

# Annex C1

## Site Walkover Checklist

DATE OF INSPECTION 19 February 2024

### GENERAL SITE DETAILS

SITE OWNER/CLIENT Civil Engineering and Development Department (CEDD)

PROPERTY ADDRESS Tseung Kwan O Area 137 Fill Bank

Tseung Kwan O Area 137 (Contract No. CV/2021/09)

(Lot No. GLA-TSK 692)

### PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng/Ms. Ariel Tam/Mr. Alex Fan

POSITION Senior/ Assistant / Graduate Environmental Consultant

### AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Au Yeung Cheuk Wa

POSITION Engineer, Fill Management Division (FMD), CEDD

TELEPHONE ██████████

### 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: 195

Part-time: /

Temporary/Seasonal: /

Maximum no. of people on site at any time: 200

Typical hours of operation: 8am – 8pm

Number of shifts: /

Days per week: 6

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	(Diesel generators)
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. 73.5 hectares

What area of the site is covered by buildings (%): 16%

Please list all current and previous owners/occupiers if possible. Current occupiers: CEDD, China Harbour Engineering Company Limited (contractor), Kaiser Construction Limited (sub-contractor)

Is a site plan available? If yes, please attach. Yes/No **Refer to Dwg No. 60720423/B30/732, 733, 735, 737 and 739 in Appendix 8.4**

Are there any other parties on site as tenants or sub-tenants? Yes/No  
If yes, identify those parties: Sorting Facilities under Contract No. 3206 Main Reclamation Works for Three Runway Systems.

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

North: Tseung Kwan O Industrial Estate (industrial), vegetation land, Wan Po Road

South: Tseung Kwan O Area 137 Temporary Construction Waste Sorting Facilities, Clear Water Bay Country Park

East: South East New Territories (SENT) Landfill, SENT Extension Site Office, Works Area of Contract No. 13/WSD/17, WSD Site office and construction material storage area, Clear Water Bay Country Park

West: Open sea

# Annex C1

## Site Walkover Checklist

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

Flat reclaimed land and by the sea to the west.

State the size and location of the nearest residential communities.

Wings at Sea (approx. 1.63 km north to the site, about 2.68 ha)

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

Yes. Clear Water Bay Country Park (approx. 4.57m south to the site).

### Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?	--	Temporary stockpiling and crushing of public fill materials.
2. How long have you been occupying the site?	--	22 years, since late-2002
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	Yes	Reclaimed land
4. Prior to your occupancy, who occupied the site?	N/A	
5. What were the main activities/operations during their occupancy?	N/A	
6. Have there been any major changes in operations carried out at the site in the last 10 years?	Yes	The crushing plant in center of the public fill bank was relocated to the west in late-2023.
7. Have any polluting activities been carried out in the vicinity of the site in the past?	N/A	Unknown
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?	Yes	
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	Yes	There is a Class 2.1 Dangerous Good(DG) Store containing compressed oxygen and acetylene bottles in the northeast of the site.
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Lubricating oil and diesel
• Where do you store these chemicals?	--	Diesel are stored in fuel tank of generators, and lubricating oils are stored outside the crushing plant. The spent lubricating oils are stored in the chemical waste storage cabinet.
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)?	--	The fill materials are received by barge and truck and stockpile on site. The lubricating oils are received by trucks and stored in buckets. Diesel are received by oil tankers and directly stored in the fuel tank of generators as needed.
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 Environmental Team's (ET's) inspection is conducted.
19. How are the wastes disposed of?	--	The general refuse is sorted and transferred to landfill.
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	Yes	Dust-related complaints are received.
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 spent lubricating oil buckets are stored in the chemical waste storage cabinet. The lubricating oil storage area is provided with steel plates and rubber sheets. The diesel oil is stored in the fuel tank of generators.
2. What are the conditions of the bund walls and floors?	--	The chemical waste cabinet, steel plates and rubber sheets are 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?	Yes	Recycling bins are provided.
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?	Yes	Lubricating oils and fuels (diesel)

# Annex C1

## Site Walkover Checklist

DATE OF INSPECTION 19 February 2024

### GENERAL SITE DETAILS

SITE OWNER/CLIENT Civil Engineering and Development Department (CEDD)

