

**Site Formation Works for a Temporary Vegetable Market
at Nam Sang Wai Road, Au Tau, Yuen Long**

Project Profile

February 2001

**Yuen Long District Office
Home Affairs Department**

(p0003)

1. Basic Information

1.1 Project Title

Site Formation Works for a Temporary Vegetable Wholesale Market at Nam Sang Wai Road, Au Tau, Yuen Long

1.2 Purpose and nature of the project

The present vegetable wholesale market at the heart of the Yuen Long Town Centre, commonly known as “Tin Kwong Hui”, has caused environmental nuisance (particularly noise) to nearby residents. It is proposed that the market be relocated to the site at Nam Sang Wai Road (location plan at Annex I).

The present conditions of the site are not suitable for such a purpose. A small portion of the site has already been paved with concrete, presumably for a previous works project undertaken in the vicinity. The remaining portion is unpaved and overgrown. Accordingly, to meet the requirements of operating a market at the site, certain site preparation works, such as paving and the provision of adequate filtrated drainage facilities, are required before the site can be used. The present project is to implement these site preparation works. Upon completion of the project, and subject to the granting of a Short Term Tenancy to the vegetable traders, the site will be handed over to the traders for use as a temporary vegetable market for a period of three years, with the tenancy extendable thereafter on a quarterly basis.

1.3 Name of project proponent

The project is proposed by the Yuen Long District Office of the Home Affairs Department.

1.4 Location and scale of project

For the location of the project, please refer to the plan at Annex II.

The present project profile covers the proposed site formation works for the vegetable wholesale market to be relocated to Nam Sang Wai Road, Au Tau, Yuen Long.

1.5 Contact person

Mr K.C. Yau, Assistant District Officer (Yuen Long) (tel 2470 1111, fax 2474 7261).

2. Outline of Planning and Implementation Programme

2.1 The Works Section of the Yuen Long District Office of the Home Affairs Department is responsible for the overall planning for the project. Actual site formation works will be undertaken by a contractor to be selected under the standard procedures laid down by the Home Affairs Department.

2.2 Assuming that an environmental permit is granted in early 2001, the project will commence in April 2001 for completion in August 2001. For details, please see the timetable at Annex III.

2.3 To the best of our knowledge, there are no projects in the vicinity which may interact with the subject project.

3. Possible Impact on the Environment

3.1 Apart from noise and surface run-off, the project (and the temporary vegetable market which is to operate on the site after the completion of the project) are not expected to give rise to any significant adverse impact on the environment, in terms of the following aspects:

Gaseous emission	:	None
Dust	:	The project does not entail substantial earthworks operation. The nearest sensitive receivers (human dwelling) are some 400m away from the site. Any impact on human inhabitation would be

	minimal.
Odour	: The vegetable market may release traces of odour, but as the site is remote from human dwelling (which is some 400m away), the actual impact on human inhabitation would be minimal.
Noisy operations	: Trading activities might generate noise nuisance. However, as the nearest sensitive receivers (human dwelling) are some 400m away from the site, the noise impact on human inhabitation would be minimal.
Night-time operation	: Site formation works does not require any night-time operations. The vegetable market is expected to operate during midnight, from 8:00 p.m. to 8:00 a.m.
Traffic generation	: The operation of the market is expected to generate some additional traffic. The Transport Department has, however, no objection to the selection of this site for relocating the market, as it is anticipated that the additional traffic would not bring any traffic problems in the vicinity.
Run-off	: The operation of the market is expected to generate waste-water and surface run-off. Suitable drainage facilities will be provided together with the site formation works.
Generation of waste and by-products	: Any waste that may be generated during the implementation of the project will be properly disposed of by the contractor to be selected. The vegetable wholesale market is expected to generate refuse in the course of its operation. Operators of the market will be required to collect and dispose of such refuse properly.
Dangerous goods, hazardous materials or wastes	: None
Risk of accidents which would result in pollution or hazard	: Minimal
Disposal of spoil	: None

material

Disruption of water : None

movement or

bottom sediment

Unsightly visual : None. The site is remote from sensitive receivers (human dwelling), which are some 400m away.

