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**ACE-EIA Paper 6/2008**

*For advice*

**Environmental Impact Assessment Ordinance (Cap. 499)  
Environmental Impact Assessment Report  
Proposed Development at Fung Lok Wai, Yuen Long  
at Lot 1457 RP in D.D. 123**

**PURPOSE**

This paper presents the key findings and recommendations of the Environmental Impact Assessment (EIA) report for the proposed development at Fung Lok Wai, Yuen Long at Lot 1457 RP in D.D. 123 (hereafter known as the Project), submitted under section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) (Application No. EIA-149/2008). The applicant, Mutual Luck Investment Limited, and their consultants will be represented at the EIA Subcommittee meeting on 18 September 2008.

**ADVICE SOUGHT**

2. Members' views are sought on the findings and recommendations of the EIA report pursuant to section (7) of the EIAO.

**NEED FOR THE PROJECT**

3. The purpose of the Project is to develop a residential development and a Wetland Nature Reserve (WNR) at Fung Lok Wai, Yuen Long.

## DESCRIPTION OF THE PROJECT

4. The Project area, which is located to the south of the Inner Deep Bay between Yuen Long Industrial Estate and Hong Kong Wetland Park, is now mainly fishponds. It covers an area of approximately 80 ha. The northern half of the Project area lies within the boundary of the Mai Po Inner Deep Bay Ramsar Site while the whole site falls within the Deep Bay Buffer Zones. To meet an objection lodged against a gazetted Outline Zoning Plan, the Town Planning Board decided in March 2000 to amend the Outline Zoning Plan and rezone the Project area from “Conservation Area” to “Other Uses for Comprehensive Development and Wetland Enhancement Area”. The location of the Project area is shown in the attached **Figure 1**.

5. The Project comprises the following key components:

- (i) a residential development of about 2,860 units taking up about 4 ha (5%) of the Project area;
- (ii) a WNR of about 76 ha (95%) to be developed in the rest of the Project area; and
- (iii) an access road via the existing Fuk Shun Street to be upgraded through improvement works.

6. The Project is classified as a designated project under Item P1, Schedule 2 of the EIAO: “A residential or recreational development, other than New Territories exempted houses within Deep Bay Buffer Zone 1 or 2”.

## CONSIDERATION OF ALTERNATIVE/OPTIONS

7. To minimize the potential direct and indirect environmental impacts of the residential development at Fung Lok Wai, three development options of the residential component have been examined, namely –

- (i) Option 1A – all buildings not more than 18 storeys erected on an area of 4 ha (eight blocks of 14-18 storeys and seven groups of

buildings of 4-8 storeys including a resident's club house);

- (ii) Option 1B – all buildings not more than 15 storeys on an area of 4 ha (nine blocks of 15 storeys and seven groups of buildings of 4-10 storey including a resident's club house); and
- (iii) Option 1C – all buildings not more than 10 storeys erected on an area of 6 ha (29 blocks of 7-10 storeys, 27 4-storey terrace houses and a resident's club house).

8. It is found that two options, Options 1A and 1B, are acceptable from the ecological, visual and landscape perspectives. Both options will not cause any unacceptable environmental impacts. These two options are illustrated in **Figures 2 and 3**. Option 1C is considered not acceptable.

## **SPECIFIC ENVIRONMENTAL ASPECTS TO HIGHLIGHT**

### Ecological Impact

9. The proposed residential development, either Option 1A or 1B, will occupy approximately 4 ha of land which is primarily aquaculture ponds. Compensation for habitat loss will be achieved through the establishment of the WNR on the remaining Project area. The details of the habitat layout for the WNR are shown in **Figure 4**. Through the reconfiguration and enhancement of fishponds in the WNR, there will be no net loss in wetland.

10. The construction and operation of the residential development and the WNR may cause disturbance to sensitive bird species of conservation importance. Interim and long-term management of the WNR is expected to fully mitigate the potential disturbance impact. Besides, no significant fragmentation of habitats is anticipated due to construction or operation of the proposed development.

11. Seven key wetland bird species of conservation importance that are most sensitive and abundant in the Project area, namely Black-faced Spoonbill, Chinese Pond Heron, Great Cormorant, Great Egret, Grey Heron, Little Egret and Cattle Egret, are selected as target species for the design of the WNR.

12. The applicant shall be responsible for the creation, enhancement and management of the WNR during the construction phase and shall take sole responsibility for the proper management and operation of the WNR until a designated successor is identified to the satisfaction of Environmental Protection Department or its agent. Besides, the operation and management of the WNR shall be independent from the management of the proposed residential development.

