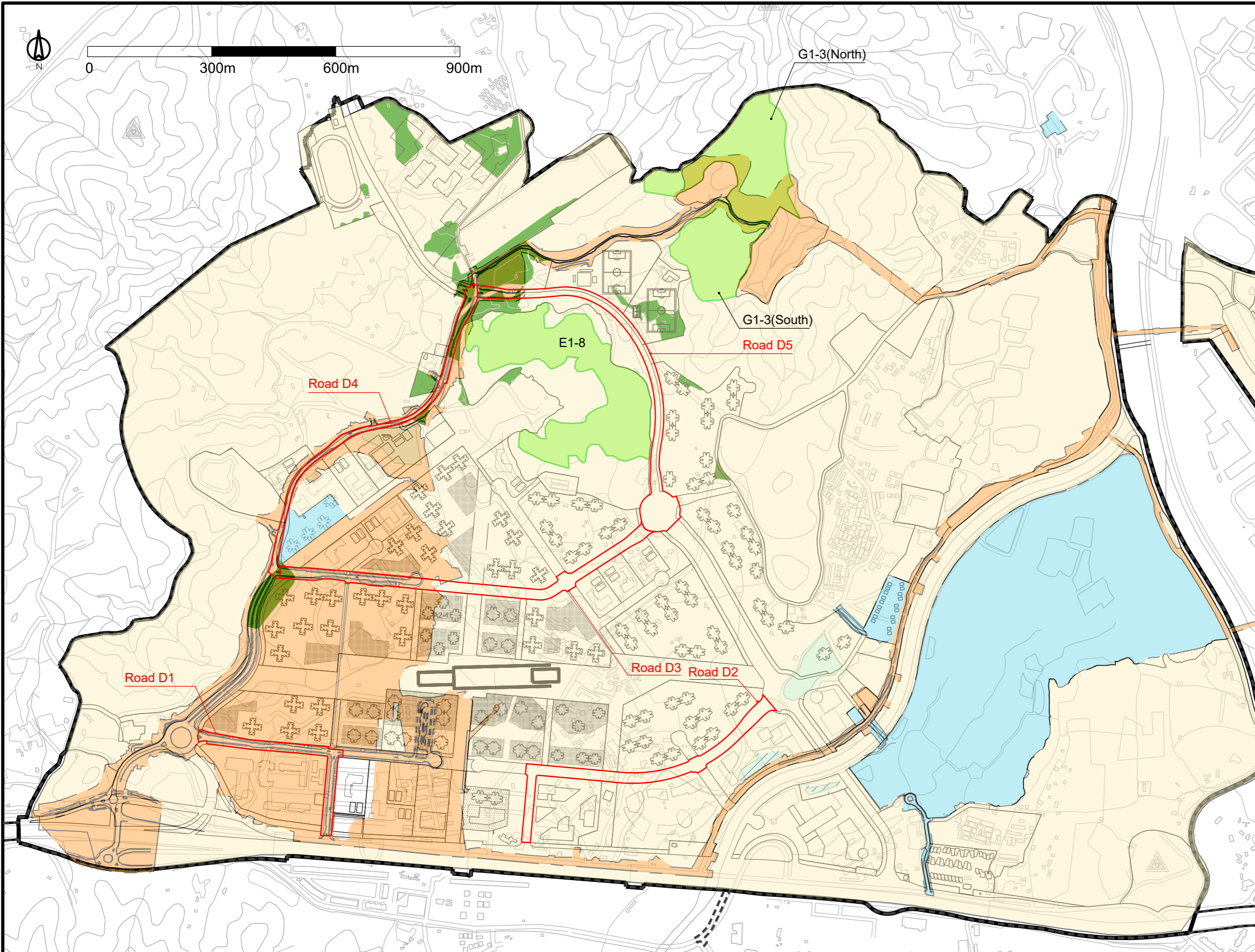
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 Figure 13.14a
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APPENDIX II

Figure A1, A Composite Drawing for Demarcation of Advance Works, First Stage Works, Remaining Phase Works & Affected Woodland



- NDA Boundary
 - Revised RODP
 - Wet Agricultural Land to be Lost
 - Pond of Ecological Significance to be Lost
 - Mitigation Wetland to be Lost
 - Secondary Woodland to be Lost
 - Higher Ecological Value Plantation to be Lost
 - Proposed Compensatory Planting
-
- PHASE 1 - ADVANCE WORKS
 - PHASE 1 - FIRST STAGE WORKS
 - REMAINING WORKS

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