PROPERTY ADDRESS Tseung Kwan O Area 137 Temporary Construction Waste Sorting Facilities

(Contract No. CV/2022/02)

(Portion A: Lot No. GLA-TSK 745 & Portion B: Lot No. GLA-TSK 692 )

### PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng/Ms. Ariel Tam/Mr. Alex Fan

POSITION Senior / Assistant / Graduate Environmental Consultant

### AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Cheng Kai Yin

POSITION Assistant Inspector of Works (AIOW), Fill Management Division (FMD), CEDD

TELEPHONE ██████████

### 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: 86

Part-time: /

Temporary/Seasonal: /

Maximum no. of people on site at any time: 90

Typical hours of operation: 8am – 9.30pm

Number of shifts: /

Days per week: 7 days

Weeks per year: 52

Scheduled plant shut-down: N/A

Detail the main sources of energy at the site:

Gas	<del>Yes</del> /No	
Electricity	Yes/ <del>No</del>	
Coal	<del>Yes</del> /No	
Oil	Yes/ <del>No</del>	(Diesel generators)
Other	<del>Yes</del> /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. 5.21 hectares

What area of the site is covered by buildings (%): 12%

Please list all current and previous owners/occupiers if possible. Current occupiers: CEDD, Tapbo – Sang Hing Joint Venture (contractor); Previous occupier: CEDD Tseung Kwan O Area 137 Fill Bank

Is a site plan available? If yes, please attach.    Yes/~~No~~                  Refer to **Dwg No. 60720423/B30/734 and 739** in **Appendix 8.4**

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: Tseung Kwan O Industrial Estate, Tseung Kwan O Area 137 Fill Bank

South: Tseung Kwan O Area 137 Fill Bank, open sea

East: Tseung Kwan O Area 137 Fill Bank

West: Open sea, vegetated land, access road

# Annex C1

## Site Walkover Checklist

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

Reclaimed land and by the sea to west.

State the size and location of the nearest residential communities.

Wings at Sea (approx. 1.67 km north to the site, about 2.68 ha)

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

Yes. Clear Water Bay Country Park (approx. 6.79 m southeast of the site).

### Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?	--	Sorting mixed construction & demolition (C&D) waste into inert and non-inert waste.
2. How long have you been occupying the site?	--	18 years, since 2006
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?	--	CEDD
5. What were the main activities/operations during their occupancy?	--	Fill Bank
6. Have there been any major changes in operations carried out at the site in the last 10 years?	Yes	The preliminary sorting facility in Portion A was demolished and relocated to Portion B.
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?	Yes	
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	Lubricating oil and diesel
• Where do you store these chemicals?	--	Lubricating oil is stored in the chemical storage cabinet in the west of Portion A. Diesel drum is stored next to the generator in the center of Portion A.
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	Yes	The material inventory list is updated monthly.
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)?	--	The C&D waste, lubricants and diesel are received by trucks. Lubricating oils are stored in buckets and diesel are stored in drums on site.
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 Environmental Team's (ET's) inspection is conducted.
19. How are the wastes disposed of?	--	The general refuse is sorted and transferred to landfill.
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	Yes	Dust related complaints are received.
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	Diesel oil drum is provided with drip tray; lubricating oil buckets are stored in chemical storage cabinet.
2. What are the conditions of the bund walls and floors?	--	The drip tray and chemical storage cabinet are 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?	Yes	Recycling bins and recycling materials temporary storage area are 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?	Yes	Lubricating oils and fuels (diesel).

# Annex C1

## Site Walkover Checklist

DATE OF INSPECTION 22 February 2024

### GENERAL SITE DETAILS

~~SITE OWNER/CLIENT~~ Civil Engineering and Development Department (CEDD)

PROPERTY ADDRESS Water Supplies Department (WSD) Contract No. 13/WSD/17 Site Office  
and Construction Materials Storage Area, Tseung Kwan O Area 137  
(Lot No. GLA-TSK 3959)

### PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng/Ms. Ariel Tam/Mr. Alex Fan

POSITION Senior/ Assistant / Graduate Environmental Consultant, AECOM

### AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Tang Ho Chit, Jacky

POSITION Resident Engineer, WSD Contract No. 13/WSD/17

TELEPHONE ██████████

### 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: 300

Part-time: /

Temporary/Seasonal: /

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

Typical hours of operation: 24

Number of shifts: 3

Days per week: 7

Weeks per year: 52

Scheduled plant shut-down: 4-5 days in early March 2024

Detail the main sources of energy at the site:

