

Environmental Permit No. FEP-01/571/2019/A

Proposed Golf Course Development at Tai Po Lot No. 246 Shuen Wan

Environmental Team Leader Certification

Reference Document

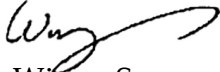
Document to be Certified:	Land Contamination Review
Date of Report:	December 2023
Date received by ETL:	18 December 2023

Reference EP Condition

Environmental Permit Condition:	2.19
<p>The Permit Holder shall carry out site re-appraisal and detailed assessment of land contamination before the commencement of construction works at the existing storage/ workshop area of the Project Site. After site re-appraisal is completed, the Permit Holder shall submit 4 hard copies and 1 electronic copy of Land Contamination Review (LCR), including Contamination Assessment Plan (CAP) where site investigation (SI) is required, to the Director for approval. If required under the approved LCR, the Permit Holder shall conduct the site investigation (SI) in accordance with the approved CAP and submit 4 hard copies and 1 electronic copy of a Contamination Assessment Report (CAR) to document the findings of the SI to the Director for approval. If contamination is confirmed and remediation is deemed necessary, the CAR shall include a Remediation Action Plan (RAP). If remediation is required, the Permit Holder shall conduct the remediation in accordance with the approved RAP and submit 4 hard copies and 1 electronic copy of a Remediation Report (RR) to document the remediation work done to the Director for approval. No construction work at the existing storage/ workshop area shall be commenced before the approval of LCR if no SI is required, before approval of CAR if SI is required but no remediation is required, or before approval of RR if remediation is required. The LCR/CAP, and where required, the CAR, RAP and RR shall be certified by the ET Leader and verified by the IEC for approval by the Director.</p>	

ETL Certification

I hereby certify that the above reference plan complies with the above referenced condition of FEP-01/571/2019/A.



Mr. Wingo So
Environmental Team Leader

Date: 22 December 2023

Environmental Permit No. FEP-01/571/2019/A

Proposed Golf Course Development at Tai Po Lot No. 246 Shuen Wan

Independent Environmental Checker Verification

Reference Document

Document to be Verified:	Land Contamination Review
Date of Report:	December 2023
Date received by IEC:	18 December 2023

Reference EP Condition

Environmental Permit Condition:	2.19
<p>The Permit Holder shall carry out site re-appraisal and detailed assessment of land contamination before the commencement of construction works at the existing storage/ workshop area of the Project Site. After site re-appraisal is completed, the Permit Holder shall submit 4 hard copies and 1 electronic copy of Land Contamination Review (LCR), including Contamination Assessment Plan (CAP) where site investigation (SI) is required, to the Director for approval. If required under the approved LCR, the Permit Holder shall conduct the site investigation (SI) in accordance with the approved CAP and submit 4 hard copies and 1 electronic copy of a Contamination Assessment Report (CAR) to document the findings of the SI to the Director for approval. If contamination is confirmed and remediation is deemed necessary, the CAR shall include a Remediation Action Plan (RAP). If remediation is required, the Permit Holder shall conduct the remediation in accordance with the approved RAP and submit 4 hard copies and 1 electronic copy of a Remediation Report (RR) to document the remediation work done to the Director for approval. No construction work at the existing storage/ workshop area shall be commenced before the approval of LCR if no SI is required, before approval of CAR if SI is required but no remediation is required, or before approval of RR if remediation is required. The LCR/CAP, and where required, the CAR, RAP and RR shall be certified by the ET Leader and verified by the IEC for approval by the Director.</p>	

IEC Verification

I hereby verify that the above reference plan complies with the above referenced condition of FEP-01/571/2019/A.



Mr. Adi Lee
Independent Environmental Checker

Date: 27 December 2023

Tai Po Golf Club Limited

Proposed Golf Course Development at Tai Po Lot No. 246 Shuen Wan

Land Contamination Review

Reference: 289499-REP-001-02

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 289499

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1. Introduction

1.1 Project Background

- 1.1.1.1 In June 2017, The Chief Executive in Council has agreed in principle to the government proposal to grant a piece of land in Tai Po to Sha Lo Tung Development Company Limited (the Project Proponent (PP)) in exchange for its private land in Sha Lo Tung which has high ecological values. Under the non-in-situ land exchange proposal, the piece of land at the Shuen Wan Restored Landfill in Tai Po will be granted to the PP and the Sha Lo Tung site would be considered by government for active conservation management to avoid degradation and damage for long-term public enjoyment. This land exchange proposal is a unique, exceptional and isolated case, adding the idea is technically feasible as the private land ownership is largely unified under one entity and both Sha Lo Tung and the land at the landfill site, which has been planned for golf course development, are located in Tai Po, as shown in **Figure 1.1**. The non-in-situ land exchange proposal has been completed in July 2022, and the Project Site has been handed over to the PP.
- 1.1.1.2 The Project is a Designated Project under Environmental Impact Assessment Ordinance (EIAO), and an Environmental Impact Assessment (EIA) study was conducted in 2017. The *Shuen Wan Golf Course EIA Report* was approved by the Director of Environmental Protection on 5 July 2019 (AEIAR-221/2019) with the Environmental Permit (EP, EP-571/2019) issued on 20 September 2019. An application of Further Environmental Permit has been made by Tai Po Golf Club Limited (the PP) and FEP was issued on 29 November 2022 (FEP-01/571/2019). Besides, surrender of EP-571/2019 has been applied and approved on 9 December 2022. In addition, an application for variation of EP has been made on 16 May 2023 to amend FEP-01/571/2019, and the amended EP was issued on 6 June 2023 (FEP-01/571/2019/A).

1.2 Approved EIA Report (AEIAR-221/2019) and Issued FEP-571/2019/A

- 1.2.1.1 During the site visit conducted for the land contamination assessment of EIA study in 2017, due to privacy reason, detail site photos at the storage/ workshop area (as shown in **Figure 1.2**) was not allowed by the operator of the closed Golf Driving Range. The findings of low land contamination potential due to the vehicle repairing activities at the storage/ workshop area could not be confirmed.
- 1.2.1.2 According to Section 8 of the approved EIA Report (AEIAR-221/2019) and Section 9 of the approved Environmental Monitoring and Audit (EM&A) Manual, the PP is recommended to conduct further land contamination assessment at the storage/ workshop area at later stage of the Project after the area within the Project Site is handed over to the PP. Further land contamination assessment should include site re-appraisal, submission of Land Contamination Review (LCR) or Contamination Assessment Plan (CAP), Site Investigation (SI) and submission of Contamination Assessment Report (CAR), if necessary. If land contamination is confirmed, a Remediation Action Plan (RAP) should be submitted to formulate viable remedial measures.

1.2.1.3 As stipulated in Clause 2.19 of FEP-571/2019/A, site re-appraisal and detailed assessment of land contamination before commencement of construction works at the storage/workshop area as shown in **Figure 1.2** (i.e. Figure 3 of FEP-571/2019/A as appended in **Appendix 1.1**) shall be conducted. This Land Contamination Review (LCR) is to be prepared after the completion of site re-appraisal.

1.3 Objectives

1.3.1.1 The purpose of this LCR is to provide information, guidance and instruction to characterise land contamination and identify where contaminants are or may be present before the commencement of construction works at the storage/ workshop area of the closed Golf Driving Range. The objectives of this LCR are:

- Provide an account of the present landuse within the boundary of storage/ workshop area (**Figure 1.2**) as well as relevant past landuse history in relation to possible land contamination;
- Identify areas of potential contamination and the associated impacts, risks or hazards;
- Identify the chemicals of concern and scoping of requirements for sampling and laboratory testing of soil and groundwater samples; and
- Obtain the approval of this LCR for the commencement of construction work as stipulated in Clause 2.42 of FEP-571/2019/A.

1.4 Statutory Legislation and Evaluation Criteria

1.4.1.1 This LCR is prepared in accordance with the following Technical Memorandum and Guidance Notes:

- Annex 19 of the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM), Guidelines for Assessment of Impact On Sites of Cultural Heritage and Other Impacts (Section 3: Potential Contaminated Land Issues), Environmental Protection Department (EPD), 2023;
- Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management, EPD, Revised in April 2023;
- Guidance Notes for Contaminated Land Assessment and Remediation, EPD, Revised in April 2023; and
- Practice Guide for Investigation and Remediation of Contaminated Land, EPD, Revised in April 2023.

