

1 Introduction

1.1 Background

1.1.1.1 The Applicant intends to develop a community service complex (hereafter as “the Proposed Development”) for providing childcare and elderly care services at the remaining portion of Taxlord Lot No. T77 in D.D.34, Tai Po (hereafter as “the Site”).

1.1.1.2 According to the **Approved** Tai Po Outline Zoning Plan (OZP) (OZP No.: S/TP/30) **gazetted** in July 2022, the Site is in the “Government, Institution or Community” Zone.

1.1.1.3 Urban Green Consultants Limited (UGC) has been commissioned to conduct an Environmental Assessment (EA) to assess the potential environmental impact on the Proposed Development.

1.2 Objectives of the EA

1.2.1.1 This EA has identified and addressed the following major environmental issues:

- Identify the sensitive uses that will likely be affected by the construction and the operation of the Site;
- Assess and evaluate the potential noise impacts due to site operation and construction phases upon the sensitive uses;
- Assess and evaluate the potential air quality impacts upon the sensitive users;
- Identify and address the potential water quality from the construction and operation of the Project on the relevant water system(s);
- Identify and address the waste arising as a result of the construction and operation activities of the Project;
- Identify the potential hazardous risks or detrimental effects due to land contamination as a result of industrial or commercial operations carried out on and around the Project Site over a number of years and currently; and
- Propose mitigation measures, where necessary, to reduce the environmental impacts to an acceptable level.