

**Confirmed Minutes of the 114<sup>th</sup> Meeting of  
the Environmental Impact Assessment Subcommittee  
held on 15 November 2010 at 2:15 pm**

**Present:**

Mr TSANG Kam-lam, JP (Chairman)  
Prof CHAU Kwai-cheong, JP (Deputy Chairman)  
Ms Teresa AU  
Mr Edwin LAU, MH  
Ir Dr LO Wai-kwok, BBS, MH, JP  
Dr MAN Chi-sum, JP  
Dr YAU Wing-kwong  
Ms Josephine CHEUNG (Secretary)

**Absent with Apologies:**

Dr Dorothy CHAN, BBS  
Prof FUNG Tung  
Ms Betty HO  
Prof Joseph LEE  
Mr Michael LEE  
Mr Simon WONG, JP  
Dr Ray YEP

**In Attendance:**

Mr C W TSE, JP	Assistant Director (Environmental Assessment), Environmental Protection Department (EPD)
Mr C C LAY	Assistant Director (Conservation), Agriculture, Fisheries and Conservation Department (AFCD)
Mr Steve TSOI	Executive Officer (CBD), EPD
Miss Kim KWAN	Executive Manager (CBD), EPD

**In Attendance for Agenda Item 3:**

Mr Sam WONG	Principal Environmental Protection Officer (Regional Assessment), EPD
Mr Richard WONG	Senior Environmental Protection Officer (Regional Assessment) <sup>3</sup> , EPD
Mr WAN Man-yee, BBS, JP	Honorary Secretary, Chairman of the Hong Kong Federation of Youth Groups (HKFYG) Jockey Club Sai Kung Outdoor Training Camp Phase III Redevelopment Committee

Ms Yolanda CHIU	Deputy Executive Director, HKFYG
Mr Greg TSE	Engineer, HKFYG
Mr Ronald CHU	Camp Operator, HKFYG
Mr Vincent LAI	Managing Director, Ecosystems Ltd.
Mr KUNG Kai-yuen	Architect/Managing Director, Atelier VIII Architects Ltd. (AVIIIAL)
Ms Stella LUK	Architect, AVIIIAL
Mr Dennis LEUNG	Project Officer, AVIIIAL
Mr Michael FUNG	Structural and Geotechnical Engineering Consultant, Stephen Cheng Consulting Engineering Ltd.
Mr Peter CHEUNG	E&M and Sewage Consultant, GHD Ltd.
Mr Tony CHENG	Manager, Environ Ltd.
Mr Albert CHUNG	Landscape Consultant, Kenneth Ng and Associate Ltd.
Mr NG Siu-lung	Director, LLA Consultancy Ltd.

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## Action

### **Agenda Item 1 : Confirmation of the draft minutes of the 113<sup>th</sup> meeting held on 13 September 2010**

The draft minutes were confirmed without amendment.

### **Agenda Item 2 : Matters arising from the minutes of the 113<sup>th</sup> meeting held on 13 September 2010**

2. There were no matters arising from the minutes of the last meeting.

### **Agenda Item 3 : EIA report on Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp (ACE-EIA Paper 5/2010)**

#### **Internal Discussion Session**

3. The Chairman informed Members that agenda item 3 would be divided into the following four sessions -

- (a) Internal Discussion Session
- (b) Presentation Session
- (c) Question-and-Answer Session
- (d) Internal Discussion Session

The Presentation Session and Question-and-Answer Session under agenda item 3

would be opened to the public. Internal Discussion Sessions of agenda item 3 and all other sessions of the meeting would remain closed.

4. The Chairman informed Members that the Environmental Impact Assessment (EIA) report on “Phase III Redevelopment of The Hong Kong Federation of Youth Groups (HKFYG) Jockey Club Sai Kung Outdoor Training Camp” was a designated project under “Schedule 2” of the EIA Ordinance. The public inspection period of the EIA report was from 29 October 2010 to 27 November 2010. No comment was received by the Environmental Protection Department (EPD) up to the date of the EIA Subcommittee meeting. Separately, the written response from the project proponent to some Members’ questions was circulated to Members for information before the meeting.