2. Assessment Methodology

2.1 Desktop Review

2.1.1.1 A desktop study has been conducted to review past and present landuses, activities and installations within the boundary of the storage/ workshop area that may have potential for land contamination.

2.1.1.2 The following documents have been reviewed and used as background materials for the preparation of this assessment:

- Selected historical aerial photographs between 1973 and 2021;
- Hong Kong Geological Survey Map that provides information on geology of the area within the boundary of the storage/ workshop area;
- Outline Zoning Plans that show the latest landuses of the area within the boundary of the storage/ workshop area; and
- Geotechnical Review for Restored Shuen Wan Landfill - Final Geotechnical Assessment Report (April 2011).

2.2 Aerial Photographs and Historical Landuse

2.2.1.1 Selected historical aerial photographs between 1973 and 2021 of the area within the boundary of the storage/ workshop area have been reviewed in order to ascertain any historical landuse with the potential for land contamination. The findings of the selected historical aerial photographs of the area are summarized in **Table 2.1** and the aerial photographs are given in **Appendix 2.1**.

Table 2.1 Summary of historical aerial photos for the area within the boundary of the storage/ workshop area

Year	Description
1973	<ul style="list-style-type: none">• The area within the boundary of the storage/ workshop area was part of the Tolo Harbour and was yet to be reclaimed.
1981	<ul style="list-style-type: none">• No significant change in historical land use was observed as compared with Year 1973 within the boundary of the storage/ workshop area.
1993	<ul style="list-style-type: none">• The area within the boundary of the storage/ workshop area was reclaimed and was under operation as part of Shuen Wan Landfill.
1998	<ul style="list-style-type: none">• The area within the boundary of the storage/ workshop area as part of Shuen Wan Landfill was closed and was being restored, and the area was vacant.
2008	<ul style="list-style-type: none">• Temporary shelters were observed at the central area within the boundary of the storage/ workshop area, which were considered as the storage/ workshop area observed in the supplementary site survey (Section 2.4.2).
2017	<ul style="list-style-type: none">• The perimeter of the boundary of the storage/ workshop area was covered with grass and trees.• No significant change in historical land use was observed for the temporary shelters at the central area compared with Year 2008 within the boundary of the storage/ workshop area.
2021	<ul style="list-style-type: none">• No significant change in historical land use was observed as compared with Year 2017 within the boundary of the storage/ workshop area.

2.3 Site Geology

- 2.3.1.1 The storage/ workshop area was located within the boundary of the Project as shown in **Figure 1.2**. As such, the site geology of the area within the boundary of the Project also applies to the area within the boundary of the storage/ workshop area.
- 2.3.1.2 According to the approved EIA report (AEIAR-221/2019), the area within the boundary of the Project belongs to the previous Shuen Wan Landfill. It was originally part of the Tolo Harbour and was formed through land reclamation. With reference to the Geotechnical Review for Restored Shuen Wan Landfill - Final Geotechnical Assessment Report in April 2011, the site is covered with 16.5m to 43m thick fill/ waste with the bottom level ranging from +9.96 to -14.61mPD. On top of the waste is a 2.5m to 3.5m thick capping layer of fill materials comprising silty sand to coarse sand with gravel and cobbles. The waste typically consists of plastic bags, wood and clothes whereas the waste matrix is typically described as silty sand with some gravels. The waste mass also contains interim covers comprising silt, sand and cobbles.
- 2.3.1.3 Marine deposits lie below the fill materials with a thickness up to 6m; the base of the stratum is at -6.47 to -14.22mPD. Below the marine deposits is an alluvium layer up to approximately 3.8m thick and the base is located at -7.62 to -20.94mPD.

2.4 Site Survey

2.4.1 Site Survey Findings in the Approved EIA Report (AEIAR-221/2019)

- 2.4.1.1 According to the approved EIA Report (AEIAR-221/2019), a site survey was conducted in December 2017 to ground truth the findings of the desktop review and to identify any other landuses within the boundary of the Project which may have potential to cause land contamination. Possible contaminants, if any, would be identified in accordance with EPD's *Practice Guide for Investigation and Remediation of Contaminated Land*. The storage/ workshop area was identified within the boundary of the Project.
- 2.4.1.2 In the site visit conducted in December 2017, vehicle repairing activities involving replacement of components (i.e. wheels and tires) were observed at the storage/ workshop area. As advised by the operator of the closed Golf Driving Range, only electric golf carts were being used at the closed Golf Driving Range, and thus eliminated the chance of release of fuels during the repairing activities from contaminating the land. In addition, major vehicle repairing activities, such as dismantle of vehicle and equipment fuelling, would be carried out at maintenance workshop outside the boundary of the Project. Typical generator, storage of golfing equipment, trolleys and car components including wheels and batteries as well as small amount of cleaning solvent were also observed at the storage/ workshop area. Nevertheless, the whole area is concrete-paved with no observable cracks and major vehicle repairing activities (dismantle of vehicle, equipment fuelling, etc.) were not observed. In addition, the cleaning solvent was stored in cabinet on concrete-paved area. Therefore, the land contamination potential at the storage/ workshop area was recommended to be low in the approved EIA Report (AEIAR-221/2019). However, due to privacy reason, detail site photos at the storage/ workshop area were not allowed by the operator of the closed Golf Driving Range. The findings of low land contamination potential due to the vehicle repairing activities at the storage/ workshop area could not be confirmed.

2.4.2 Supplementary Site Survey Findings

- 2.4.2.1 After the completion of the non-in-situ land exchange proposal and handover of the Project Site from the government, the storage/ workshop area was accessible for re-appraisal. The operation of the closed Golf Driving Range ceased operation since August 2022. A supplementary site visit was conducted in August 2022 to ground truth the findings in the approved EIA Report (AEIAR-221/2019) and to identify any other landuses within the boundary of the storage/ workshop area which may have potential to cause land contamination.
- 2.4.2.2 Photos records of the site survey are given in **Figure 2.1**. The site walkover checklist is given in **Appendix 2.2**. In general, the findings in the supplementary site survey were mostly identical with those in the approved EIA Report. The storage/ workshop area (photo 1) was mainly vacant with electric golf carts parked and covered with grass and trees along the perimeter of the boundary. Temporary shelters were mainly located at the central area of the storage/ workshop area.
- 2.4.2.3 The temporary shelter at the north eastern side of the storage/ workshop area was comprised of staff rest room and an area for storing and washing golf ball in baskets (photo 2). Besides, cleaning solvent was not observed. As advised by the workers of the closed Golf Driving Range (“the workers”), golf balls were washed with water. The baskets storing golf balls were placed on concrete-paved ground with no observable cracks. Therefore, the land contamination potential due to the storage of staff rest room and golf balls and staff room is unlikely.
- 2.4.2.4 The containers at the western side of the storage/ workshop area were used for the storage of golfing equipment (e.g. golf balls, baskets, trolleys, etc.) and staff room (photo 4). Generator was observed next to the containers. As advised by the workers, the generator would only be used during emergency situation, and it had not been used since its installation. In addition, the generator was placed on concrete-paved ground with no observable cracks or oil stains. Therefore, the land contamination potential due to the emergency generator is unlikely, which aligned with the findings in the approved EIA Report (AEIAR-221/2019).
- 2.4.2.5 An approximate 41m² workshop area was observed under the temporary shelter at the western side of the storage/ workshop area (photo 3). As advised by the workers, only electric golf carts were being used at the closed Golf Driving Range, and no gasoline or fuel were required for refuelling the golf carts. Thus, the usage of electric golf carts eliminated the chance of release of fuels during the repairing activities from contaminating the land as observed, which aligned with the findings in the approved EIA report (AEIAR-221/2019).
- 2.4.2.6 In addition, as advised by the workers, only minor lubricating activities on small movable joints or parts of equipment, e.g. bearing, were carried out at this workshop area if necessary. No waste oil drums were observed in the workshop area, and no oil stain was observed on the ground of the workshop area (photo 3). Besides, no evidence of major vehicle repairing activities was observed during the supplementary site walk, which aligned with the findings in the approved EIA report (AEIAR-221/2019). Considering the area did not appear to be occupied by land contamination activities and the ground was well paved with concrete slab, the land contamination potential due to the workshop area

is unlikely, which aligned with the findings in the approved EIA report (AEIAR-221/2019).

