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(ACE Paper 53/96)
for advice

Report of the EIA Subcommittee

The Subcommittee considered three Environmental Impact Assessment reports in September. In addition, the Subcommittee endorsed a paper on the Yuen Long Bypass Floodway project. One of the EIA reports the Subcommittee considered was endorsed by circulation whilst the other two EIA reports were discussed at the Sub-committee's meeting held on 14 October 1996. One of the reports was endorsed with condition and discussion of the other report would be continued at the meeting on 11 November 1996.

Advance Works at Route 3 Intersection, Yuen Long Bypass Floodway **(ACE-EIA Paper 22/96)**

- 2.. The Yuen Long Bypass Floodway is a 3.3 km long flood relief drainage channel running along the southfacing side of the Yuen Long Highway. It would divert part of the flow from the existing Yuen Long nullah system into the Kam Tin Floodway under construction now so that a significant part of Yuen Long Town would be protected from flooding by a 1 in 10 year rainstorm.
3. The Bypass Floodway will be a 48m wide concrete and grasscreted lined trapezoidal channel. Where it crosses underneath Route 3 will be a multi-celled box culvert structure. Whilst the full EIA of the floodway has not yet commenced, the intersection with Route 3 is required to be carried out in conjunction with the Route 3 project in order to avoid possible road opening and traffic disruption in the future if the intersection is constructed later after the full EIA study has been completed. The intersection has been identified through hydraulic and engineering assessments conducted jointly by HyD and DSD. This crossing will be treated as a constraint for the comprehensive EIA of the floodway which is programmed to be undertaken in March 1997.
4. The Subcommittee considered the reasons for the advance works and agreed to recommend endorsement of the advance works subject to the

condition that the requirements to consider compensation measures (both on and off site) would be included in the study brief for the comprehensive EIA study. The Subcommittee also noted that this is a special case and should not be construed as a precedent for future similar cases.

EIA for Wanchai East and North Point Sewerage (*ACE-EIA Paper 20/96*)

5. The paper presented the key findings and the recommendations of the EIA report.

6. The Wanchai East and North Point Sewerage Master Plan (SMP) study, completed in August 1994, identified that certain improvement works are required to upgrade the sewerage system and correct expedient connections. The improvement works studied under this EIA report included the replacement of existing sewers of insufficient capacity in the Wanchai East and North Point areas, the construction of new sewers to augment the existing sewerage system, a new pumping station at the North Point Sewage Treatment Plant, and the reconnection of expedient connections.

7. The EIA study has concluded that the odour and noise impacts associated with the new pumping station could be controlled to within established standards and guidelines by:

- the installation of high efficiency odour removal facilities;
- the implementation of good housekeeping practices such as cleaning and flushing of screens and other equipment, regular inspection, and survey around the site boundary;
- proper design of the pumping station.

8. To ensure effective control over construction noise during the laying of new sewers, the contractor will be required to employ a professional noise specialist to assist in the careful scheduling of work activities, to specify the use of silenced equipment whenever appropriate and practicable, and to implement a noise monitoring programme.

9. Members considered the report by circulation. They were satisfied with the report and agreed to recommend endorsement of the EIA report without conditions.

EIA Study for Rural Drainage Rehabilitation Scheme (*ACE-EIA Paper 21/96*)

10. The Rural Drainage Rehabilitation Scheme (RDRS) is a proposal to improve the existing natural stream-courses in the northern New Territories to minimise chances for flooding, restore flow capacities, and facilitate maintenance. The RDRS covers six streams: Mo Fan Heung Stream, Wing Kei Tsuen Stream, Sha Po Tsuen Stream, Nam Hang Drainage Channel, Small Traders New Village Stream and Wai Tsai/Mai Po Channel in the North West New Territories and three rivers and their tributaries: the Rivers Indus, Beas and Ganges in the North East New Territories.

11. The RDRS works will involve the construction of new channels and the modification of existing ones, by enlargement, straightening and removal of obstructions. The findings and recommendations from the RDRS EIA study will be incorporated into the design/contract stage for implementation in the construction/completion stage.

12. As the EIA study covered a number of river channels, some members were concerned with the actual mitigation measures that would be incorporated during the design stage for some of the river channel sections. They would like to have further information on these actual measures to mitigate the impacts identified. Other than this, members had no in-principle objection to the RDRS EIA study.

13. Therefore, the Subcommittee agreed to endorse the EIA report in principle subject to the condition that the detailed designs (which include the mitigation measures) for four river channel sections: River Ganges, River Jhelum, Wai Tsai/Mai Po stream, and Sha Po Tsuen Stream would be submitted to the Subcommittee for advice before implementation.

Supplementary EIA for Sha Lo Tung Revised Development Plan (*ACE-EIA Paper 19/96*)

14. In January 1995, the Sha Lo Tung Development Company (SLTDC) commissioned a consultant to prepare a Revised Development Plan (RDP) which replaces the golf course proposed in the original development plans for Sha Lo Tung with a recreation and conservation area and limits the proposed development scheme to outside country park land. The Supplementary EIA prepared by the consultant drew on, as appropriate, findings of the EIA reports previously prepared for the original development proposals. The Environmental Study Management Group (ESMG) when considering the Draft Final Report of the SEIA, identified a number of outstanding issues to be resolved and held differing views on whether the project should proceed. Under existing procedures of conflict resolution, the matter was referred to SPEL.

15. Thus, in response to the request by SPEL to resolve the outstanding issues, the developer produced a Second RDP in March 1996, and ultimately the

Third RDP in May 1996. These documents, the Supplementary EIA report and the revised development plans, were considered by the Subcommittee.

16. The Subcommittee discussed three possible development scenarios for the Sha Lo Tung area: ad hoc, uncontrolled development by the villagers, the present proposal by the SLTDC, and land resumption by government for country park use. Members heard the representation made by the proponents and their consultants, discussed the various difficulties with each scenario and decided that it would be more prudent to further consider the matter when information on the government's views on the land resumption option and responses to written questions raised by some members before the meeting are available.

17. The Subcommittee also confirmed with the proponents that the proponents could present their case to the full Council should the Subcommittee make an unfavourable decision in the November meeting. The Subcommittee agreed to keep the full Council informed.

Advice Sought

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

- (a) endorsement of the advance works for Yuen Long Bypass Floodway at Route 3 intersection with condition (para. 4 refers);
- (b) endorsement of the EIA report for Wanchai East and North Point Sewerage without conditions (para. 9 refers);
- (c) endorsement of the EIA report for Rural Drainage Rehabilitation Scheme with condition (para. 13 refers);

19. Council members are requested to note the decision of the Subcommittee on the Supplementary EIA for Sha Lo Tung Revised Development Plan (para. 17 refers).

Planning, Environment & Lands Branch (Environment Division)
October 1996