13. With the proposed ecological mitigation measures including the WNR in place, the ecological impacts arising from the proposed development are envisaged in the EIA report to be fully mitigated in compliance with the relevant requirements under the EIA Study Brief and the Technical Memorandum on Environmental Impact Assessment Process (TM).

#### Landscape and Visual Quality

14. The EIA report recommends that 238 (36%) of the existing 665 trees will be retained in-situ. Approximately 399 trees (60%) will be felled. The EIA report also recommends that approximately 28 (4%) of the existing trees are to be transplanted. The exact numbers will be subject to review having regard to the detailed tree survey. With the retention of existing trees, the successful establishment of newly planted trees and the transplantation of some of the existing trees, the Project area will contain approximately 1,316 trees. Moreover, with the proposed mitigation measures including the adoption of view corridors and the recommended building height profiles, the potential visual impact caused by the proposed development will be reduced to acceptable levels. With the proposed mitigation measures in place, the landscape and visual authority has no objection to the conclusion of the EIA report that both Option 1A and Option 1B are acceptable.

#### Other Environmental Impacts

15. Based on assessment of the potential impacts of construction dust, water quality, sewerage, waste management, and impacts on fisheries and

cultural heritage, the EIA report concluded that, with the appropriate mitigation measures in place, the predicted environmental impacts are considered acceptable in meeting the relevant requirements under the EIA Study Brief and TM.

## **ENVIRONMENTAL MONITORING AND AUDIT**

16. The EIA report includes an Environmental Monitoring and Audit (EM&A) Manual which recommends an EM&A programme, including ecological monitoring of the WNR, during both the construction and operation phases of the Project.

## **PUBLIC CONSULTATION**

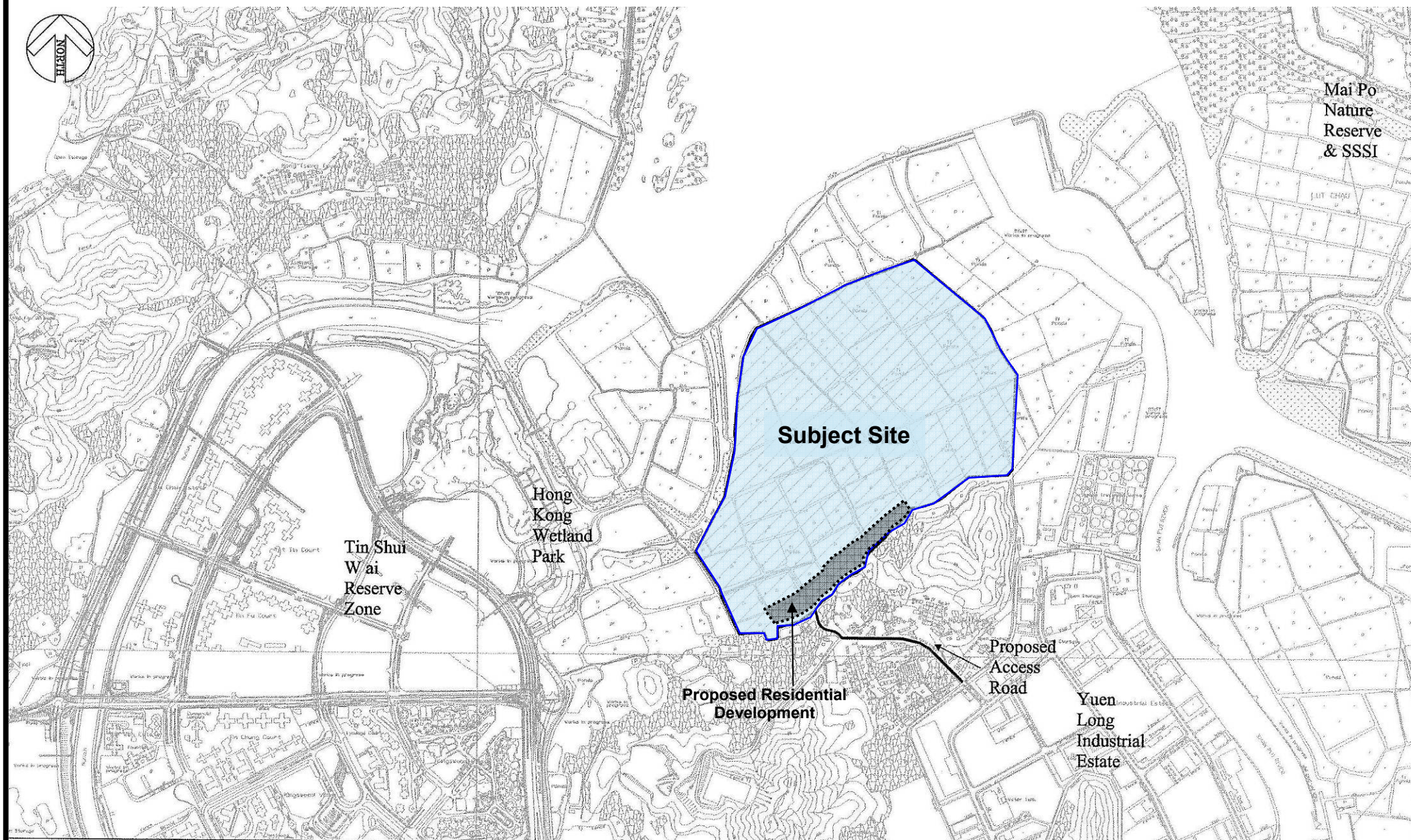
17. The applicant has made the EIA report, EM&A Manual and Executive Summary available for public inspection under the EIAO from 8 August 2008 to 6 September 2008. Members will be briefed on comments received from the public at the meeting.

