Appendix C

Preliminary Environmental Statement

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Preliminary Environmental Statement

1.1 Environmental Aspect

Noise

Noise impact to the Proposed Development

1.1.1 The proposed academic facilities and its associated ancillary facilities in the Subject Podium will be served by central air-conditioning system and will not rely on openable windows for ventilation purpose, hence it is anticipated that the proposed use will not be subject to adverse road traffic noise impact. The noise criteria stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) will be followed for the design of the building services system of the Proposed Development.

1.1.2 For fixed noise impact, operation of nearby residential buildings and educational institutions are potential fixed noise sources near the Project Site. With provision of air conditioning for ventilation at the Project Site, fixed noise impact at the proposed academic facilities and its associated ancillary facilities is not anticipated.

Noise impact induced by Proposed Development

1.1.3 Noise Senstive Receivers (NSRs) within 300m assessment area of the Project Site have been identified with reference to the latest best available information at the time of preparation of this report. The proposed academic facilities and their associated ancillary facilities are equipped with central air-conditioning and do not rely on open windows for assessment, and thus it is not considered as representative NSRs for this assessment. The representative NSRs in the vicinity are summarised in **Table 1-1** and illustrated in **Annex 1**.

Table 1-1 Representative NSRs

NSR ID	Location	Land Use	Shortest Horizontal Distance to Project Boundary (m)
NSR01	18 Pokfield Road	Residential	13
NSR02	University Heights Tower 1	Residential	3
NSR03	University Heights Tower 2	Residential	3
NSR04	Our Lady of the Rosary Church St. Charles School	Educational Institution	14
NSR05	Pokfield Garden	Residential	43
NSR06	Kennedy Town Community Complex Dental Clinic	G/IC	104
NSR07	Axeford Villa	Residential	91
NSR08	Sands Building	Residential	70
NSR09	Academic Terrace Block 3	Residential	94
NSR10	St. John's College University of Hong Kong	Educational Institution	128
NSR11	St. John's College Chapel	Place of Worship	128
NSR12	Fulham Garden Block C	Residential	187
NSR13	Wah Fai House	Residential	183
NSR14	Po Tak Mansion	Residential	164

1.1.5 Potential fixed plant noise associated with the proposed development will arise from the mechanical ventilation and air-conditioning system (MVAC), pump units, transformers, emergency generator and lift machines which will be placed inside enclosed plant rooms. The ventilation louvres, mechanical ventilation intakes or exhausts of MVAC equipment and E&M plant rooms will be designed to locate away from nearby NSRs as far as practicable and treated by silencers and enclosures, if necessary. The fixed plants will be designed to comply with the noise standards as stipulated in Chapter 9 of the HKPSG during operation phase.

1.1.4 The choice of equipment and the requirement of noise control measures, such as acoustic treatments by silencers and enclosures, will be determined to ensure that the noise level at potentially affected NSRs will comply with the noise criteria. The cumulative noise impact on nearby NSRs shall comply with statutory requirement under Noise Control Ordinance stipulated in IND-TM. For the design of plant noise control treatment, the plant noise shall be controlled and designed to meet the HKPSG requirement, i.e. 5 dB below ANL or the prevailing background noise level, whichever is the lower. The prevailing background noise levels shall be determined at detailed design stage, before construction commencement, for determining the planning criteria.

1.1.5 Potential of noise impact arising from construction phase will be mainly arise from Powered Mechanical Equipment (PME) such as excavators, breakers, concrete mixers, compressors, and generators during site works (excavation, foundation, superstructure, utilities).

1.1.6 Quiet construction methods will be selected specifically to minimize construction noise during the construction phase. Construction works in restricted hours, i.e. between 1900 and 0700 hours or any time on a general holiday including Sundays are not anticipated for this Proposed Development in general. The Contractor should closely liaise with the school to schedule noisy construction works outside examination periods. The Contractor should ensure there will be no exceedance of the noise criterion of 65 dB(A) during the examination period.

1.1.7 With reference to the EPD's Recommended Pollution Control Clauses for Construction Contracts and Practices Note for Professional Persons (ProPECC PN 1/24) Minimizing Noise from Construction Activities, recommended noise mitigation measures include implementation of good site practices, use of quieter PME, avoidance of concurrent construction activities within an active construction site, siting of facilities and application of acoustic screen would be adopted to minimize the construction noise impact.

1.1.8 A noise control plan should be set up to ensure regular maintenance of all plant and equipment, reduce noise generation at source, and that appropriate silencing applications are in use based upon the best reasonable practice. With the implementation of recommended noise mitigation measures as detailed (e.g. scheduling noisy activities, use of silenced equipment/movable noise barrier, etc.), the construction noise impact to the nearby NSRs is anticipated to be insignificant.

Air Quality

1.1.9 In terms of air quality, general design guidelines are stated in HKPSG as indicated in **Table 1-2**.

Table 1-2 Guidelines on Usage of Open Space Site under HKPSG

Polluting Uses	Sensitive Uses	Recommended Buffer Distance
Odour sources	sensitive uses	200m
Industrial chimneys	(a) sensitive uses (b) high-rise buildings (c) active open spaces	Within 500m, consult EPD 200m 10 – 100m
Primary distributors	(a) active and passive recreational uses (b) passive recreational uses	>20m 3- 20m
District distributors	(a) active and passive recreational uses (b) passive recreational uses	>10m <10m
Local distributors	(a) active and passive recreational uses (b) passive recreational uses	>5m <5m

Existing Air Quality

1.1.10 The background air quality of Project Site has been accessed and the nearest EPD air quality monitoring station (AQMS) is Central/Western Monitoring Station which is adopted to represent the ambient air quality of the area. The latest 5 available years of air quality data, i.e., 2019 to 2023, are summarised in **Table 1-3** to depict local air quality trends.

Table 1-3 Background Air Quality at Central/Western Monitoring Station

Pollutant	Averaging time	Concentration 2019-2023 (μg/m³)[1][2]					AQO (μg/m³)
		2019	2020	2021	2022	2023	
SO_2	4th peak 10-min	62	31	51	62	36	500
	4th peak 24-hr	12	9	10	7	7	40
PM_{10}	10th peak 24-hr	69	60	65	52	53	75
	Annual Average	30	25	26	22	22	30
$PM_{2.5}$	19th peak 24-hr	**42**	33	34	33	29	37.5
	Annual Average	**20**	**16**	**16**	14	14	15
NO_2	19th peak 1-hr	153	128	149	142	142	200
	10th peak 24-hr	76	67	75	62	62	120
	Annual Average	37	32	33	30	32	40
O_3	10th peak 8-hr	191	140	155	**197**	153	160
	Peak season	**105**	88	92	**101**	90	100
CO	1st peak 1-hr	N.A	N.A	N.A	N.A	N.A	30,000
	1st peak 8-hr	N.A	N.A	N.A	N.A	N.A	10,000
	1st peak 24-hr	N.A	N.A	N.A	N.A	N.A	4,000

Notes:
[1] Monitoring result(s) exceeding the AQO is/are bolded and underlined.
[2] All air quality data were extracted from EPD's Environmental Protection Interactive Centre.

1.1.11 Exceedance of concentration of $PM_{2.5}$ and O_3 in the AQO has been recorded at Central/Western Monitoring Station. The exceedance of $PM_{2.5}$ are likely due to the influence from exhaust emission from traffic on the busy networks (e.g. Pok Fu Lam Rd) in Central/Western Area, whereas the exceedance of O_3 is mainly caused by regional air pollution and is not directly emitted from man-made sources. No data was available for CO for 2019-2023 from the Central/Western Monitoring Station. In general, the results show a decreasing trend in the concentration of most pollutants in these 5 years.

Future Background Air Quality

1.1.12 In view of the tentative completion year of the proposed development will be in 2025/2026, background air quality concentrations extracted from the PATH v3.0 at Grid (36, 29) in Year 2026 represents background air quality concentrations at the Application Site area. A summary of background air quality concentration in Year 2026 is shown in **Table 1-4.**

Table 1-4 Background Air Quality Concentration of Pollutants

Pollutant	Averaging time	AQOs Concentration limit (µg/m3)	Background (36,29)
SO_2	4th peak 10-min	500	25.19
	4th peak 24-hr	40	7.52
PM_{10}	10th peak 24-hr	75	58.32
	Annual Average	30	21.54
$PM_{2.5}$	19th peak 24-hr	37.5	35.63
	Annual Average	15	13.67
NO_2	19th peak 1-hr	200	100.27
	10th peak 24-hr	120	43.09
	Annual Average	40	21.23
O_3	10th peak 8-hr	160	**168.54**
	Peak season	100	**113.64**
CO	1st peak 1-hr	30,000	619.8
	1st peak 8-hr	10,000	586.32
	1st peak 24-hr	4,000	562.19

Notes:

[1] Prediction result(s) exceeding the AQO is/are bolded and underlined.

1.1.13 These data have demonstrated that the concentrations of pollutants are below the AQOs, except for O_3. O_3 is not directly emitted from an emission source. It is formed by the chemical reactions of NOx and VOCs under the presence of sunlight and a regional pollution problem. O_3 is therefore not considered as a key parameter in this assessment.

1.1.14 The assessment area for an air quality impact assessment (AQIA) is defined by a distance of 500m from the site boundary as shown in **Annex 2**. The representative air sensitive receivers (ASRs) were identified and the separation distance between ASRs and Project Site are shown in **Annex 3** and summarized in **Table 1-5**.

Table 1-5 Representative Air Sensitive Receivers

ASR ID	Location	Land Use	Shortest Horizontal Distance (m)	Maximum Building Height (mPD)	Ground Level (mPD)
ASR01	18 Pokfield Road	Residential	13	170.3	54.4
ASR02	University Heights Tower 1	Residential	3	168.6	62.2
ASR03	University Heights Tower 2	Residential	3	168.5	62.2
ASR04	Our Lady of the Rosary Church St. Charles School	Educational Institution	14	53.7	29.6
ASR05	Pokfield Garden	Residential	43	92.4	37.5
ASR06	Kennedy Town Community Complex Dental Clinic	G/IC	104	60.6	6.7
ASR07	Axeford Villa	Residential	91	100.7	8.4
ASR08	Sands Building	Residential	70	83.6	28.6
ASR09	Academic Terrace Block 3	Residential	94	143.3	64.2
ASR10	St. John's College University of Hong Kong	Educational Institution	128	132.7	101.6
ASR11	St. John's College Chapel	Place of Worship	128	106.0	89.1
ASR12	Fulham Garden Block C	Residential	187	149.2	99.1
ASR13	Wah Fai House	Residential	183	112.7	46.7
ASR14	Po Tak Mansion	Residential	164	112.5	35.8

Emissions from the Proposed Development & Concurrent Project

1.1.15 Foundation and superstructure works during the construction period would be anticipated in construction phase, dust emission in terms of Total suspended particulates (TSP), respirable suspended particulates (RSP) and fine suspended particulates (FSP) are the key air pollutants during construction. In view of the project nature and scale, the construction activities will be limited to localised at-grade construction works.

1.1.16 Contractor(s) will be required to transport the excavated materials out from the site to avoid the cumulation of materials on site. Excavated materials will be reused as fill materials within the Application Site to minimize dust emission due to transportation of materials.

1.1.17 Construction activities mainly involve excavation and foundation works, superstructure and fitting out works. Given the small scale of site formation, it is expected to generate about 3,451 m^3 of inert C&D waste as shown in **Table 1-9**. The construction will last for 1 year, assuming a capacity of 7m^3 per truck, bulk factor of 1.2, 25 working days a month and the works will not be conducted simultaneously, it is estimated that a maximum of 2 truck trips per day would be required for the delivery of excavated material. In view of the estimated number of dump trucks arising from the transportation of inert C&D materials is low, the impacts from transportation off-site are expected to be limited.

1.1.18 Under the Air Pollution Control (non-road Mobile Machinery) (Emission), only approved or exempted non-road mobile machineries with a proper label are allowed to be used in the construction site. In addition, dust potentially generated from concreting works could be minimized with the use of prefabrication construction method where structures are prefabricated offsite whenever possible.

1.1.19 Diesel-fueled machinery operating on-site, including construction trucks and powered mechanical equipment (PMEs) may be potential source of NO_2, SO_2, and CO during construction stage.

1.1.20 Fuel combustion from the use of powered mechanical equipment (PMEs) during construction works could be a potential source of air pollutants such as NO_2, SO_2 and CO. To reduce SO_2 emission, Air Pollution Control (Fuel Restriction) Regulation was enacted in 1990 to impose legal control on the types of fuel allowed for use and their sulphur contents in commercial and industrial processes. To improve air quality and protect public health, EPD has introduced the Air Pollution control (Non-road Mobile Machinery) (Emission) Regulation since 1 December 2015, under which only approved or exempted NRMMs are allowed to be used in construction sites. In addition, all construction plants are required to use ULSD (defined as diesel fuel containing not more than 0.005% sulphur by weight) as stipulated in Environment, Transport and Works Bureau Technical Circular (ETWB-TC(W)) No.19/2005 on Environmental Management on Construction Sites. Furthermore, given the localized and small scale of the Project, as well as the small number of PMEs involved, adverse air quality impacts due to emissions from the use of PMEs would be unlikely.

1.1.21 The proposed development was previously approved under Section 12A Application No. Y/H1/2 and is currently under construction which is expected to be completed by 2025/2026. The subject Section 16 Planning Application only pertains to the designation of the podium levels (LG1/F to LG5/F) for use as academic and ancillary facilities, which falls under Column 2 "Educational Institution" use within the approved Outline Zoning Plan (OZP). No separate construction works are proposed beyond what has already been commenced under the earlier approval. Based on best available information, there is no concurrent project with known implementation programme. Therefore, no cumulative construction impact is anticipated during the construction phase.

1.1.22 For the proposed development, with the implementation of good site practices and sufficient dust suppression measures as stipulated under the Air Pollution Control (Construction Dust) Regulation, significant dust generated from the construction of the Proposed Development is not anticipated. Hence, adverse dust impact during the construction phase would not be anticipated.

1.1.23 Construction-related machines employed in the Project Site will follow the requirements as stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations to control potential emissions from non-road mobile machinery. Therefore, gaseous emission from construction equipment would be minor and would not cause any adverse air quality impact.

1.1.24 Study area for Air Quality Impact Assessment (AQIA) has been identified by distance of 500m from the boundary of the Project Site as shown in **Annex 2**. Potential air pollution source in the vicinity of the Project Site during operational phase would be tailpipe emission generated from road traffic along open road. The Project Site is surrounded by Pokfield Road to the north and Pok Fu Lam Road to the east. According to the Annual Traffic Census 2023 issued by Transport Department ("TD"), the section of Pokfield Road near the Project Site is classified as Local Distributor ("LD") with a minimum buffer distance of 5m while Pok Fu Lam Road is classified as Primary Distributor, requiring a minimum buffer distance of 20m based on HKPSG recommendation as shown in table below.