Ecological impacts : None

4. Major Elements of the Surrounding Environment

4.1 There are no existing or planned noise sensitive receivers in the surrounding environment (see the map at Annex IV). The nearest human dwelling is some 400m away from the site. Noise emissions during construction and from the operation of the market would not therefore have any significant impact on human inhabitation.

4.2 Surface run-off from the site will eventually be discharged into the ecologically sensitive Deep Bay via the Kam Tin Drainage Channel. Adequate mitigation measures, the details of which are at section 5 below, will be provided to minimize the impact on water quality at Deep Bay.

4.3 There are no ecology or heritage sensitive receivers in the vicinity.

4.4 The site is sandwiched between three major highways, viz. the Tsing Long Highway, the Yuen Long Highway and the Castle Peak Road (Tam Mei Section). The noise that is generated from these highways is not expected to affect the implementation of the project and the operation of the vegetable wholesale market. The rest of the surrounding environment is not expected to have any adverse impact on the project and on the operation of the market.

5. Environmental Protection Measures to be incorporated in the Design and Any Further Environmental Implications

- 5.1 As set out in previous sections, it is expected that waste-water and surface run-off generated by the operation of the market would be an environmental issue to be dealt with.
- 5.2 To mitigate any environmental impact that may result, the following mitigation measures will be put into place:
 - 5.2.1 A sufficient number of portable chemical toilets will be provided by the operator within the market.
 - 5.2.2 To deal with waste-water and surface run-off, a filtration system will be constructed together with the site formation works. With collection ditches around the periphery of the site, and traps to remove sediments such as sand and other kinds of dirt, the system will collect and settle surface run-off water before the latter is discharged into the public storm water drain. This will ensure that there will be no increase in pollution loading to the nearby Kam Tin Drainage Channel, which eventually leads to the ecologically sensitive Deep Bay.
- 5.3 Although it is expected that noise impact on human inhabitation would be minimal, the following mitigation measures will be undertaken:
 - 5.3.1 Site formation works will be carried out during daytime as far as possible. Suitable site practices will be adopted to reduce noise emissions. Regular site inspections will be carried out to ensure that proper site practices are followed, and that no damage is made to the surrounding area.
 - 5.3.2 If an addressing system is to be installed for use by the market, this Office will ensure that the system will be properly used to avoid causing noise nuisance. This Office will closely monitor the operation of the market when it commences operation.
- 5.4 It is expected that with the mitigation measures detailed above,

