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for advice

Report of the EIA Subcommittee

The Subcommittee had considered two Environmental Assessment Study reports and two Environmental Impact Assessment reports by circulation.

Proposed Housing Development at Tin Shui Wai Area 3 Environmental Assessment Study (EAS)

2. In June 1994, the Task Force on Land Supply and Property Prices had identified Area 3 of Tin Shui Wai for priority public housing development to meet housing demand. Housing Department had conducted an Environmental Assessment Study to identify the major environmental issue, noise, affecting the proposed housing development.
3. The site of the proposed housing development occupies an area of 9.9 hectares. A Home Ownership Scheme with 6,400 flats housing 20,000 people will be developed. The site is already formed; surface/storm water drains as well as sewerage and sewage treatment capacity have been provided.
4. The major environmental constraint of the site is the traffic noise arising from the future widening of Tin Ying Road and associated junction improvements at Ping Ha Road. With the implementation of recommended mitigation measures, only a maximum of 6.3% of the future flats will be exposed to exceedances of 1-2 dB(A), which could be mitigated through acoustic insulation. The recommended mitigation measures are as follows:
 - (a) blank end facades facing Tin Ying Road;
 - (b) 3m high barrier on elevated highway structures and 5 m high roadside barrier along at-grade improved roadway of Tin Ying Road;
 - (c) 1 to 5m high noise barriers along Ping Ha Road; and
 - (d) low noise road surfacing on the high speed section of Tin Ying Road.
5. Members were satisfied with the report and agreed to recommend endorsement of the EAS without conditions.

Proposed Housing Development at Tin Shui Wai Areas 30 & 31 Environmental Assessment Study (EAS)

6. In June 1994, the Task Force on Land Supply and Property Prices had identified Areas 30 and 31 of Tin Shui Wai for priority public housing development to meet housing demand. Housing Department had conducted an Environmental Assessment Study to identify the major environmental issue, noise, affecting the proposed housing developments.

7. The sites of the proposed housing developments occupy an area of 13.3 hectares. A total of 9,800 public rental and Home Ownership Scheme flats housing 31,500 people will be developed. The sites are already formed; surface/storm water drains as well as sewerage and sewage treatment capacity have been provided.

8. The major environmental constraint of the sites is the traffic noise arising from other proposed development in the Tin Shui Wai Reserve Zone. With the implementation of the recommended noise mitigation measures, the EAS concluded that all noise sensitive uses will comply with the standards stipulated in the Hong Kong Planning Standards and Guidelines. The following are the recommended noise mitigation measures:

- (a) self-protective single aspect block along the section of Tin Wah Road next to the future grade separated junction;
- (b) blank end facades facing Tin Ying Road, Tin Wah Road and Tin Shui Road;
- (c) 5m high barriers along site boundary at critical sections of Tin Wah Road and Tin Shui Road;
- (d) low noise road surfacing on the high speed section of Tin Ying Road; and
- (e) 2.5m high roadside barrier adjacent to the slip road of Tin Ying Road.

9. Members were satisfied with the report and agreed to recommend endorsement of the EAS without conditions.

Reclamation and Servicing of Tuen Mun Area 38 for Special Industries - Improvement to Roads and Junctions within Tuen Mun Environmental Impact Assessment

10. An Expanded Development Study of Tuen Mun Area 38 for Special Industries was conducted in 1990. The study identified that highways improvement works would be required to overcome the anticipated traffic problems on Lung Mun Road and the junction of Wong Chu Road/Tuen Mun Road which provide the main access for external traffic to and from Area 38. The study recommended that noise mitigation measures should be implemented along the existing Wong Chu Road. In addition, a more detailed EIA study should be carried out to determine the mitigation measures to remedy the noise problems identified prior to the construction of the Area 38 development.

11. The proposed roadwork includes the Foothill Bypass Northern Section, the junctions between Lung Mun Road and Wong Chu Road and the junctions between Wong Chu Road and Tuen Mun Road.

12. The EIA concluded that a package of best practicable measure should be employed to mitigate the road traffic noise, which includes:

- (a) noise enclosures;
- (b) 3m high noise barriers;
- (c) 5m cantilever noise barriers; and
- (d) low noise road surface.

13. The proposed package will bring about noise reduction from 1 to 16 dB(A) at about 99% of the dwellings along Wong Chu Road. The noise level at about 1500 dwellings along Wong Chu Road will be brought down to below HKPSG noise limits of 70dB(A). The proposed road works will not cause more than 1 dB(A) increase to the remainder of the dwellings along Wong Chu Road compared to the traffic noise levels without road improvements.

14. The EIA also concluded that, with the implementation of standard dust suppression measures complemented with dust monitoring and audit procedures, the dust criteria will be satisfied at all the air sensitive receivers. The vehicular emission from traffic on the roadwork and surrounding roads, will also comply with the Air Quality Objectives requirements with the implementation of the proposed road enclosure for noise mitigation.

15. Members were content with the findings and agreed to recommend its endorsement without conditions.

Environmental Impact Assessment for Four Potential Housing Development Sites

16. In June 1994, the Task Force on Land Supply and Property Prices recommended an increase of housing supply and four sites were identified as the initial sites potentially suitable for private housing. These four sites were:

- (a) Site A - North of Pamela Youde Hospital
- (b) Site B - Proposed Reclamation at Sham Tseng
- (c) Site C - Canton Road Police Married Quarters
- (d) Site D - Hollywood Road Police Staff Quarters

17. The submission of the EIA for site A will be deferred due to a number of unresolved engineering issues.

Site B - Proposed Reclamation at Sham Tseng

18. The EIA concluded that, with the provision of self-protective single aspect block adjacent to the northern side of the site with non-sensitive use facing Castle Peak Road and Tuen Mun Road, all units will comply with the standards stipulated in the Hong Kong Planning Standards and Guidelines. A separate EIA will be carried out to assess the impact of reclamation prior to commencement of works.

Site C - Canton Road Police Married Quarters

19. The EIA concluded that, with the use of self-protective single aspect blocks against noise from Canton Road and Austin Road, all units will comply with the standards stipulated in the Hong Kong Planning Standards and Guidelines. The EIA also reached a conclusion that most trees adjacent to the site would be retained wherever possible. However, the removal of trees by felling, if necessary, would comply with government guidelines.

Site D - Hollywood Road Police Staff Quarters

20. The EIA concluded that the traffic noise impact to all units of the development would comply with the standards stipulated in the Hong Kong Planning Standards and Guidelines. The trees within and adjacent to the site are all common species in Hong Kong. Any removal of trees by felling, if necessary, would comply with government guidelines.

Conclusion

21. The Subcommittee agreed to recommend the endorsement of the EIA, subject to the following condition:

- relevant EIA report concerning the reclamation at Sham Tseng and sewerage disposal at Sham Tseng be submitted to the ACE EIA Subcommittee for endorsement prior to the decisions whether or not these developments are to proceed.

Advice Sought

22. Members are requested to consider the recommendations of the Subcommittee:
- (a) endorsement of the environmental assessment study for the proposed housing development at Tin Shui Wai Area 3 (paragraph 5 refers);
 - (b) endorsement of the environmental assessment study for the proposed housing development at Tin Shui Wai Areas 30 and 31 (paragraph 9 refers);
 - (c) endorsement of the environmental impact assessment on the reclamation and serving of Tuen Mun Area 38 for special industries - improvement to roads and junctions within Tuen Mun (paragraph 15 refers); and
 - (d) endorsement of the environmental impact assessment for four potential housing development sites (paragraph 21 refers).

Planning, Environment and Lands Branch
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