Hong Kong Science and Technology Parks Corporation

Consultancy Agreement No. IEBU/CA/017

Engineering and Technical Feasibility Study for Proposed Extension of Yuen Long Industrial Estate

Project Profile

October 2020

AECOM

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Table of Contents

Page

List of Tables

List of Figures

1 BASIC INFORMATION

1.1 Project Title

1.1.1 Engineering and Technical Feasibility Study for Proposed Extension of Yuen Long Industrial Estate (Consultancy Agreement No. IEBU/CA/017) (RFP/2019/OMU/003) (hereinafter referred to as the "Project").

1.2 Purpose and Nature of the Project

1.2.1 In 2012, the Hong Kong Science and Technology Parks Corporation (HKSTPC) and the Government jointly entrusted the Hong Kong Housing Authority (HA) to commission a Planning and Engineering Study on the feasibility of public housing development and Yuen Long Industrial Estate Extension (YLIEE) at Wang Chau (Agreement No. CB20120293) (the Wang Chau P&E Study). The previous study covered planning, engineering and environmental issues, the implementation proposal and plan. In 2014, the government decided first to proceed with the first phase of the public housing development.

1.2.2 For the YLIEE, HKSTPC commissioned AECOM Asia Co Ltd (AECOM) to undertake the "Consultancy Agreement No. IEBU/CA/017 – Engineering and Technical Feasibility Study for Proposed Extension of Yuen Long Industrial Estate" (the Study) in March 2019. The objective of the Study is to re-activate the development planning and confirm the planning and engineering feasibility of extension of the existing YLIE (i.e. Yuen Long Industrial Estate Extension, YLIEE) by conducting/updating various technical assessments and implementation programme.

1.3 Name of the Project Proponent

1.3.1 Hong Kong Science and Technology Parks Corporation. (hereinafter referred to as the "Project Proponent").

1.4 Location, Scale of the Project and History of the Site

1.4.1 The location of the Project Site is shown in **Figure 1.1**. The Project Site area is set under the recommendation of the Wang Chau P&E Study with the total area of about 14.65 hectare.

1.4.2 The Project Site is located at the north-western part of Hong Kong and north of Yuen Long New Town. It is located to the west of the existing YLIE, bounded by Fuk Hi Street to the east and Kai Shan to the west. To the north is village-type residential premises and the high-rise public housing development is being planned to the south of the Project Site. The nearest Mass Transit Railway station, Long Ping Station, is located at about 1km to the south of the Project Site.

1.4.3 The site is occupied by brownfield activities, such as open storage, warehouse, container storage and vehicle repairing workshop, as well as fallow land and grassland. A nullah of about 6m wide is in between the site and the existing YLIE.

1.4.4 Currently, about 50% of the site are old schedule lots, i.e. private lots. The remained lands are government land, some of which are allocated in terms of Short Term Tenancy.

1.4.5 The Project Site is currently zoned as "Open Storage" (OS) and "Green Belt" (GB) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18 which was exhibited for public inspection on 26 October 2018. The Project Site has been zoned "OS" and "GB" since the Draft Ping Shan OZP No. S/YL-PS/1, which was exhibited on 14 June 1996.

1.5 Number and Type of Designated Project

1.5.1 Considering the nature of the Project, it covers the designated project (DP) element as specified under Schedule 2 Part 1 of the *Environmental Impact Assessment Ordinance* (EIAO) (Cap. 499), Category K.1 – "An industrial estate".

1.6 Name and Telephone Number of Contact Person(s)

1.6.1 Name: Ms. Carrie CHAN
Company: Hong Kong Science and Technology Parks Corporation
Telephone No.: 2629 1818

2 OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAMME

2.1 Project Planning and Implementation

2.1.1 Consultants will be engaged by the project proponent to undertake investigation, planning, design and construction supervision of the proposed industrial estate which would include the environmental impact assessment. HKSTPC will manage the industrial estate.

2.1.2 Development of the Project will basically comprise the following:

- Provision of infrastructure including roads, drains, sewers, utilities, etc.;
- Construction of buildings and facilities for accommodating office and industrial uses mentioned in 4.1.1; and
- Where necessary, deck-over or modification of the existing nullah in between YLIE and the Project Site.

2.2 Project Implementation Programme

2.2.1 The construction works of the Project is tentatively scheduled to commence in 2027/2028 and complete by 2032/33.

2.3 Potential Interfacing Projects

2.3.1 Major committed and planned projects that may interface with the construction and/or operation of the Project are listed below.

- Agreement No. CE 64/2014(CE) – Engineering Works at Lin Cheung Road Site, Sham Shui Po and Wang Chau, Yuen Long – Investigation, Design and Construction
- Agreement No. CE 3/2015(DS) Yuen Long Effluent Polishing Plant – Investigation, Design and Construction
- Agreement No. CE 13/2017(CE) – Site Formation and Infrastructural Works for Remaining Phases of Public Housing Developments at Wang Chau, Yuen Long – Feasibility Study
- Study on Proposed Multi-storey Buildings in Yuen Long Area for Brownfield Operations

3 MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT

3.1 Existing and Planned Sensitive Receivers

3.1.1 The major representative sensitive receivers (SRs) have been identified in accordance with the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM). The list of major environmental sensitive receivers is tabulated in **Table 3.1** below. The location of representative air sensitive receivers (ASRs) and representative noise sensitive receivers (NSRs) are illustrated in **Figure 3.1** and **Figure 3.2** respectively. The list of sensitive receivers is not exhaustive and will be reviewed during the EIA stage. Apart from the identified existing sensitive receivers, future uses of YLIEE may subject to emission impact from existing chimneys at YLIE and will be considered as sensitive receiver.