(Post-meeting note: One set of comments received by the EPD after the Subcommittee meeting was circulated to all Council members for reference before the Council meeting on 13 December 2010.)

5. Members agreed that the discussion should mainly focus on ecological impacts, impacts on marine ecology and water quality, waste management, landscape and visual impacts, and energy conservation.

(The project proponent team joined the meeting at this juncture.)

#### **Presentation Session (Open Session)**

6. Mr Wan Man-ye briefed Members on the background of the project. Mr Vincent Lai briefed Members on the findings of the EIA study.

#### **Question-and-Answer Session (Open Session)**

#### ***Ecological impacts***

7. Two Members were concerned about the encroachment of the project into the Sai Kung Country Park, though the footprint was only about 0.44 ha, as it was a dilemma between the need for conservation of country parks and making use of natural resources in country parks for environmental education. A Member asked about the possibility of further extension of the Camp. Mr Wan Man-ye explained that in view of the popularity of the Camp, HKFYG faced great pressure in turning down large number of applications. HKFYG hoped that the

increasing demand from the public could be met by the proposed expansion. In planning the redevelopment, a key principle was to make the best use of the existing resources. For example, the canteen block would be converted to activity rooms without the need of demolition. Environmental education was a core activity in the Camp. The expansion of the Camp could be regarded as an opportunity to make use of the country park to promote environmental education, especially for the young generation. The Phase III scheme would allow doubling the number of bed space and there was no plan at hand for further extension of the Camp after the Phase III scheme.

8. A Member enquired about the anticipated utilization of the Camp with substantial increase of bed space from 236 to 460. Ms Yolanda Chiu explained that upon the completion of Phase II scheme in 2001, the utilization rate of the Camp maintained at a very high level and was the highest among all camps in Hong Kong in 2007/08 and 2008/09. The total attendance exceeded 90,000 each year and about 500 applications with some 45,000 potential attendees being turned down due to limited capacity of the Camp. The popularity of the Camp was attributed to its proximity to the natural landscape and diversified indoor and outdoor activities, such as water sports, adventure-based training and environmental education. With the increasing emphasis of other learning experience under the new school curriculum, applications were on the increasing trend. Applications were also received from other organizations such as non-government organizations for parent-child activities, business firms for staff development training and church groups for retreats. They had confidence that the utilization rate of the Camp would remain at a high level and the expanded facilities would not be wasted.

9. A Member asked about the scope of campers' activities in the country park area. Mr Ronald Chu explained that the activity area of the campers would not be confined to the camp site. A wide range of recreational and educational activities, such as hiking, canoeing and orienteering, were organized for campers by making use of the natural resources in the country park and nearby area. It was an effective means to encourage interaction with the nature.

10. A Member noted that there was no detailed transplantation plan for the protected tree species *Aquilaria sinensis* (Incense Trees) as in the cases of mangrove and woodland compensatory planting. Mr Vincent Lai explained that three *Aquilaria sinensis* in bigger size would be retained on-site while five smaller ones with less than 0.2 m diameter at breast height (DBH) would be transplanted. A

detailed Landscape Plan would be certified by the Environment Team Leader and verified by the Independent Environmental Checker before submitting to the Agriculture, Fisheries and Conservation Department (AFCD).

11. A Member enquired about the rationale of compensating the loss of 232 trees with planting of 150 standard size trees and 125 tree whips. Mr Albert Chung explained that 150 was the maximum number of standard size trees that could be accommodated on-site due to limited space. 125 tree whips were proposed for planting on the small piece of land adjacent to the woodland within the camp site. The compensation ratio of having 275 newly planted trees against 232 felled trees was greater than 1:1. In addition, a site of 0.8 ha at Lui Ta Shek within the Sai Kung Country Park had been identified with the agreement of AFCD for compensatory planting of about 4,000 tree whips for the loss of terrestrial habitats. For this off-site woodland planting, the Landscape Plan would cover two years of maintenance to ensure survival of the plants during the establishment period.

