Annex B - Key Findings of Broad Technical Assessment (BTA) and Strategic Environmental Assessment (SEA) for Potential Rock Cavern Development Sites

With reference to the results of the BTA and the SEA, we identified three government facilities suitable for further consideration as pilot schemes for the RCD. Key findings, including the opportunity and challenges from both technical and environmental perspectives possessed by the RCD proposals, are summarized in the paragraphs below:

1) Sai Kung Sewage Treatment Works (STW)

Opportunities

- Sai Kung STW is located at the seafront with a site area of about 2.2 ha. Relocating this NIMBY facility into cavern can bring social and environmental benefits to the local community. The RCD-released site has the potential for residential development and GIC facilities provision such as a waterfront promenade. There is an option for carrying out minor reclamation abutting the RCD-released site, providing opportunity for re-provision of the affected facilities including the marine police headquarters and its helipad while at the same time satisfying the local demand for more boat anchorage spaces.

Challenges

- Future land uses of the RCD-released site may be constrained by the adjacent marine police helipad, due to its restriction on building height and noise impact.
- The cavern is likely to be constructed underground at Tsiu Hang Special Area and Ma On Shan Country Park. Potential ecological impact on these sensitive areas, and landscape and visual impact should be carefully assessed when formulating the cavern development proposal.
- The discharge point of the relocated STW should be carefully designed in order to minimize the water quality impact.
- If the further reclamation option is pursued, hydrodynamic and water quality impacts due to reclamation works should be addressed.

2) Sham Tseng STW

Opportunities

- Sham Tseng STW is located at the seafront with a site area of about 1.1 ha. Relocating this NIMBY facility into cavern can bring social and environmental benefits to the local community. The RCD-released site has the potential for residential and GIC facilities development such as extending the existing waterfront promenade.

Challenges

- Future land uses of the RCD-released site may be constrained by the nearby Garden Bakery and electricity sub-station, and the road traffic noise and vehicular emissions from Castle Peak Road and Tuen Mun Road.
- The discharge point of the relocated STW should be carefully designed in order to minimize the water quality impact.

3) Diamond Hill Fresh Water and Salt Water Service Reservoirs

Opportunities

- Diamond Hill Fresh Water and Salt Water Service Reservoirs are located in a developed area amid existing residential developments such as Chuk Yuen North Estate and Wong Tai Sin Hospital. It can release about 3 ha of land including about 1.6 ha of adjacent areas, potentially for residential and GIC facilities developments.

Challenges

- Future land uses of the RCD-released site may be constrained by chimney emissions from the nearby Wong Tai Sin Hospital, road traffic noise and vehicular emissions from the adjoining roads and the fixed plant noise from the adjacent electricity sub-station and pump houses.
- The potential cavern is located in the proximity of the Lion Rock Country Park. Potential ecological impact on the Country Park, and landscape and visual impact should be carefully assessed when formulating the cavern development proposal.