Table 3.1 Major Environmental Sensitive Receivers in the Vicinity of the Project

ASR ID	NSR ID	Description	Nature	Type of Sensitivity	Distance from Project Site (m)
A1	N1 - N2	Shing Uk Tsuen	Residential	Air and Noise	<10
A2	N3 - N4	Lux Court	Residential	Air	<10
A3	N5 - N6	Tai Tseng Wai	Residential	Air and Noise	50
A4	-	Office of Wong To Yick Wood Lock Ointment Limited	Office	Air	160
A5	-	Leon Court	Residential	Air	230
A6	-	Green Garden	Residential	Air	340
A7	-	Office of Toppan Forms (HK) Ltd.	Office	Air	180
A8	-	Office of San Miguel Brewery Hong Kong Ltd.	Office	Air	470
A9	-	Office of China Inspection Company Ltd. (Phase 2)	Office	Air	<10
A10	-	Office of DCH Food Processing & Logistics Center	Office	Air	70
A11	-	Office of Telford International Industries Limited	Office	Air	140
A12	-	Office of Wing Fung Precious Metals Limited	Office	Air	80
A13	-	Office of Yau Sang Galvanizers (Hot-Dip) Co. Ltd.	Office	Air	80
A14	-	Office of Yip Shing Diesel Engineering Co. Ltd	Office	Air	140
A15	-	Office of Yuen Long Textile Co. Ltd.	Office	Air	60
A16	-	Office of China Inspection Company Ltd. (Phase 1)	Office	Air	50
A17- A20	N7 - N9	Wang Chau Fuk Hing Tsuen	Residential	Air and Noise	20
A21	-	Wang Chau Sai Tau Wai	Residential	Air	120
A22	-	Kam Ping House, Long Ping Estate	Residential	Air	340
A23 - A25	N10 - N11	Planned Wang Chau Public Housing Development	Residential	Air and Noise	<10

3.2 Existing Environment

3.2.1 The Project Site is located between Kai Shan and the existing Yuen Long Industrial Estate. The Project Site is currently zoned as "Open Storage" and "Green Belt" on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/18. A large proportion of the Project Site is dominated by developed area made up of open storage, container yard, logistic facilities and auto repair shops. Surrounding the Site are industrial estate, village type developments and conservation area. To the east of the Project Site is Fuk Hi Street and Fuk Wang Street, the roads are the major access roads between the Project Site and the existing Yuen Long Industrial Estate. The nearest identified noise and air sensitive receivers are village-type residential premises to the north of the Project Site and the planned public housing developments at Wang Chau to the immediately south of the Project Site.

3.3 Landscape and Visual

Sensitive Landscape Areas

3.3.1 The landscape resource around the proposed works is open storage. Potential sensitive landscape areas include:

- Agricultural landscape at the north and south of the Project Site;
- Existing vegetation within the Project Site boundary.

Visually Sensitive Receivers

3.3.2 Potential visual sensitive receivers (their viewing points are illustrated in **Figure 3.3**) include:

- Viewing Point 1: Hikers and recreational users of Kai Shan.
- Viewing Points 2 &4: Residents of local villages, including Tai Tseng Wai and the south east side of the Project Site.
- Viewing Point 3: Passengers and workers in Yuen Long Industrial Estate.
- Viewing Point 5: Drivers, passengers and pedestrians travelling along Fuk Hi Street and Long Ping Road
- Viewing Point 6[1]: Residents of the planned public housing developments at Wang Chau

3.4 Ecology

Sensitive Ecological Resources

3.4.1 Sensitive ecological resources within or in the vicinity of the proposed works include:

- Agricultural land, woodland and watercourse in the north of the Project Site;
- Conservation Area to the west of the Project Site; and
- Wetland Buffer Area to the north of the Project Site.

[1] The proposed location of VP6 is subject to accessibility to the government land within the planned public housing developments at Wang Chau.

4 POSSIBLE IMPACTS ON THE ENVIRONMENT

4.1 Brief Description of the Project

4.1.1 The latest proposed Project Site has an area of about 14.65 ha, with about 11 ha planned for industrial uses and the remaining area will be reserved for local open space, slope, woodland compensation area, on-site ecological area, roads and parking spaces. The type of industrial uses planned in YLIE extension are modern industries such as pharmaceutical, biotechnology related production and advanced manufacturing. The maximum building height within the Project Site will be 8 storeys.

4.1.2 The construction is anticipated to be commenced in 2027/28 and completed in 2032/33. The first intake year (i.e. the operation phase) will be 2032/33 based on the preliminary programme.

4.1.3 Air quality impact, land contamination impact and ecological impact are the key environmental issues in view of the cumulative impact from emissions from Yuen Long Industrial Estate, industrial activities located in the Project Site and surrounding ecological sensitive areas.

4.2 Construction Phase

Air Quality

4.2.1 Dust emission may arise from the construction of the industrial premises and internal road(s). Construction works would include site formation, piling and foundation work, and concreting work for construction of building and other structures.

Noise

4.2.2 The use of Power Mechanical Equipment (PME) for various construction activities such as excavation works, site formation works, piling works and road works would be the main noise source. The extent of noise impact depends on the type and number of PMEs to be adopted in different construction activities. Cumulative construction noise impact may be expected if the construction programme of the proposed public housing development at Wang Chau overlaps with the Project.

Water Quality

4.2.3 The potential sources of water quality impacts during the construction phase would include construction site runoff, sewage effluent from construction workforce, wastewater from general construction activities, construction works in watercourses, alteration of watercourses and accidental spillage of chemicals.

4.2.4 Alteration of existing watercourses may involve excavation works for the modification of the existing nullah. Potential water quality impact may be generated by discharge of concrete slurry and other grouting materials as well as release of excavated materials to the downstream receiving waters, causing deterioration in downstream Deep Bay waters.

Waste Management

4.2.5 The construction activities of the Project would generate a variety of wastes that could be divided into distinct categories based on their composition and method of disposal. The identified waste types include:

- Waste spoil from site clearance, site preparation and earthworks;
- Waste material such as wood, metal scraps and concrete generated from the construction process;
- General waste from workers; and
- Chemical waste from maintenance of construction plant and equipment such as lubrication oil.

Land Contamination

4.2.6 There are substantial industrial premises, including vehicle and construction equipment repairing / maintenance workshops, container yards, waste recycling workshops, open storage areas and unpaved car parks located within the Project Site. There is potential for the presence of residues from those industries to create an adverse impact that will need to be cleaned up during the site formation phase.