2.4.2.7 Furthermore, there are no reported accidents of spillage and leakage within the boundary of the storage/ workshop area (refer to **Section 2.5**). Therefore, the land contamination potential at the storage/ workshop area is low.

2.5 Other Relevant Information

2.5.1 Fire Services Department

2.5.1.1 Fire Services Department (FSD) has been contacted in August 2022 for:

- The records of Dangerous Goods License(s); and
- The reported accidents of spillage/leakage within the boundary of the Project and the works of the Project.

2.5.1.2 Based on the latest information provided by FSD in September 2022, neither records of dangerous goods license nor incidents of spillage/leakage of dangerous goods were found within the boundary of the Project and the works of the Project. Copy of FSD's correspondence is provided in **Appendix 2.3**.

2.5.2 Environmental Protection Department

2.5.2.1 EPD has been contacted in August 2022 for:

- The records of Chemical Waste Producers Registration; and
- The reported accidents of spillage/leakage within the boundary of the storage/ workshop area.

2.5.2.2 Based on the information provided by EPD in August 2022, there are no registered Chemical Waste Producers and no chemical spillage/ leakage records in the past five years within the boundary of the storage/ workshop area. Copy of EPD's correspondence is provided in **Appendix 2.4**. The registration records of chemical waste producer have also been reviewed at the Territory Control Office of the EPD on 22 August 2022. No registration record of chemical waste producers was found.

2.6 Future Landuses

2.6.1.1 The RBRGs have developed four different post-restoration landuses, namely "Urban Residential", "Rural Residential", "Industrial" and "Public Parks", to reflect the actual settings which people could be exposed to contaminated soil or groundwater. Definitions of post-restoration landuses are given in EPD's *Guidance Note for Contaminated Land Assessment and Remediation and Guidance Manual for RBRGs*.

2.6.1.2 Since the Project comprises mainly construction and operation of golf course and its ancillary facilities at the Shuen Wan Restored Landfill, its landuse is appropriate to be categorized as "open space", which corresponds to RBRG landuse of "Public Park".

3. Potentially Contaminated Sites

3.1 Identification of Potentially Contaminated Sites

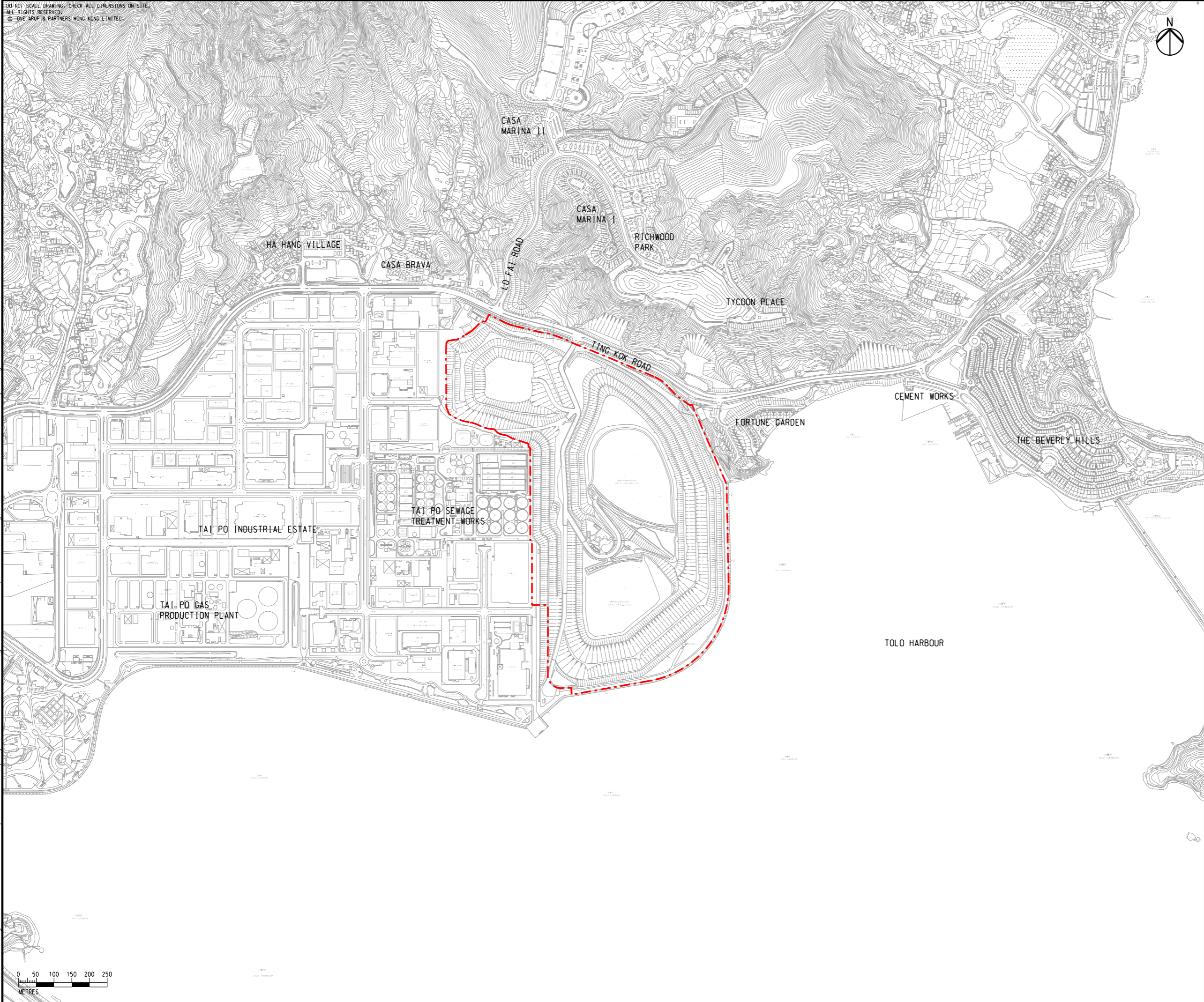
- 3.1.1.1 Based on the desktop review findings of selected aerial photos, the information collected during the site survey, from the workers as well as EPD and FSD, no land contamination activities or equipment for carrying out potential land contamination activities were observed and involved at the storage/ workshop area. In addition, the whole area is concrete-paved with no observable cracks, and there are no reported accidents of spillage and leakage, or registration record of chemical waste producer within the boundary of the storage/ workshop area. The findings were identical to the findings in the approved EIA report (AEIAR -221/2019). Therefore, no land contamination activities were confirmed within the boundary of the storage/ workshop area and potential contaminated area within the boundary of the storage/ workshop area is not identified.

Figures

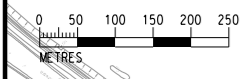
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LEGEND
 PROJECT BOUNDARY



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 Filename : \\global\EastAsia\HK\Group\CIENV\env\project\289499\13 Drawing Deliverables\Report\01 CAP\Figure 1.1 - Location of the Project.dgn



A	FIRST ISSUE	AY	09/22
Rev	Description	By	Date

Consultant
ARUP

Contract No. and Title
PROPOSED GOLF COURSE DEVELOPMENT AT TAI PO LOT NO. 246 SHUEN WAN

Drawing title
LOCATION OF THE PROJECT



Drawing no.	FIGURE 1.1	Rev.	A
Drawn	AY	Checked	EL
Date	09/22	Approved	FC
Scale	1:10000 @A3	Status	PRELIMINARY