Table 1-6 Buffer distance between the Proposed development and Nearby Road

Road	**Road Type**	**HKPSG Guideline Buffer Distance Requirement**	**Distance between Proposed Development and nearby road**
Pokfield Road	**Local Distributor**	**>5m**	**6**
Pok Fu Lam Road	**Primary Distributor**	**>20m**	**90**

1.1.25 The minimum separation distance of 14m from the building façade and 6m from the podium to Pokfield Road is maintained as shown in **Annex 4**. No openable window and fresh air intake will be located at buffer zone. For Pok Fu Lam Road, it is about 90m away from the site boundary, impact from vehicular emission from Pok Fu Lam Road to the Application Site is not expected. Besides, no open space intended for recreational use falls within the 5m buffer zone of Pokfield Road. Therefore, no adverse air quality impact from vehicular emission is anticipated.

1.1.26 An environmental survey was conducted and records of specified licenses were reviewed in May 2025. A site visit was also conducted on 14 May 2025 to identify the surrounding condition of the site. The results of that survey and site visit have confirmed that no chimney and has confirmed that no industrial chimney is located within 500m radius of the Project Site, whilst slaughterhouses, sewage treatment works facilities, village incinerators, odour sources and duty uses are not found within 500m radius of the Application Site. No adverse air quality impact from industrial emission is therefore anticipated.

1.1.27 No wet laboratory involving the use or testing of organic, inorganic, or volatile chemicals will be included in the Proposed Development. Laboratory facilities will be limited to general teaching or research purposes which do not involve fuel combustion or chimney emissions. As for staff and students canteen to be provided on site, the exhaust vents are located at the western façade facing University Heights while the fresh air intakes are located at the same façade, with the minimum separation distance of 12m as shown in **Annex 5**. The exhaust vent is located away from fresh air intake and nearby air sensitive receivers (ASRs) as far as possible. The EPD's Guideline on "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be followed in the design of kitchen and canteen for oily fume and odour control. The anticipated oily fume and odour impact is insignificant. It should also be noted that residential F&B use had already been included in the approved GBP of the Permitted Staff Quarters. The current proposal for staff and students canteen is of similar nature and no adverse air quality impact is anticipated.

Water Quality

1.1.27 The Proposed Development is located in an urban area with public foul water and rain water drain system in vicinity. During the construction phase of the Proposed Development, wastewater will be likely generated from groundwater extraction during foundation works and construction site surface run-off which will be mainly laden with suspended solids such as silt and mud. The water quality of effluent will be affected by the following:

i. General Construction Activities;
ii. Wash water from vehicles, equipment and dust suppression sprays;
iii. Potential minor oil leaks or spills from vehicles and plants;
iv. Site surface runoff and erosion of exposed bare soil and earth, drainage channels, earth working areas and stockpiles; and
v. Sewage generated from on-site workforce.

1.1.28 There is a need to apply to EPD for a discharge license for the discharge of effluent from the construction site under the WPCO. Any surface runoff and wastewater generated from the works area during the construction phase should be treated and discharged in accordance with the requirements of the discharge license. Runoff and drainage shall be avoided or minimised with the implementation of mitigation measures and good site practices outlined in ProPECC PN 2/24 which shall include but not limited to the following:

i. Providing perimeter channels to intercept storm runoff from outside the site.

These shall be constructed in advance of site formation works and earthworks.

ii. Providing sand/silt removal facilities such as sand traps, silt traps and sediment basins to remove sand/silt particles from runoff to meet the requirements of the standard in Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters under the WPCO. These facilities shall be properly and regularly maintained. Channels or earth bunds or sand bag barriers shall be provided on site to properly direct storm water to such silt removal facilities

iii. Minimising soil excavation works by careful programming of works during rainy seasons

iv. Protecting exposed soil surface by paving as practical to reduce the potential of soil erosion

v. Protecting temporary access roads by crushed gravel and exposed slope surfaces shall be protected when rainstorms are likely to occur

vi. Avoiding trench excavation in the wet season as far as practicable, and, if necessary, these trenches shall be excavated and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations should be discharged into storm drains via silt removal facilities.

vii. Covering the open stockpiles of construction materials on site with tarpaulin or similar fabric during rainstorms. Measures should be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.

viii. Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. attached to the vehicle wheels or body can be washed off before the vehicle leaves the work site". Settling out the sand and silt in the wash water from the vehicles leaving the wheel washing facility, which ensures no earth, mud and debris is deposited on the road, before discharging into the storm drain. The section of the road between the wheel washing bay and the public road shall be paved with a back-fall to prevent wash water or other site runoff from entering the public area.

ix. Planning ahead the temporary site drainage management and wastewater treatment system for collection, treatment, reuse and discharge of surface runoff and wastewater before the construction works start.

x. Groundwater pumped out of wells, etc. for the lowering of ground water level in basement or foundation construction should be discharged into storm drains after the removal of silt in silt removal facilities.

1.1.29 During the operation phase of the Proposed Development, surface run-off and sewage generated by the residents and staff are the main sources of water quality impacts. Surface run-off on site will be properly collected via stormwater drains and discharged to existing drainage system. The design of site drainage and disposal of various site effluents generated with the Proposed Development will follow the relevant guidelines and practices as given in the ProPECC PN1/23. Effluent arising from proposed development is subject to the control of the Water Pollution Control Ordinance (WPCO), and the effluent discharge will be in compliance with the WPCO-Technical Memorandum and WPCO discharge license conditions.

Waste Management

1.1.30 Relevant standards and legislations in Hong Kong on handling, storage, transportation and disposal of waste shall be strictly complied with during construction and operation phases:

i. Waste Disposal Ordinance (WDO) (Cap.354)
ii. Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)
iii. Public Health and Municipal Services Ordinance (Cap.132)
iv. Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap 354N)

1.1.31 The construction works of the Project mainly include excavation and foundation works, superstructure and fitting out works. These activities are expected to generate different waste types, including:

i. Inert construction and demolition (C&D) materials (e.g. soil, rock, concrete)
ii. Non-inert C&D materials (e.g. topsoil, timber, plastics, glass, metals, vegetation)
iii. Chemical waste from the maintenance and servicing of construction equipment
iv. General refuse generated by construction workers (e.g. food scraps, paper, containers)

1.1.32 During construction phase, all construction and demolition (C&D) materials shall be sorted on-site into inert and non-inert C&D materials, and where the materials can be recycled or reused shall be re-used on site as far as possible. Inert C&D materials shall be delivered to the public fill reception facilities as far as practicable. Any remaining non-inert C&D materials shall be delivered to sorting facilities and landfills. For non inert C&D materials, such as timber, paper, etc., will be reused or recycled as far as possible and sent to Y-Park for recycling. Landfill disposal should only be considered as the last resort for waste handling. Trip-ticket system shall also be implemented in accordance with Development Bureau TC(W) No. 6/2010 to monitor the disposal of C&D material and control fly-tipping. Delivery site is subject to the designation by the PFC according to the DEVB TC(W) No.6/2010. With proper handling and disposal of waste, no adverse impact is anticipated during construction phase.

1.1.33 Chemical waste from maintenance and servicing of construction equipment/plant may be generated during construction phase. If chemical waste is produced, the Contractor would be required to register with the EPD as a Chemical Waste Producer and to follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. Good quality containers compatible with the chemical wastes should be used. Appropriate labels should be securely attached on each chemical waste container indicating the corresponding chemical characteristics of the chemical waste, such as explosives, flammable, oxidizing, irritant, toxic, harmful, corrosive, etc. Chemical waste should be collected by a licensed collector and to be disposed of at a licensed chemical waste treatment and disposal facility (Chemical Waste Treatment Centre (CWTC) at Tsing Yi) in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

1.1.34 In this project, it is estimated that the total amount of 3,451m^3 of non-inert C&D materials will be generated and imported fill is not required for the Project works during construction stage. To clearly spell out the types and amount of waste generated and its associated mitigation measures, a Waste Management Plan (WMP), as part of Environmental Management Plan (EMP) should be prepared in accordance with ETWB TC(W) No.19/2005 and submitted to the Project / Site Engineer for approval. The recommended mitigation measures should form the basis of the WMP.

1.1.35 WMP is needed prior to the commencement of construction works. Construction waste management strategy is to avoid, minimize, reuse, re-cycle and finally dispose of waste with the desirability descending in this order. Contractor(s) will be required to implement effective waste management measures to ensure their practices are in line with the strategies.

1.1.36 General refuse such as food scraps, waste paper, empty containers, etc. would be generated from the workforce during the construction phase. General refuse should be stored in enclosed bins separately from construction and chemical wastes. Recycling bins should also be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that intentional or accidental release to the surrounding environment does not occur with proper management. A waste collector should be employed to collect the general refuse for disposal at West New Territories (WENT) landfill at Nim Wan on a regular basis. With proper on-site handling and storage, as well as regular disposal of waste, no adverse impact is anticipated.

1.1.37 With the implementation of mitigation measures and good site practices for waste management outlined in ProPECC PN / relevant guidelines, no adverse impact is envisaged during construction phase and operation phase.

Table 1-9 Summary of Quantity of Waste during Construction Phase

Type of Waste	Quantity	Handling Arrangement and Outlets	Remark
Inert C&D Materials Delivered to Public Fill [1]	3,451m^3	- Delivered to the Public Fill ((i.e. Tseung Kwan O Area 137 Fill Bank) Summary of Quantity of Waste during Construction Phase	With reference to "A guide for managing and minimizing building and demolition waste", 0.238 m^3/m^2 GFA for demolition waste and 0.498 m^3/m^2 GFA for construction. According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be delivered to public fill reception facilities. (65% of C&D waste was delivered to public fill reception facilities, while 25% of C&D waste was transferred to other projects for direct reuse) Tentative GFA = 7700 m^2. C&D Waste Generation Index: 0.498 per m^2 GFA (Note: Only construction waste is considered, as the former building was demolished in December 2020.) Total Quantity = 7700 × 0.498 × 90%
Reused Inert C&D Materials (or Public Fills) For Onsite Reused	690m^3	- Recycled as much as practicable for onsite re-usage	Assumed a reusable rate of 20%
Non-inert C&D Materials (or C&D waste) Generated [2]	139m^3	- Recycled and reused as much as practicable - Disposed of at the WENT landfill	Tentative GFA: 7,700m^2 With reference to "A guide for managing and minimizing building and demolition waste", for Commercial Office Projects: 0.200m^3/m^2 GFA According to Hong Kong Waste Statistics for 2023, 9% of C&D waste was disposed of at landfill. Non-inert C&D Materials Waste Index: 0.20 per m^2 GFA Total Quantity = 7700 × 0.2 × 9%
Chemical Waste[3]	few cubic metres per month	- Collected by licensed collector for the disposal of at licensed treatment facilities (e.g. Chemical Waste Treatment Centre (CWTC) at Tsing Yi)	Advised by project team
General Refuse from Workforce[4]	550kg/day	- Recycled as much as Practicable - Disposed of at the WENT landfill	Assumed maximum of 100 workers working simultaneously at the Application Site. According to Hong Kong Waste Statistics for 2023, the generation rate of industrial and commercial waste is 0.55 kg/person/day

Note:

[1] Includes, but not limited to excavated soil, broken concrete, granular materials etc.

[2] Includes, but not limited to, bamboo, timber, paper and plastic, etc.

[3] Includes, but not limited to, scrap batteries or acid/alkali from construction plant maintenance activities; used paints, engine oils, hydraulic fluids and waste fuel, etc.

[4] Includes, but not limited to, food waste, aluminum cans, waste paper, etc.

1.1.38 The major type of waste generated from the operation phase is general refuse. With reference to Monitoring of Solid Waste in Hong Kong - Waste Statistics for 2023 by EPD, the disposal rate of domestic waste was 0.89 kg/person/day. Assuming a 20% of recycling rate for general refuse through the provision of recycling bins provided during operation phase, generation rate of domestic waste is 1.13kg/person/day. With the approved population of 6,900 persons including population for the proposed academic complex and staff quarters (as per previous estimation of the academic complex development assumed under the Section 12A application No. Y/H/12), the estimated quantities of general refuse anticipated will be 7,797 kg/day (1.13 kg/person/day x 6,900 persons). General refuse will be removed on regular basis to minimize odour, pest and litter impacts.

1.1.39 Adverse waste management implication is also not anticipated during the operation phase [CM1] with general refuse and recycling practices. Recyclables like plastic containers, glass bottles and aluminium cans should be separated from general refuse and delivered to the local recyclers to maximise the reuse and recycle volume. Non-recyclable general refuse would be collected by waste collector daily and disposed of at WENT landfill. A sufficient amount of trash bins and recycling bins with secure lids will be provided on site to ensure proper waste collection and minimize environmental impact.

Land Contamination

1.1.40 The assessment is prepared in accordance with the following guidance:

i. Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management (Guidance Manual), dated December 2007, revised in April 2023;
ii. Guidance Note for Contaminated Land Assessment and Remediation (Guidance Note), dated 15 August 2007, revised in April 2023; and
iii. Practice Guide for Investigation and Remediation of Contaminated Land (Practice Guide), dated August 2011, revised in April 2023.

1.1.41 The Application Site is situated at IL7704 RP (Part), Pokfield Road and it is zoned as "Residential (Group B) " ("R(B)") on the on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP). The portion of Application Site covering the "R(B)" zone has a site area of about 2,694m^2. Under the approved scheme, the Subject Podium with a total GFA of about 7,700m2, is currently intended for ancillary uses to the residential development in the Permitted Staff Quarters. The site is currently under construction. The nature and scale of construction is referred to the approved S12A application No. Y/H/12

1.1.42 The Application Site is surrounded by "Government, Institution or Community" ("G/IC") to the east and south, Residential Group (A) ("R(A)") to the west and "Green Belt ("GB") zone to the north and far east. The Application Site is bounded by Pokfield Road to the west and east. The proposed used of the development only involves podium levels for academic facilities and its associated ancillary facilities on LG1/F to LG/5F serving HKU students and staff.

1.1.43 The aerial photograph records of 1963 obtained from Lands Department (LandsD) showed that there has been building structures at the Application Site since 1963 as shown in **Annex 6**. According to the land lease, HKU was granted the site since 1961 and it was used as staff quarters which was ceased and demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. There are no underground or above-ground storage tanks and disused underground storage tanks in the Application Site. As such, it is expected that there are no polluting activities within the Application Site. Land contamination potential is not expected.

