

Review of Territorial Development Strategy

Environmental Planning Study Brief

1. Background

1.1 The environmental planning study (EPS) should be carried out as part of the review of the Territorial Development Strategy and should consider all relevant information from the results of sub-regional, other strategic planning studies and sewage master plans.

2. Objectives of the Environmental Planning Study

2.1 The objectives of the study is to:

- (i) form a bridge between land use policies, the results of sub-regional environmental planning studies and environmental protection initiatives for the territory;
- (ii) provide input for formulation and assessment of future development to a broad land use - environment - transport plan; and
- (iii) formulate a broad environmental action plan and programme.

3. Scope of the Environmental Planning Study

3.1 The scope of the study is as follows:

- (i) based, wherever possible, on existing information and the results of contemporaneous studies, to establish the existing environmental profile for the territory;
- (ii) to identify relevant environmental constraints, issues and opportunities as an input to the generation of land use options;
- (iii) to derive a set of environmental planning principles and criteria for the generation, evaluation and appraisal of land use and transport options;
- (iv) to identify, predict and evaluate the net environmental impacts and cumulative effects of the land use options and development proposals during their construction and operation phases in relation to the community and neighbouring land uses;

- (v) to identify broad measures to mitigate the impacts and reduce them to acceptable levels;
- (vi) to recommend on necessary broad territorial land use arrangements, possible development control measures and other necessary actions to limit the environmental impacts of landuses and developments to acceptable levels; and
- (vii) to recommend on general environmental monitoring and audit requirements necessary in a broad territorial context to ensure the effectiveness of the environmental protection measures adopted.

4. Technical Requirements of the Environmental Planning Study

4.1 To meet all of the objectives listed in section 2 above and to work within the scope listed in section 3, the following tasks should be carried out:

- (i) assess the existing environmental situation, whenever possible using existing information and the results of contemporaneous studies, identify and undertake relevant existing information and surveys required for the assessment, assess the existing levels of environmental pollution, establish the existing environmental profiles which should cover the following:
 - . Climate and air quality;
 - . Water quality;
 - . Outline ecological characteristics including habitats, communities and species, flora and fauna;
 - . Noise and vibration;
 - . Environmental resources;
 - . Environmentally sensitive areas;
 - . Pollution blackspots;
 - . Existing incompatible land uses; and
 - . Archaeology, historic and cultural elements.
- (ii) define the environmental protection context for the territory in terms of the following:
 - . Environmental protection initiatives;
 - . Requirements of environmental facilities; and
 - . Environmental control requirements as a result of the implementation of environmental legislation and policies.

(iii) identify the environmental constraints, major environmental issues that have influence on land use planning, and the opportunities for environmental improvement.

(iv) establish environmental planning principles and criteria, having regard to the characteristics of the environmental issues pertaining to the territory and in accordance with the principles and goals laid out in the White Paper - Pollution in Hong Kong, the Environment Chapter of the Hong Kong Planning Standards and Guidelines and the findings of other related environmental studies, including the review of the NWNT Development Strategy and other sub-regional studies, the Port and Airport Development Study (PADS) & Metroplan.

(v) carry out environmental screening of the initial development options;

(vi) assess in quantitative/graphic terms wherever practicable except specified, the potential environmental impacts of land use options, including:

Air Pollution

- . the air quality impacts due to major industrial developments and traffic,
- . make broad recommendations with reference to HKPSG Chapter 9 as to how any adverse air pollution impacts may be mitigated including suitable land use arrangement, imposition of controls and development constraints.
- . relevant studies in this area: PADS - the section on air quality assessment (PlanD), Metroplan, the sub-regional studies, all environmental assessments on the new power stations (EPD), N. Lantau Development Study - the e.i.a. part, Junk Bay Development Study - the 3rd Industrial Estate development (TDD), Deep Bay Development Guidelines (EPD), Tuen Mun Area 38 Development Study - section on industrial development (PlanD), CTS -2 (TD), I.L.D.S. -reports on Tin Shui Wai Industrial Development, North Lantau industrial development strategy (PlanD), Route 3 Feasibility Study (HyD)