**August 2008**

**Environmental Assessment Division**

**Environmental Protection Department**



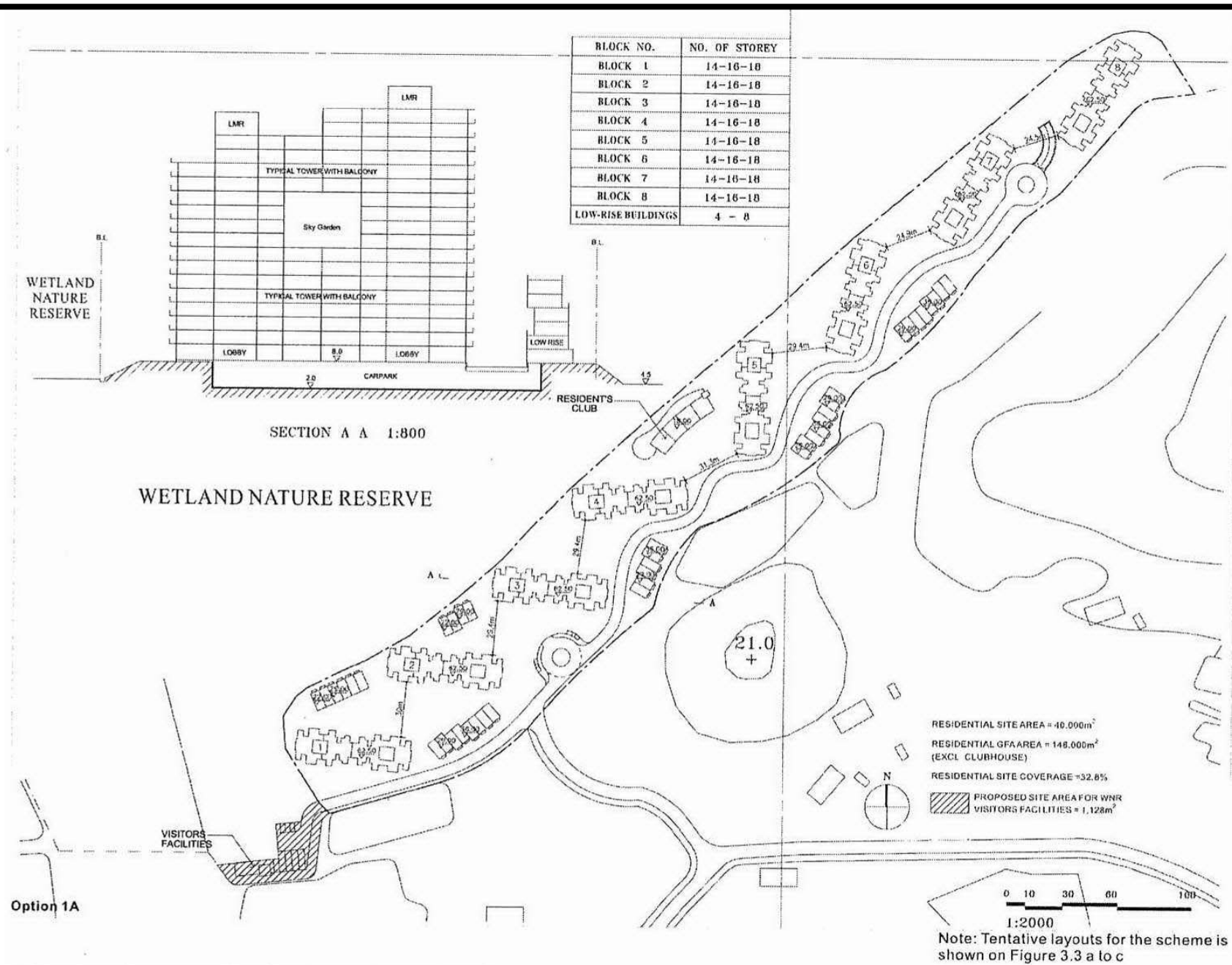


Project Title – EIA for Proposed Development at Fung Lok Wai, Yuen Long at Lot 1457 R.P. in D.D. 123

