

## **Annex 8A.2 Site Walkover Checklist**

### **General Site Details**

Site Owner/Client: The Site was part of the TKO Area 137 under the management of Civil Engineering and Development Department (CEDD). The Site is currently leased to MTR Corporation for temporary magazine storage.

Property Address: Area 137, Tseung Kwan O (TKO), N.T.

Person Conducting the Questionnaire:

- Name: Wong Cheuk Yin / Vicky Tse
- Position: Area 137 Inspector / Environmental Representative from Nishimatsu

Authorized Owner/Client Representative (If Applicable):

- Name: NA.
- Position: NA.
- Telephone: NA.

### **Site Activities**

*Briefly describe activities carried out on-site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.*

Number of employees:

- Full-time: Two (2).
- Part-time: NA.
- Temporary/Seasonal: NA.

Maximum no. of people on site at any time: Not specifically stated.

Typical hours of operation: From 8am to 6pm.

Number of shifts: NA.

Days per week: Six (6) days a week.

Weeks per year: NA.

Scheduled plant shut-down: NA.

Detail the main sources of energy at the site:

- Gas: NA.
- Electricity: Yes.
- Coal: NA.
- Oil: NA.
- Other: NA.

### **Site Description**

*This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.*

What is the total site area: The site investigation area for plant area is approximately 100,000 m<sup>2</sup> (see Figure 8A.1).

What area of the site is covered by buildings (%): Area of the Site covered by buildings is less than 20%.

Please list all current and previous owners/occupiers if possible. The Site was part of the TKO Area 137 under the management of CEDD and is now occupied by Nishimatsu.

Is a site plan available? If yes, please attach. No.

Are there any other parties on site as tenants or sub-tenants? No.

If yes, identify those parties: NA.

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

- North: Immediate to the north of the Site is the CEDD Area 137 public fill.
- South: Immediate to the south of the Site is the Joss House Bay.
- East: Immediate to the east of the Site is the Clear Water Bay Country Park.
- West: Immediate to the west of the Site is Tit Cham Chau which is an undeveloped green field.

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

The Site is situated on a slope descending from north to south, artificially flattened and paved with concrete.

State the size and location of the nearest residential communities.

The nearest residential communities is Lohas Park located approximately three (3) km due north of the Site.

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

Immediate to the east of the Site is the Clear Water Bay Country Park.

### **Questionnaire with Existing/Previous Site Owner or Occupier**

	<b>Yes/ No</b>	<b>Notes</b>
1. What are the main activities/operations at the above address?	NA	Storage of Magazine.
2. How long have you been occupying the site?	NA	Approximately two (2) years.
3. Were you the first occupant on-site? (If yes, what was the usage of the site prior to occupancy.)	Yes	The Site was part of the TKO Area 137 Public Fill and an undeveloped greenfield.
4. Prior to your occupancy, who occupied the site?	NA	CEDD.
5. What were the main activities/operations during their occupancy?	NA	NA.
6. Have there been any major changes in operations carried out at the site in the last 10 years?	No	NA.
7. Have any polluting activities been carried out in the vicinity of the site in the past?	No	NA.
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	NA.
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	NA.
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	NA.
11. Are any chemicals used in your daily operations? (If yes, please provide details.) • Where do you store these chemicals?	Yes NA	Diesel is used for electricity generation within the generator house.
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	NA.
13. Has the facility produced a separate hazardous substance inventory?	No	NA.

	Yes/ No	Notes
14. Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	NA.
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	NA	Magazine is shipped to the Site by ship and transported away by trucks.
16. Do you have any underground storage tanks? (If yes, please provide details.)	No	NA.
• How many underground storage tanks do you have on-site?	NA	
• What are the tanks constructed of?	NA	
• What are the contents of these tanks?	NA	
• Are the pipelines above or below ground?	NA	
• If the pipelines are below ground, has any leak and integrity testing been performed?	NA	
• Have there been any spills associated with these tanks?	NA	
17. Are there any disused underground storage tanks?	No	NA.
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	No	NA.
19. How are the wastes disposed of?	NA	Waste is transported away by designated collectors.
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	NA.
21. Have any spills occurred on-site? (If yes, please provide details.)	No	NA.
• When did the spill occur?	NA	
• What were the substances spilled?	NA	
• What was the quantity of material spilled?	NA	
• Did you notify the relevant departments of the spill?	NA	
• What were the actions taken to clean up the spill?	NA	
• What were the areas affected?	NA	
22. Do you have any records of major renovation of your site or re- arrangement of underground utilities, pipe work/ underground tanks (If yes, please provide details.)	No	NA.
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	NA.
24. Are there any known contaminations on-site? (If yes, please provide details.)	No	NA.
25. Has the site ever been remediated? (If yes, please provide details.)	No	NA.

## Observation

	Yes/ No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	No secondary containment was provided for the diesel oil stored within the generator room of the TMS Site.
2. What are the conditions of the bund wall and floors?	Yes	No cracks were observed on the paved ground within the TMS Site.
3. Are any surface water drains located near to drum storage and unloading areas?	No	There was no drain located near the generator room, but the area immediate surrounding it was not paved.
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	Waste diesel oil drums and general waste produced from the site contractor office.
5. Is there a storage site for the wastes?	No	Minimum wastes were generated based on the nature of activities performed within the TMS site.
6. Is there an on-site landfill?	No	-
7. Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	-
8. Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	Yes	Oil stains were observed within the generator room of the TMS Site.
9. Are there any potential off-site sources of contamination?	No	The Site was surrounded by the sea to the south and the TKO Area 137 public fill for inert construction waste.
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	-
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	No	-
12. Any noticeable odours during site walkover?	Yes	Odor of petroleum products was noted during the site walkover at the generator room of the TMS Site.
13. Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	Yes	Diesel fuel was used for the power of generator. No other chemicals were observed to be used within the TMS Site during the site walkover.