Ecology

4.2.7 No site of conservation importance was identified within the Project Site. A large proportion of the Project Site is dominated by developed area made up of open storages, auto-repair shops, village-type premises and vehicular access roads. Potential direct loss of. watercourse, agricultural land, and wooded areas, as well as indirect impacts to sites of conservation importance (e.g. Conservation Area, Wetland Buffer Area), and natural habitats and associated wildlife, may arise from construction activities.

Cultural Heritage

4.2.8 No historic building was identified within the proposed site boundary, but five Graded Historic Buildings were identified within the 300m Study Area (**Figure 4.1** & **Table 4.1**). With reference to the "Final Technical Report No. 3G (TR-3G) Preferred Option and Technical Assessment – Environmental Impact Assessment Report (May 2014)", areas with different levels of archaeological potential and Historic Villages and Archaeological No-go Areas were identified within the 300m Study Area (**Figure 4.1**). "Area of Interest within Project Boundary" and "Area of Interest Outside Project Boundary" were identified (**Figure 4.1**), which according to the report are of moderate archaeological potential and archaeological field survey was recommended.

Table 4.1 Summary of the Built Heritage Resources within 300m Study Area

Built Heritage	Historic Building Grading	Approximate Distance from the Project Boundary
No. 43 Shing Uk Tsuen	Grade 3	206 m
No. 42 Shing Uk Tsuen	Grade 3	209 m
No. 41 Shing Uk Tsuen	Grade 3	212 m
No. 40 Shing Uk Tsuen	Grade 3	215 m
No. 39 Shing Uk Tsuen	Grade 3	218 m

4.2.9 Direct impact on historic buildings are not expected. However, indirect impact on historic buildings including ground-borne vibration and dust from works shall be expected during construction phase. Due to archaeological potential areas were identified within and near the boundary of the proposed project site, a Cultural Heritage Impact Assessment (CHIA) is suggested to be conducted during the EIA stage to review their archaeological potential and evaluate the necessity of conducting archaeological field survey with justifications and evidence.

Landscape and Visual

4.2.10 Potential landscape impact during construction phase will be mainly on agricultural land in the Project Site boundary. There would be potential visual disturbance to Visually Sensitive Receivers (VSRs). The level of visual impact depends on factors including scale of construction activities, duration, degree of visibility and viewing distance between the proposed works and the VSRs. Cumulative visual impacts shall be expected due to concurrent construction activities.

4.3 Operation Phase

Air Quality

4.3.1 The operation of the industries in the YLIEE may induce potential chimney emission and vehicular emission subject to the proposed uses in the Project Site. These emission sources, chimney emissions from the existing industries (including Special Processes) in current YLIE and proposed industries in YLIEE and vehicular emissions from the roads within 500m of the

study area would pose potential cumulative air quality impact on the nearby ASRs including village houses along Fuk Shun Street (at the north of the Project Site) and Fuk Hi Street (at the south-east of the Project Site) and the planned developments at Wang Chau.

Noise

4.3.2 The industrial premises in the YLIEE may have fixed plants such as ventilation fans and chiller units to be operated during operation phase. These planned fixed plant noise sources at YLIEE and the fixed plant noise sources identified in existing YLIE would pose potential cumulative noise impact to the surrounding representative NSRs.

4.3.3 Due to an increase in traffic serving the YLIEE during operational phase, the traffic flow on the access roads to YLIE/YLIEE and nearby roads may be increase.

Water Quality

4.3.4 The key potential sources of water quality impacts during operational phase would be related to domestic sewage and industrial wastewater from YLIEE site. All sewage should be diverted to Yuen Long Sewage Treatment Works (YLSTW). The industrial tenants within YLIEE should properly treat the industrial wastewater to meet the Water Pollution Control Ordinance (WPCO) and the Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) before discharging the treated wastewater into public foul sewers. There would be an increase in total paved area due to the development of the Project, causing increase in surface runoff. Silt traps and other facilities should be designed with sufficient capacity for the “first flush” flow, which would carry most of the pollutants in stormwater runoff. Accidental spillage of chemicals from the industrial activities of the Project may induce contaminated surface runoff enter to the stormwater drains, causing water quality impact to Deep Bay if uncontrolled.

Waste Management

4.3.5 During operational phase, municipal solid waste and chemical waste would be produced from the proposed development. The introduction of planned industrial estate extension to the study area is expected to alter the waste generation profile and increase the quantity of waste generated.

4.3.6 Chemical waste such as the spent lubricating oil, paint and oil filters from equipment maintenance will be properly collected and disposed of in accordance with Waste Disposal (Chemical Waste) (General) Regulation. Considering the small quantities of equipment on site, the amount of chemical wastes that would be generated is small.

4.3.7 General refuse is expected to arise from the workforce during the operation of the Project. However, since the Project is not expected to generate a large amount of general refuse and the site has already been in use with proper waste management, adverse impact from general refuse is not expected.

Land Contamination

4.3.8 Land contamination (if any) within the Project site will be identified and possible remediation options will be addressed in the EIA study. As any contaminated soil / groundwater will be properly assessed and remediated, no land contamination issues are expected during the operation of the Project.

Ecology

4.3.9 No direct ecological impact is anticipated in the operation of the Project. However, the increased disturbances from industrial activities within the Project site may occur, thus lowering habitat quality for wildlife that inhabit or forage near the Project site.

Cultural Heritage

4.3.10 No impacts on cultural heritage resources, subject to the Cultural Heritage Impact Assessment (CHIA), is expected during the operation phase.

Landscape and Visual

4.3.11 The potential landscape and visual impact from the proposed development would be permanent and irreversible. Direct impact on landscape resource would mainly confine to agricultural land within the Project Site boundary.

Hazard to Life

4.3.12 Subject to the final planning of the trades/nature of industrial developments within the YLIEE, in the event that there is manufacture, storage, use or transport of dangerous goods (DGs) on-site, the potential hazard to life due to handling of DGs will be reviewed and a hazard assessment will be carried out if needed.

