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**(ACE Paper 28/96)**  
**for advice**

## **Report of the EIA Subcommittee**

The Subcommittee had considered one Environmental Assessment Study report and one Environmental Impact Assessment report by circulation.

### **Proposed Housing Development at Ma On Shan Area 77 Site 19 Environmental Assessment Study (EAS)**

2. The site was identified by the Task Force on Land Supply and Property Prices in June 1994 for priority public housing development to meet housing demand.
3. The site of the proposed housing development occupies an area of 4.7 hectares and is zoned "R(A)" for residential use in the Ma On Shan Outline Zoning Plan. A Home Ownership Scheme (HOS) development with about 3,000 flats housing 10,000 people is planned for the site. The site is already formed; surface/storm water drains as well as sewerage and sewage treatment capacity have already been catered for in the design and formation of Area 77.
4. Traffic Noise from Ma On Shan Road (Trunk Road T7) and Hang Tak Street (Road P8) to the east is the key environmental constraint of the site with noise levels, if unmitigated, at site boundary reaching 81 dB(A). The EAS concluded that all noise sensitive uses will comply with the HKPSG with the proposed development layout provided that the following mitigation measures are adopted:
  - (a) self-protective single aspect blocks with non-sensitive uses facing Ma On Shan Road, whilst retaining the open views towards Sha Tin Hoi;
  - (b) blank end facades facing Ma On Shan Road for the two blocks next to the single aspect blocks; and
  - (c) traffic arrangements to reroute buses away from the waterfront section of Road G so that the tranquillity at the waterfront would be maintained.

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

### **EIA Study for Strategic Sewage Disposal Scheme Stage I Principal Collection and Treatment System**

6. The paper was to report on the key environmental issues identified and conclusions reached in the EIA study carried out on the Strategic Sewage Disposal Scheme (SSDS) Stage I, Principal Collection and Treatment Scheme. The EIA study aimed to quantify the environmental impacts of the construction and operation of the SSDS Stage I Scheme and to specify measures in the works contracts to mitigate the impacts to within Government established limits.

7. Members of the EIA Subcommittee considered the EIA report and agreed that this will be discussed at the EIA Subcommittee meeting to be held on 1 July 1996.

### **Advice Sought**

8. Members are requested to consider the recommendation of the EIA Subcommittee:

- (a) endorsement of the environmental assessment study for the proposed housing development at Ma On Shan Area 77 Site 19 (paragraph 5 refers).

**Planning, Environment & Lands Branch**  
**June 1996**