

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

**PROJECT PROFILE
FOR
DESIGNATED PROJECT**

ON

**PLANNING AND DEVELOPMENT REVIEW
OF THE HARBOR CENTRE
IN AREA 27, TUEN MUN**

**New Territories West Development Office
TERRITORY DEVELOPMENT OFFICE
August 1998**

A. BASIC INFORMATION

a. Project title

Planning and Development Review of the Harbor Centre in Area 27, Tuen Mun.

b. Purpose and nature of project :

This project is to response to the Government's pledge to ensure a steady and sufficient supply of land for housing development. The Harbour Centre in area 27, Tuen Mun has been identified as a potential site to boost housing supply. The purpose of the project is to review the findings of the former engineering and planning study and to establish an optimum scheme for developing the study area for public 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 realistic programme of developing the study area. Reclamation will be necessary to produce land required.

c. Name of project proponent :

New Territories West Development Office of the Territory Development Department

d. Location and scale of project :

The study area of about 7 hectares to the southern part of Planning Area 27, Tuen Mun. A location plan shown on drawing no. NTW / 1314 is attached at Annex I. Project falls within schedule 2, Part 1, Category C of Environmental Impact Assessment Ordinance, (Cap. 499). It involves reclamation works (including associated dredging works) for about 7 ha in size. The boundary of the reclamation works (including associated dredging works) is less than 500m from the nearest boundary of an existing bathing beach. The dredging operation is less than 500m from the nearest boundary of an existing bathing beach.

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

Three designated projects listed below are to be covered:

SCHEDULE	CATEGORY	DESIGNATED PROJECT
Schedule 2 Part 1	C	C.1
Schedule 2 Part 1	C	C2 (a) ii)
Schedule 2 Part 1	C	C12 (a) iii)

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 review study). The study is planned to start in March 1999 for completion by June 2000.

b. During operation

Environmental Impacts /Issues	Details of the Environmental Impacts/ Issues
Gaseous emissions	Not Applicable
Dust	Not Applicable
Odour	Not Applicable
Noisy operations	Traffic noise impact on sensitive receivers within and near the study area
Traffic generation	Major traffic will be generated during the operation period
Liquid effluents, discharge, or contaminated runoff	Not Applicable
Generation of waste or by-products	Not Applicable
Manufacture, storage, use, handling, transport, or disposal of dangerous goods, hazardous materials or wastes	Not Applicable
Risk of accidents which would result in pollution or hazard	Not Applicable
Disposal of spoil material, including potentially contaminated material	Not Applicable
Disruption of water movement or bottom sediment	Possible impacts on water movement and bottom sediment
Unsightly visual appearance	Negative visual impact on surrounding area after the study area is developed
Ecological impacts	Long term impact on natural habitat, wildlife and marine life within and near the study area

C. POSSIBLE IMPACT ON THE ENVIRONMENT

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

a. During construction

Environmental Impacts /Issues	Details of the Environmental Impacts / Issues Involved
Gaseous emissions	Gaseous emission from the construction plants during the construction
Dust	Dust impact from construction activities on nearby sensitive receivers
Odour	Not Applicable
Noisy operations	Noise impact from construction activities on nearby sensitive receivers
Traffic generation	Minor local traffic will be generated during the construction period
Liquid effluents, discharge, or contaminated runoff	Not Applicable
Generation of waste or by-products	Generation of a variety of wastes which may include construction and demolition waste, surplus excavated material, chemical waste, and general refuse
Manufacture, storage, use, handling, transport, or disposal of dangerous goods, hazardous materials or wastes	Not Applicable
Risk of accidents which would result in pollution or hazard	Traffic accidents, marine traffic accidents, etc. will result in pollution or hazard
Disposal of spoil material, including potentially contaminated material	Not Applicable
Disruption of water movement or bottom sediment	Possible impacts on water movement and bottom sediment
Unightly visual appearance	Negative visual impact during the construction period
Ecological impacts	Impact on natural habitat, wildlife and marine life within and near the study area due to construction activities

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 :

- Sam Shin Estate, Castle Peak Court, Aquamarine Garden,
- Bevies Terrace, Castle Peak Garden
- Existing seafood restaurant
- Schools within the above-mentioned residential estates
- Castle Peak Bay
- Sea water quality within the study area
- Natural habitat and marine life 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 boat parking bay and piers to the west
- Existing typhoon shelter to the west
- Existing cargo handling area to the west