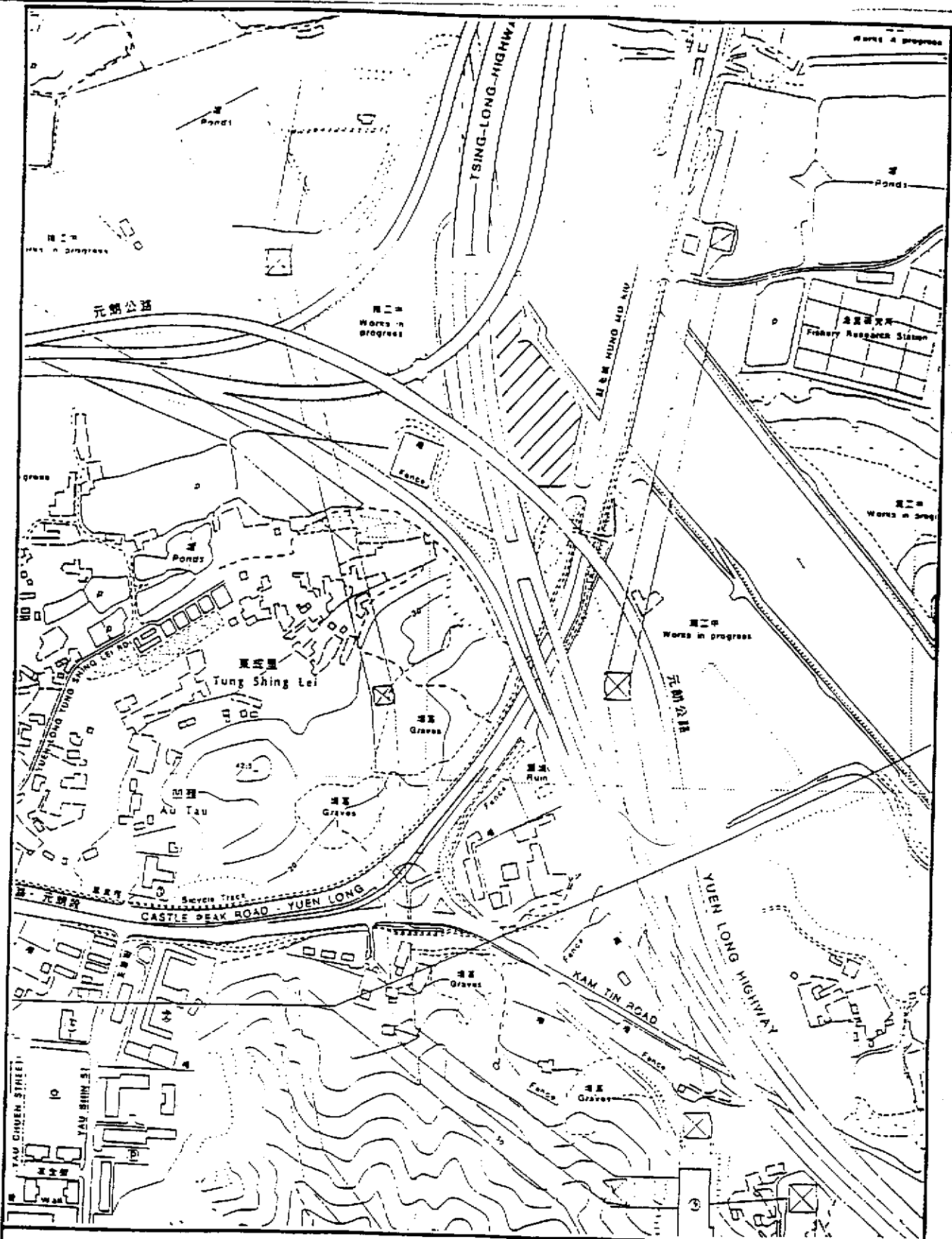
the site formation works and the market would not give rise to any significant adverse environmental impact.

- 5.5 By relocating the existing market to the proposed site, it is expected that there will be significant, positive secondary environmental impact. Residents living in the vicinity of the present market (i.e. at the heart of the Yuen Long Town) have been complaining about the noise nuisances caused by the operation of the present market for many years. As it is expected that the market at the subject site would not cause any adverse noise nuisance to human inhabitation, there would be a net positive environment impact.
- 5.6 Cumulative or trans-boundary effects are not expected.
- 5.7 This Office has undertaken similar site formation projects before. There have not been any adverse environmental impact.
- 5.8 The Yuen Long District Council has formed a working group to monitor the operation of the present market and to identify replacement sites for relocating it to a place where the impact on residents would be minimal. The present site has the endorsement of the working group and the whole District Council. The Shap Pat Heung Rural Committee (which covers the site) has also given its full endorsement for this relocation.
- 5.9 It is considered that the present site is the most appropriate site available for relocating the market. If the proposal were turned down, it is expected that there would be serious political repercussions.

6. Use of Previously Approved EIA Reports

There is no previously approved EIA report for projects of a similar nature that we undertook.

Annex I: Location Plan of the Proposed Temporary Vegetable Market at Nam Sang Wai Road, Au Tau, Yuen Long