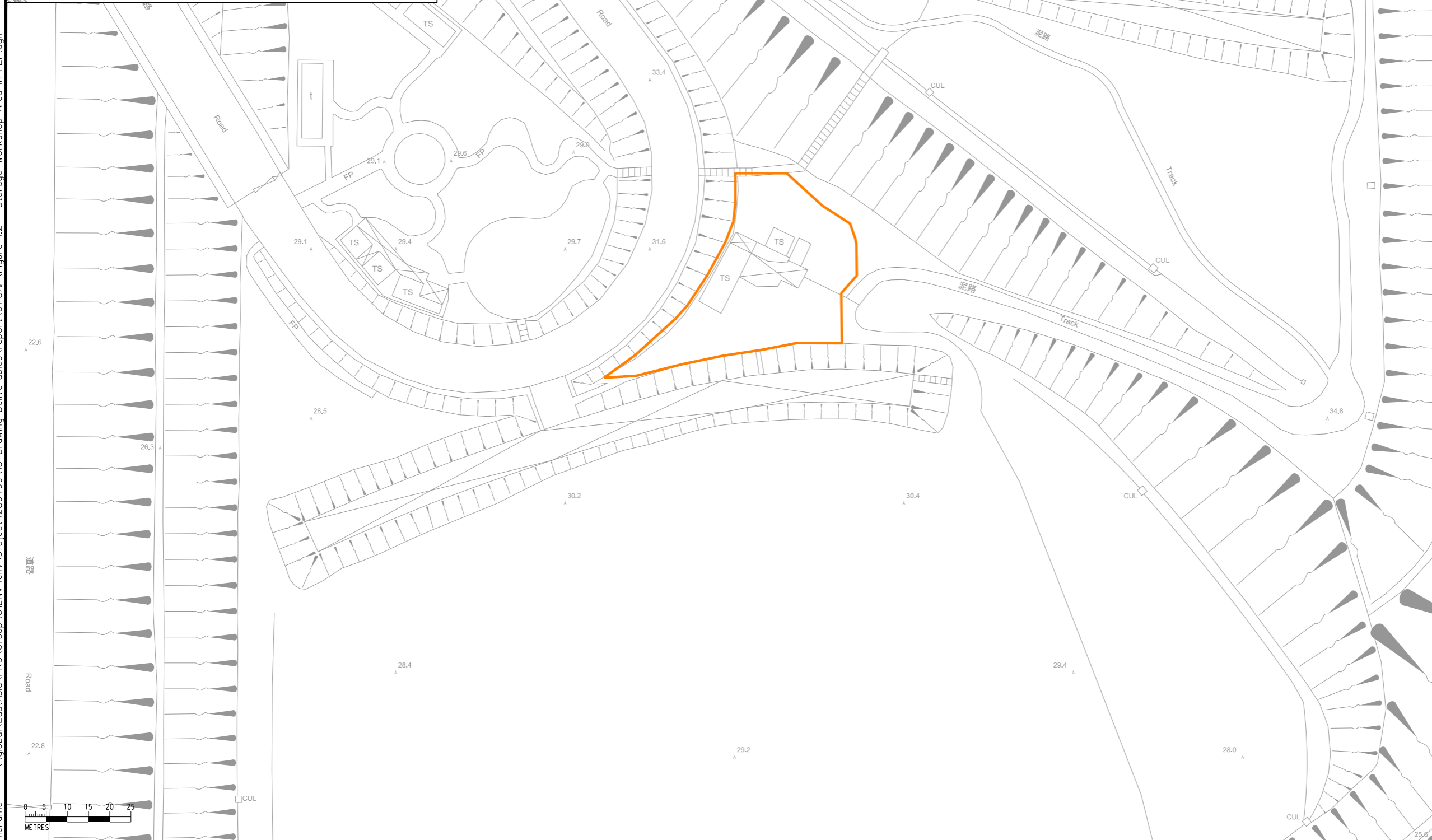
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SITE LOCATION PLAN



LEGEND

-  PROJECT BOUNDARY
-  STORAGE / WORKSHOP AREA IN FEP-01/571/2019/A



Rev	Description	By	Date
B	SECOND ISSUE	GL	11/23
A	FIRST ISSUE	AY	09/22

Consultant

ARUP

Contract No. and Title

PROPOSED GOLF COURSE DEVELOPMENT AT TAI PO LOT NO. 246 SHUEN WAN

Drawing title

STORAGE / WORKSHOP AREA IN FEP-01/571/2019/A

Drawing no. **FIGURE 1.2** Rev. **B**

Drawn GL	Date 11/23	Checked EL	Approved FC
Scale 1:1000 @A3		Status PRELIMINARY	

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Printed by : 2/11/2023
Filename : \\global\EastAsia\HKG\Group\CIENV\env\project\289499\13 Drawing_Deliverables\Report\01 CAP\Figure 1.2 - Storage Workshop Area in FEP.dgn

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LEGEND
 STORAGE / WORKSHOP AREA IN FEP-01/571/2019/A
 VIEW ANGLE



PHOTO 2



PHOTO 3



PHOTO 1



PHOTO 4



ABOUT 41m²
WORKSHOP AREA
GENERATOR

PHOTO 1
PHOTO 2
PHOTO 3
PHOTO 4

Photo No.	Description	Contamination Potential
1	Storage/ workshop area	Unlikely
2	Storage for golf ball/ Staff room	Unlikely
3	Storage/ workshop area	Unlikely
4	Containers for storage	Unlikely

Rev	Description	By	Date
C	THIRD ISSUE	GL	11/23
B	SECOND ISSUE	GL	11/22
A	FIRST ISSUE	AY	09/22

Consultant
ARUP

Contract No. and Title
PROPOSED GOLF COURSE DEVELOPMENT AT TAI PO LOT NO. 246 SHUEN WAN

Drawing title
PHOTO RECORDS OF THE SITE SURVEY

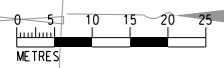
Drawing no. **FIGURE 2.1** Rev. **C**

Drawn GL	Date 11/23	Checked EL	Approved FC
Scale 1:1000 @A3	Status PRELIMINARY		

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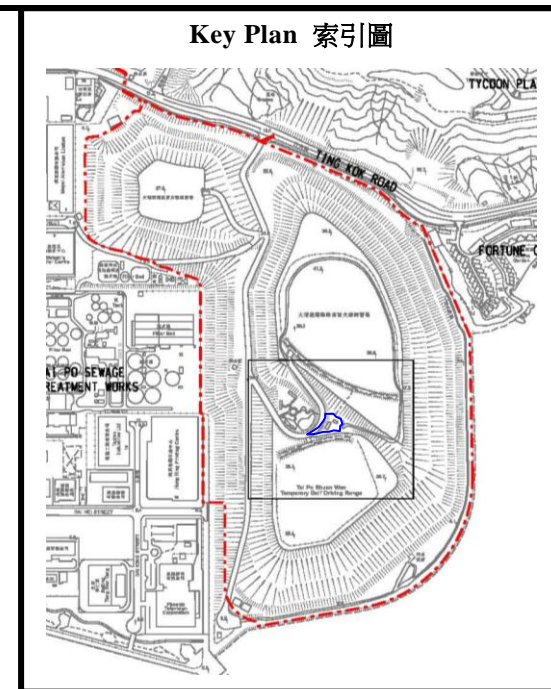
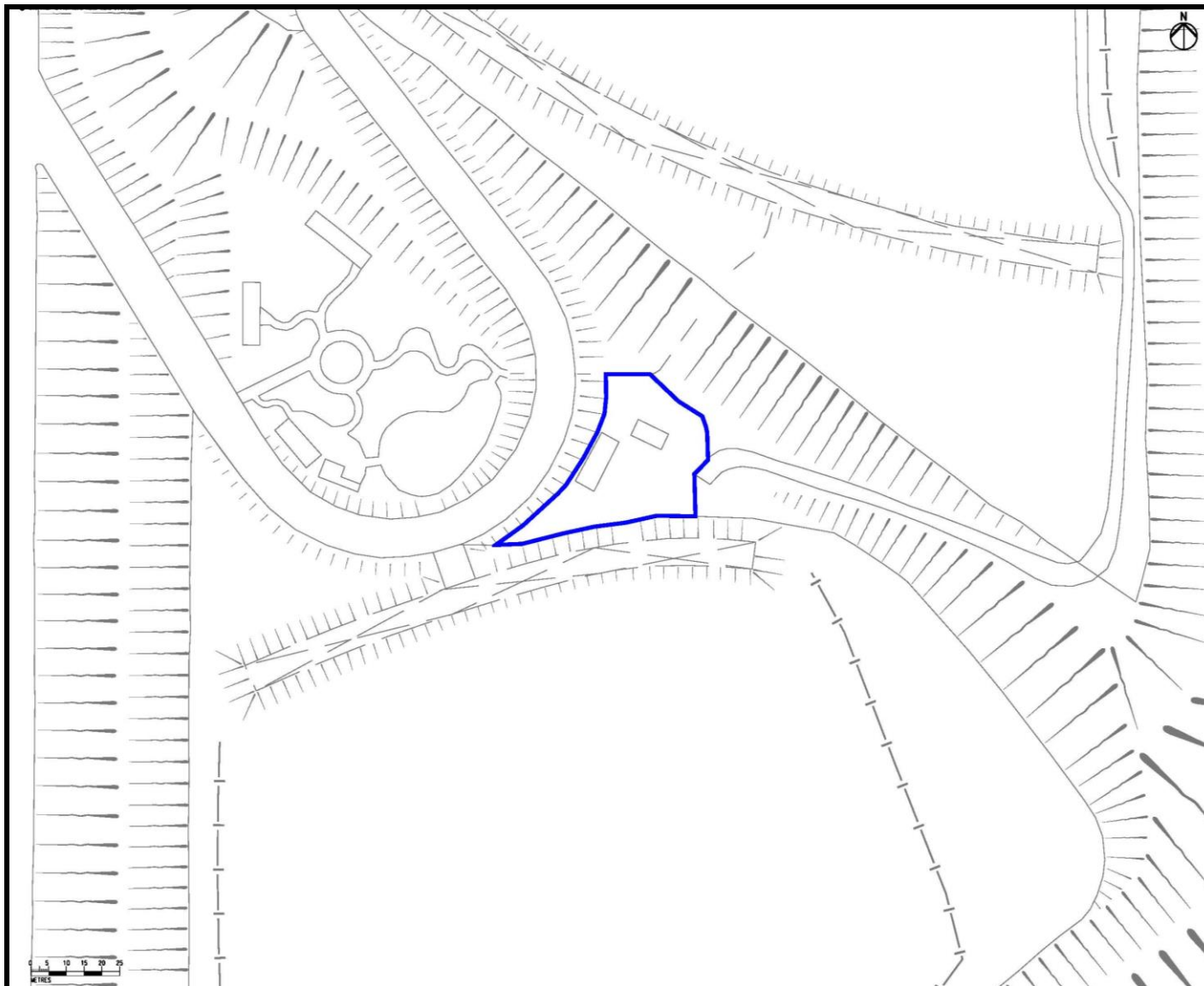
TAI PO GOLF CLUB LIMITED