5 ENVIRONMENTAL PROTECTION MEASURES TO BE INCORPORATED IN THE DESIGN AND FURTHER ENVIRONMENTAL IMPLICATIONS

5.1 Construction Phase

Air Quality

5.1.1 Heavy dust generation during construction is not expected with the implementation of dust suppression measures as stipulated in the Air Pollution Control (Construction Dust) Regulation of Air Pollution Control Ordinance (APCO). These measures would be incorporated into the specifications of the works contracts.

5.1.2 In accordance with the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, the Contractor would also be required to ensure that any machines or non-road vehicles adopted in the construction would meet the prescribed emission standards and requirements. Thus, the potential air quality impact from construction machineries would be minimized.

Noise

5.1.3 The Contractor for the works will have to comply with the provisions of *Noise Control Ordinance* (Chapter 400). The contractor will be required to follow good site practices, such as use of silenced plant and noise barriers near sensitive receivers, careful scheduling of activities to minimize noise nuisance, use of temporary acoustic barriers and acoustic machinery enclosures. If construction activities require the use of powered mechanical equipment during the restricted hours, particularly at night, the contractors would be required to obtain a Construction Noise Permit (CNP) and would need to achieve the applicable Acceptable Noise Level (ANL) with the necessary mitigation measures.

Water Quality

5.1.4 To avoid potential water quality impact during construction phase, guidelines stipulated in ProPECC PN 1/94 *Construction Site Drainage* should be properly followed to minimise site runoff, control erosion, and retain and reduce any suspended solids prior to discharge. Silt removal facilities should be provided and soil excavation work should be minimised on rainy days as far as practicable. Apart from these, earthworks final surfaces should be well compacted and the subsequent permanent works or surface protection should be carried out immediately after the final surfaces are formed to prevent erosion caused by rainstorms. The above measures would be incorporated into the specifications of the works contracts.

Waste Management

5.1.5 Waste management practices including the following control/mitigation measures are recommended during the construction phase. These measures should be incorporated into the specifications of the works contracts.

- Provision of sufficient waste disposal points and regular collection for disposal;
- Different types of waste should be sorted and stored in different containers, skips or stockpiles to enhance reuse or recycling of materials and their proper disposal;
- Provision of appropriate measures to minimise wind-blown litter and dust during transportation of waste by either covering trucks or by transporting wastes in enclosed containers;
- Should any chemical waste generated during construction phase, the Contractor would need to register as chemical waste producer in accordance with *Waste Disposal (Chemical Waste)(General) Regulation*;
- Separation of chemical wastes for special handling and appropriate treatment at the Chemical Waste Treatment Centre;
- Any chemical waste will be properly stored in accordance with the *Code of Practice on the Packaging, Labelling and Storage of Chemical Waste* before collection for disposal by a licensed Chemical Waste Collector;
- Any unused chemicals or those with remaining functional capacity shall be recycled;

- Maximising the use of reusable steel formwork to reduce the amount of C&D materials. The excavated fill material shall be used on-site as backfill material as far as possible; and
- Provision of enclosed bin for the storage of general refuse.

Land Contamination

5.1.6 Further to the land contamination issue findings during the EIA stage, remediation strategy and appropriate remediation options would be provided in a Remediation Action Plan (RAP). Any contaminated soil or groundwater as confirmed by site investigation should be properly remediated prior to the commencement of any construction works at concerned area.

Ecology

5.1.7 Further to findings on ecological resources during the EIA stage, appropriate mitigation measures would be recommended to avoid and/or minimise any potential direct and indirect impacts on habitats, sites and species of conservation importance and other important ecological components, within and around the Project site where possible. Adequate compensatory measures would be recommended where avoidance and minimisation were infeasible. Furthermore, mitigation measures recommended in S.5.1.1 to S.5.1.4. would be implemented to minimise disturbance impact to surrounding area and thereby minimising the potential for any ecological impact.

Cultural Heritage

5.1.8 In view of the possible impacts on cultural heritage resources, a Detailed Cultural Heritage Impact Assessment (CHIA) is suggested during the EIA stage. Detailed CHIA shall be carried out under the EIA in consultation with Antiquities and Monuments Office (AMO). Findings and proposed mitigation measures of the Final Technical Report No.3G (TR- 3G) Preferred Option and Technical Assessment – Environmental Impact Assessment Report (May 2014) are to be reviewed in the Detailed CHIA according to updated archaeological data to review the archaeological potential of the areas with different levels of archaeological potential and Archaeological No-go Areas, and the necessity of conducting archaeological work with justifications and evidence. The environmental protection measures to be incorporated in the design and further environmental implications shall be subject to the findings of CHIA.

Landscape and Visual

5.1.9 Possible key measures to reduce potential landscape and visual impacts include:

- Minimise disturbance to significant landscape resources as part of the detailed design;
- Optimisation of construction activities, e.g. minimising extent of temporary works area, installing site hoardings and minimising illumination on non-target areas;
- Minimise construction periods where possible; and
- Early establishment of planting areas as far as appropriate.

5.2 Operation Phase

Air Quality

5.2.1 Air quality assessment will be conducted to identify the sources and impact to nearby sensitive receivers, and to propose mitigation measures to minimize the potential air quality impact on the nearby air sensitive receivers in the vicinity. For minimizing the potential air quality impact arising from the operation of the proposed chimneys, the proposed chimneys will be located away from the sensitive receivers as far as practical. For potential air quality impact on the employee working in YLIEE, the fresh air intake locations/all openings for ventilation shall be placed at the location without unacceptable air quality through the quantitative air quality assessment. Specific mitigation requirements will be subject to the findings of the EIA.

Noise

5.2.2 Noise generated from the fixed plants would be the potential noise sources of the Project. Appropriate mitigation measures including quiet plants, locating the fixed plants within plant rooms with soundproof doors, and provision of silencers at both air inlet and outlet would be required.

