Agreement No. CB20120293 Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau Final Technical Report No.2 (TR-2) Option Generation, Evaluation and Preliminary Assessments

Contents

			Page		
1	INTR	ODUCTION	1		
	1.1	Project Background	1		
	1.2	Objectives of the Assignment	1		
	1.3	The Study Area	3		
	1.4	The Study Assignment	4		
	1.5	Purpose of this Report	5		
	1.6	Structure of this Report	6		
	1.7	Nomenclature and Abbreviations	6		
2	FORM	ULATION OF INITIAL DEVELOPMENT OPTIONS	10		
	2.1	Site Analysis	10		
	2.2	Guiding Principles	14		
	2.3	Evaluation Criteria	18		
	2.4	Land Use Proposals	22		
	2.5	Overall Urban Design Proposals	26		
3	OPTION EVALUATION ON PLANNING AND URBAN DESIGN, LAND REQUIREMENT AND AIR VENTILATION 32				
	3.1	Urban Planning and Design	32		
	3.2	Land Requirement	34		
	3.3	Air Ventilation	41		
4	OPTION EVALUATION ON ENGINEERING AND				
		ASTRUCTURE	47		
	4.1	Traffic and Transport	47		
	4.2	Geotechnics and Foundation Works	52		
	4.3	Site Formation	56		
	4.4	Existing Registered Features	62		
	4.5	Natural Terrain Hazards	63		
	4.6	Stormwater Drainage	66		
	4.7	Sewerage	68		
	4.8	Water Supply	72		
	4.9	Other Utilities	77		
5		OPTION EVALUATION ON ENVIRONMENTAL IMPACTS			
	5.1	Air Quality	79		
	5.2	Noise	97		
	5.3	Ecology	122		
	5.4	Fisheries	141		

	5.5	Cultural Heritage	143
	5.6	Landscape and Visual	146
	5.7	Water Quality	157
	5.8	Land Contamination	160
	5.9	Waste	163
6	PREFERRED DEVELOPMENT OPTION		167
	6.1	Summary of Evaluation on PH Options	167
	6.2	Summary of Evaluation on YLIEE Options	181
	0.2	Summary of Evaluation on TETEL Options	101