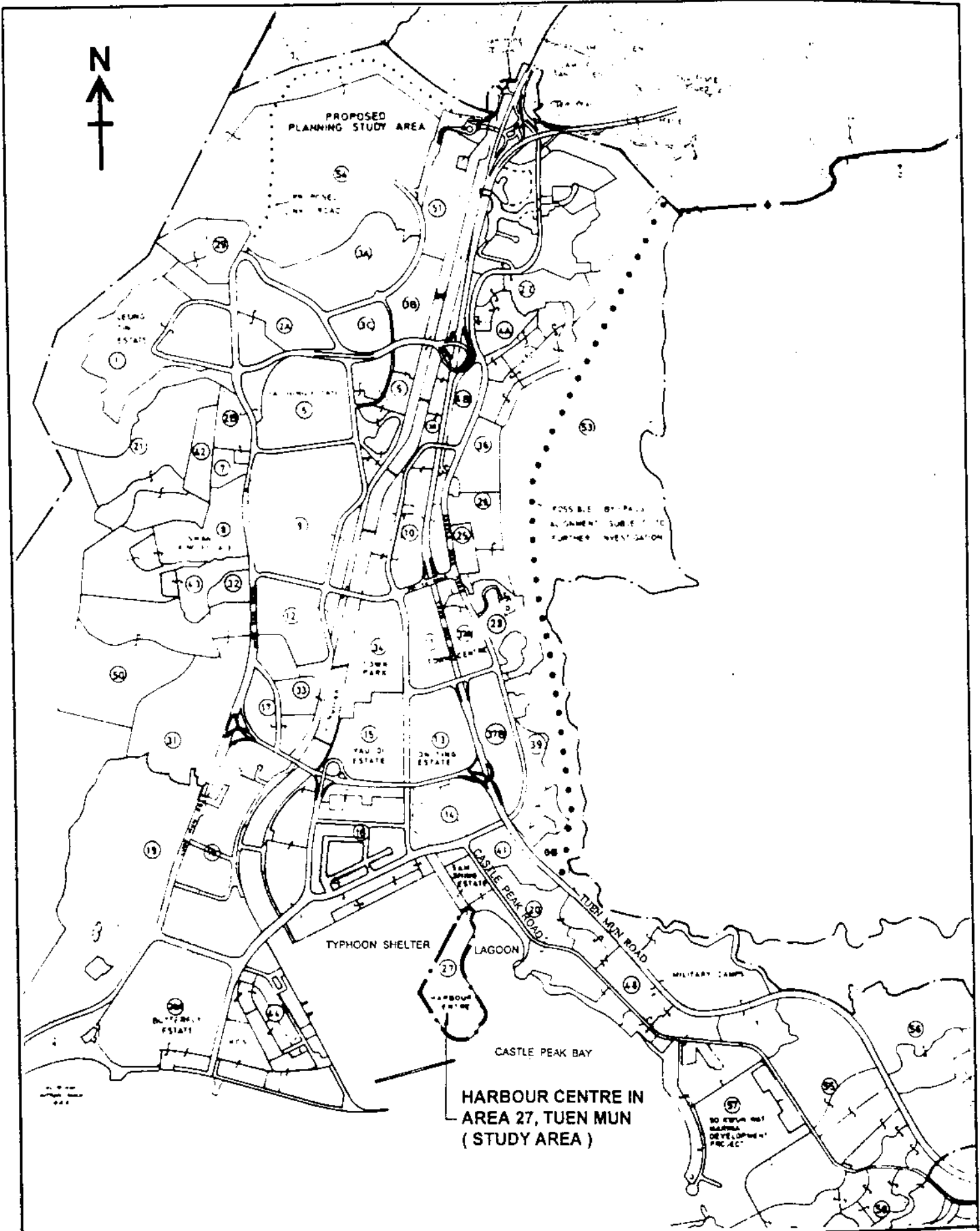
E. ENVIRONMENTAL PROTECTION MEASURES TO BE INCORPORATED IN THE DESIGN AND ANY FURTHER ENVIRONMENTAL IMPLICATION

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
- Configuration of proposed reclaimed land
- Application of Chapter 9 and 10 of the Hong Kong Planning Standards & Guidelines

F. USE OF PREVIOUSLY APPROVED EIA REPORTS

Not applicable.



HARBOUR CENTRE IN AREA 27, TUEN MUN (STUDY AREA)

圖則名稱 drawing title 屯門第二十七區海港中心規劃及發展研究檢討 PLANNING AND DEVELOPMENT REVIEW OF HARBOUR CENTRE IN AREA 27, TUEN MUN	繪圖 drawn C.H.LEUNG <i>cm</i>	簽署 initial <i>cm</i>	日期 date 22/7/98	項目編號 item no. NTW 1314	辦事處 office 新界西拓展處 NEW TERRITORIES WEST DEVELOPMENT OFFICE	
	校對 checked K.C.HO <i>sh</i>	簽署 initial <i>sh</i>	日期 date 22/7/98	比例 scale 1 : 25000	圖則編號 drawing no. NTW 1314	 拓展署 TERRITORY DEVELOPMENT DEPARTMENT
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