Water Quality

5.2.3 In order to prevent adverse impacts on water quality, the following mitigation measures are to be considered:

- Divert all sewage to YLSTW;
- Properly treat the industrial wastewater to meet the WPCO and TM-DSS before discharging the treated wastewater into public foul sewers;
- Provision of sand/silt and oil/grease traps, porous pavements and detention ponds at suitable locations to prevent ingress of pollutants to the stormwater system, which would serve to reduce the loading from the storm drains to the inland waters of the Deep Bay Water Control Zone compared to the existing situation.

Waste Management

5.2.4 During the operation of the Project, any chemical waste will be properly stored in accordance with the *Code of Practice on the Packaging, Labelling and Storage of Chemical Waste* before collection for disposal by a licensed Chemical Waste Collector. General refuse will be stored in enclosed bins and relevant waste management will be adopted based on existing practice of the Project Proponent.

5.2.5 Should the future YLIEE occupants generate any chemical waste, they would need to register as chemical waste producer in accordance with *Waste Disposal (Chemical Waste)(General) Regulation*.

Land Contamination

5.2.6 Any contaminated soil / groundwater would be identified and properly treated prior to the re-development, hence land contamination during the operation phase is not expected.

Ecology

5.2.7 Disturbance impacts (as mentioned in 4.3.9) arising from the operation of the Project would be avoided and minimised by the mitigation measures proposed in S.5.2.1 to S.5.2.4 to prevent adverse impacts on the ecological resources around the Project Site.

Cultural Heritage

5.2.8 No cultural heritage impact, subject to the CHIA, is expected during the operation phase and therefore no mitigation measures is necessary.

Landscape and Visual

5.2.9 Possible key measures to reduce potential landscape and visual impacts include:

- Provision of greening, aesthetic architectural design of aboveground structures to enhance landscape and visual aesthetic of the area in proximity;
- Sensitive lighting design and installation to minimise night-time glare as well as the observation of *Guidelines on Industry Best Practices for External Lighting Installations*; and
- Tree preservation in accordance with *Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation*.

Hazard to Life

5.2.10 The YLIEE operation might involve manufacture, storage, use or transport of dangerous goods (DGs) onsite. Risk mitigation measures will be recommended where appropriate.

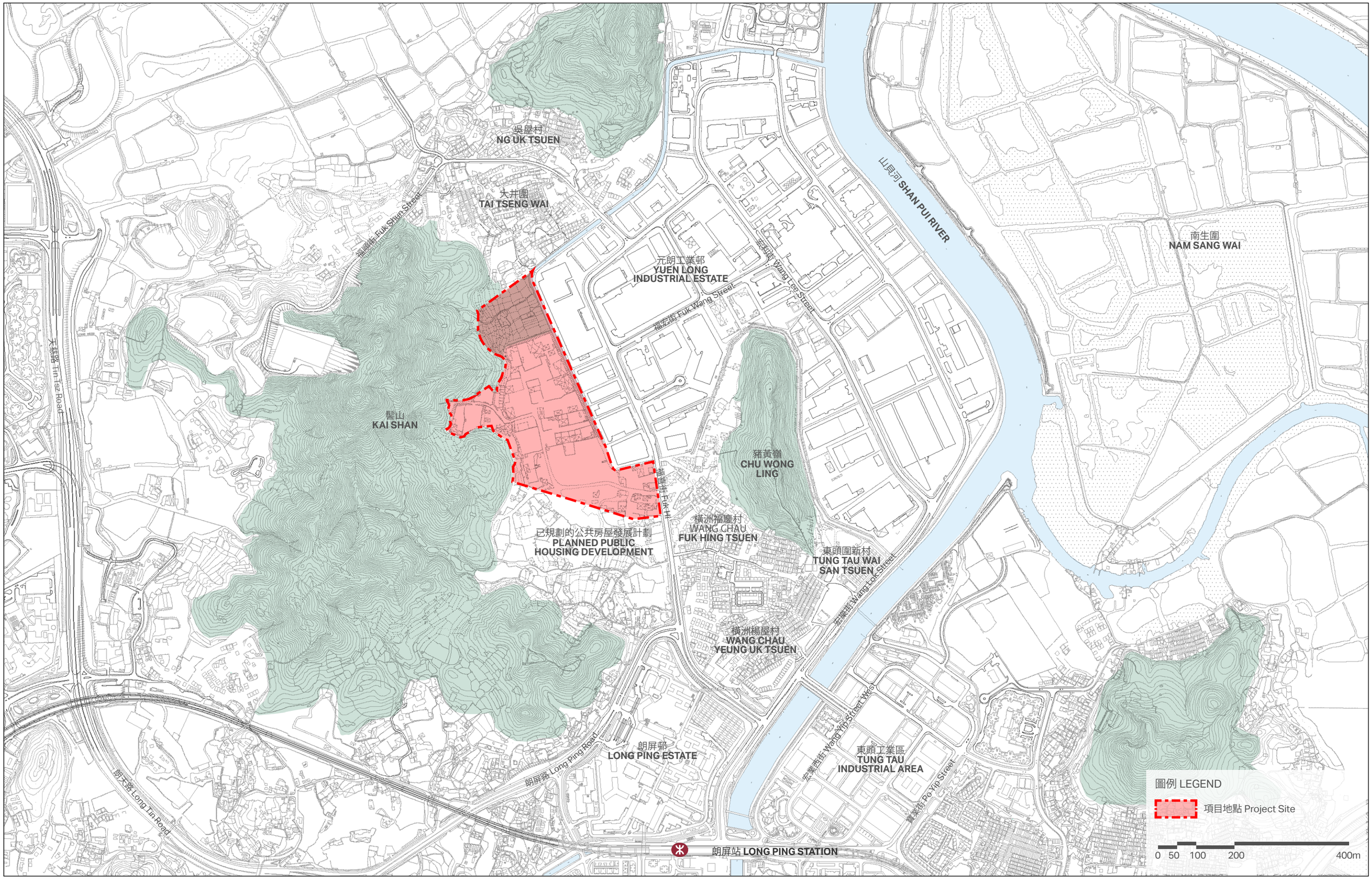
5.2.11 The industries in the existing YLIE were reviewed. There is no existing hazardous facilities with potential off-site impact in vicinity of YLIEE, as such, no cumulative risk impact is anticipated.