Printed by : 2/11/2023
Filename : \\global\East\Asia\HKG\Group\CIENV\env\project\289499\13 Drawing_Deliverables\Report\01 CAP\Figure 2.1 - Photo Records of the Site Survey.dgn



Appendix 1.1

Figure 3 in FEP-571/2019/A



Legend 圖例

Existing Storage / Workshop Area

工程範圍內的存儲/車間區域

Project Title 工程項目名稱	Shuen Wan Golf Course 船灣高爾夫球場
Figure 3 圖三	Existing Storage/ Workshop Area 工程範圍內的存儲/車間區域 [This figure was prepared based on Figure 8.2c of EIA Report (Register No.: AEIAR-221/2019)] [本圖是根據環境影響評估報告 (登記冊編號: AEIAR-221/2019) 圖 8.2c 編制]

Environmental Permit No.:
環境許可證編號：
FEP-01/571/2019/A

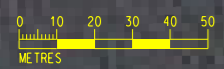


Appendix 2.1


Historical Aerial Photographs



TOLO HARBOUR



LEGEND

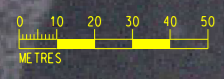
 STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A

SITE LOCATION PLAN




TOLO HARBOUR

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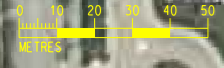


LEGEND


 STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A



SHUEN WAN LANDFILL UNDER FULL OPERATION

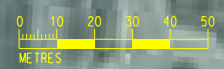


LEGEND


 STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A



CLOSED SHUEN WAN LANDFILL UNDER RESTORATION



LEGEND

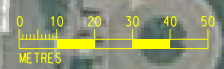
 STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A




STRUCTURES

LEGEND

STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A

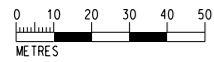


LEGEND


 STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A



The Government of



LEGEND

-  STORAGE / WORKSHOP AREA
IN FEP-01/571/2019/A

Appendix 2.2

Site Walkover Checklist

Site Walkover Checklist

1) GENERAL SITE DETAILS	
Site Owner/-Client	Environmental Protection Department
Property Address	No. 70 Ting Kok Road, Tai Po, New Territories, Hong Kong
Person Conducting the Questionnaire (name & position)	Name: Ms. Joey Lam; Position: Assistant Environmental Consultant
Authorised Owner/-Client Representative (if applicable) (name, position & telephone)	Name: Ms. Lam Hoi Shan; Position: Environmental Protection Inspector; Telephone: 26678450

2) ACTIVITIES	
Briefly describe activities carried out on site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.	
Number of employees:	N/A
- Full-time:	N/A
- Part-time:	N/A
- Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:	N/A
Typical hours of operation:	Monday: 9 hours; Tuesday to Sunday & Public Holidays: 14 hours (for the closed Golf Driving Range)
Number of shifts:	N/A
Days per week:	N/A
Weeks per year:	N/A
Scheduled plant shut-down:	N/A
Detail the main sources of energy at the site:	
Gas (Yes/No)	No
Electricity (Yes/No)	Yes
Coal (Yes/No)	No
Oil (Yes/No)	No
Other (Yes/No)	No

Site Walkover Checklist

3) 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:	~1,400 m ² (the storage/ workshop area)
What area of the site is covered by buildings (%):	<1%
Please list all current and previous owners/occupiers if possible.	Hong Kong Landfill Restoration Group Limited/ Golf Park (for the closed Golf Driving Range)
Is a site plan available? (Yes/No) If yes, please attach.	N/A
Are there any other parties on site as tenants or sub-tenants? (Yes/No) If yes, identify those parties.	N/A
Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry. North: South: East: West:	within the Project Site within the Project Site within the Project Site within the Project Site
Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).	Gentle hills with flat land located on top
State the size and location of the nearest residential communities.	Fortune Garden adjacent to the northeast of the Site (~5 ha)
Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands, or sites of special scientific interest?	No

Site Walkover Checklist

4) QUESTIONNAIRE WITH EXISTING/ PREVIOUS SITE OWNER OR OCCUPIER		
	Yes/No	Notes
1. What are the main activities/operations at the above address?	-	closed Golf driving range
2. How long have you been occupying the site?	-	Since April 1999
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	No	The site was previously occupied by CEDD and was used as landfill
4. Prior to your occupancy, who occupied the site?	-	CEDD
5. What were the main activities/operations during their occupancy?	-	N/A
6. Have there been any major changes in operations carried out at the site in the last 10 years?	No	-
7. Have any polluting activities been carried out in the vicinity of the site in the past?	-	N/A
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	-
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	Yes	Landfill gas and leachate monitoring wells
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	-
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Small amount of lubricating oil for lubricating machine moving parts
- Where do you store these chemicals?	-	N/A
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	-	N/A
13. Has the facility produced a separate hazardous substance inventory?	-	N/A
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.)	-	N/A
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bays, silos, cisterns, vaults and cylinders)?	-	N/A

Site Walkover Checklist

4) QUESTIONNAIRE WITH EXISTING/ PREVIOUS SITE OWNER OR OCCUPIER (CONTINUED)		
	Yes/No	Notes
16. Do you have any underground storage tanks? (If yes, please provide details.)	No	-
- How many underground storage tanks do you have on site?	-	N/A
- What are the tanks constructed of?	-	N/A
- What are the contents of these tanks?	-	N/A
- Are the pipelines above or below ground?	-	N/A
- If the pipelines are below ground, has any leak and integrity testing been performed?	-	N/A
- Have there been any spills associated with these tanks?	-	N/A
17. Are there any disused underground storage tanks?	No	-
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	N/A
19. How are the wastes disposed of?	-	N/A
20. Have you ever received any notices of violation of environmental regulations or received public complains? (If yes, please provide details.)	-	N/A
21. Have any spills occurred on site? (If yes, please provide details)	No	-
- When did the spill occur?	-	N/A
- What were the substances spilled?	-	N/A
- What was the quantity of material spilled?	-	N/A
- Did you notify the relevant departments of the spill?	-	N/A
- What were the actions taken to clean up the spill?	-	N/A
- What were the areas affected?	-	N/A
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.)	-	N/A
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	N/A
24. Are there any known contaminations on site? (If yes, please provide details.)	-	N/A
25. Has the site ever been remediated? (If yes, please provide details.)	Yes	Restored after closure of Shuen Wan Landfill