1.1.44 Information from the following government departments have been obtained as shown in table below.

Table 1-10 Enquiries and Responses on Land Contamination Related Records in the Application Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
1816/ 25-0001	Environmental Protection Department	By email	11 March 2025	- Two registered chemical waste producers at the subject site which are the contractors of the construction site. - There is no record of waste disposal, accidental spillage or related submissions at the subject site.
1816/ 25-0002	Fire Services Department	By email	24 July 2025	- Neither records of dangerous goods license, fire accidents nor incidents of spillage/ leakage of dangerous goods were found at the subject location.
1816/ 25-0003	Planning Department	() in HK-R/PUB/2	15 May 2025	- The subject site previously straddled area zoned "Residential (Group A) ("R(A)") and "Government, Institution or Community" ("G/IC") under the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/17 published on 25.2.2011, subject to a maximum building height (BH) of 120mPD. The BH restriction was later revised to 150mPD on the OZP No. S/H1/20 published on 30.4.2021. Since then, there was no further changes in zoning and BH restriction. - Two planning applications for proposed student hostel (application no. A/H1/64) and minor relaxation of BH restriction for proposed Pokfield Campus (application no. Y/H1/2) were approved by the Metro Planning Committee on 26.7.2002 and 20.5.2022 respectively. - The subject site was previously occupied by four blocks of HKU staff quarters, swimming pool and sport centre which were demolished in 2021/2022.
1816/ 25-0004	Lands Department	By email	17 March 2025	Not relevant

1.1.45 Information request from Environmental Protection Department (EPD) has been enquired about the latest update on the availability of land use status and records of land contamination and/or spillage for the site. As advised by EPD on 11 March 2025, there are two registered chemical waste producers at the subject site, both of which are contractors for the construction works. There is no record of waste disposal, accidental spillage or related submissions at the subject site. It is assumed that no land contamination issue was induced by the chemical waste producer during construction works given that good site practices implemented properly. For the dangerous goods records provided by Fire Services Department (FSD) on 24 July 2025, there are no records of dangerous goods licences, fire incidents, or leakage/spillage of dangerous goods at the site. Therefore, no land contamination issues are anticipated at the Application Site.

1.1.46 In view of the above, and noting that the Permitted Staff Quarters is already under construction (as per the previously approved Section 12A application No. Y/H/12), and the proposed use only involves the podium levels of the Permitted Staff Quarters, it is anticipated that the proposed use will not cause insurmountable environmental impact.

2 Conclusion

2.1.1 Given that the Proposed Development will utilize the central air-conditioning system and will not rely on openable windows for ventilation, it is unlikely that any insurmountable traffic noise impacts will occur.

2.1.2 Fugitive dust due to construction works and gaseous emission from construction equipment would make insignificant air quality impacts to the nearby air sensitive receivers, with the implementation of dust suppression measures and good site practice as stipulated under Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations.

2.1.3 The vehicular emission horizontal buffer distance between Pokfield Road and the air sensitive uses of Project Site is sufficient as stipulated in Chapter 9 – Environment of HKPSG. No adverse air quality impact due to vehicular emission is anticipated at the Proposed Development.

2.1.4 Given that no chimney and odour source is identified within the 500m of the Proposed Development, thus adverse air quality impact from industrial emission to the Proposed Development is not anticipated.

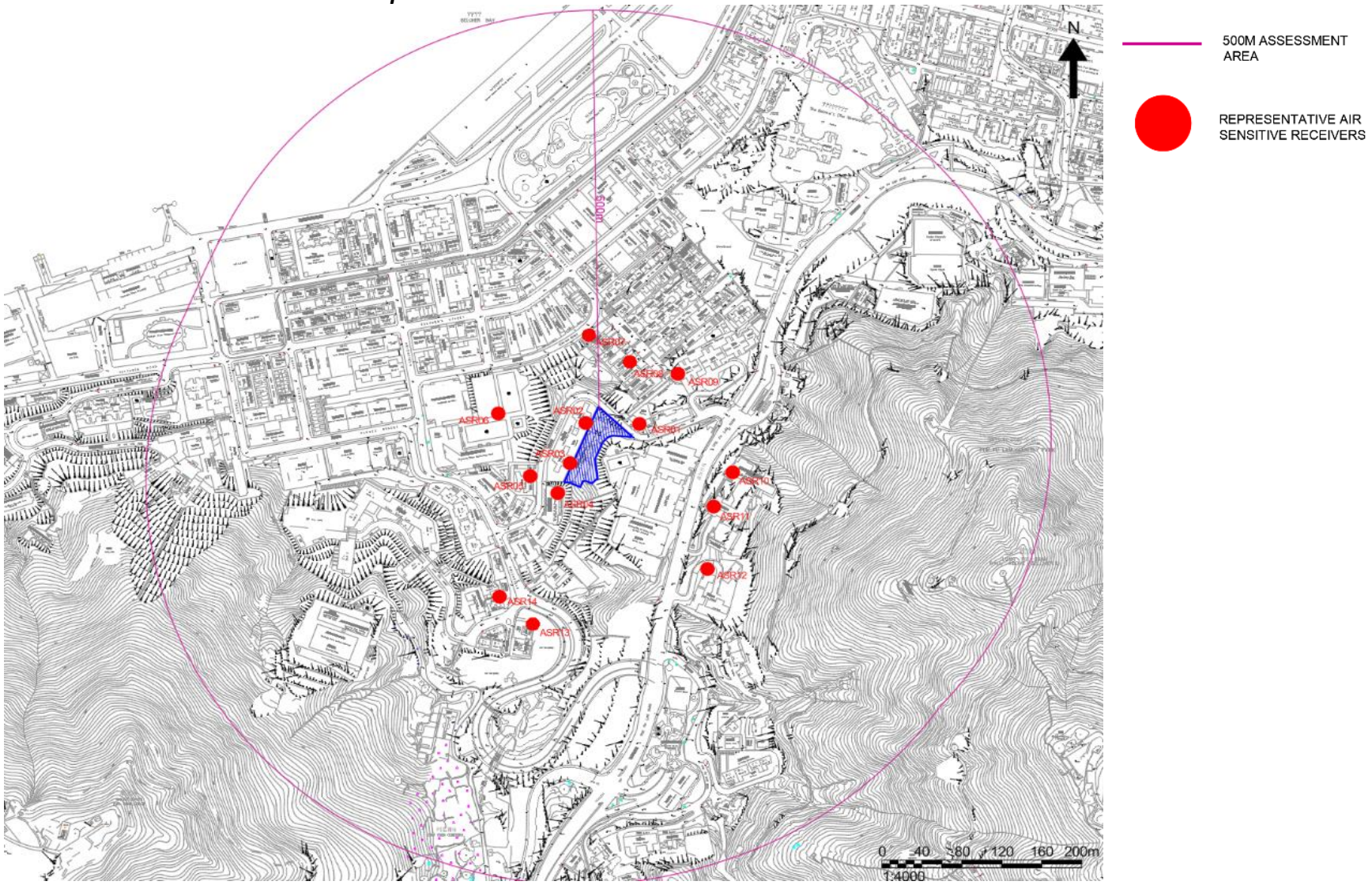
2.1.5 As discussed in Section 1.1.23, the proposed staff and student canteen will adopt proper odour and oily fume control measures in accordance with EPD's guidelines. With sufficient separation distance between exhaust vents and fresh air intakes, and the exhaust vent is located away from fresh air intake and nearby sensitive receivers. Therefore, no adverse air quality impact from oily fumes and odour is anticipated at the Proposed Development.

2.1.5 For water quality assessment, water quality impact is expected to be minimal when appropriate mitigation measures and good site practice are implemented during construction phase to properly discharge site run-offs. The contractor shall apply for a Discharge License from EPD under the WPCO. All site discharges should be treated as necessary in accordance with the terms and conditions of the Discharge License. Thus, water quality impact is not anticipated during construction phase and operation phase of the Proposed Development.

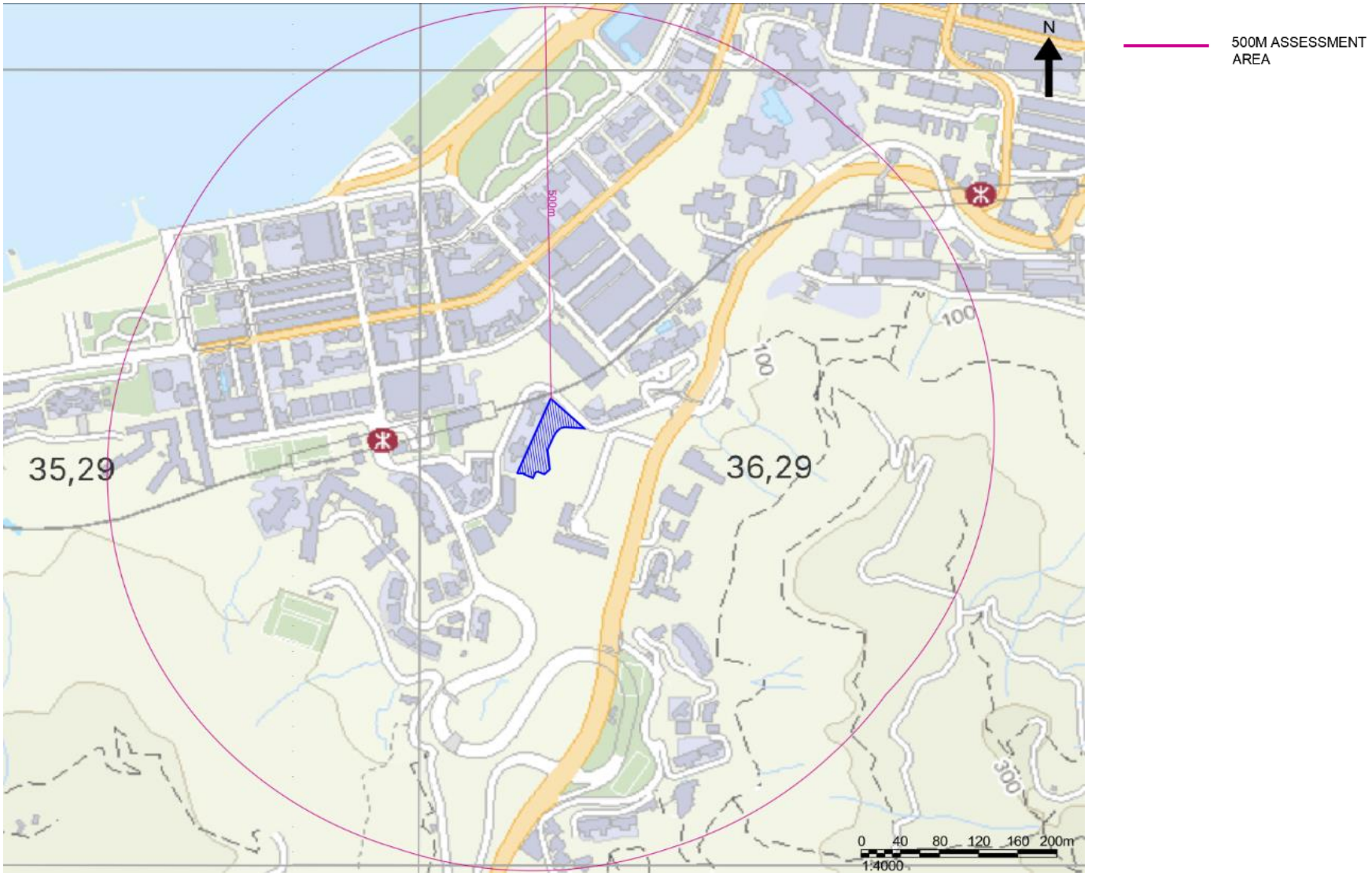
2.1.6 For waste management, top priority should be given to waste avoidance, followed by minimisation, reuse/recycling, treatment and disposal of waste as a last resort, expected to be generated from the construction phase and operation phase. Provided that all these wastes are reused and recycled if appropriate, handled, stored and disposed of in strict accordance with the relevant legislative requirements and the recommended mitigation measures are properly implemented, no adverse waste impact is anticipated.

2.1.7 Based on the information gathered and reply from government departments, there are no records of chemical spillage accidents, land contamination submissions, dangerous goods storage, or fire-related incidents at the Application Site. The information collected from the review of historical aerial photographs revealed no past land contamination and therefore, it is not anticipated that there would be any land contamination impact due to past land uses. Therefore, no land contamination impact is anticipated.

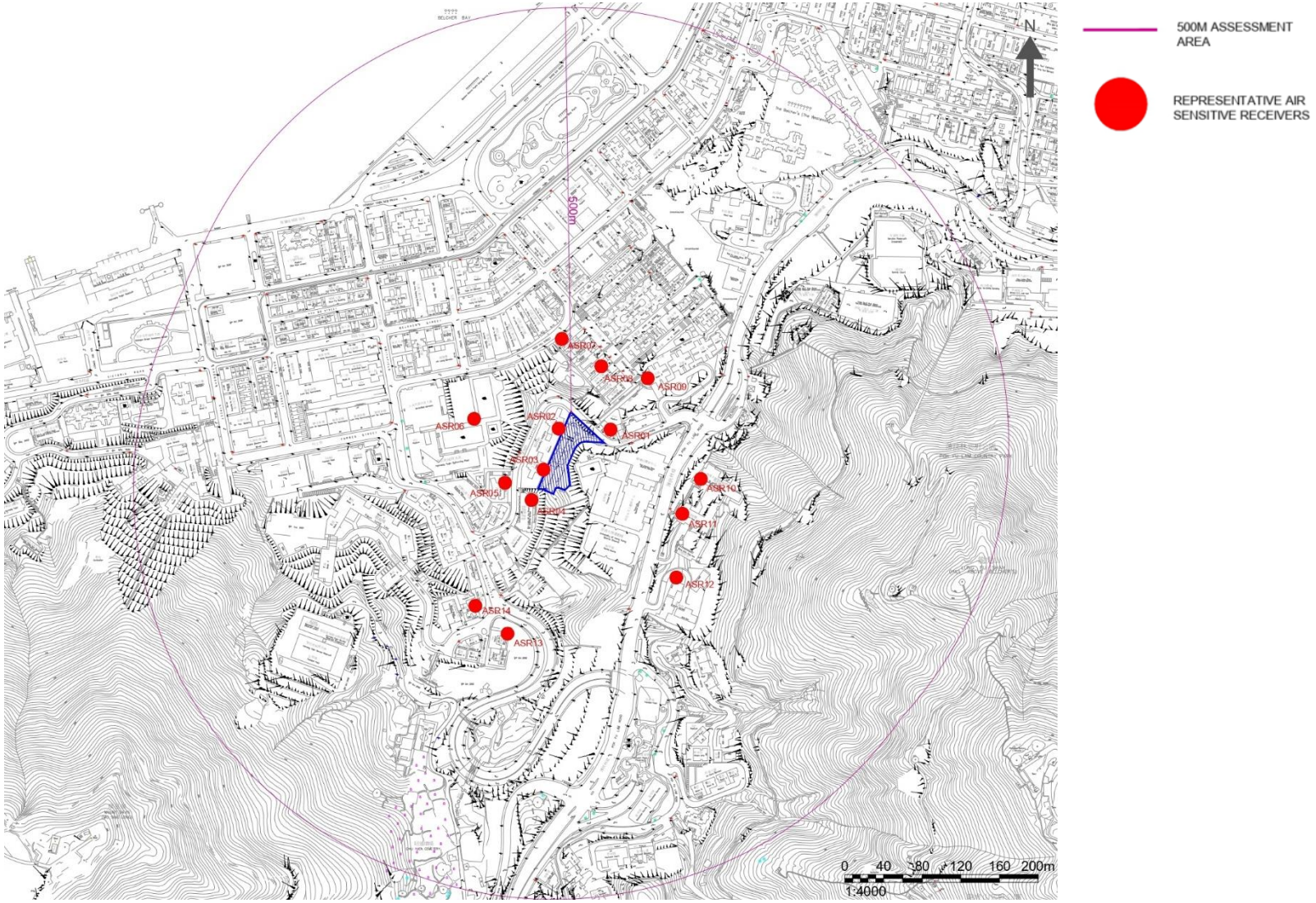
Annex 1 300m Assessment Area & Reprewative NSRs



