

formed areas and where infrastructure already existed. The decentralisation of the Metro area to non-Metro subregions close to the port, airport and along routes leading to the Border is also a development principle subject to detailed study for each proposal. The fundamental aims of the industrial strategy include the reduction of interface problems, improvement in the job balance (with consequential improvements in environmental quality as the need to travel to work is reduced) while providing distribution centres close to the processing plants in the PRC.

Port Development

30. Port back-up and open storage activities were also identified as being significant contributors to the growth of goods vehicle trips. The forecast demand for port back-up and open storage land is shown in Table 4.9. The offsite impacts associated with port development has also been identified as an important area for further study, at the district level.

Table 4.9 FORECAST DEMAND FOR PORT BACK UP AND OPEN STORAGE LAND (hectares)

Use	2001		2006		2011	
	A	B	A	B	A	B
Port Back-Up	377	380	436	441	501	507
Open Storage	450	555	476	640	512	753
Total	827	935	912	1081	1013	1260

Key Issues

31. Key issues which were identified in the first round evaluations relate to the generation of liquid wastes, and the implications for their treatment and disposal. The rural areas of the NWNT and NENT gave rise to particular concern as a result of development pressures forecast under Scenario B. Vehicular emissions were identified as a key issue requiring further study, especially in the context of the AQO in the Harbour, Tsuen Wan -Kwai Tsing and Tuen Mun Air Control Zones. Dust has also been identified as a territory-wide problem from multifarious sources. Elevations in ambient noise levels as a result of the burgeoning development especially in hitherto rural areas (NWNT, NENT, Border Area) could be as significant as the increase forecast in the Metro area on account of the traffic demand and the requirement to create transport corridors to keep pace with the forecast demand. It was agreed that the issues pertaining to noise would be more adequately addressed at the district planning level rather than under the TDS Review. With the increases in population forecast even in the short term, the issues relating to solid waste disposal require further consideration, especially in connection with the adequacy of the existing disposal facilities.
32. Other environmental issues which were identified in the first round evaluations include the need to review the phasing of the developments with respect to the provisions already made under the Sewerage Master Plans for the collection, treatment and disposal of liquid wastes. Key areas of concern relate to NWNT and NENT in terms of collection facilities and, most particularly, the capability of the existing and planned treatment and disposal facilities to accommodate the forecast increases in flow rates and pollution loads. Concern has also been expressed in connection with the disposal of effluent (whether treated or not) to Deep Bay and Mai Po Marshes in terms of the potential impacts on the fragile ecosystem maintained therein.
33. While it has been fully recognised that the assessment of the assimilative capacity of the Territorial waters is an essential component of the long term development control programme, the complexities associated with these issues are outwith the scope of the present assessment.