Site Walkover Checklist

5) OBSERVATIONS		
	Yes/No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	-	No chemical storage was observed
2. What are the conditions of the bund walls and floors?	-	Good conditions without observable cracks
3. Are any surface water drains located near to drum storage and unloading areas?	-	N/A
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	-	N/A
5. Is there a storage site for the wastes?	-	N/A
6. Is there an on-site landfill?	-	N/A
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.)	No	-
9. Are there any potential off-site sources of contamination?	No	-
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	-	N/A
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	-	N/A
12. Any noticeable odours during site walkover?	No	-
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	Small amount of lubricating oil for lubricating machine moving parts

Appendix 2.3

Relevant Correspondence with FSD

BY FAX (2311 0066) AND BY POST

Director of Fire Services
Fire Services Department
Fire Services Headquarters Building
No.1 Hong Chong Road
Tsim Sha Tsui East
Kowloon

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong, Kowloon
Hong Kong
t+852 2528 3031
d +852 2268 3207
f+852 2268 3950
franki.chiu@arup.com
www.arup.com

11 August 2022

Dear Sir/Madam

Environmental Consultancy Services on Proposed Golf Course Development at Tai Po Town Lot No. 246

Request for Information on Dangerous Goods and Incident Records

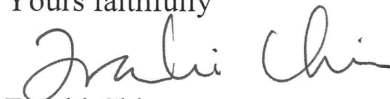
We, Ove Arup & Partners Hong Kong Ltd., have been recently appointed by the Ariana Consultants Limited; Project Manager of Sha Lo Tung Development Co. Ltd. (see **Appointment letter** attached) to conduct the captioned services (the Assignment) for proposed Golf Course Development at Tai Po Town Lot No. 246.

As part of the Assignment, we are required to carry out a land contamination assessment in the storage/ workshop area (see **Figure 3 of EP-571/2019** attached) and to evaluate any potential land contamination issues. As such, we would appreciate if you could kindly provide the latest information on the following for our assessment:

- Records of Dangerous Goods License issued in the storage/ workshop area;
- Any past and present information related to the use and/or storage of dangerous goods in the storage/ workshop area; and
- Past and present incident records in the storage/ workshop area.

In view of the tight programme of the Assignment, your prompt response by **19 August 2022** would be much appreciated. If you require any further information, please do not hesitate to contact the undersigned or our Ms. Joey Lam at 2908 4295.

Yours faithfully



Franki Chiu
Director

cc Far East Consortium International Ltd – Mr. Anthony Chu, by post
Ariana Consultants Limited – Mr. Johnson Li, by post
Encl. Appointment Letter
Figure 3 of EP-571/2019

ARIANA CONSULTANTS LIMITED

Tel: (852) 2910 8326

Rm 802 8th Floor, Far East Consortium Building,
121 Des Voeux Road, Central, Hong Kong

Fax: (852) 2910 8330

Dated: 5th August 2022

Our Reference: GC-L010

BY EMAIL & RETAINED FOR COLLECTION

TO WHOM IT MAY CONCERN

PROPOSED GOLF COURSE DEVELOPMENT AT
TAI PO TOWN LOT NO. 246 SHUEN WAN, TING KOK, TAI PO
AUTHORIZATION TO CONSULTANTS TO LIAISE AND ATTEND DISCUSSIONS WITH
GOVERNMENT DEPARTMENTS

Sha Lo Tung Development Company Limited is the grantee of Tai Po Town Lot No. 246. We, Ariana Consultants Limited, are the project manager of Sha Lo Tung Development Company Limited.

We are pleased to appoint the following Consultants for Proposed Golf Course Development at Tai Po ("the Development") to provide consultancy services:

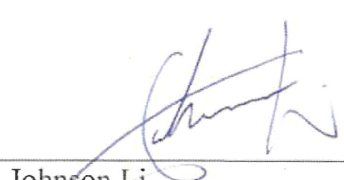
	Company Name	Consultancy Services Provided
1.	P&T Architects Limited	Architectural and Authorized Person Consultancy Services
2.	Arup Hong Kong Limited	Environmental Consultancy Services and Town Planning Consultancy Services
3.	Vista Consulting Engineers Limited	Landfill Consultancy Services
4.	Turfgrass Consultancy Limited	Agronomy Specialist Consultancy Services
5.	Fry/Straka Global Golf Design, LLC.,	Golf Course Design Consultancy Services

Please note that the above consultants are authorized to liaise and attend discussions with Government Departments regarding any project matters of the Development on behalf of Sha Lo Tung Development Company Limited and Ariana Consultants Limited.

Yours faithfully,

For and on behalf of

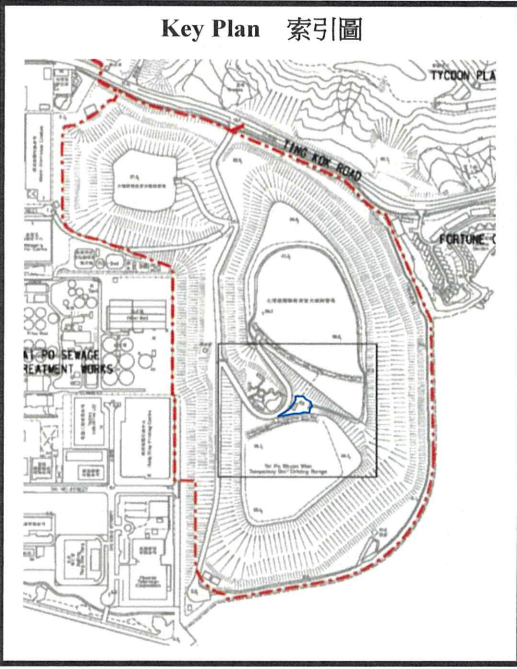
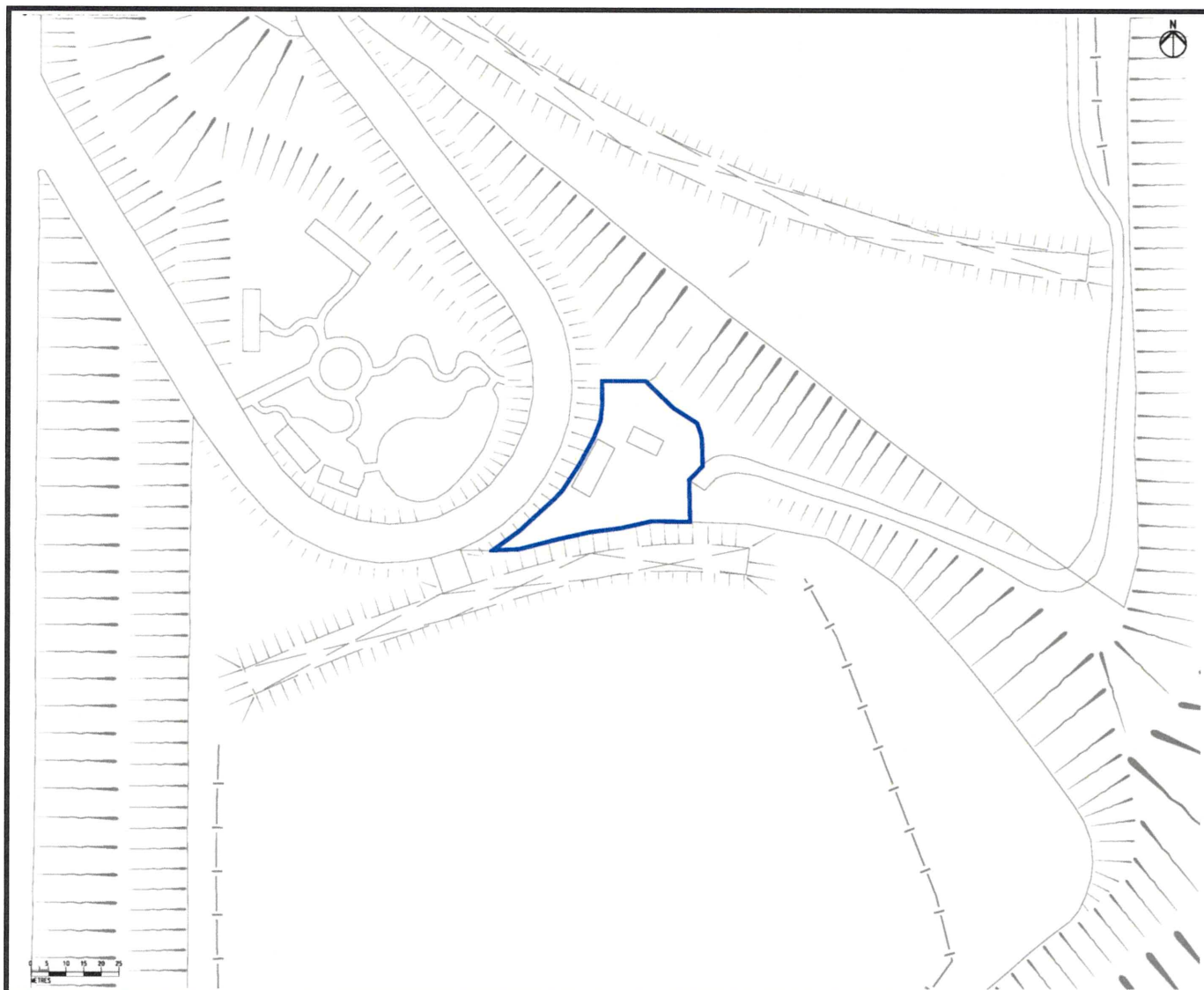
Ariana Consultants Limited