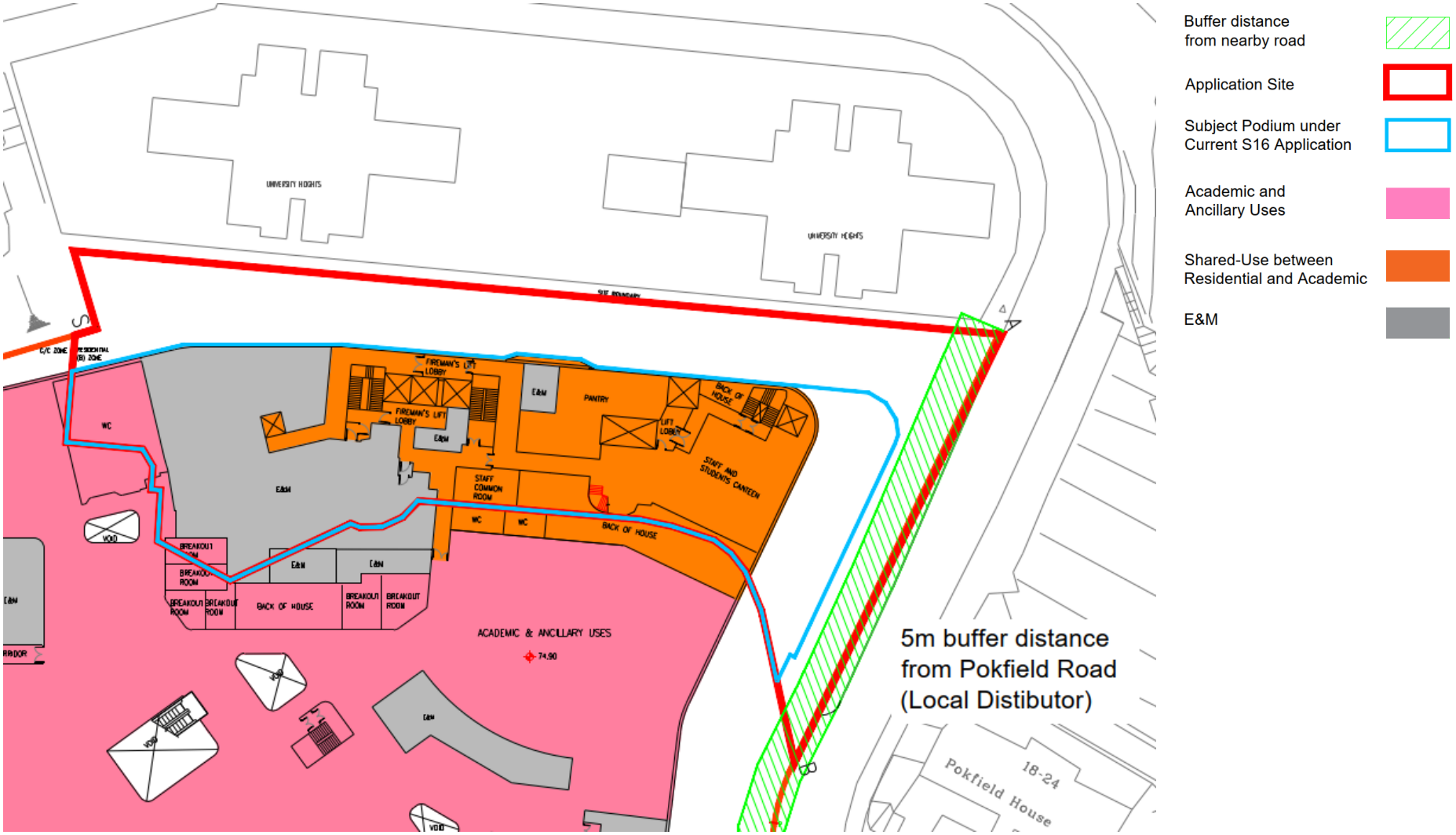
Annex 2 500m Assessment Area for AQIA



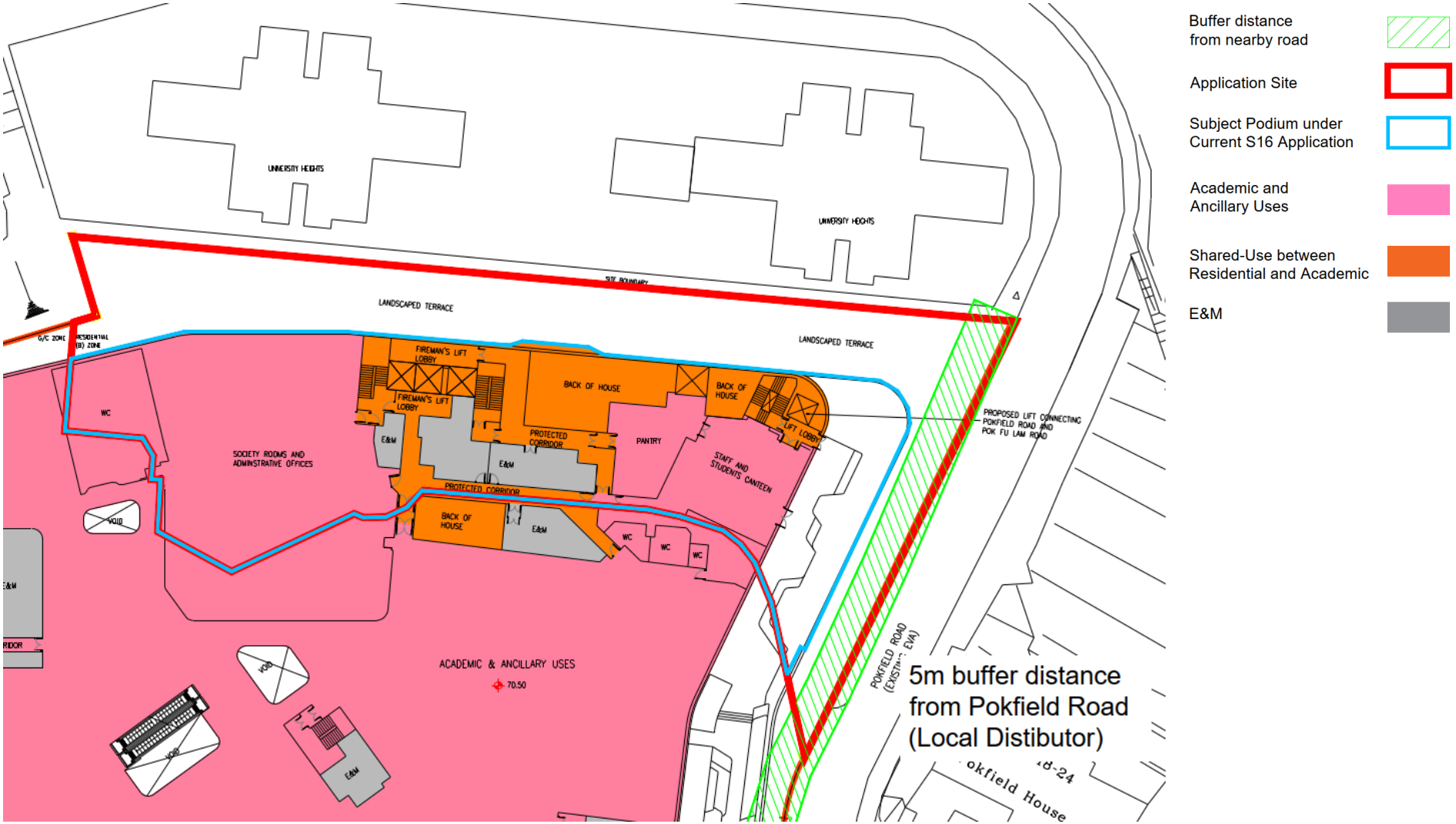
©Annex 3 Representative ASRs



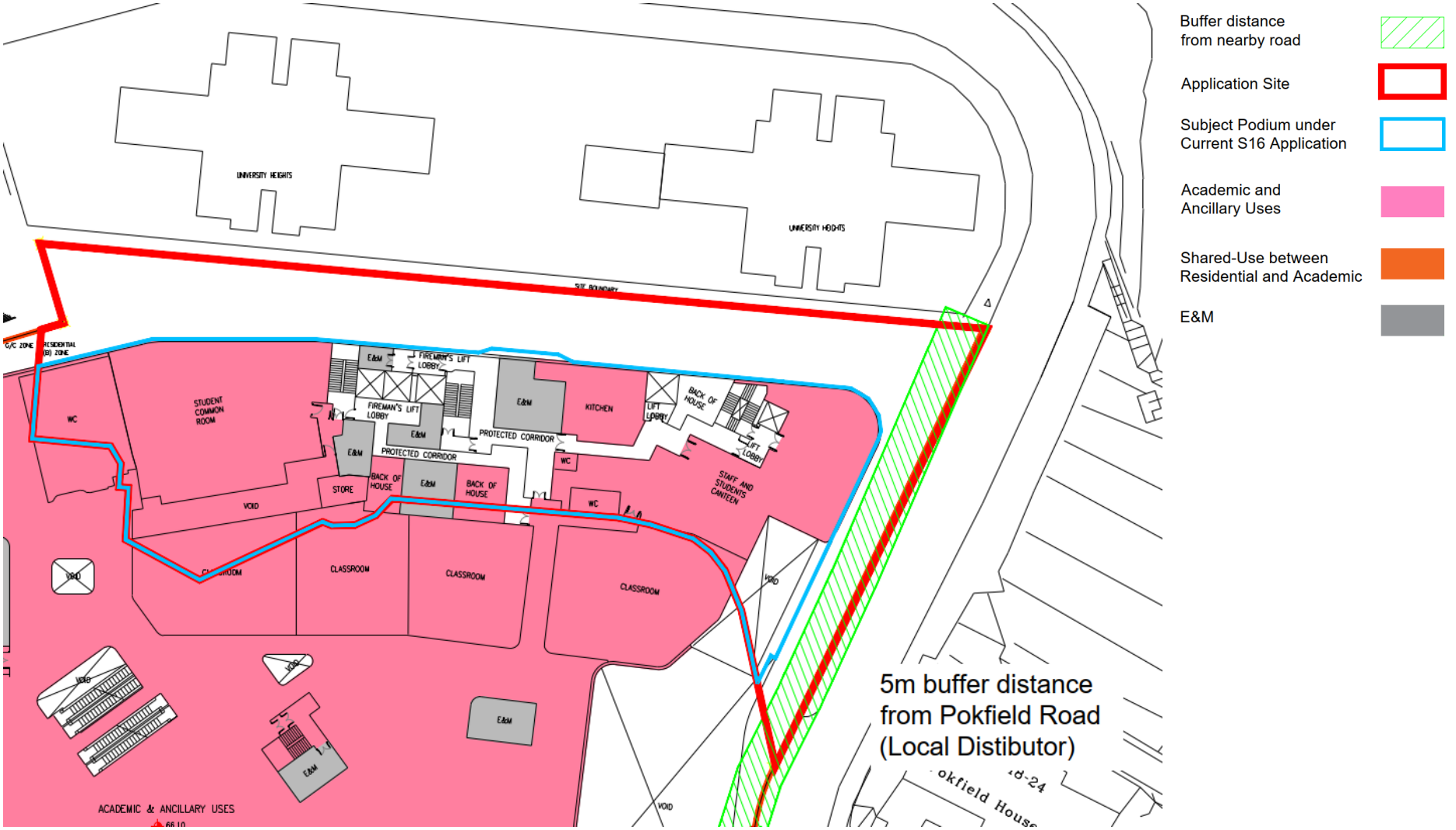
Annex 4 Buffer distance from adjacent road


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
PANTRY
BACK OF HOUSE
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
WC
E&M
STAFF COMMON ROOM
WC
WC
BACK OF HOUSE
VOID
BREAKOUT ROOM
BREAKOUT ROOM
BREAKOUT ROOM
BREAKOUT ROOM
BACK OF HOUSE
BREAKOUT ROOM
BREAKOUT ROOM
E&M
E&M
E&M
ACADEMIC & ANCILLARY USES
74.90
VOID
VOID
VOID
5m buffer distance from Pokfield Road (Local Distibutor)
18-24
Pokfield House

