



BY E-MAIL ONLY

Director of Environmental Protection

EIA Ordinance Register Office

Environmental Protection Department

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Dear Sir/Madam,

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

1. The latest proposed Project Site of Yuen Long Industrial Estate Extension (YLIEE) has an area of about 14.65 ha, with about 11 ha planned for industrial uses. The type of industrial uses planned in YLIEE are modern industries such as pharmaceutical, biotechnology related production and advanced manufacturing.

Buffer Zone

2. Green Power would like to comment on the above-captioned Project Profile. We opine that a green corridor should be established in the southern boundary of the Project Site which serves as a buffer zone to alleviate the impacts of air and noise pollution of YLIEE in operation phase on the future housing development to the south of the project site.
3. In order to carry out the functions, the buffer zone should be well planted with trees to screen off YLIEE from the housing development. No major roads should be allocated in this buffer zone. Whereas cycling tracks are more appropriate, which can be linked to revitalized water channel in the Project Site. The buffer zone can also serve as an ecological corridor between vegetated Kai Shan and Chu Wong Ling.

Brownfield Proliferation

4. The Project Site is occupied by brownfield activities, such as open storage, warehouse, container storage and vehicle repairing workshop, which will very likely trigger the spreading of brownfield to the nearby unspoilt rural areas and countryside, especially the Wetland Conservation Area and Wetland Buffer Area in Deep Bay Area.
5. Therefore, measures to prevent unfavourable and uncontrollable land uses that used to operate in the Project Site from proliferating should be taken in this early stage. Multi-storage industrial compounds recently proposed by the Administration or other land-efficient means to consolidate the land resources should be available for accommodating economic operations that needs to be relocated before the development of YLIEE.

Revitalising Nullah

6. A nullah of about 6m wide is in between the site and the existing Yuen Long Industrial Estate (YLIE). We disagree deck-over or modification of this existing nullah which in contrary should be revitalized to serve as breeze corridor to disperse air pollutants and relieve urban heat island effect of future development, and provide amenity to the public.

Water Quality

7. Water quality of Shan Pui River and Deep Bay waters may be deteriorated by construction activities during construction phase and alteration of existing watercourses.

8. In view of an increase in total paved area due to the development and proposed industrial activities of the Project Site, untreated polluted surface runoff discharging to watercourse will increase. We agree that silt traps and/or other facilities should be designed with sufficient capacity for the “first flush” flow, which would carry most of the pollutants in stormwater runoff.
9. We support the 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 pollutant loading from the storm drains to the inland waters of the Deep Bay Water Control Zone compared to the existing situation.
10. Additional measures and/or device should be in place to deal with accidental spillage of chemicals from the industrial activities of YLIEE that may induce contaminated surface runoff enter to the stormwater drains, causing water quality impact to Deep Bay.

Waste Dumping

11. The amount of solid wastes, such as C & D wastes, soil and rocks, generated from the proposed project has not been mentioned in the Project Profile. As neighbouring areas of the project site are remote countryside places and fishponds, any fly-tipping of such solid wastes generated from this project will be hard to combat. Even if such incidents are spotted, reinstatement can seldom be implemented because of various reasons such as land ownership, landuse zoning, etc.
12. Therefore, generation, transportation and disposal of such solid wastes should be under stricter control. The measures (including GPS tracing) to prevent illegal and environmentally vandalistic dumping of wastes generated from the proposed project should be incorporated into the specifications of the works contracts.

Air Pollution

13. The western territory, including Yuen Long, has been experiencing the worst air quality among the General Stations. Therefore, the emission of YLIEE should be strictly controlled by selected introduction of industrial activities and adequate installations to combat air pollution.

Land Contamination

14. 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. We concur that 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.

Transport

15. We opine that the cycling and pedestrian network should be connected and extended from neighbouring districts to lower air pollutants emitted from vehicles and relieve traffic congestion.

Thank you for your kind attention.

Yours faithfully,



CHENG Luk-ki
Director
GREEN POWER