Johnson Li
Operation Manager



AC/KC/jc



Legend 圖例	
	Existing Storage / Workshop Area 工程範圍內的存儲/車間區域

Project Title 工程項目名稱	Shuen Wan Golf Course 船灣高爾夫球場	Environmental Permit No.: 環境許可證編號：EP-571/2019	
Figure 3 圖三	Existing Storage/ Workshop Area 工程範圍內的存儲/車間區域 [This figure was prepared based on Figure 8.2c of EIA Report (Register No.: AEIAR-221/2019)] [本圖是根據環境影響評估報告 (登記冊編號: AEIAR-221/2019) 圖 8.2c 編制]		

消防處

香港九龍尖沙咀東部康莊道1號
消防處總部大廈



FIRE SERVICES DEPARTMENT
FIRE SERVICES HEADQUARTERS BUILDING,
No.1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong.

本處檔號 **OUR REF.** : (144) in FSD GR 6-5/4 R. Pt. 42
來函檔號 **YOUR REF.** : Proposed Golf Course Development at Tai Po Town Lot No.246/L001/FC/EL/JL/jl
電子郵件 **E-mail** : hkfsdenq@hkfsd.gov.hk
圖文傳真 **FAX NO.** : 2739 5879
電 話 **TEL NO.** : 2733 7741

17 August 2022

ARUP
Level 5, Festival Walk,
80 Tat Chee Avenue,
Kowloon Tong, Kowloon
(Attn: Mr. Franki CHIU, Director)

By fax (2268 3950) only

Dear Mr. CHIU,

**Environmental Consultancy Services on Proposed Golf Course Development
at Tai Po Town Lot No.246
Request for Information of Dangerous Goods & Incident Records**


I refer to your letter of 11.8.2022 regarding the captioned subject.

Your case is being handled, and a reply will be furnished to you as soon as possible. Please be advised that due to time lapse, this Department can only provide the following information for your requested information:

- (i) Dangerous Goods Licence Record: from the year of 1990 to present moment.
- (ii) Incident Record: Past three years of fire and special services incidents.

Should you have further questions, please feel free to contact the undersigned.

Yours sincerely,


(NG Wing-chit)
for Director of Fire Services

消防處

香港九龍尖沙咀東部康莊道 1 號
消防處總部大廈



FIRE SERVICES DEPARTMENT
FIRE SERVICES HEADQUARTERS BUILDING,
No.1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong.

本處檔號 OUR REF. : (6) in FSD GR 6-5/4 R Pt. 43
來函檔號 YOUR REF. : Proposed Golf Course Development at Tai Po Town Lot No.246/L001/FC/EL/JL/jl
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2739 5879
電話 TEL NO. : 2733 7741

2 September 2022

ARUP
Level 5, Festival Walk,
80 Tat Chee Avenue,
Kowloon Tong, Kowloon
(Attn: Mr. Franki CHIU, Director)

Dear Mr. CHIU,

**Environmental Consultancy Services on Proposed Golf Course Development
at Tai Po Town Lot No.246
Request for Information of Dangerous Goods & Incident Records**

I refer to your letter of 11.8.2022 regarding the captioned request and reply below in response to your questions:-

Please be advised that neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.

If you have further questions, please feel free to contact the undersigned.

Yours sincerely,

(NG Wing-chit)
for Director of Fire Services

Appendix 2.4

Relevant Correspondence with EPD

BY FAX (2685 1133) AND BY POST

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
10/F, Shatin Government Offices
No.1 Sheung Wo Che Road
Sha Tin, New Territories

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong, Kowloon
Hong Kong
t+852 2528 3031
d +852 2268 3207
f+852 2268 3950
franki.chiu@arup.com
www.arup.com

11 August 2022

Dear Sir/ Madam,

Environmental Consultancy Services on Proposed Golf Course Development at Tai Po Town Lot No. 246

Request for Information on Chemical Spillage Accident Records

We, Ove Arup & Partners Hong Kong Ltd., have been recently appointed by the Ariana Consultants Limited; Project Manager of Sha Lo Tung Development Co. Ltd. (see **Appointment letter** attached) to conduct the captioned services (the Assignment) for proposed Golf Course Development at Tai Po Town Lot No. 246.

As part of the Assignment, we are required to carry out a land contamination assessment in the storage/ workshop area (see **Figure 3 of EP-571/2019** attached) and to evaluate any potential land contamination issues. As such, we would appreciate if you could kindly provide the latest information on the following for our assessment:

- Past and present chemical spillage / leakage records in the storage/ workshop area; and
- Records of Chemical Waste Producers Registration in the storage/ workshop area.

In view of the tight programme of the Assignment, your prompt response by **19 August 2022** would be much appreciated. If you require any further information, please do not hesitate to contact the undersigned or our Ms. Joey Lam at 2908 4295.

Yours faithfully



Franki Chiu
Director

cc Far East Consortium International Ltd – Mr. Anthony Chu, by post
Ariana Consultants Limited – Mr. Johnson Li, by post

Encl. Appointment Letter
Figure 3 of EP-571/2019

ARIANA CONSULTANTS LIMITED

Tel: (852) 2910 8326

Rm 802 8th Floor, Far East Consortium Building,
121 Des Voeux Road, Central, Hong Kong

Fax: (852) 2910 8330

Dated: 5th August 2022

Our Reference: GC-L010

BY EMAIL & RETAINED FOR COLLECTION

TO WHOM IT MAY CONCERN

PROPOSED GOLF COURSE DEVELOPMENT AT
TAI PO TOWN LOT NO. 246 SHUEN WAN, TING KOK, TAI PO
AUTHORIZATION TO CONSULTANTS TO LIAISE AND ATTEND DISCUSSIONS WITH
GOVERNMENT DEPARTMENTS

Sha Lo Tung Development Company Limited is the grantee of Tai Po Town Lot No. 246. We, Ariana Consultants Limited, are the project manager of Sha Lo Tung Development Company Limited.

