CHAPTER THIRTEEN INDUSTRIAL DEVELOPMENTS

1. The potential impacts associated with industrial developments are described in the following paragraphs.

Water Quality

2. Under the NT-Biased Option there will be an increase the expenditure required for sewerage and treatment works in this area. Key areas where the forecast volumes of effluent have the potential to exceed the existing capacity include the NWNT, even under the balanced option. For the HB-Biased Option is pursued, careful consideration will need to be given to ensure that in the overall design capacity of the SSDS Scheme can cope with. Clearly the wastewater treatment and disposal strategies for these areas will need to be considered at a sub-regional planning stage and a review of the SMP's is recommended to ensure any planned facilities have adequate capacity to accommodate the development proposals.

Waste Disposal

3. The disposal of solid wastes was identified as a key issue of this study and efforts will be required to reduce the waste arisings and minimise the impacts of development on existing and planned disposal facilities. This is particularly so in the NT-Biased Option as the waste arisings are more dispersed and interface problems associated with collection and disposal are greater.

Air Quality

4. From the results obtained from the modelling studies, it is apparent that industrial sources of SO_2 will be the major contributor to air pollution in the medium term. Although not modelled, another source of air pollution is the dust generated by some of the industrial processes.

5. Tuen Mun and Tsuen Wan/Kwai Chung ACZ's are topographically constrained and although the AQO trigger level for SO_2 is not expected to be exceeded in the medium term, these areas will require detailed local studies to be carried out to ensure that the planning and implementation of the industrial strategies, in concert with those for traffic, can minimise the effects of developments on ambient air quality.

6. In the Harbour ACZ the industrial emissions is forecast to be the major cause of SO_2 and, although this area is not topographically constrained, there is a built environment, especially in the established industrial areas, which restricts the effective dispersion of air pollutants. For the HB-Biased Option, the situation will further deteriorate and the number of sensitive receivers potentially affected will be very much greater than for the recommended medium-term strategy.

Noise

7. One of the environmental benefits to be accrued from change in manufacturing industries to service sector type of industries is the reduction in noise experienced by the workforce and the general public (fans/motors/pumps etc. on the outside of buildings). The issue is complex as the change in use of buildings to commercial uses

will result in more use of air conditioning and ventilation (noise from extractor fans) so the overall noise climate may not benefit in the long run. This could be more contentious in the NWNT under the NT-Biased Option as ambient noise levels in this area are generally lower in this area.

Guidelines for the Development of a Sustainable Industrial Policy

8. Development of a sustainable industrial and commercial policy may follow the following guidelines, which are by no means exhaustive;

(a) locate industrial developments only in areas where existing or planned effluent treatment facilities are able to accommodate the additional flows;

(b) locate industrial developments in areas where the airsheds have good dispersive capacities (note traffic impacts as well as industrial emissions per se);

(c) minimise aerial emissions;

(d) enhance the concept of high technology corridors;

(e) reduce waste generation and minimisation of water usage;

(f) eliminate Industrial/Residential interfaces; and

(g) avoid adverse impact on conservation areas.