

***Appendix 7.4 -
Site Walkover Checklists***

Annex C1

Site Walkover Checklist

Site Inspection Date: 16 November 2021

GENERAL SITE DETAILS

SITE OWNER/CLIENT Transport Department

PROPERTY ADDRESS Tsuen Wan Driving Test Centre (TWDTC),

231 Texaco Road, Tsuen Wan, N.T.

(Lot No. GLA-TTW 695)

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng, Mr. Julian Tsoi, Mr. Kin Au

POSITION Project / Assistant / Graduate Environmental Consultant, AECOM

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. CHAN Wing-kin

POSITION Site Representative, Transport Department

TELEPHONE 2714 7323

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.

Number of employees: Full-time: 10-11

Part-time: 0

Temporary/Seasonal: 0

Maximum no. of people on site at any time: ~30

Typical hours of operation: Mon-Fri: 9 am – 4:30 pm

Number of shifts: N/A

Days per week: 5

Weeks per year: 52

Scheduled plant shut-down: N/A

Detail the main sources of energy at the site:

Gas ~~Yes~~/No
Electricity Yes/~~No~~
Coal ~~Yes~~/No
Oil ~~Yes~~/No
Other ~~Yes~~/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: _____ ~2300 m²

What area of the site is covered by buildings (%): _____ ~5 %

Please list all current and previous owners/occupiers if possible. _____
Transport Department (Current occupier)

Is a site plan available? If yes, please attach. Yes/~~No~~ Refer to Dwg No. 60607462/EIA/PR5

Are there any other parties on site as tenants or sub-tenants? ~~Yes~~/No

If yes, identify those parties: _____

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Texaco Road

South: Open Car Park, City Point (residential)

East: Open Car Park, Texaco Road, Tsuen Wan Industrial Centre

West: Open Car Park

Annex C1

Site Walkover Checklist

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Generally flat terrain.

State the size and location of the nearest residential communities.

City Point (Area of about 18 ha, approximately 20m southwest of the site).

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No.

Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?	N/A	Driving Test Centre for medium goods vehicle (MGV), heavy goods vehicle (HGV) and bus
2. How long have you been occupying the site?	N/A	Over 15 years
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	N/A	Unknown
4. Prior to your occupancy, who occupied the site?	N/A	Unknown
5. What were the main activities/operations during their occupancy?	N/A	Unknown
6. Have there been any major changes in operations carried out at the site in the last 10 years?	No	
7. Have any polluting activities been carried out in the vicinity of the site in the past?	No	
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	There were no vehicle re-fueling or maintenance activities carried out on the site.
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Detergents for cleaning
• Where do you store these chemicals?	N/A	Near toilet in the northwest of the site.
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	
13. Has the facility produced a separate hazardous substance inventory?	No	
14. Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	

	Yes/No	Notes*
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	N/A	Detergents were stored in cardboard boxes and plastic containers.
16. Do you have any underground storage tanks? (If yes, please provide details.)	No	
• How many underground storage tanks do you have on site?	N/A	
• What are the tanks constructed of?	N/A	
• What are the contents of these tanks?	N/A	
• Are the pipelines above or below ground?	N/A	
• If the pipelines are below ground, has any leak and integrity testing been performed?	N/A	
• Have there been any spills associated with these tanks?	N/A	
17. Are there any disused underground storage tanks?	No	
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	No	
19. How are the wastes disposed of?	N/A	General wastes are collected and disposed to the landfill.
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	
21. Have any spills occurred on site? (If yes, please provide details.)	No	
• When did the spill occur?	N/A	
• What were the substances spilled?	N/A	
• What was the quantity of material spilled?	N/A	
• Did you notify the relevant departments of the spill?	N/A	
• What were the actions taken to clean up the spill?	N/A	
• What were the areas affected?	N/A	
22. Do you have any records of major renovation of your site or re-arrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	N/A	There are no disused underground tanks in the site.
24. Are there any known contaminations on site? (If yes, please provide details.)	No	
25. Has the site ever been remediated? (If yes, please provide details.)	No	

Annex C1

Site Walkover Checklist

Observations

	Yes/No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	Detergents were stored on wooden pallet or directly on concrete paved ground.
2. What are the conditions of the bund walls and floors?	N/A	The concrete paved floors were in good conditions.
3. Are any surface water drains located near to drum storage and unloading areas?	No	
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	Only general refuse were generated.
5. Is there a storage site for the wastes?	Yes	Waste bins for general refuse were observed.
6. Is there an on-site landfill?	No	
7. Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8. Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9. Are there any potential off-site sources of contamination?	No	
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12. Any noticeable odours during site walkover?	No	
13. Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Annex C1

Site Walkover Checklist

DATE OF INSPECTION 22 December 2021

GENERAL SITE DETAILS

~~SITE OWNER/CLIENT~~ Highway Department (HyD)

PROPERTY ADDRESS Drainage Services Department (DSD) Maintenance Depot,
3 Hoi Kok Street, Tsuen Wan (Lot No. GLA-TTW 878)

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng, Mr. Julian Tsoi, Mr. Kin Au

POSITION Project / Assistant / Graduate Environmental Consultant, AECOM

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Tsang Kwok-wing

POSITION Inspector of Works (IOW/TK4), DSD

TELEPHONE 97328098

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.