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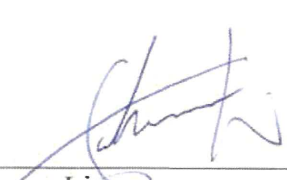
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2.	Arup Hong Kong Limited	Environmental Consultancy Services and Town Planning Consultancy Services
3.	Vista Consulting Engineers Limited	Landfill Consultancy Services
4.	Turfgrass Consultancy Limited	Agronomy Specialist Consultancy Services
5.	Fry/Straka Global Golf Design, LLC.,	Golf Course Design Consultancy Services

Please note that the above consultants are authorized to liaise and attend discussions with Government Departments regarding any project matters of the Development on behalf of Sha Lo Tung Development Company Limited and Ariana Consultants Limited.

Yours faithfully,

For and on behalf of

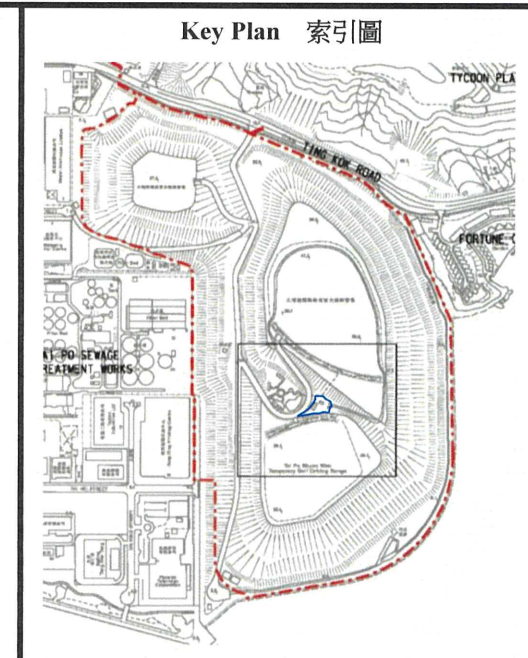
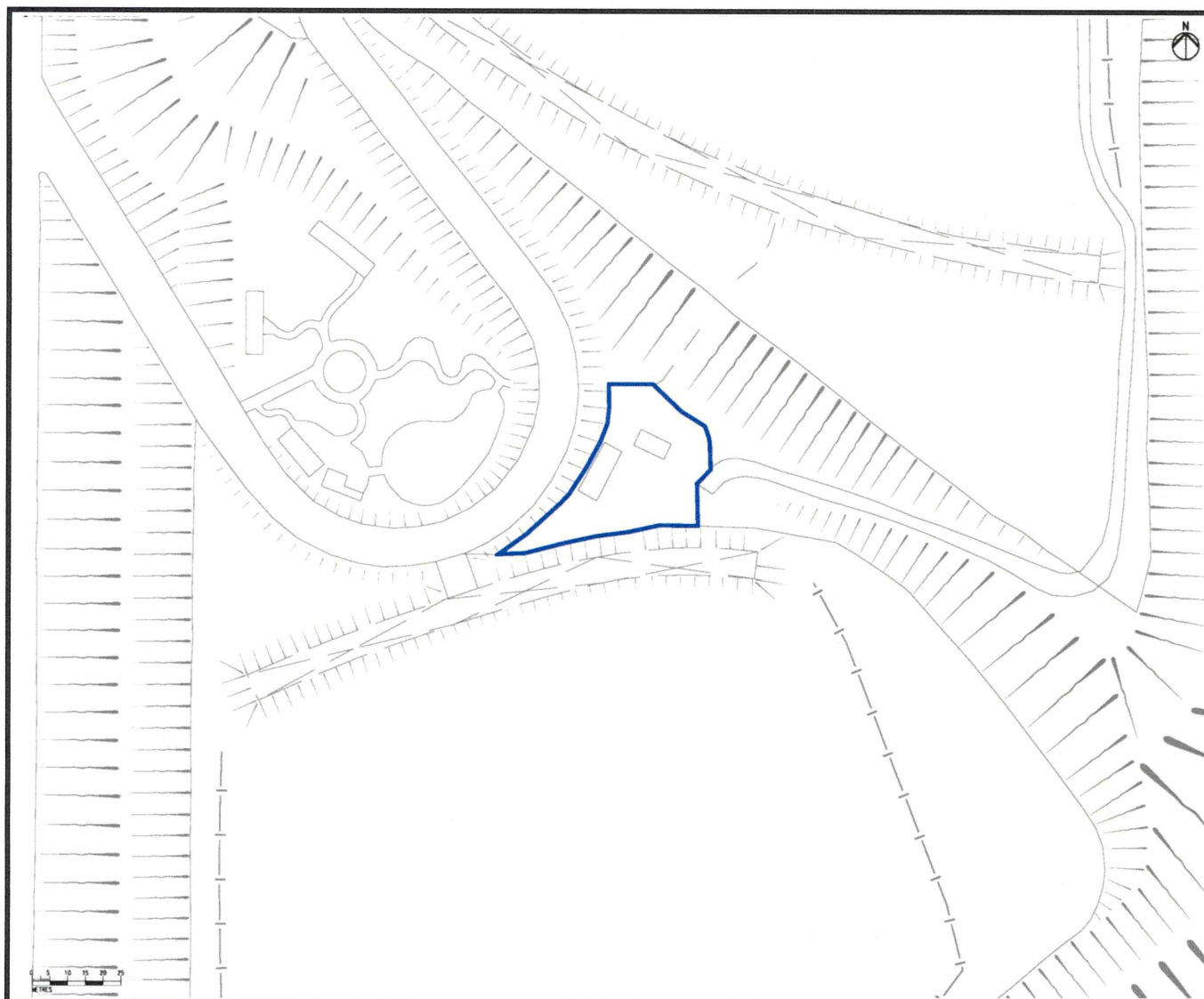
Ariana Consultants Limited



Johnson Li
Operation Manager



AC/KC/jc



Legend 圖例	
	Existing Storage / Workshop Area 工程範圍內的存儲/車間區域

Project Title 工程項目名稱	Shuen Wan Golf Course 船灣高爾夫球場	Environmental Permit No.: 環境許可證編號：EP-571/2019	
Figure 3 圖三	Existing Storage/ Workshop Area 工程範圍內的存儲/車間區域 [This figure was prepared based on Figure 8.2c of EIA Report (Register No.: AEIAR-221/2019)] [本圖是根據環境影響評估報告 (登記冊編號: AEIAR-221/2019) 圖 8.2c 編制]		

本署檔案

OUR REF: EP 550/S3/10 Annex 1

來函檔案

YOUR REF: Proposed Golf Course Development at
Tai Po Town Lot No.246/L002/FC/EL/JL/J1

電話

TEL NO.: 2158 5822

圖文傳真

FAX NO.: 2650 6033

網址

HOME PAGE: <http://www.epd.gov.hk/>

**Environmental Protection Department
Environmental Compliance Division
Regional Office (North)**

10/F., Shatin Governmental Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories,
Hong Kong



環境保護署
環保法規管理科
區域辦事處 (北)
香港新界沙田
上禾輦路一號
沙田政府合署 10 樓

17 August 2022

By mail

Ove Arup & Partners Hong Kong Ltd.
Level 5, Festival Walk,
80 Tai Chee Avenue,
Kowloon Tong, Kowloon
Hong Kong
(Attn.: Mr Franki CHIU)

Dear Mr CHIU,

Proposed Golf Course Development at Tai Po Town Lot No.246
Request for Information on Chemical Spillage Accident Records

Your letter dated 11 August 2022 regarding the captioned subject refers.

According to the records in this office, there are no chemical spillage/leakage incident records within the works limit of the subject site (as depicted in Figure 3 of EP-571/2019 of your above letter) in the past five years.

As regards registered Chemical Waste Producer(s) at the location concerned, a registry of chemical waste producers is available in the Territorial Control Office of this department. Please contact our Chief Environmental Protection Inspector (Territorial Control)5, Mr. TSANG Ching-kau at 2835 1017 for making an appointment to view the records.

While we have made a reasonable effort to ensure the completeness and accuracy of information provided, you should comprehend that information is provided as is and EPD is not responsible or liable for any claim, loss or damage resulting from the use of this information.

Yours truly,

A handwritten signature in black ink, appearing to be 'Wallace NG'.

(Wallace NG)

Regional Office (North)
for Director of Environmental Protection