6 USE OF PREVIOUSLY APPROVED EIA REPORTS

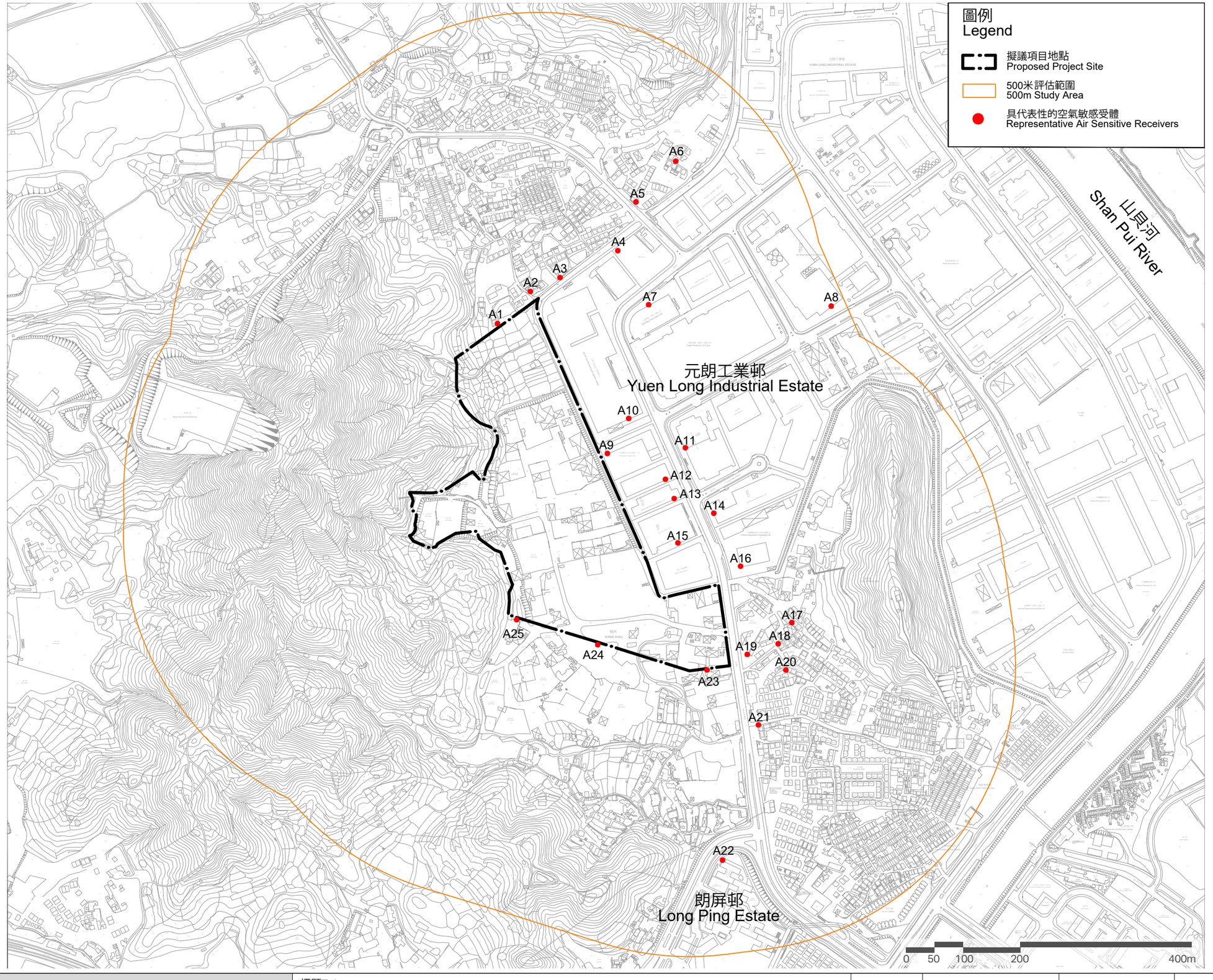
6.1.1 No previously approved EIA reports have been referred to in the preparation of this Project Profile.