Figure 1 - Project Location (Reproduced from Figure 2-1 of the EIA Report)



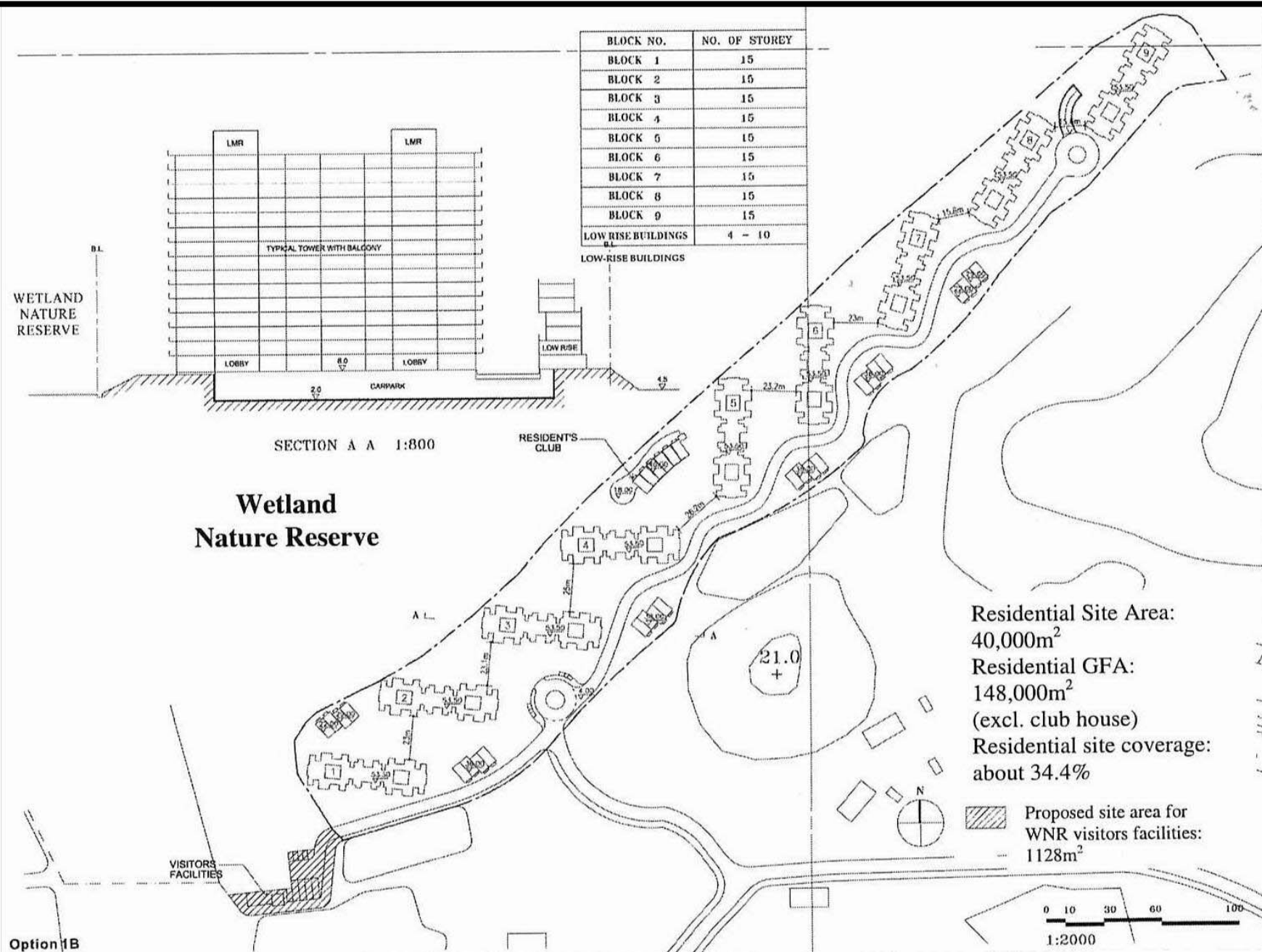




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Figure 2 – Preferred Option 1A (Reproduced from Figure 3-3a of the EIA Report)