Noise Pollution

- . the noise impacts in qualitative terms on the basis of guidelines contained in the HKPSG due to industrial development, traffic and railways generated within the territory; and
- . make broad recommendations as to how adverse noise impacts identified may be mitigated for all existing, committed and planned noise sensitive land uses likely to be affected
- . relevant studies in this area: Upper Kwai Chung Environmental Improvement (PM/TW), Studies on Urban Development Opportunities for Sham Shui Po (LDC), Tai Kok Tsui Urban Renewal Study (LDC), Metroplan (PlanD), NWNT Development Strategy (PlanD), SWNT Development Study (PlanD).

Water Pollution

- . the effects of any proposed reclamation on the hydraulics and water quality of the neighbouring waters by use of suitable methods and models to be agreed with EPD; and
- . the effects of proposed land uses on the water quality of watercourses/water bodies.
- . relevant studies in this area: The Hong Kong Sewage Strategy Study (EPD), WAHMO studies, the 16 Sewerage master plans, and data from EPD's Routine Monitoring Programme on marine, River, Bathing Beach and Ground Waters

Waste Disposal

- . the implications of development options for existing and planned waste collection, treatment and disposal facilities for the different solid waste disposal options, including the disposal of dredged spoil; and
- . the implications of chemical wastes arising, if any, from any industrial or chemical processes and their collection, treatment and disposal.

Sewerage and Sewage Disposal

the implications of the consultant's development options on the existing or planned sewerage and sewage treatment and disposal facilities will be assessed by the Liquid Waste Projects Group of EPD and such recommendations that are forthcoming from the LWPG shall be taken into account by the consultant in developing these options

relevant studies in this area: The Hong Kong Sewage Strategy Study and the 16 sewerage masterplan studies (EPD)

(vii) assess in broad terms possible impacts during construction and at different stages of development of major planned developments and recommend on the ways to minimize construction impacts.

(viii) formulate a broad programme of environmental actions with a view to identifying

the existing and potential problem areas that remain in the preferred landuse plan;

the necessary environmental actions to address the outstanding environmental issues and problem areas including a recommended programme; and

the environmental monitoring and audit requirements including existing studies and recommendations for long-term environmental monitoring.

5. Work Programme, Study Management and Reporting Requirements
Report and Outline Work Programme

5.1 The study shall be carried out as part of the review of the territorial development strategy undertaken by the Planning Department. It shall be divided into two stages: an initial assessment and the second stage detailed assessment. The study shall be completed within the time frame of the review and in time to allow the findings to be incorporated into the results of the TDS Review. The study is intended to be carried out with a view to the results of the various other strategic planning studies including, but not necessarily limited to, the NWNT and SWNT

Development Strategy Review Studies, the Port and Airport Development Strategy and Metroplan. It is not intended to duplicate any of the work carried out in these related studies. Rather, it is intended that these studies should form a starting point to the TDS EPS. It is realized however, that because of the time frame of several of these studies, including the Review of the SENT and NENT Development Strategies, some of the work which would be expected to be covered in these sub-regional studies may need to be undertaken in the context of the TDS.

Study Management

5.2 The studies will be overseen by an Environmental Working Group chaired by DEP, with prime inputs from the consultants. The environmental planning study will require inputs from and provide findings to other study tasks of the review. The working group will provide inputs to the Evaluation Panel, Planning and Environment Panel (PEP) and Transport Technical Panel (TTP).

Papers to be Produced

5.3 Reports and working papers will be produced as follows:

- (a) 20 copies of an Inception Report shall be submitted to EPD.
- (b) 40 copies of Working Paper No. 1 on the findings of Steps (i) to (iv) in section 4.1 for incorporation into the Key Issue Report of the review should be submitted to EPD.
- (c) 40 copies of Working Paper No. 2 on the findings of Steps (v) to (vii) in section 4.1 for incorporation into the Initial Options Report should be submitted to EPD.
- (d) 40 copies of an Executive Summary of the findings of the environmental planning study highlighting the major environmental issues and including the results of step (viii) in section 4.1, for incorporation into the Draft Final Report should be submitted to EPD.