- End -

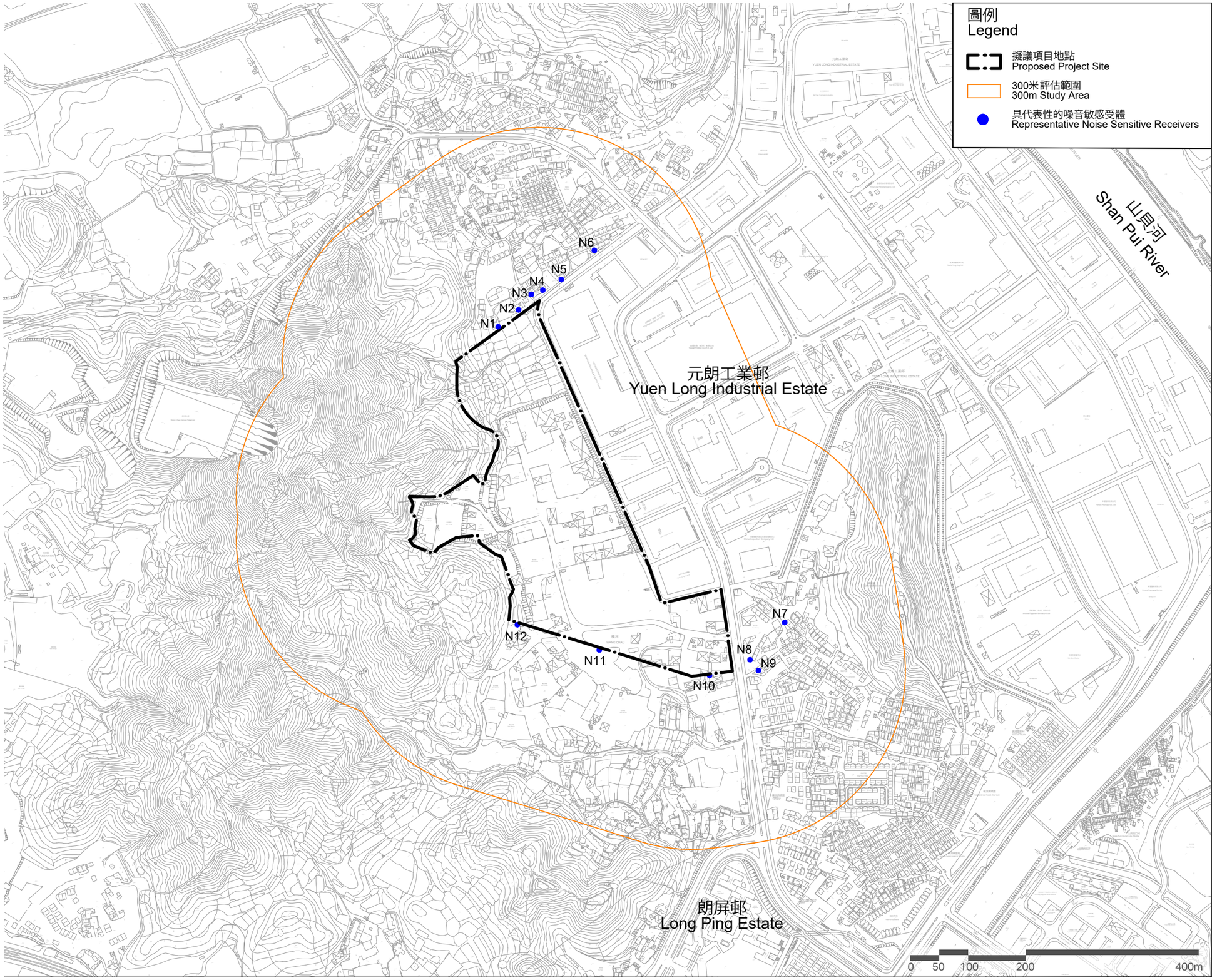
FIGURES



項目Project: 顧問合約編號 IEBU/CA/017 擬議元朗工業邨擴展之工程及技術可行性研究 Agreement No. IEBU/CA/017 Engineering and Technical Feasibility Study for Proposed Extension of Yuen Long Industrial Estate	標題Title: 位置圖 Location Plan	N	日期: Date: 05/2020 比例: Scale: 1:9000(A3)	圖 Figure 1.1	AECOM



項目Project: 顧問合約編號 IEBU/CA/017 擬議元朗工業邨擴展之工程及技術可行性研究 Agreement No. IEBU/CA/017 Engineering and Technical Feasibility Study for Proposed Extension of Yuen Long Industrial Estate	標題Title: 具代表性的空氣質素敏感受體位置圖 Locations of Representative Air Sentive Receivers	N	日期: 05/2020 Date: 比例: 如圖所示 Scale: As Shown	圖 Figure 3.1	AECOM



項目Project:

HKSTP 香港科技園

顧問合約編號 IEBU/CA/017
擬議元朗工業邨擴展之工程及技術可行性研究
Agreement No. IEBU/CA/017
Engineering and Technical Feasibility Study
for Proposed Extension of Yuen Long Industrial Estate

標題Title:

具代表性的噪音敏感受體位置圖
Locations of Representative Noise Sentive Receivers

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日期: 05/2020
Date:
比例: 如圖所示
Scale: As Shown

圖 Figure 3.2

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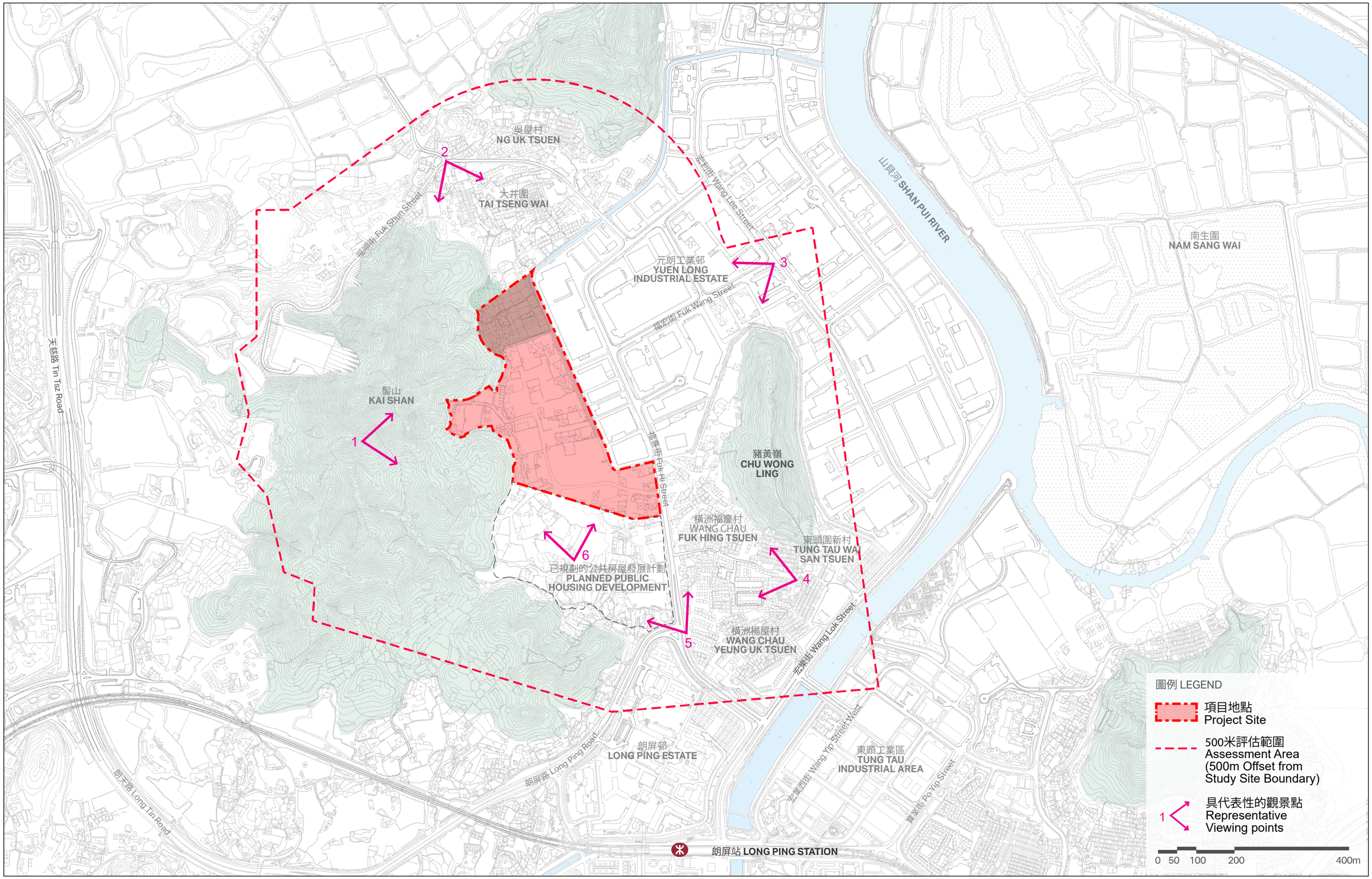