Gas	<del>Yes</del> /No
Electricity	Yes/ <del>No</del>
Coal	<del>Yes</del> /No
Oil	Yes/ <del>No</del> (Diesel generator)
Other	<del>Yes</del> /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. 4.47 hectares

What area of the site is covered by buildings (%): 18%

Please list all current and previous owners/occupiers if possible. Current occupiers: WSD/ AJC Joint Venture (Contractor) / Binnies Hong Kong Limited (Consultant); Previous occupier: CEDD Tseung Kwan O Area 137 Fill Bank

Is a site plan available? If yes, please attach. Yes/~~No~~ Refer to **Dwg No. 60720423/B30/737 and 738** in **Appendix 8.4**

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: South East New Territories (SENT) Landfill, SENT Extension Site Office

South: Works area of Contract No. 13/WSD/17

East: Clear Water Bay Country Park

West: Tseung Kwan O Area 137 Fill Bank

# Annex C1

## Site Walkover Checklist

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

Flat reclaimed land.

State the size and location of the nearest residential communities.

Fullview Garden (approx. 2.37 km west of the site, about 3.30 ha)

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

Yes. Clear Water Bay Country Park (approx. 1.3m east of the site).

### Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?	--	Site Office, construction material storage (e.g. pipes, steel piles, cables, etc) and soil stockpiling
2. How long have you been occupying the site?	--	4 years, since December 2019
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?	--	CEDD
5. What were the main activities/operations during their occupancy?	--	Fill Bank
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?	N/A	Unknown.
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	Yes	There are 2 store and use licenses for Schedule 2 Dangerous Good (S2DG) associated with the storage of resin solution and organic peroxide type D liquid in the northwest of the construction materials storage area.
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Resin solution, diesel, epoxy paints and paints are used in works area of Contract No. 13/WSD/17 only.
<ul style="list-style-type: none"> <li>Where do you store these chemicals?</li> </ul>	--	The chemicals are stored in construction materials storage area and inside the materials store.
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	Yes	Updated as required by the contractor
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)?	--	The chemicals and construction materials (e.g. pipes, steel piles and cables) are received by trucks and the chemicals are temporarily stored on site in drums / carboys / cans / buckets.
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	Monthly inspection is conducted.
19. How are the wastes disposed of?	--	General refuses are collected and transported to landfill. Sludge from septic tank is collected by vacuum tankers.
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)?	No	The chemicals are stored on wooden pallets / directly above concrete paved ground.
2. What are the conditions of the bund walls and floors?	--	The wooden pallets and concrete paved ground are 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?	Yes	General refuse bins and waste skips are 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?	Yes	Odour of resin solution
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	Fuels (diesel) and paints

# Annex C1

## Site Walkover Checklist

DATE OF INSPECTION 11 March 2024

### GENERAL SITE DETAILS

SITE OWNER/CLIENT Civil Engineering and Development Department (CEDD)

PROPERTY ADDRESS Sorting Facilities in Tseung Kwan O Area 137 Fill Bank

(Contract 3206) (Lot No. GLA-TSK 692)

### PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng/Ms. Ariel Tam/Mr. Alex Fan

POSITION Senior/ Assistant / Graduate Environmental Consultant, AECOM

### AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Tsang Kin Wah

POSITION Electrician, ZHEC-CCCC-CDC Joint Venture

TELEPHONE ██████████

### 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: 7

Part-time: N/A

Temporary/Seasonal: N/A

Maximum no. of people on site at any time: 7

Typical hours of operation: 8 am – 8 pm

Number of shifts: 1

Days per week: 7

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 (Diesel generators)
- 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. 2.39 hectares

What area of the site is covered by buildings (%): 86%

Please list all current and previous owners/occupiers if possible. Current occupiers: AAHK , ZHEC-CCCC-CDC Joint Venture (contractor); Previous Occupier: CEDD Tseung Kwan O Area 137 Fill Bank

Is a site plan available? If yes, please attach. Yes/No **Refer to Dwg No. 60720423/B30/735 and 736 in Appendix 8.4**

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: Tseung Kwan O Area 137 Fill Bank

South: Tseung Kwan O Area 137 Fill Bank

East: Tseung Kwan O Area 137 Fill Bank

West: Open water

# Annex C1

## Site Walkover Checklist

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

Reclaimed land by the sea to the west.