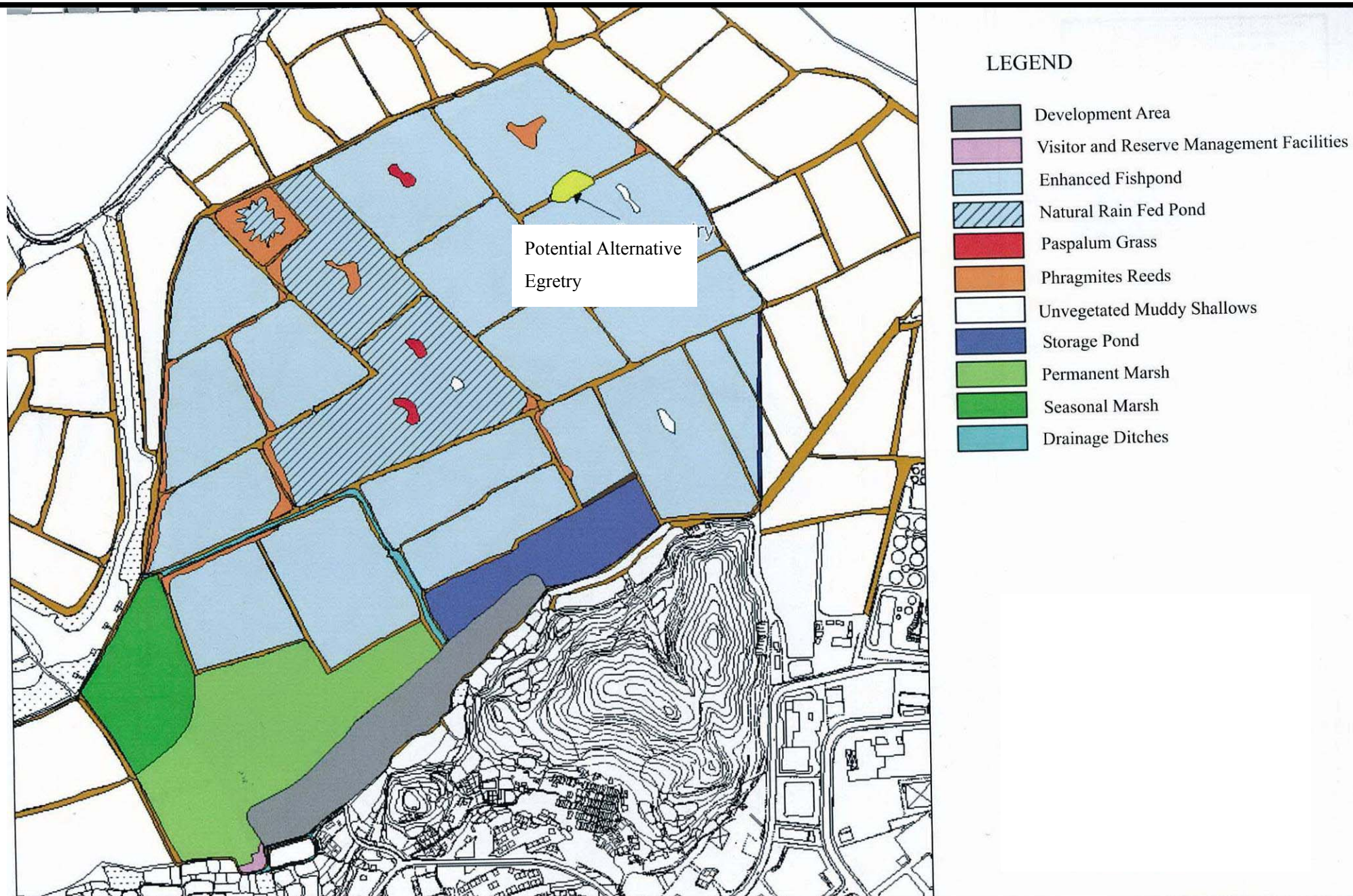


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Figure 3 – Preferred Option 1B (Reproduced from Figure 3-3b of the EIA Report)







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Figure 4 – Detailed Layout of the Wetland Nature Reserve (Reproduced from Figure 14.5 of the EIA Report)