Number of employees: Full-time: 73

Part-time: N/A

Temporary/Seasonal: N/A

Maximum no. of people on site at any time: 73

Typical hours of operation: 8 am – 6 pm

Number of shifts: 2 shifts, day and night

Days per week: 6 (Mon-Sat)

Weeks per year: 52 except public holiday

Scheduled plant shut-down: N/A

Detail the main sources of energy at the site:

Gas ~~Yes~~/No
Electricity Yes/~~No~~
Coal ~~Yes~~/No
Oil ~~Yes~~/No
Other ~~Yes~~/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: approx. 0.47 hectares

What area of the site is covered by buildings (%): 20 %

Please list all current and previous owners/occupiers if possible. _____

Current: DSD, Welcome Construction Company Ltd. & Riseway Construction Engineering Ltd. Joint Venture

Previous: DSD, Welcome Construction Company Ltd

Is a site plan available? If yes, please attach. Yes/~~No~~ Refer to Dwg No. 60607462/EIA/PR12

Are there any other parties on site as tenants or sub-tenants? Yes/~~No~~

If yes, identify those parties: DSD, Welcome Construction Company Ltd. and sub-contractors

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: One Midtown, Golden Bear Industrial Centre

South: Hoi Hing Road Refuse Collection Point

East: New Hoi Shing Road Substation, Open Car Park

West: Promenade (Tsuen Wan West Section)

Annex C1

Site Walkover Checklist

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Generally flat terrain.

State the size and location of the nearest residential communities.

Clague Garden Estate (Area of 2.5 ha , ~100m east of the site)

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?	N/A	Site office, liner workshop and production
2. How long have you been occupying the site?	N/A	6 years since 2015
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	No	Unknown
4. Prior to your occupancy, who occupied the site?	N/A	Other government departments
5. What were the main activities/operations during their occupancy?	N/A	Site office
6. Have there been any major changes in operations carried out at the site in the last 10 years?	No	
7. Have any polluting activities been carried out in the vicinity of the site in the past?	No	
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Cement mortar, resin solution (containing styrene), styrene monomer (resin thinners), curing agent are used for CIPP liner production in workshop area. Diesel is fueled for forklift and motor oils is used for operation of blowers in workshop area.
• Where do you store these chemicals?	N/A	In workshop area (east of the site)
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	
13. Has the facility produced a separate hazardous substance inventory?	No	
14. Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	

	Yes/No	Notes
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	N/A	Materials are received by trucks and stored in drums.
16. Do you have any underground storage tanks? (If yes, please provide details.)	No	
• How many underground storage tanks do you have on site?	N/A	
• What are the tanks constructed of?	N/A	
• What are the contents of these tanks?	N/A	
• Are the pipelines above or below ground?	N/A	
• If the pipelines are below ground, has any leak and integrity testing been performed?	N/A	
• Have there been any spills associated with these tanks?	N/A	
17. Are there any disused underground storage tanks?	No	
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	No	
19. How are the wastes disposed of?	N/A	Spent resin solution and chemical wastes are disposed to chemical waste treatment centre.
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	
21. Have any spills occurred on site? (If yes, please provide details.)	No	
• When did the spill occur?	N/A	
• What were the substances spilled?	N/A	
• What was the quantity of material spilled?	N/A	
• Did you notify the relevant departments of the spill?	N/A	
• What were the actions taken to clean up the spill?	N/A	
• What were the areas affected?	N/A	
22. Do you have any records of major renovation of your site or re-arrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	
24. Are there any known contaminations on site? (If yes, please provide details.)	No	
25. Has the site ever been remediated? (If yes, please provide details.)	No	

Annex C1

Site Walkover Checklist

Observations

	Yes/No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	Yes	The resin solutions were stored in drums on wooden pallets in resin solution storage area.
2. What are the conditions of the bund walls and floors?	N/A	Concrete paved ground were in good condition.
3. Are any surface water drains located near to drum storage and unloading areas?	No	
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	Chemical waste
5. Is there a storage site for the wastes?	Yes	Waste batteries were stored on wooden pallets on concrete paved floor in the workshop area.
6. Is there an on-site landfill?	No	
7. Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8. Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	Yes	The motor oil barrel was stored on a metal rack with stain observed underneath the barrel. The resin mixing and forklift refueling areas were concrete paved with some stains observed.
9. Are there any potential off-site sources of contamination?	No	
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12. Any noticeable odours during site walkover?	No	
13. Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	Yes	Motor oil, diesel oils, resin solutions, and resin thinners were observed.