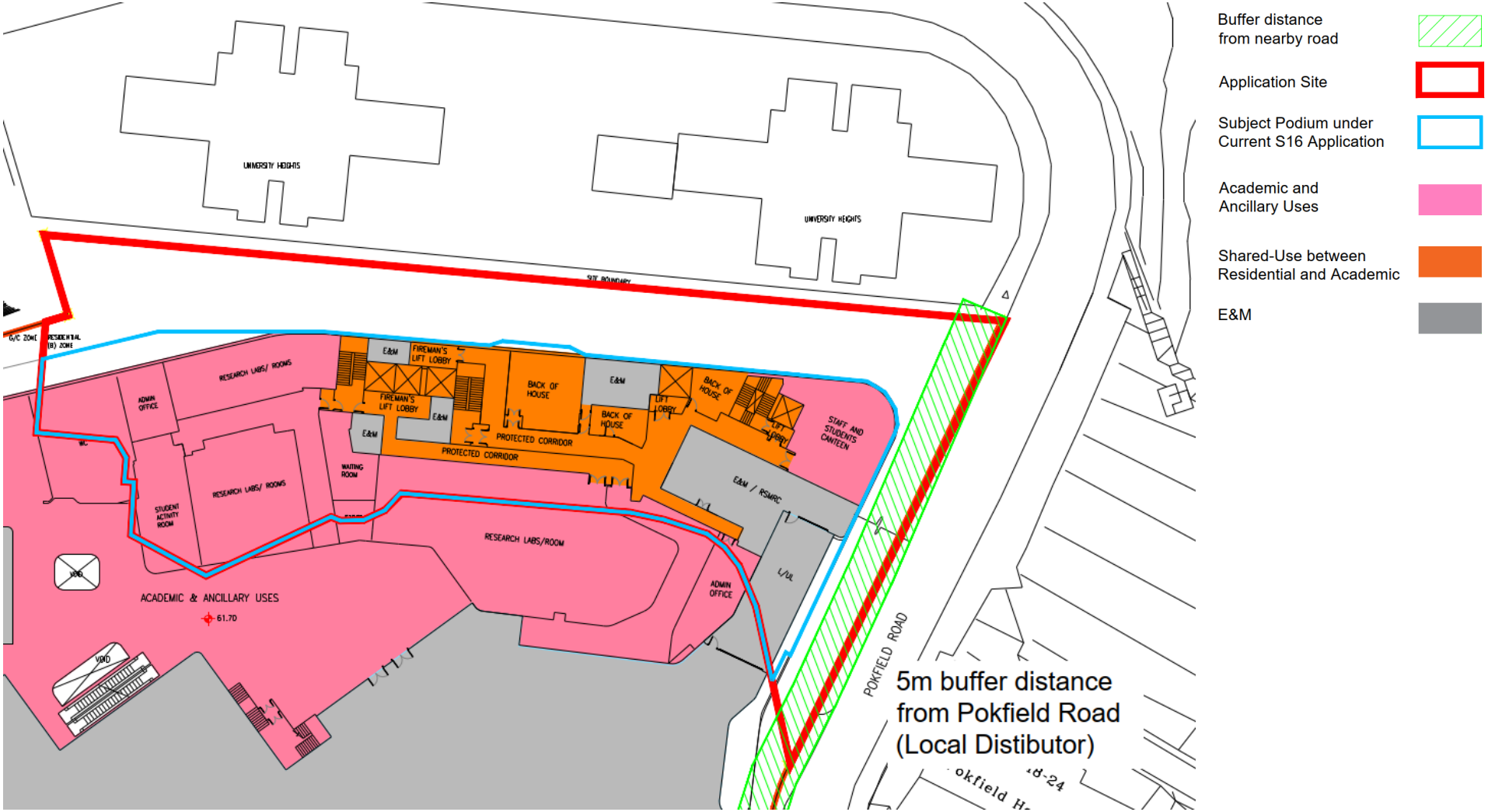
Floor LG1


UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
LANDSCAPED TERRACE
LANDSCAPED TERRACE
G/C ZONE
RESIDENTIAL (B) ZONE
WC
SOCIETY ROOMS AND ADMINSTRATIVE OFFICES
VOID
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
PROTECTED CORRIDOR
E&M
PANTRY
BACK OF HOUSE
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
PROTECTED CORRIDOR
BACK OF HOUSE
E&M
WC
WC
WC
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
ACADEMIC & ANCILLARY USES
70.50
VOID
VOID
E&M
POKFIELD ROAD (EXISTING EVA)
5m buffer distance from Pokfield Road (Local Distibutor)
okfield House
Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M

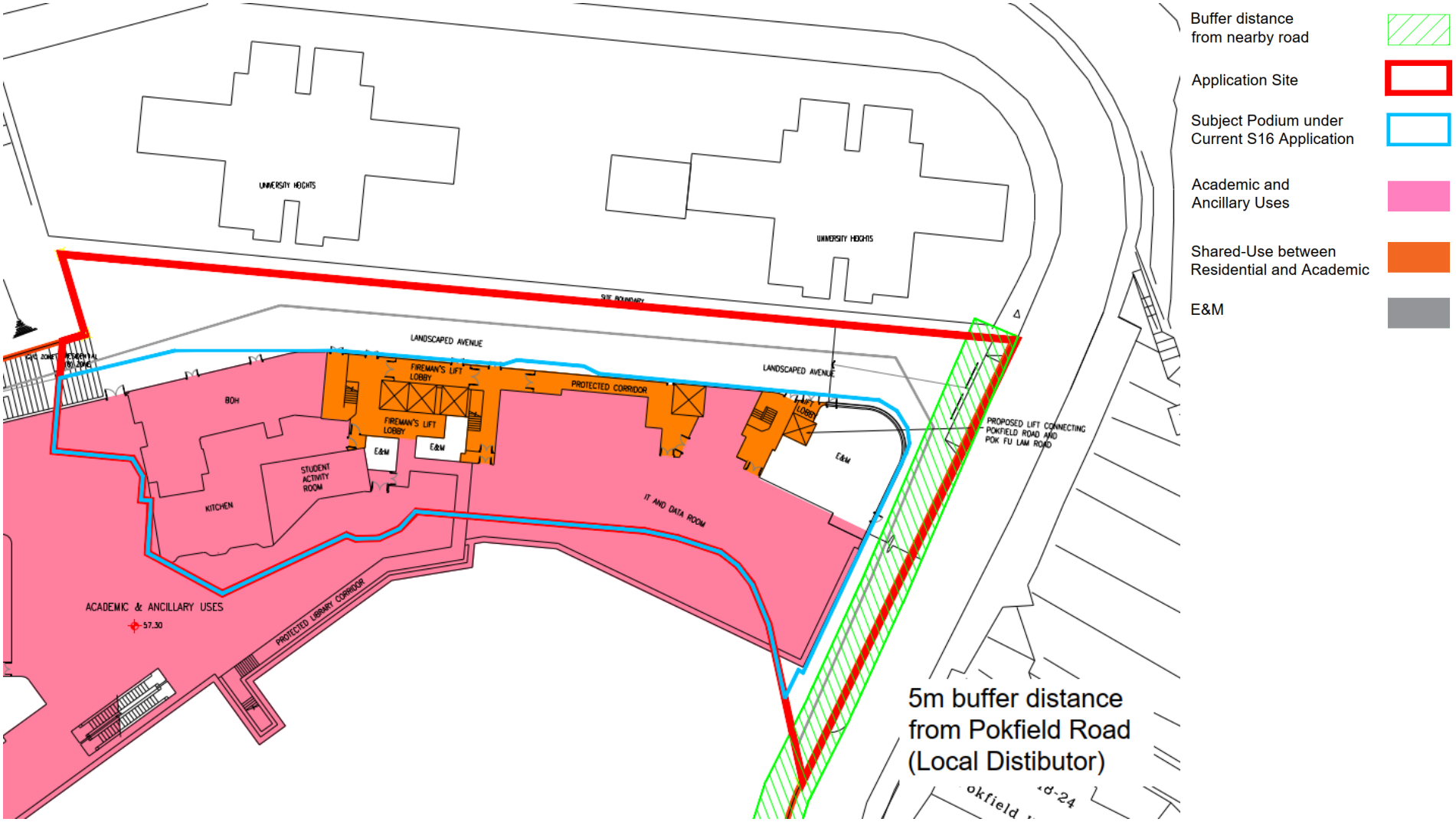
Floor LG2


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
STUDENT COMMON ROOM
WC
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
KITCHEN
LIFT LOBBY
BACK OF HOUSE
LIFT LOBBY
PROTECTED CORRIDOR
PROTECTED CORRIDOR
WC
STORE
BACK OF HOUSE
BACK OF HOUSE
STAFF AND STUDENTS CANTEEN
WC
VOID
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
VOID
VOID
VOID
VOID
E&M
E&M
ACADEMIC & ANCILLARY USES
5m buffer distance from Pokfield Road (Local Distibutor)

Floor LG3

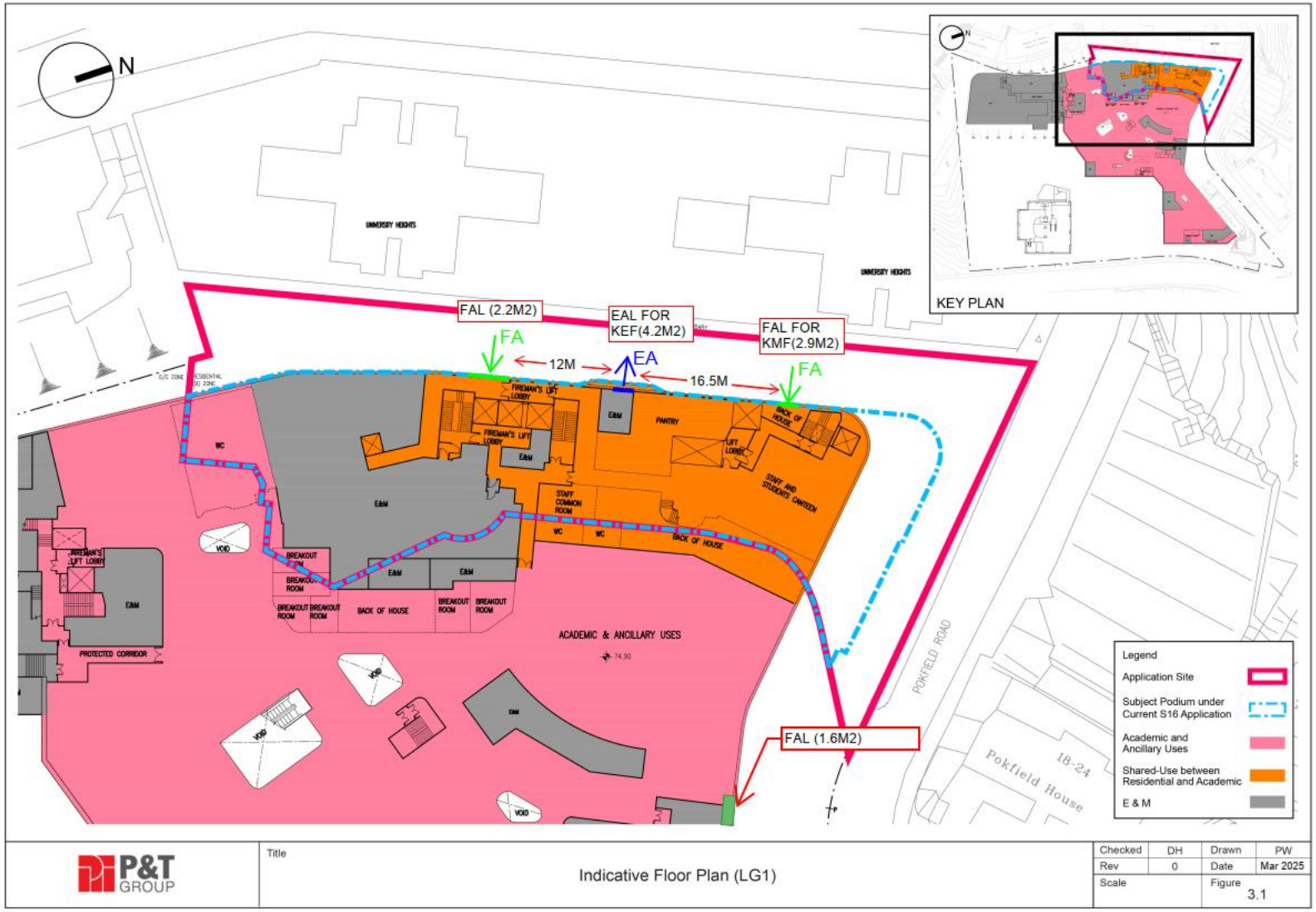

Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
RESEARCH LABS/ ROOMS
ADMIN OFFICE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
BACK OF HOUSE
BACK OF HOUSE
LIFT LOBBY
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
PROTECTED CORRIDOR
PROTECTED CORRIDOR
WAITING ROOM
E&M / RSMRC
RESEARCH LABS/ ROOMS
STUDENT ACTIVITY ROOM
RESEARCH LABS/ROOM
L/UL
ADMIN OFFICE
ACADEMIC & ANCILLARY USES
61.70
VOID
VOID
POKFIELD ROAD
5m buffer distance from Pokfield Road (Local Distibutor)

