Environmental benefits and dis-benefits of various development scenarios/options/landuse with or without the Project

Feasible Alternative Development Scenario	**Environmental Benefits**	**Environmental Dis-benefits**
For all feasible alternative development scenarios/options, except no development option	• No major industrial emission anticipated. • Bio-remediation of Shenzhen River will be conducted and thus further reduce odour source from Shenzhen River and the odour exposure in nearby villages • Potential risk due to contaminated land could be remediated	• Supporting infrastructures such as additional sewerage, drainage and transportation required. Thus, environmental impacts such as air quality, noise, ecology, landscape and visual impacts, cultural heritage, land contaminations, etc may be induced due to construction and operation of supporting infrastructures
A design / production studio and centre for multi-media and creative industry-related education / training	• Lesser internal transportation required compared to other development scenarios. • Demonstration of low carbon and green community	• -
A gold trading centre	• Demonstration of low carbon and green community	• More internal transportation as it may be 24-hour operations.
An exhibition and wholesale centre for products from Mainland China	• Demonstration of low carbon and green community	• More internal transportation as it may be 24-hour operations.
An entrepôt, serving as a cargo drop-off / distribution centre	• Demonstration of low carbon and green community	• More internal transportation as it may be 24-hour operations.
An institution hub housing special disciplines of study at the post-grad level and with a global orientation	• Lesser internal transportation required compared to other development scenarios. • Demonstration of low carbon and green community	• -
A data-processing centre to provide outsourcing services	• Demonstration of low carbon and green community	• More internal transportation as it may be 24-hour operations.

Feasible Alternative Development Scenario	Environmental Benefits	Environmental Dis-benefits
A high and innovative technology research centre	• Lesser internal transportation required compared to other development scenarios. • Demonstration of low carbon and green community	• -
A bio-medical complex comprising facilities for surgical operations, bio-tech research, medical referral services, and integrated Western and Chinese medicines under a medical tourism operational model	• Lesser internal transportation required compared to other development scenarios. • Demonstration of low carbon and green community	• -
An eco-park for eco-tourism	• Lesser internal transportation required compared to other development scenarios. • Maintain the natural environmental as far as possible	• Fail to offer an optimum location for pioneering cooperation between Shenzhen and Hong Kong • The need to identify alternative sites serving the same purpose of the project may impose further requirements for more intensive infrastructures which will induce higher carbon emissions from the project and compromise the development principles of "Co-study, Co-development and mutual benefit" of the project
No development (without the Project)	• No additional environmental impact.	• No plan to remediate the odour problem from Shenzhen River • No plan to remediate the potential risk due to land contamination • Fail to offer an optimum location for pioneering cooperation between Shenzhen and Hong Kong • The need to identify alternative sites serving the same purpose of the project may impose further requirements for more intensive infrastructures

Feasible Alternative Development Scenario	Environmental Benefits	Environmental Dis-benefits
		which will induce higher carbon emissions from the project and compromise the development principles of "Co-study, Co-development and mutual benefit" of the project