State the size and location of the nearest residential communities.

Island Resort (approx. 1.88 km west to the site, about 2.33 ha)

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?		Sorting filling materials into suitable size
2. How long have you been occupying the site?		7 years, since 2017
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?	--	CEDD
5. What were the main activities/operations during their occupancy?	--	Fill Bank
6. Have there been any major changes in operations carried out at the site in the last 10 years?	N/A	Unknown
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	Lubricant gear oil, lubricant grease, anti-corrosive paints, thinners, hydraulic oil, diesel oil, antifreeze coolant, transmission fluid and engine oil
<ul style="list-style-type: none"> <li>Where do you store these chemicals?</li> </ul>	--	The lubricant gear oil drums are temporarily stored near the tipping hall. Diesel oil is stored in fuel tank of generators. The anti-corrosive paints and thinners are stored in the materials storage container. The remaining chemicals mentioned above are stored in the chemical storage container.
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	N/A	Unknown
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)?	--	The chemicals are mostly stored on site in drums / buckets / metal cans and received by trucks. The diesel oil is received by diesel truck and refueled directly to the tank of generator as needed.
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	Monthly site walk is conducted by AAHK and ZHEC-CCCC-CDC Joint Venture.
19. How are the wastes disposed of?	--	The chemical waste is collected by registered chemical waste collectors, the construction waste is transported to SENT landfill and general waste is transported to 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.)?	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 lubricant gear oil in drums are provided with wooden pallets on concrete paved ground. An engine oil drum was observed directly on unpaved ground. The anti-corrosive paints and thinners are placed on the metal floor of materials storage container. The lubricant grease, hydraulic oil, antifreeze coolant, transmission fluid and engine oil in buckets are stored in chemical storage container paved with metal corrugated sheets. Diesel oil is stored in the fuel tank of generators.
2. What are the conditions of the bund walls and floors?	--	No bund walls observed. The concrete paved ground, the floor of chemical storage container and material storage container are 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?	Yes	General refuse bins and chemical waste storage container are provided.
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	A patch of oil stain (approx. 3 m <sup>2</sup> ) was observed on the unpaved ground underneath the engine oil drum in the center of the site, in which the substance was likely to be engine oil (refer to Photo 0074 in <b>Appendix 8.4</b> ). As reported by site representative on 26 March 2024, the oil stain had been immediately removed by using oil absorbent pads and dry sand to soak away the oil. The contaminated materials were placed inside a chemical waste disposal bag and stored in chemical waste storage container for collection by licensed chemical waste collector.
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	Fuels (diesel), thinners, anti-corrosive paints, lubricating oils and hydraulic fluids.

# Annex C1

## Site Walkover Checklist

DATE OF INSPECTION 11 March 2024

### GENERAL SITE DETAILS

~~SITE OWNER/CLIENT~~ Civil Engineering and Development Department (CEDD)

PROPERTY ADDRESS Construction Site of Temporary Concrete Batching Plant and Transformer

Room (Site S2)

Area 137, Tseung Kwan O, New Territories (STT No.: STTSK0061)

### PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng/Ms. Ariel Tam/Mr. Alex Fan

POSITION Senior/ Assistant / Graduate Environmental Consultant, AECOM

### AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Stanford Kong

POSITION Project Manager, K. Wah Concrete Company Limited (K. Wah)

TELEPHONE ██████████

### 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: 40

Part-time: N/A

Temporary/Seasonal: N/A

Maximum no. of people on site at any time: 45

Typical hours of operation: 7am – 7pm

Number of shifts: N/A

Days per week: 7

Weeks per year: 52

Scheduled plant shut-down: N/A

Detail the main sources of energy at the site:

Gas	<del>Yes</del> /No	
Electricity	<del>Yes</del> /No	
Coal	<del>Yes</del> /No	
Oil	Yes/ <del>No</del>	(Diesel generator)
Other	<del>Yes</del> /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. 0.49 hectares