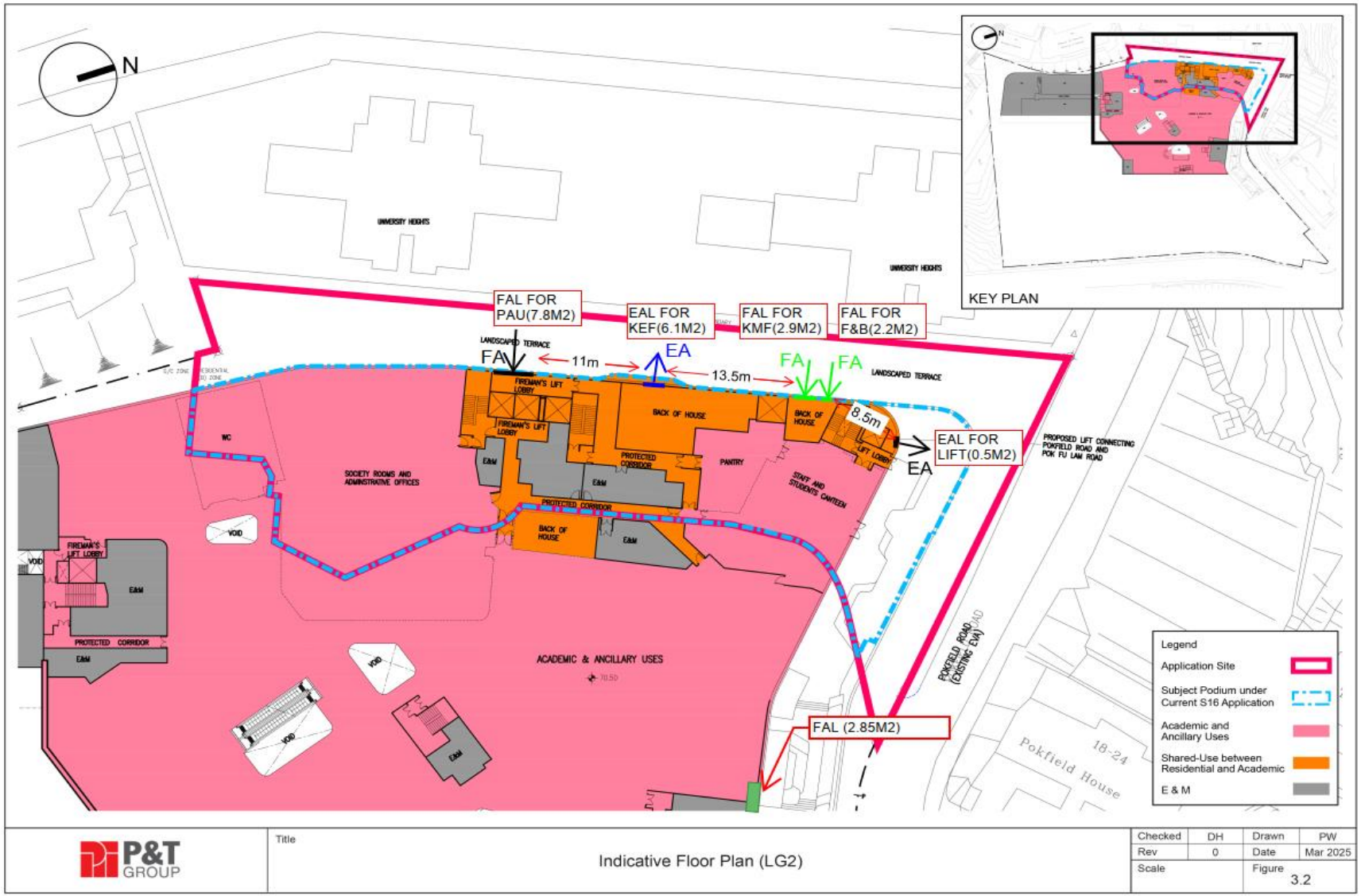
Floor LG4

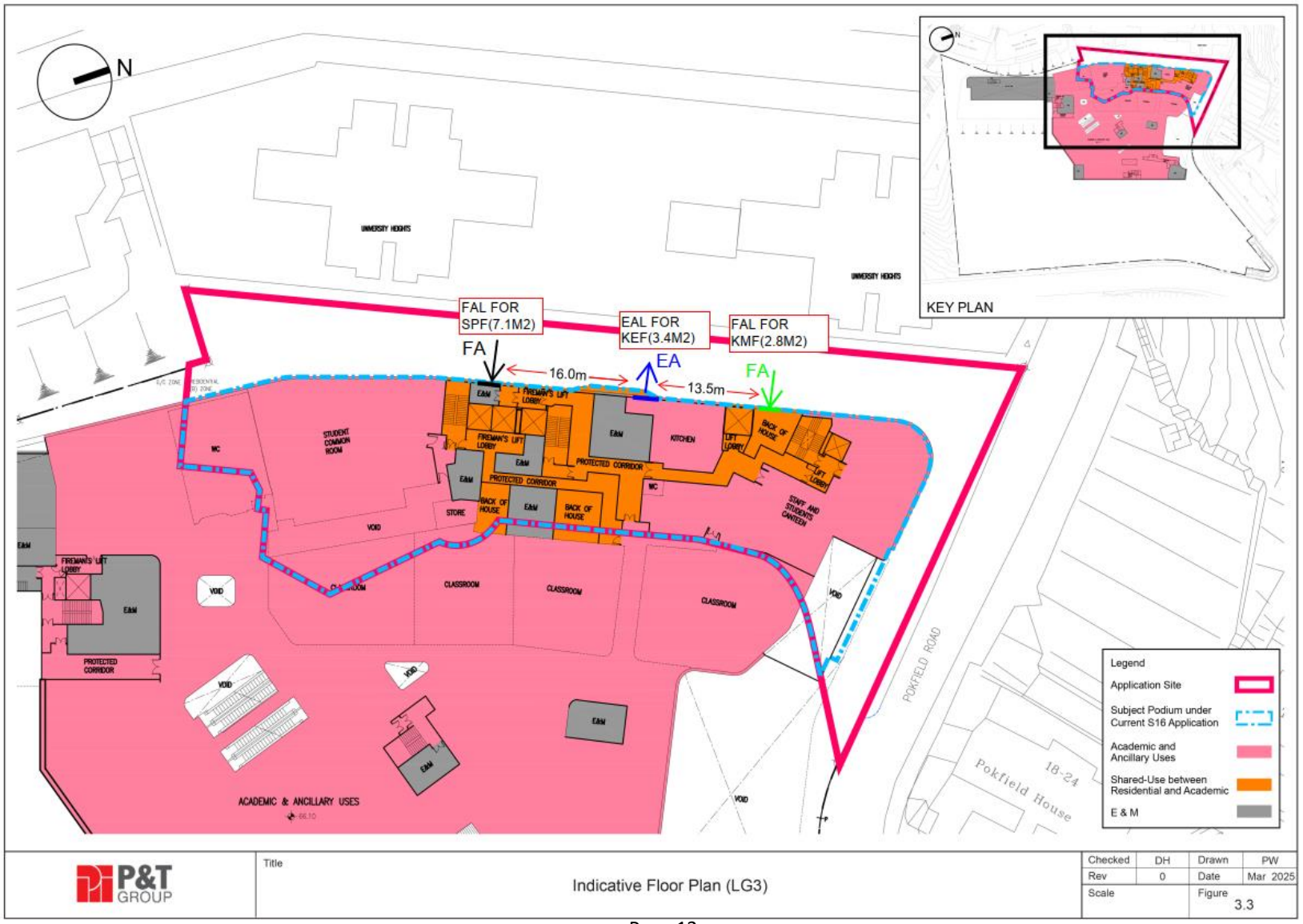

Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
LANDSCAPED AVENUE
LANDSCAPED AVENUE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
PROTECTED CORRIDOR
LIFT LOBBY
BOH
STUDENT ACTIVITY ROOM
KITCHEN
E&M
E&M
E&M
IT AND DATA ROOM
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
ACADEMIC & ANCILLARY USES
57.30
PROTECTED LIBRARY CORRIDOR
5m buffer distance from Pokfield Road (Local Distibutor)

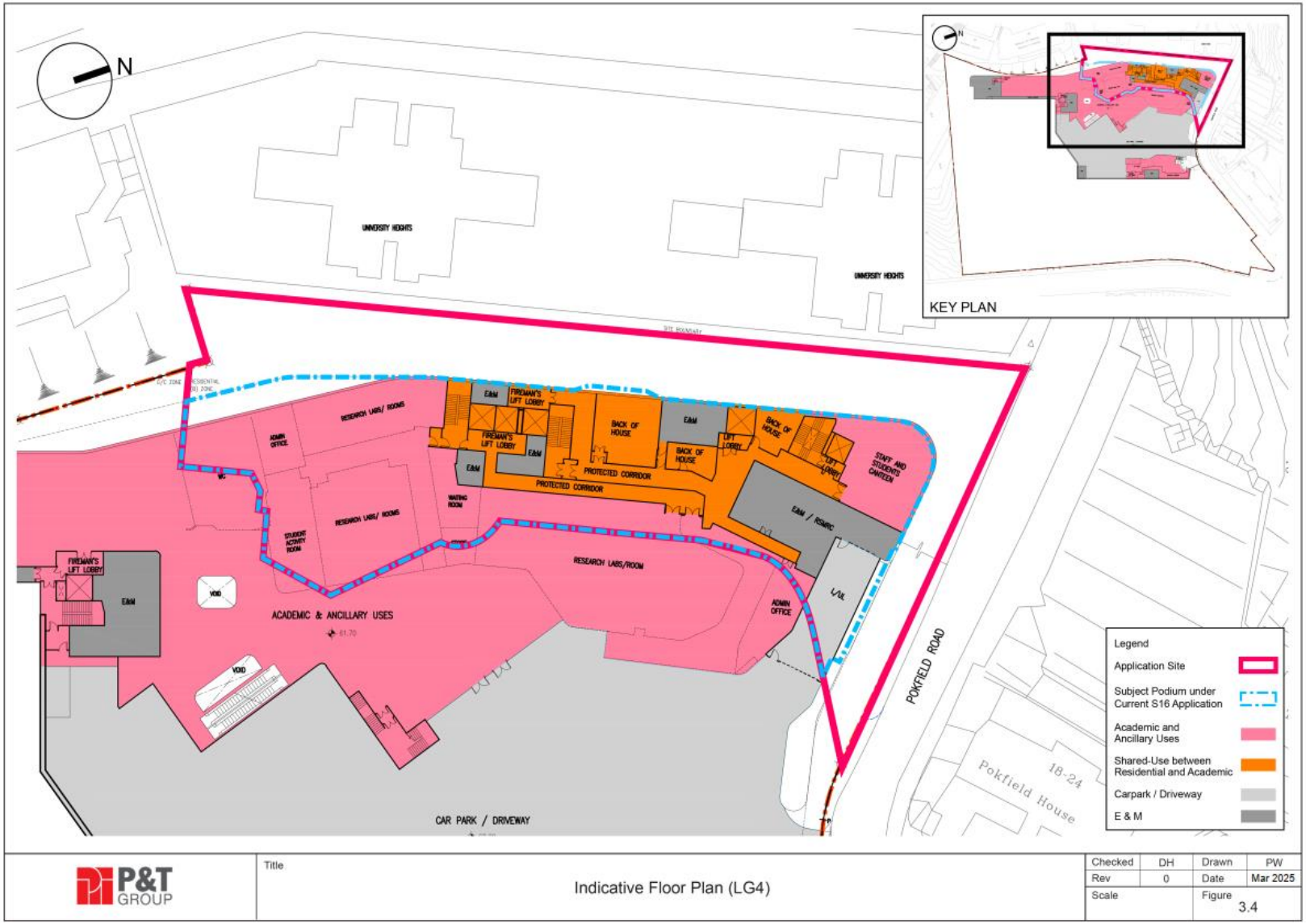
Floor LG5

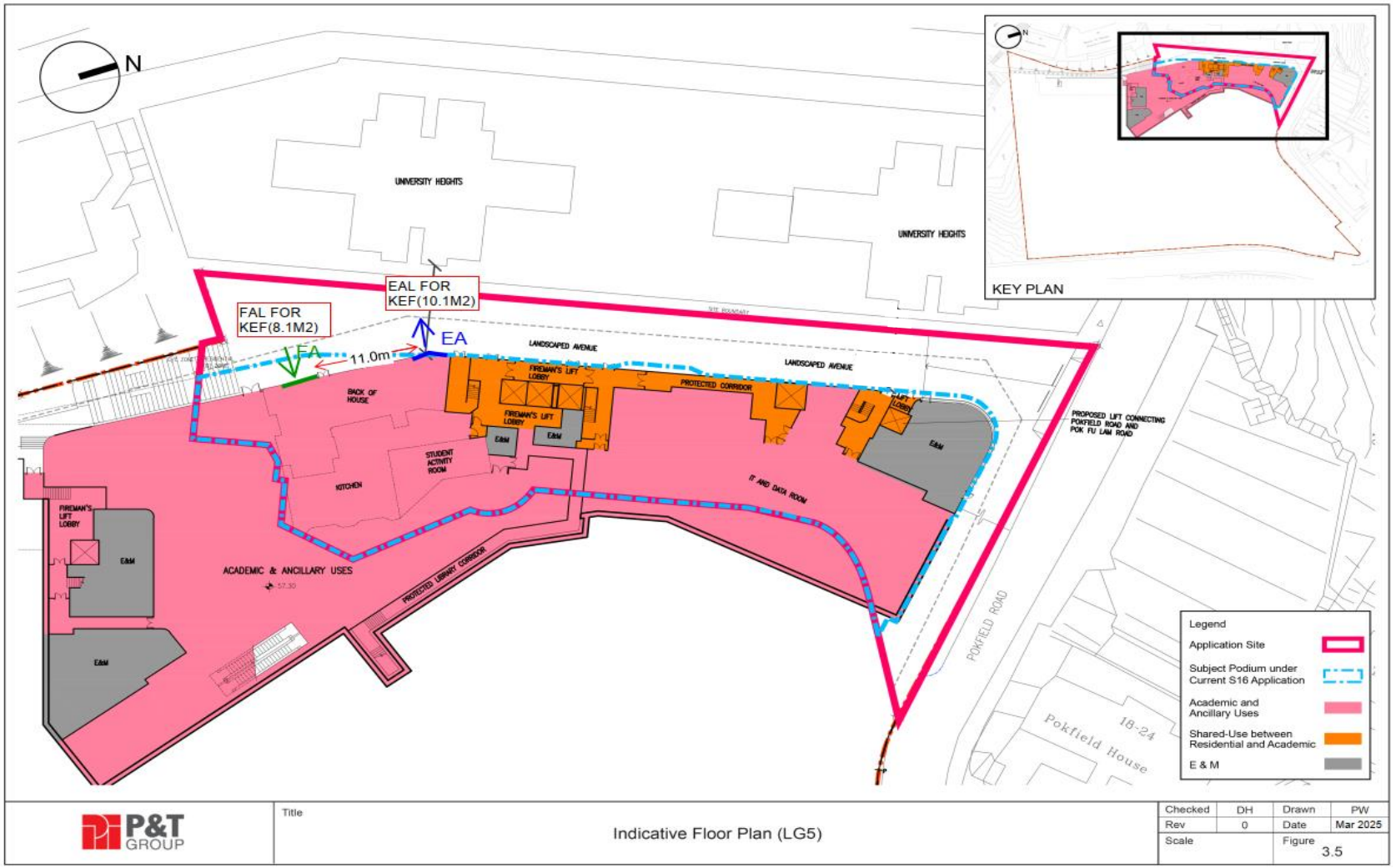
Annex 5 Location of exhaust vents and fresh air intake




N
KEY PLAN
FAL FOR PAU(7.8M2)
EAL FOR KEF(6.1M2)
FAL FOR KMF(2.9M2)
FAL FOR F&B(2.2M2)
EAL FOR LIFT(0.5M2)
FAL (2.85M2)
LANDSCAPED TERRACE
11m
13.5m
8.5m
FA
EA
BACK OF HOUSE
FIREMAN'S LIFT LOBBY
PROTECTED CORRIDOR
PANTRY
STAFF AND STUDENTS CANTEEN
LIFT LOBBY
E&M
WC
VOID
SOCIETY ROOMS AND ADMINISTRATIVE OFFICES
ACADEMIC & ANCILLARY USES
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
POKFIELD ROAD (EXISTING EVA)
Pokfield House
18-24
UNIVERSITY HEIGHTS
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG2)
Checked DH Drawn PW
Rev 0 Date Mar 2025
Scale
Figure 3.2