12. A Member enquired about the suitability of having campers to plant mangrove droppers on the sand flat as compensatory mangrove planting. Mr Vincent Lai explained that experience showed that having campers to plant mangrove droppers was practicable and the survival rate of mangrove was highly satisfactory. The activity could serve as part of environmental education to the young generation. To ensure survival and growth of the newly planted mangrove, monitoring would be carried out on a monthly basis for the first three months and quarterly thereafter for one year.

13. A Member enquired about the source of mangrove droppers. Mr Ronald Chu explained that the mangrove droppers were sourced from the mangrove site at the downstream area within the camp site. It was observed that the mangrove site was more flourishing than other sites in Sai Kung area which might be due to the use of fresh water during water sports activities in the intertidal area.

14. A Member noted that studies had been conducted on the enhancement of the bats habitats with increased tree planting in the camp site. More efforts could be made in this area to further enhance the biodiversity of the camp site in order to send a message that the development project with encroachment into the country park would have positive environmental benefits.

*Impacts on marine ecology and water quality*

15. A Member enquired about the impacts of the project on some fish species listed in the International Union for Conservation of Nature (IUCN) Red list. Mr Vincent Lai explained that a total of 35 species were recorded in the stream and estuary of Tai Mong Tsai Stream. Among them, two goby fish species were classified as “Lower risk/near threatened”. All the species of fish recorded in the survey were estuarine fishes with high adaptability to environmental changes. Except the construction of the platform decks, all works were land-based. To prevent potential surface run-off, sand bags would be placed along the periphery of the piling work area. In the unlikely event of accidental surface run-off, it was anticipated that the estuarine fishes would not be affected in view of their high adaptability to turbid waters and sufficient tidal exchange.

16. A Member enquired about the impacts of the project on fish breeding ground in the stream estuarine area. Mr Vincent Lai explained that potential impacts on the estuarine area would be minimized by avoiding reclamation and marine dredging. No construction works would be undertaken within the estuarine area.

17. A Member enquired about the construction of two platform decks by using minipiling method at the waterfront. Mr Wan Man-yee explained that the two decks for installing minipiles would be elevated above high water mark. The minipiles would be installed by drilling and no dredging would be required. The piles would be connected to a pile cap on which columns would be erected to support the platform decks. The piling works would be scheduled for low tide period. By using minipiling, water circulation in the intertidal area would not be affected and impacts on the water quality would be minimal. The original proposal of building the platform decks by reclamation had been given up due to greater environmental impacts.

18. A Member enquired about the feasibility of constructing the platform decks during dry season to minimize potential impacts on estuarine area. Mr Wan Man-yee explained that the construction of the decks would be scheduled for the late stage in around November 2011 to March 2012 which fell in the winter dry season. They undertook to postpone the construction works of the decks to the next dry season in case of delay in the work schedule.

***Waste management***

19. The Chairman considered that the reuse of treated sewage effluent and composting of kitchen waste on-site were good environmental initiatives. He enquired about the capacity of the existing sewage treatment plant (STP) to cope with additional sewage flow under Phase III scheme. Mr Wan Man-yee explained that as only about one-fifth of the capacity was being utilized at present, the remaining capacity would be able to cope with the additional sewage effluent and part of kitchen wastewater. A new wastewater reuse system with membrane bioreactor (MBR) would be built to treat the rest of kitchen wastewater for flushing and irrigation purposes. The arrangement would enable maximum utilization of the existing STP and minimal development works.

20. On treating kitchen wastewater by MBR, the Chairman suggested the project proponent monitoring closely the effectiveness of using MBR in removing oil from kitchen wastewater as well as the bacterial level of treated sewage effluent as damage in the membrane module of MBR might lower its disinfection ability.