What area of the site is covered by buildings (%): 89%

Please list all current and previous owners/occupiers if possible. Current occupier: K. Wah Concrete Company Limited and Zhentong (HK) Steel Structure and Equipment Limited (contractor);  
Previous occupier: CEDD Tseung Kwan O Area 137 Fill Bank

Is a site plan available? If yes, please attach. Yes/No **Refer to **Dwg No. 60720423/B30/732** in **Appendix 8.4****

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: Skips Storage and Lorries Parking Area

South: Open water and Tseung Kwan O Area 137 Fill Bank

East: Barging Point of Tseung Kwan O Area 137 Construction Waste Sorting Facilities

West: Open water and natural terrain

# Annex C1

## Site Walkover Checklist

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

Reclaimed land by the sea to the south.

State the size and location of the nearest residential communities.

Island Resort (approx. 1.81 km southwest to the site, about 2.33 ha)

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?	--	Construction of temporary concrete batching plant and transformer room
2. How long have you been occupying the site?	--	4 months, since December 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?	--	CEDD
5. What were the main activities/operations during their occupancy?	--	Storage of aggregate
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.)	No	
• Where do you store these chemicals?	N/A	
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	The construction materials (e.g. stockpile of aggregates, steel bar and timber in bundles) are received by truck and barge.
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?	--	The general refuse is disposed to landfill and construction waste is disposed to 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?	NA	
• What were the substances spilled?	NA	
• What was the quantity of material spilled?	NA	
• Did you notify the relevant departments of the spill?	NA	
• What were the actions taken to clean up the spill?	NA	
• What were the areas affected?	NA	
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 diesel oil drum is provided with drip tray on unpaved ground.
2. What are the conditions of the bund walls and floors?	--	Both drip tray and ground are 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?	Yes	Recycling bins and general waste bins are provided.
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?	Yes	Fuels (Diesel)

# Annex C1

## Site Walkover Checklist

DATE OF INSPECTION 19 March 2024

### GENERAL SITE DETAILS

~~SITE OWNER/CLIENT~~ Civil Engineering and Development Department (CEDD)

PROPERTY ADDRESS Skip Storage and Skip Lorries Parking Area (Site S1)

Area 137, Tseung Kwan O, Sai Kung, New Territories

(STT No.: SX4788)

### PERSON CONDUCTING THE QUESTIONNAIRE

NAME Ms. Chloe Ng/Ms. Ariel Tam/Mr. Alex Fan

POSITION Senior/ Assistant / Graduate Environmental Consultant

### AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Mr. Sin

POSITION Security Guard, Hong Kong Dumper Truck Driver Association

TELEPHONE ██████████

### 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: 1

Temporary/Seasonal: N/A

Maximum no. of people on site at any time: 1

Typical hours of operation: 8 am – 6 pm

Number of shifts: 1

Days per week: 7 days

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: Approx. 0.47 hectares

What area of the site is covered by buildings (%): <1%

Please list all current and previous owners/occupiers if possible. Current occupier: Hong Kong Dumper Truck Drivers Association; Previous occupier: CEDD Tseung Kwan O Area 137 Fill Bank

Is a site plan available? If yes, please attach. Yes/No **Refer to Dwg No. 60720423/B30/731 in Appendix 8.4**

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: Vegetated Land / vacant land

South: Construction site of concrete batching plant, Barging point of Tseung Kwan O Area 137  
Construction Waste Sorting Facilities

East: Vegetated Land / vacant land

West: Vegetated Land / 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.).

Reclaimed land.

State the size and location of the nearest residential communities.

LP6 (Approx. 1.88 km northeast of the site, about 1.27 hectares)

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?	--	Storage of skips and parking of skip lorries.
2. How long have you been occupying the site?	--	Unknown
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	
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	
• Where do you store these chemicals?	N/A	
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)?	--	The skips are received by skip lorries and temporarily stored on site.
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	Daily inspection for checking the tenants' activities.
19. How are the wastes disposed of?	--	The waste is disposed of at corresponding waste disposal facilities by skip lorry drivers.
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	Yes	Dust-related complaints were received.
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)?	N/A	
2. What are the conditions of the bund walls and floors?	--	
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?	Yes	The wastes are stored in the skips.
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	A patch of oil stain was observed on the unpaved ground in the centre of the site.
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?	Yes	Smell of diesel oil.
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	