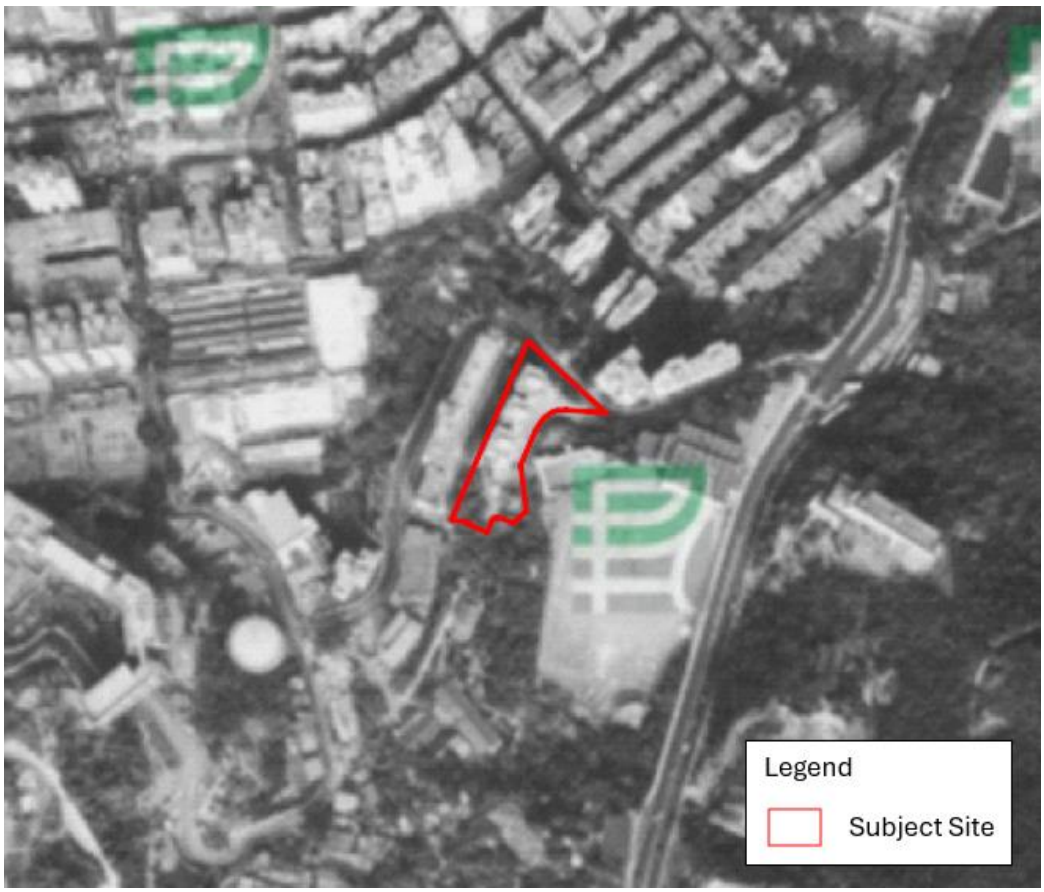

N
KEY PLAN
FAL FOR SPF(7.1M2)
EAL FOR KEF(3.4M2)
FAL FOR KMF(2.8M2)
FA
EA
FA
16.0m
13.5m
UNIVERSITY HEIGHTS
STUDENT COMMON ROOM
KITCHEN
STAFF AND STUDENTS CANTEEN
PROTECTED CORRIDOR
BACK OF HOUSE
LIFT LOBBY
FIREMAN'S LIFT LOBBY
STORE
VOID
CLASSROOM
ACADEMIC & ANCILLARY USES
POKFIELD ROAD
Pokfield House
18-24
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG3)
Checked DH
Drawn PW
Rev 0
Date Mar 2025
Scale
Figure 3.3


N
KEY PLAN
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
RESEARCH LABS/ ROOMS
ADMIN OFFICE
WC
STUDENT ACTIVITY ROOM
RESEARCH LABS/ ROOMS
WAITING ROOM
E&M
FIREMAN'S LIFT LOBBY
E&M
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
PROTECTED CORRIDOR
PROTECTED CORRIDOR
E&M
BACK OF HOUSE
LIFT LOBBY
BACK OF HOUSE
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
E&M / RSMRC
RESEARCH LABS/ROOM
ADMIN OFFICE
FIREMAN'S LIFT LOBBY
E&M
VOID
VOID
ACADEMIC & ANCILLARY USES
CAR PARK / DRIVEWAY
POKFIELD ROAD
18-24
Pokfield House
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
Carpark / Driveway
E & M
P&T GROUP
Title
Indicative Floor Plan (LG4)
Checked
DH
Drawn
PW
Rev
0
Date
Mar 2025
Scale
Figure
3.4

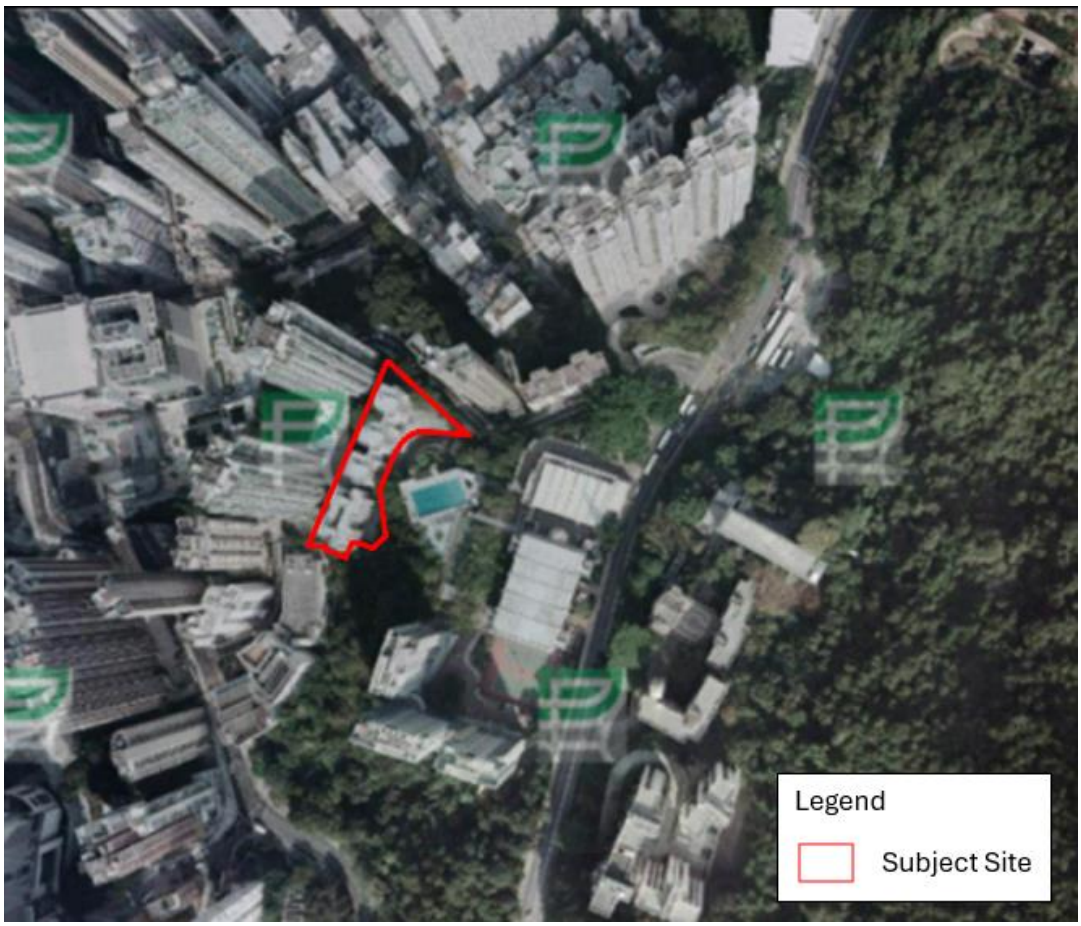

N
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
KEY PLAN
FAL FOR KEF(8.1M2)
EAL FOR KEF(10.1M2)
EA
EA
11.0m
LANDSCAPED AVENUE
LANDSCAPED AVENUE
FIREMAN'S LIFT LOBBY
PROTECTED CORRIDOR
BACK OF HOUSE
STUDENT ACTIVITY ROOM
KITCHEN
IT AND DATA ROOM
E&M
ACADEMIC & ANCILLARY USES
PROTECTED LIBRARY CORRIDOR
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
POKFIELD ROAD
Pokfield House
18-24
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG5)
Checked DH
Drawn PW
Rev 0
Date Mar 2025
Scale
Figure 3.5

Annex 6 Historical Aerial Photographs

Year 1963

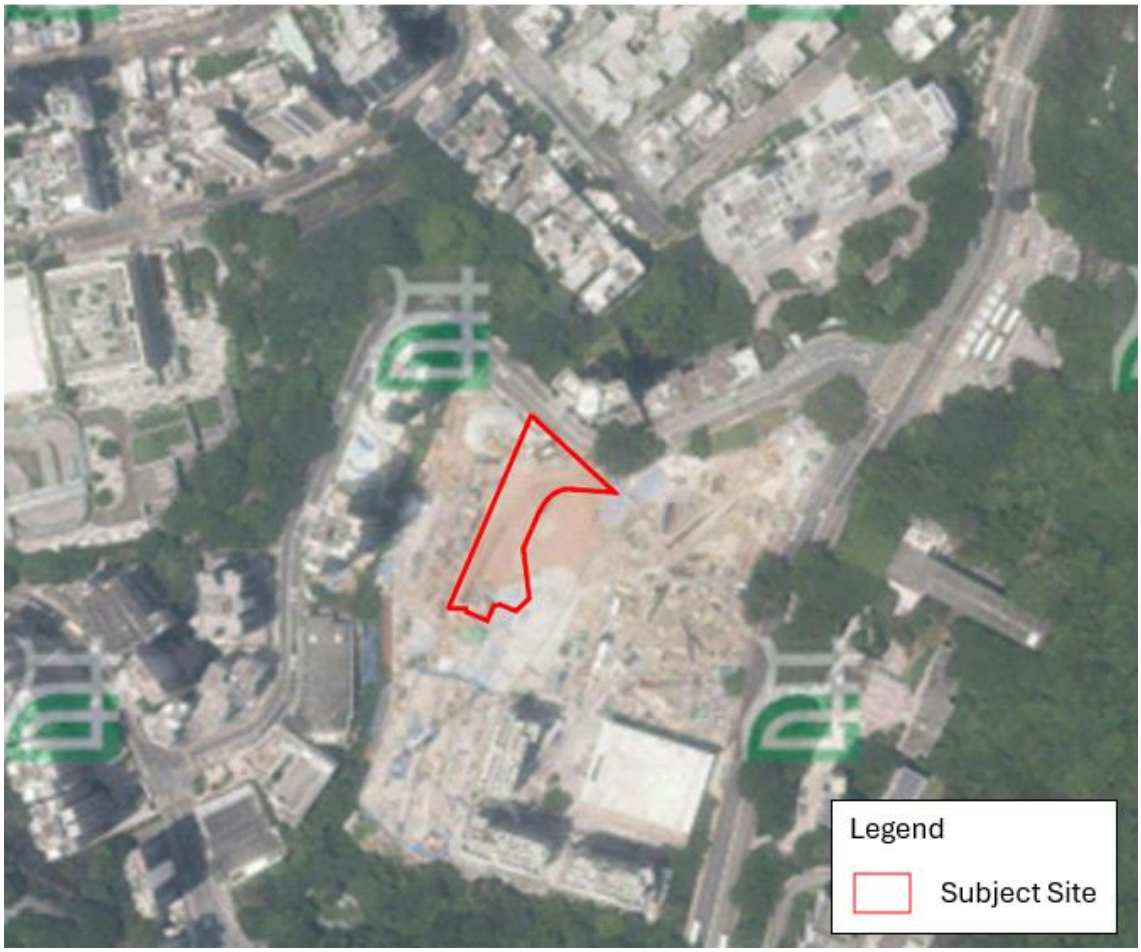


Year 1973



Year 2015

Year 2022



Year 2024 (current)

Annex 7 Copy of Letter Replies from Various Government Departments

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No...

From hslee@epd.gov.hk <hslee@epd.gov.hk>
Date Tue 11/03/2025 15:10
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc Cathy Man <cm@aechk.com>

Dear Ms Goh,

Based on our records, there are 2 registered chemical waste producer at the subject site. They are the contractors of the construction site.

There is no record of waste disposal, accidental spillage or related submissions at the subject site.

You are reminded that this information may not be exhaustive and you are advised to check with other concerned parties/authorities responsible for handling chemical and dangerous spillage / leakage incidents. You may also consider taking samples for your study, if necessary.

Regards,
HS LEE
E(RS)14/EPD
Tel: 2516 1872

From Christine Goh Siew Yinn <christinegoh@aecasia.io>
Date Tue 04/03/2025 16:28
To hslee@epd.gov.hk <hslee@epd.gov.hk>
Cc Cathy Man <cm@aechk.com>

1 attachment (2 MB)
25-0001_EPD Enquiry.pdf;

Dear Dr. LEE,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests is whether there are any registered chemical waste producers under your record in the Subject Site, any waste disposal record, any accidental spillage record, any submission relating to land contamination assessment and any information you could provide which might be useful for our study. We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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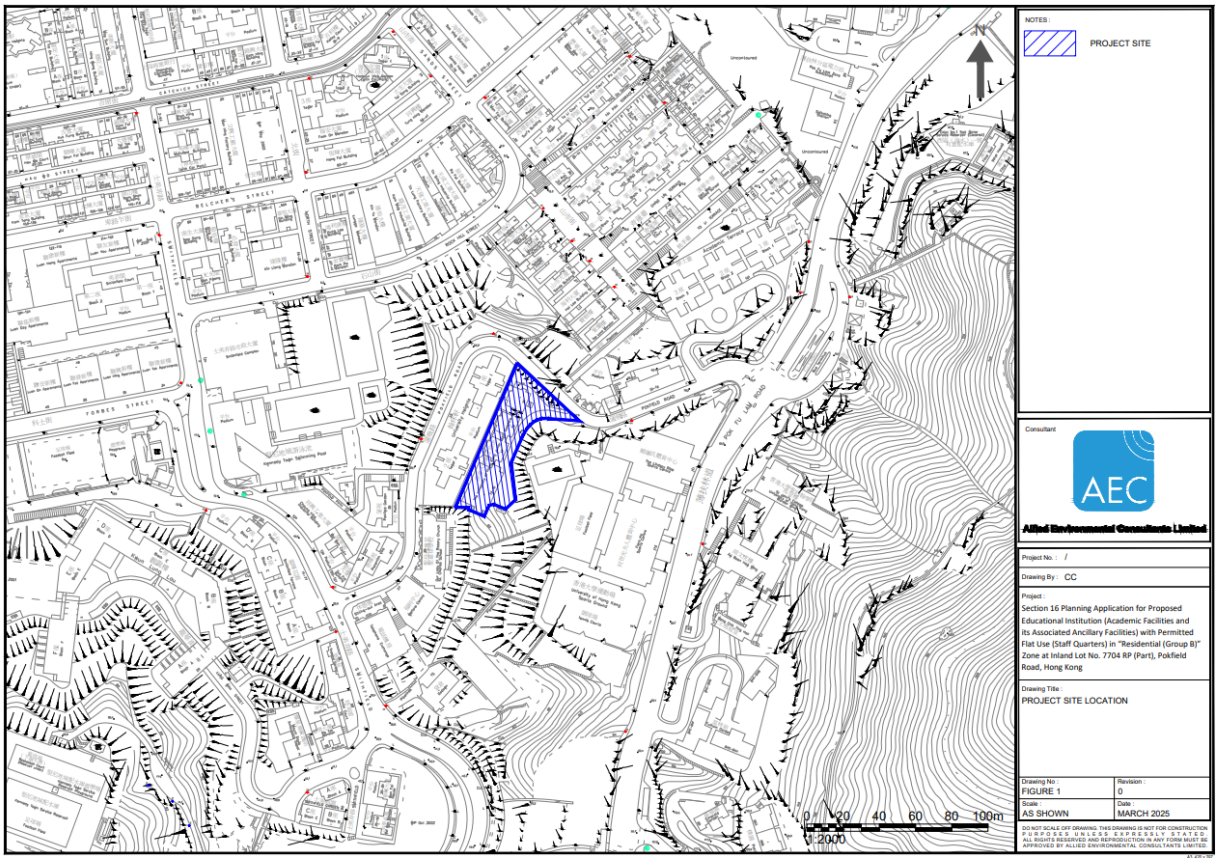
NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No...