項目Project:

顧問合約編號 IEBU/CA/017
擬議元朗工業邨擴展之工程及技術可行性研究
Agreement No. IEBU/CA/017
Engineering and Technical Feasibility Study
for Proposed Extension of Yuen Long Industrial Estate

標題Title:

具代表性的視覺敏感受體觀景點位置圖
Locations of Representative Viewing Points of Visual Sensitive Receivers

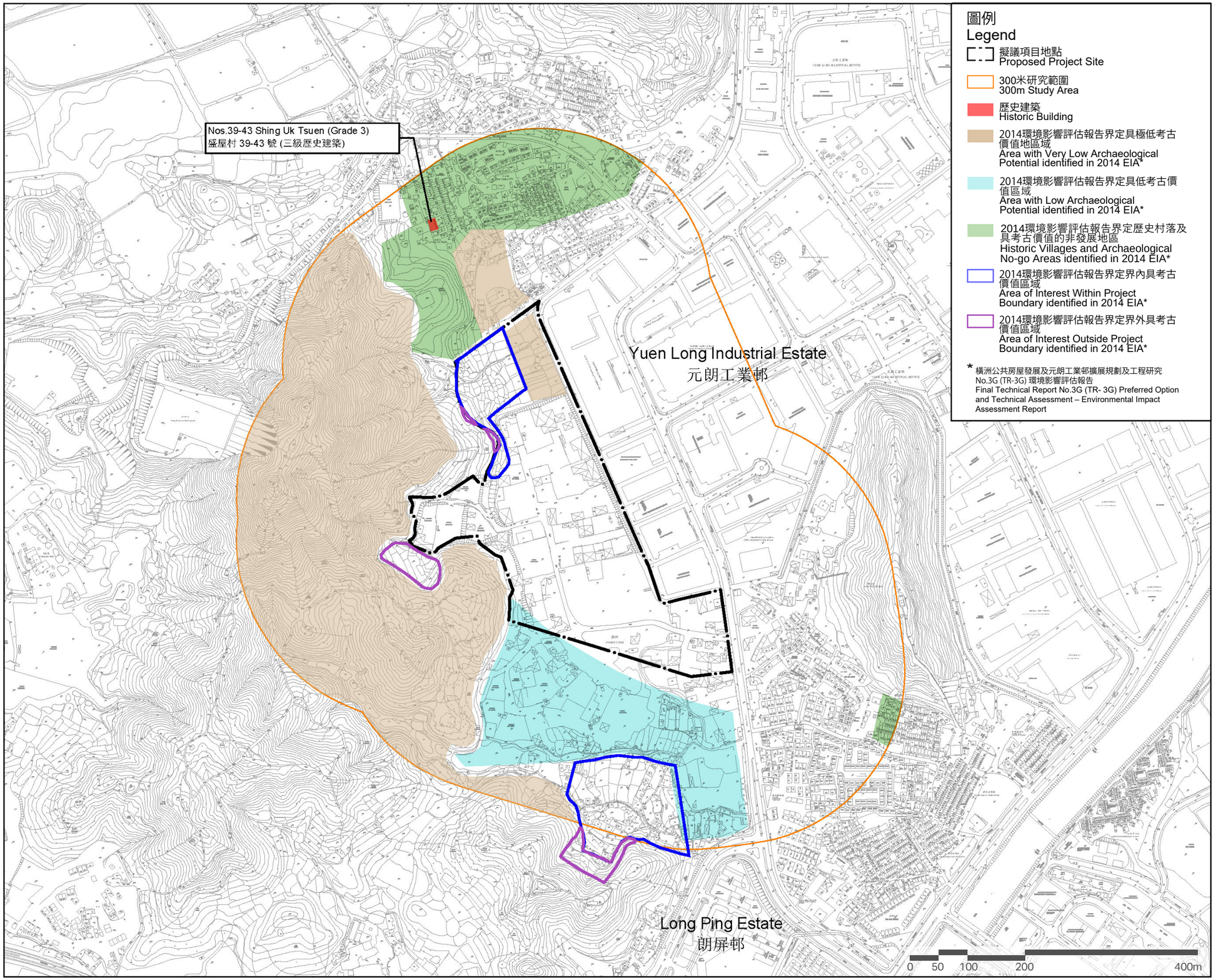
N

日期: 09/2020
Date:

比例: 1:9000(A3)
Scale:

圖 Figure 3.3

AECOM



項目Project:
顧問合約編號 IEBU/CA/017
擬議元朗工業邨擴展之工程及技術可行性研究
Agreement No. IEBU/CA/017
Engineering and Technical Feasibility Study for Proposed Extension of Yuen Long Industrial Estate

標題Title:
文化遺產資源位置圖
Locations of Cultural Heritage Resources

N

日期: 10/2020
Date:
比例: 如圖所示
Scale: As Shown

圖 Figure 4.1

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