21. A Member asked about the possibility of reducing food wastage by campers. Mr Ronald Chu explained that most of the campers were teenagers and the amount of food wastage was minimal. The Camp management often took the initiative to remind campers, such as those from the commercial sector, not to order food in excess of needs. The Member suggested the project proponent informing the campers about the weight of their leftovers, if any, and recommending voluntary donation in proportion to the amount of leftover as a means of environmental education.

22. A Member enquired about recycling of beverage containers and other recyclable waste. Mr Ronald Chu explained that various measures had been taken to encourage the reduction of waste in the camp site, such as reducing the use of water bottles and disposable cutleries. For collection of recyclable waste, they had encountered difficulty in arranging collection of recyclable waste due to remote location of the camp site. Campers were encouraged to bring the recyclable waste for proper disposal outside the camp site.

23. A Member asked about the transportation of construction materials for the building blocks. Mr Wan Man-yee explained that horizontal transportation

of construction materials inside the project site was difficult as there was a lack of construction roads. Cantilever cranes would be used for transporting the construction materials delivered by trucks within the site as in the case of Phase II scheme.

### ***Landscape and visual impacts***

24. A Member enquired about the vertical greening to reduce visual impacts of building blocks. Mr Wan Man-yee explained that vertical greening would be achieved by growing climber plants on the nets across the stilts of minipile foundations as the cost of constructing green walls was very high.

### ***Energy conservation***

25. A Member asked about the possibility of using energy efficient construction materials and electrical appliances. Mr Kung Kai-yuen explained that research was being actively conducted on the use of renewable or recyclable construction materials for the project, such as materials for floorboards and handrails, as well as the use of energy efficient lighting sources and electrical appliances. The Member suggested setting a carbon reduction target for the Camp to motivate the staff and campers to achieve the target. Another Member recommended a type of newly invented tile made from used plastic bottles which had higher resistance to heat and was lighter in weight than conventional tiles. Plastic wood made from used plastics was also recommended for construction of platform decks as the material was more durable than wood.

### ***Other issue***

26. A Member enquired about the schedule of consultation with the Country and Marine Parks Board. Ms Yolanda Chiu explained that their target was to re-submit the proposal to the Board in January 2011 if the Environmental Permit for the project could be obtained in January 2011.

(The project proponent team left the meeting at this juncture.)



**Internal Discussion Session**

27. A Member asked about the availability of a detailed transplantation plan for *Aquilaria sinensis* to enhance survival of the trees. Mr C C Lay confirmed that the *Aquilaria sinensis* affected were relatively small in size with 0.13 m to 0.16 m DBH. As stated in the Environmental Monitoring and Audit Manual, the project proponent would have to submit a detailed Landscape Plan before commencement of planting and landscape works of the project. The Landscape Plan would include details of the transplantation programme. Based on experience, the crucial factor for successful transplantation was workmanship and site supervision on the spot.

28. A Member enquired about the appropriateness of spacing the 4,000 tree whips at 1.5 m apart. Mr C C Lay advised that the compensatory planting at Lui Ta Shek fell within the country park. For planting on hill slopes in country parks, it was a usual practice to plant fast growing seedlings of native species at a distance of about 1.5 m. In reply to the Chairman's enquiry about the two-year maintenance of woodland compensatory planting, Mr Lay advised that it was a common practice to adopt a two-year maintenance period to monitor the survival of seedlings and need of replacement planting.

29. After discussion, Members agreed to recommend to the full Council that the EIA report could be endorsed without condition. The meeting also agreed that there was no need to invite the project proponent to attend the full Council meeting.

**Agenda Item 4: Monthly updates of applications under the Environmental Impact Assessment Ordinance**

30. Members noted the updates.

**Agenda Item 5: Any other business**

Tentative items for discussion at the next meeting

31. The agenda was being compiled. Members would be informed in due course.

**Agenda Item 6: Date of next meeting**

32. The next meeting was scheduled for 20 December 2010.

(Post-meeting note: The meeting scheduled for 20 December 2010 was cancelled.)

**EIA Subcommittee Secretariat  
November 2010**