Annex C1

Site Walkover Checklist

DATE OF INSPECTION 22 December 2021

GENERAL SITE DETAILS

SITE OWNER/CLIENT Highways Department

PROPERTY ADDRESS Lands Department (LandsD) Construction Site Depot

Wing Tak Street, Tsuen Wan (Lot No. GLA-TTW 876)

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng, Mr. Julian Tsoi, Mr. Kin Au

POSITION Project / Assistant / Graduate Environmental Consultant, AECOM

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. C H Chan

POSITION Inspector of Works (IOW), LandsD

TELEPHONE 27259991 / 91856599

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.

Number of employees: Full-time: 1

Part-time: 0

Temporary/Seasonal: 0

Maximum no. of people on site at any time: ~20

Typical hours of operation: Operate when required

Number of shifts: N/A

Days per week: N/A

Weeks per year: N/A

Scheduled plant shut-down: N/A

Detail the main sources of energy at the site:

Gas ~~Yes~~/No
Electricity Yes/~~No~~
Coal ~~Yes~~/No
Oil ~~Yes~~/No
Other ~~Yes~~/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: Approx. 0.12 hectares

What area of the site is covered by buildings (%): 0 %

Please list all current and previous owners/occupiers if possible. _____

Current Occupiers: LandsD, Dix Construction & Transportation Ltd. & Sub-contractors (2018-present)

Previous Occupiers: LandsD, Shun Yuen Construction Company Limited (2015-2018)

Is a site plan available? If yes, please attach. Yes/No Refer to Dwg No. 60607462/EIA/PR14

Are there any other parties on site as tenants or sub-tenants? Yes/~~No~~

If yes, identify those parties: Lands Department, Dix Construction & Transportation Ltd (Main Contractor), and Sub-Contractors

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Tsuen Wan Industrial Centre, Metropolitan Industrial and Warehouse Building No.2, Texaco Road

South: City Point (Residential), Tsuen Wan Sewage Pumping Station

East: Tsuen Tsing Interchange

West: Wing Tak Street, Vacant land

Annex C1

Site Walkover Checklist

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Generally flat terrain.

State the size and location of the nearest residential communities.

City Point (Area of about 18 ha, approximately 20m southwest of the site).

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No.

Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?	N/A	Construction material storage
2. How long have you been occupying the site?	N/A	3 years (2018-2021), Contract will end in 2023
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	No	
4. Prior to your occupancy, who occupied the site?	N/A	Shun Yuen Construction Company Limited (Contract No. 1/Lands/17)
5. What were the main activities/operations during their occupancy?	N/A	Construction material storage
6. Have there been any major changes in operations carried out at the site in the last 10 years?	No	No major changes were recorded since 2015.
7. Have any polluting activities been carried out in the vicinity of the site in the past?	No	
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	No	Lubricating oil, and other chemicals are stored on site only and are used off-site.
• Where do you store these chemicals?	No	West and southeast of the site
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	
13. Has the facility produced a separate hazardous substance inventory?	No	
14. Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	

	Yes/No	Notes
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	N/A	Materials (chemicals) are received by trucks and stored in drums
16. Do you have any underground storage tanks? (If yes, please provide details.)	No	
• How many underground storage tanks do you have on site?	N/A	
• What are the tanks constructed of?	N/A	
• What are the contents of these tanks?	N/A	
• Are the pipelines above or below ground?	N/A	
• If the pipelines are below ground, has any leak and integrity testing been performed?	N/A	
• Have there been any spills associated with these tanks?	N/A	
17. Are there any disused underground storage tanks?	No	
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	Yes	Weekly inspection by safety officer
19. How are the wastes disposed of?	N/A	Inert construction waste are sent to Tuen Mun Area 38 Fill Bank
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	
21. Have any spills occurred on site? (If yes, please provide details.)	No	
• When did the spill occur?	N/A	
• What were the substances spilled?	N/A	
• What was the quantity of material spilled?	N/A	
• Did you notify the relevant departments of the spill?	N/A	
• What were the actions taken to clean up the spill?	N/A	
• What were the areas affected?	N/A	
22. Do you have any records of major renovation of your site or re-arrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	
24. Are there any known contaminations on site? (If yes, please provide details.)	No	
25. Has the site ever been remediated? (If yes, please provide details.)	No	

Annex C1

Site Walkover Checklist

Observations

	Yes/No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	Yes	Paints and thinners were stored on shelves or directly on concrete paved ground in the chemical storage area.
2. What are the conditions of the bund walls and floors?	N/A	The concrete paved ground was in good condition.
3. Are any surface water drains located near to drum storage and unloading areas?	No	
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	
5. Is there a storage site for the wastes?	No	
6. Is there an on-site landfill?	No	
7. Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8. Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	Yes	Stains were observed on concrete paved area in the vicinity of two lubricating oil drums.
9. Are there any potential off-site sources of contamination?	No	
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12. Any noticeable odours during site walkover?	No	
13. Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	Lubricating oil, paints and thinners were stored on site only and not used on site.