: 地盤位置
 工程編號 : YL 98
 工程名稱 : 十八鄉南生圍地台平整及建造排水渠工程

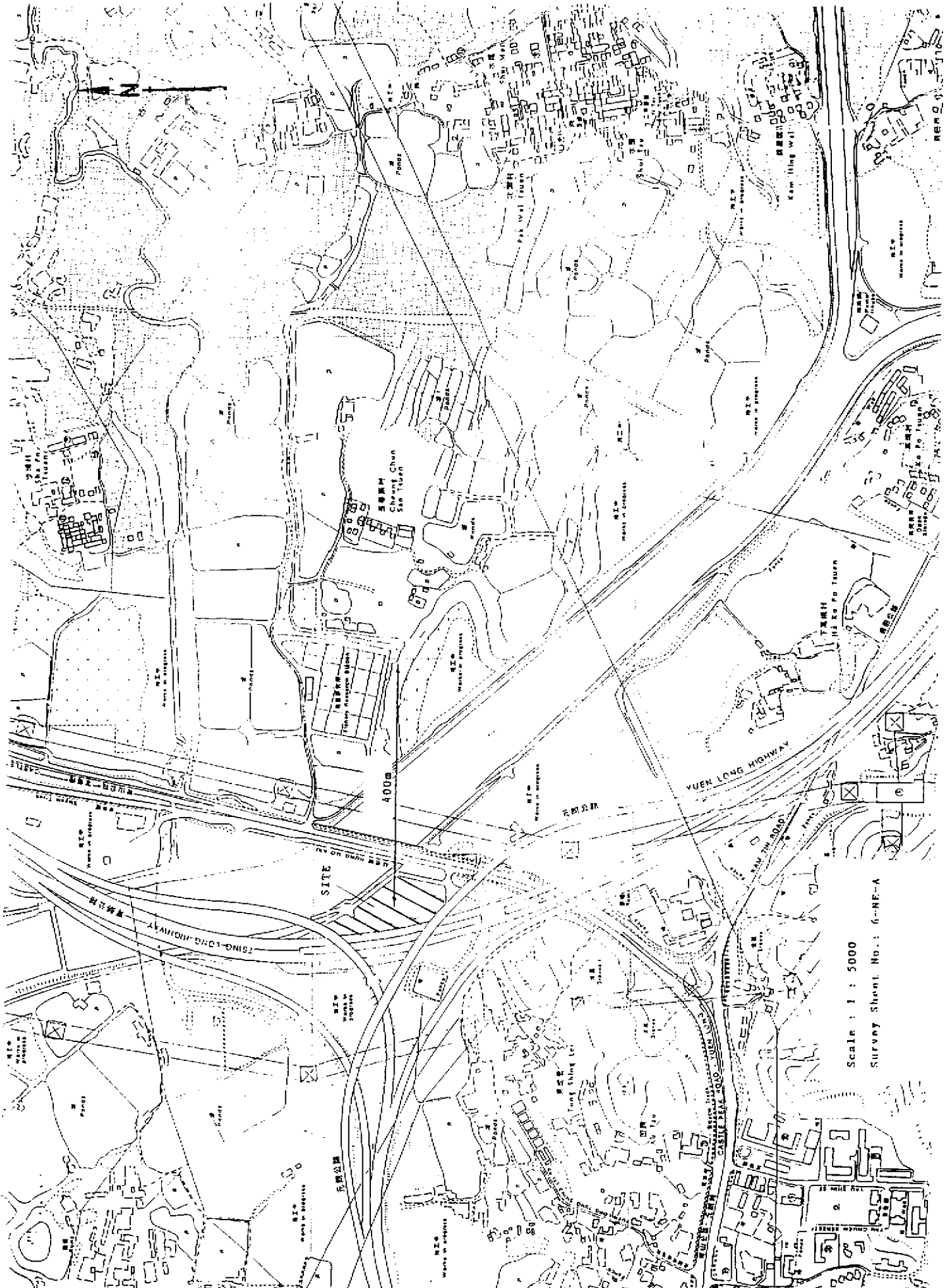
比 例 : 1 : 50 000
 測量圖編號 : 6-NE-A

Temporary Vegetable Market at Nam Sang Wai Road, Au Tau, Yuen Long

Timetable for Site Formation Works

	Nov 2000	Dec 2000	Jan 2001	Feb 2001	Mar 2001	Apr 2001	May 2001	Jun 2001	Jul 2001	Aug 2001
Clearing land status (posting notice etc.)	↕									
Seeking RPW Working Group's endorsement (by paper circulation)	↕									
Seeking DD1's approval for implementation of project			↕							
Design of project (preparation of drawings and quotation document)		↕								
Inviting quotations from contractors				↕						
Screening quotations					↕					
Arranging to sign contract						↕				
Construction works (progress of construction works may be delayed due to inclement weather)									↕	

Annex IV: Nam Sang Wai, Au Tau, Yuen Long



Scale : 1 : 5000
Survey Sheet No. : G-NE-A