ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE (CAP 499)
S. 5(1)(a)

PROJECT PROFILE
FOR
DESIGNATED PROJECT

ON

PLANNING AND DEVELOPMENT STUDY OF POTENTIAL HOUSING SITE NEAR AREA 1, TUEN MUN

New Territories West Development Office
TERRITORY DEVELOPMENT OFFICE
MAY 1998

A. BASIC INFORMATION

a. Project title :

Planning and Development Study of Potential Housing Site near Area 1, Tuen Mun

b. Purpose and nature of project :

The project is in response to the Government's pledge to produce 85,000 housing flats each year to meet the demand. The purpose of the project is to establish an optimum scheme for developing the study area for public and/or private housing purposes by giving due consideration to planning, traffic, engineering, ecological, geotechnical, environmental, socio-economic, land acquisition and cost aspects; and to formulate a fast and realistic programme of developing the study area.

c. Name of project proponent :

New Territories West Development Office of the Territory Development Department

d. Location and scale of project :

A study area of about 50 hectares to the south of San Wai Court, area 1, Tuen Mun. A location plan no NTW CE/1291 is attached at Annex I. Population of development is not expected to exceed 50,000. Project falls within schedule 3 of Environmental Impact Assessment Ordinance, (Cap. 499)

e. Number and types of designated projects to be covered :

One number on planning and development study.

f. Name and telephone number of contact person(s) :

B. OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAMME

The project proponent will engage consultants to undertake the project (i.e. the study). The study is planned to start in December 1998 for completion by March 2000.

C. POSSIBLE IMPACT ON THE ENVIRONMENT

The development of the study area will involve site formation works, construction of building substructure and superstructure, roads and drains, and landscaped areas. The following possible impacts on the environment are identified:

a. <u>During construction</u> :

- Noise impact from construction plants on nearby sensitive receivers
- Dust impact from construction activities on nearby sensitive receivers
- Water pollution to stream courses within and downstream of the construction sites
- Generation of a variety of wastes which may include construction and demolition waste, surplus excavated material, chemical waste, and general refuse.
- Impact on natural habitat and wildlife within and near the study area due to construction activity.

b. <u>During operation</u>

- Traffic noise on noise sensitive receivers wiithin and near the study area
- Visual impact on surrounding areas after study area is developed
- Long term impact on natural habitat and wild life within and near the study area.

D. MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT

a. Existing sensitive receivers/sensitive parts of the natural environment which might be affected by the proposed project:

- San Wai Court, Leung King Estate, Siu Kwai Court and Tin King Estate to the north
- San King Estate to the east
- Schools within the above-mentioned residential estates
- Natural stream courses within and downstream of study area
- Ancestral grave of Man's family within the study area
- Woodland and natural habitat within and near the study area

b. Planned sensitive receiver which might be affected by the proposed project

To be identified under the study.

c. Existing and/or relevant past land use(s) on site which might affect the area in which the project is proposed to be located

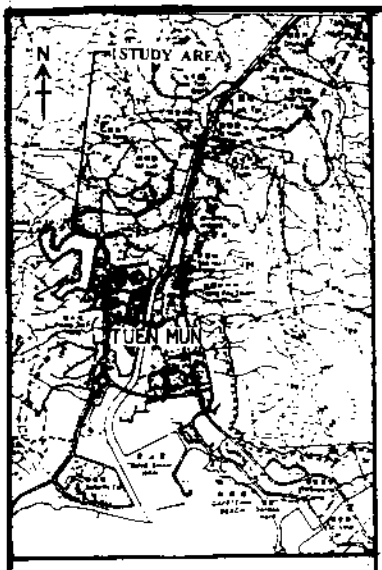
- The Castle Peak Firing Range to the west
- Existing China Light and Power Company pylons and 132kV overhead electricity cables within and near the study area

E. ENVIRONMENTAL PROTECTION MEASURES TO BE INCORPORATED IN THE DESIGN AND ANY FURTHER ENVIRONMENTAL IMPLICATION

The following measures will be taken into account in the Environmental Impact Assessment study of the project :

- Pollution control technology
- Source control
- Waste management systems and practices
- Potential for waste and wastewater minimization
- Risk mitigation measures and accident emergency response plans
- Acoustic barriers and insulation
- Buffer zones and landscaping
- Different siting of construction activities
- Site layout and building design
- Retention of natural environmental features
- Control of construction work practices
- Application of Chapter 9 and 10 of the Hong Kong Planning Standards & Guidelines

Annex I



KEY PLAN
SCALE :- 1 : 100 000

N

STUDY AREA

LEUNG KING ESTATE 良景邨

TIN KING ESTATE 田景邨

SAN WAI COURT 新圍苑

TAI HING ESTATE 大興邨

SIU HONG COURT 兆康苑

TUEN MUN RIVER CHANNEL

MING KWAI ROAD

TUEN MUN TOWN CENTRE 屯門市中心區

LEGEND :

STUDY AREA

project title 屯門第一區附近進行可作房屋用途地點的規劃及發展研究 PLANNING AND DEVELOPMENT STUDY OF POTENTIAL HOUSING SITE NEAR AREA 1, TUEN MUN	item no.	drawing no. NTWCE / 1291	scale N.T.S.
drawn C. H. LEUNG	date 2.3.98	NEW TERRITORIES WEST DEVELOPMENT OFFICE TERRITORY DEVELOPMENT DEPARTMENT	
checked T. F. HOU	date 3.3.98		