From eshkpfl@landsd.gov.hk <eshkpfl@landsd.gov.hk>
Date Fri 21/03/2025 18:05
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc Cathy Man <cm@aechk.com>

Dear Christine,

We regret to inform you that this office is not in position to comment the matters mentioned in your preceding email.

For the information regarding to the captioned lot, you are advised to conduct land search through the Land Registry. You are also advised to carry out the latest land status check and seek consent from the relevant parties / departments for your proposed works, if necessary. Land status information for the works could be checked through our GeoInfo Map at [www.map.gov.hk]www.map.gov.hk or collected from the Survey and Mapping Office of the Lands Department subject to a prescribed fee. You are responsible to confirm your works area will not encroach to private lots, Government Land Allocations, Vested Lands, Licences, Engineering Reserves and etc.

Regards,
Esther LI
ES/PFL, DLO/HKW&S
Lands Department
Tel: 2835 1687

From: "Christine Goh Siew Yinn" <christinegoh@aecasia.io>
To: "eshkpfl@landsd.gov.hk" <eshkpfl@landsd.gov.hk>
Cc: "Cathy Man" <cm@aechk.com>
Date: 04/03/2025 15:32
Subject: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704

Dear Esther,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests are information on spillage accidents, illegal/contaminating land uses or uncontrolled dumping uses, current and historical land use information, and any information you could provide which might be useful for our study. We enclosed herewith a site map showing the location of the subject site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact us. Thank you.

Yours sincerely,

AEC **Christine Goh – Assistant Consultant**
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

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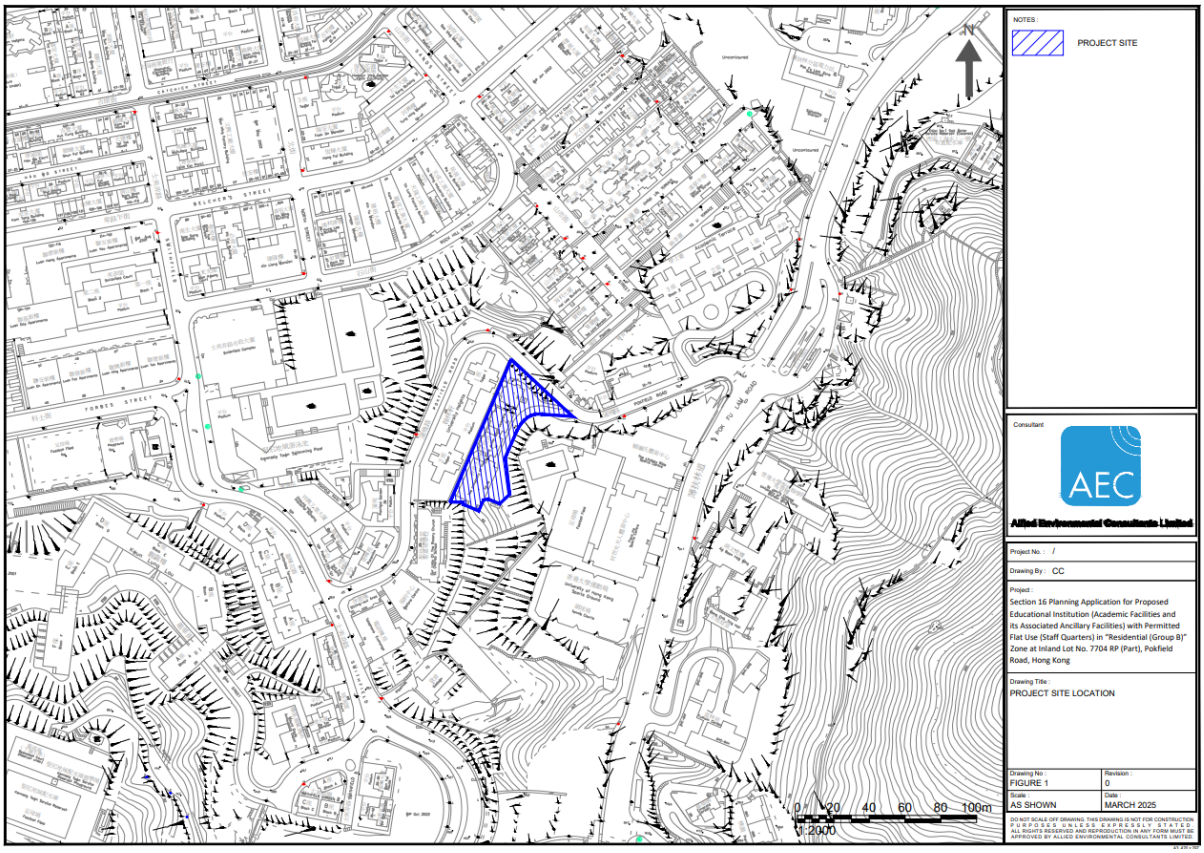
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AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
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Our Ref. [1816/25-0003]

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

Planning Department
17/F, North Point Government Offices,
333 Java Road, Hong Kong

4 March 2025

By email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

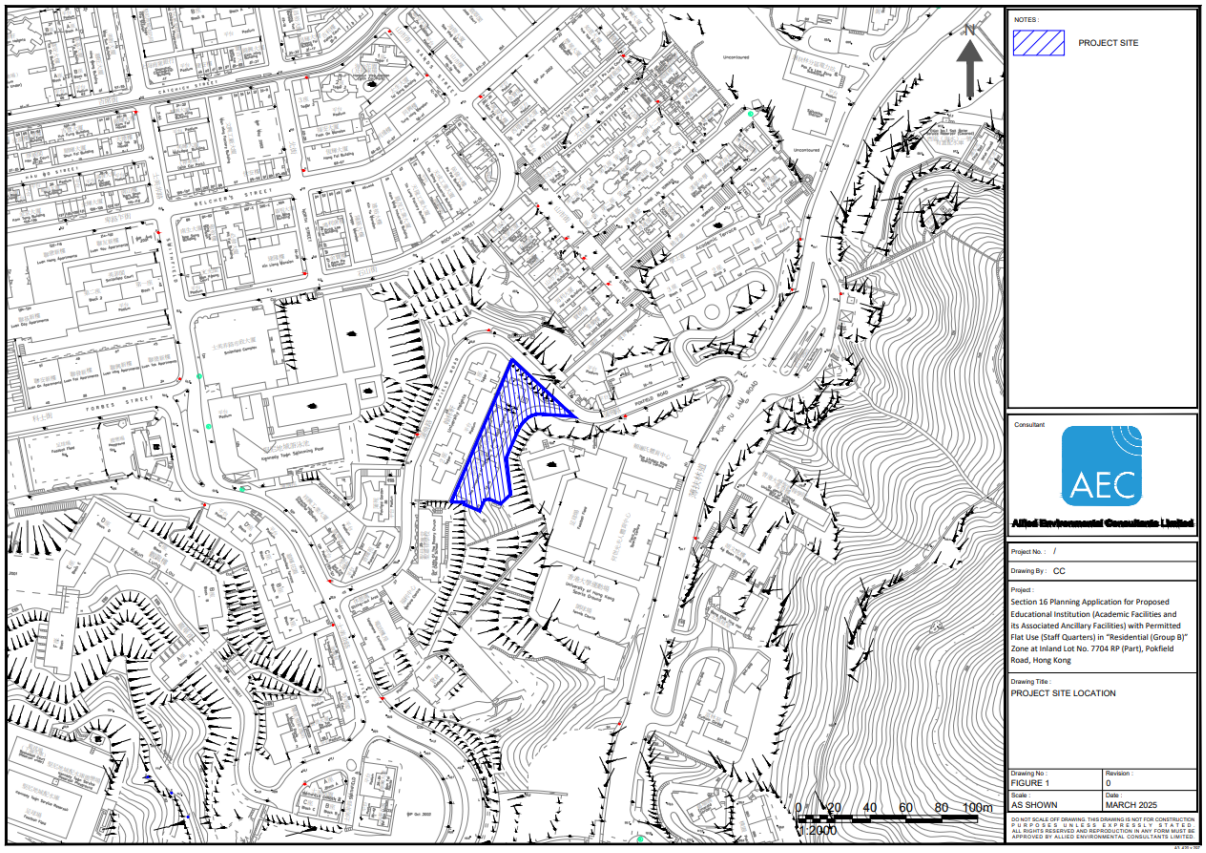
Of particular interests are current and historical site information, any change on the land use and any information you could provide that might be useful for our study. We enclosed herewith a site map showing the location of the subject site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 or Ms. Christine Goh (christinegoh@aecasia.io) at 5290 3688.

Yours sincerely,

Cathy Man
Associate Director
CM/ll
Encl. Site Location Plan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規劃署
港島規劃處
香港北角渣華道 333 號
北角政府合署14樓

Planning Department
Hong Kong District Planning Office
14/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Please quote our reference in future correspondence

By Fax (2815 5399)

來函檔號	Your Reference	[1816/25-0003]
本署檔號	Our Reference	( ) in HK-R/PUB/2
電話號碼	Tel. No.:	2231 4944
傳真機號碼	Fax No.:	2895 3957

18 March 2025

AEC
27/F, Overseas Trust Bank Building
160 Gloucester Road, Wan Chai, Hong Kong
(Attn.: Ms. Cathy MAN)

H1/89

Dear Ms. MAN,

Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 R.P. (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

I refer to your letter dated 4.3.2025 enclosing a site map regarding the captioned. Our input from town planning aspect is as below:-

Statutory Zoning and Building Height Restriction

The subject site previously straddled area zoned "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the first relevant statutory plan (i.e. the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/1) published on 31.10.1986. The subject site was rezoned to "Residential (Group B)" ("R(B)") on the OZP No. S/H1/17 published on 25.2.2011, subject to a maximum building height (BH) of 120mPD. The BH restriction of the subject site was revised from 120mPD to 150mPD on the OZP No. S/H1/20 published on 30.4.2021. Since then, there was no further changes in zoning and BH restriction.

Planning Applications Nearby

Two planning applications for proposed student hostel (application no. A/H1/64) and minor relaxation of BH restriction for proposed Pokfield Campus (application no. Y/H1/2) were approved by the Metro Planning Committee on 26.7.2002 and 20.5.2022, respectively. You may wish to visit Town Planning Board Statutory Planning Portal 3 at https://www.ozp.tpb.gov.hk/ for more details.

Previous Development

The subject site was previously occupied by four blocks of HKU staff quarters, swimming pool and sport centre which were demolished in 2021/2022. Please approach the Buildings Department and BRAVO for information regarding the building records. You may also approach the Lands Department and GeoInfo Map regarding other relevant information.

Yours sincerely,

(Ms. Vidyan NG)
for District Planning Officer/Hong Kong
Planning Department

Internal: H1/89

EW/VN

Outlook

Fw: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No....

From ado_lea_cs@hkfsd.gov.hk <ado_lea_cs@hkfsd.gov.hk>
Date Thu 24/07/2025 12:10
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>

Our reference: (28) in FSD GR 6-5/4 R Pt. 59
Your reference: 1816/25-0002

Dear Ms. GOH,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 4.3.2025 regarding the captioned request and reply below in response to your questions:-

Please be advised that neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.

If you have further questions, please feel free to contact the undersigned.

Best regards,

TSANG Chun-hei Jason
Assistant Divisional Officer (Legal Affairs) (Acting)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

Remark:
Lift incidents are excluded unless otherwise required.

Disclaimer:
*Fire Services Department uses its best endeavor to ensure the accuracy and reliability of the information provided, but cannot guarantee its accuracy and reliability and accepts no liability of any nature for any loss or damage arising from any inaccuracies or omissions that may from the information provided.

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No....

From Christine Goh Siew Yinn <christinegoh@aecasia.io>
Date Mon 14/07/2025 11:58
To ado_lad_sd@hkfsd.gov.hk <ado_lad_sd@hkfsd.gov.hk>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; SSO SD LAD/FSD <sso_lad_sd@hkfsd.gov.hk>; Cathy Man <cm@aechk.com>; NGAN Chun Sang <nganchunsang@aecasia.io>

1 attachment (172 KB)
5828-20250714-FSD-Appointment of Environmental Consultant.pdf;

Dear Mr. CHOW,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

With reference to your email dated 10 March 2025 regarding the captioned subject. As requested, please find attached the **appointment letter** from our client to facilitate the provision of the following information:

1. **Dangerous Goods Licence Records** (1990 to present)
2. **Incident Records** (past three years of fire and special services incidents)

We sincerely appreciate your assistance in providing the relevant Dangerous Goods Licence and Incident Records. Should you require any further information, please do not hesitate to contact me.

Best regards,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

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27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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From ado_lad_sd@hkfsd.gov.hk <ado_lad_sd@hkfsd.gov.hk>
Date Mon 10/03/2025 11:31
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; SSO SD LAD/FSD <sso_lad_sd@hkfsd.gov.hk>

Our reference: (62) in FSD GR 6-5/4 R Pt. 57
Your reference: 1816/25-0002

Dear Ms. GOH,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 4.3.2025 regarding the captioned subject.

Your case is being handled, and a reply will be furnished to you as soon as possible. Please be advised that due to time lapse, this Department can only provide the following information for your requested information:

(i) Dangerous Goods Licence Record: from the year of 1990 to present moment.

(ii) Incident Record: Past three years of fire and special services incidents.

Please also submit the appointment letter from your client for record.

Should you have further questions, please feel free to contact the undersigned.

Best regards,

CHOW Yin-hei
Assistant Divisional Officer (Legal Affairs and Discipline) Special Duty
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

----- Forwarded by FSD Enquiry/FSD/HKSARG on 04/03/2025 17:14 -----

From: "Christine Goh Siew Yinn" <christinegoh@aecasia.io>
To: "hkfsdenq@hkfsd.gov.hk" <hkfsdenq@hkfsd.gov.hk>
Cc: "Cathy Man" <cm@aechk.com>
Date: 04/03/2025 16:29
Subject: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704

Dear Sir/Madam,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

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Of particular interests are spill and incident reports (including records of fire at the Subject Site) that we believe your Department might have record of. Furthermore, we would also like to know whether anywhere of the subject site had applied or possessed license for dangerous goods storage. We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

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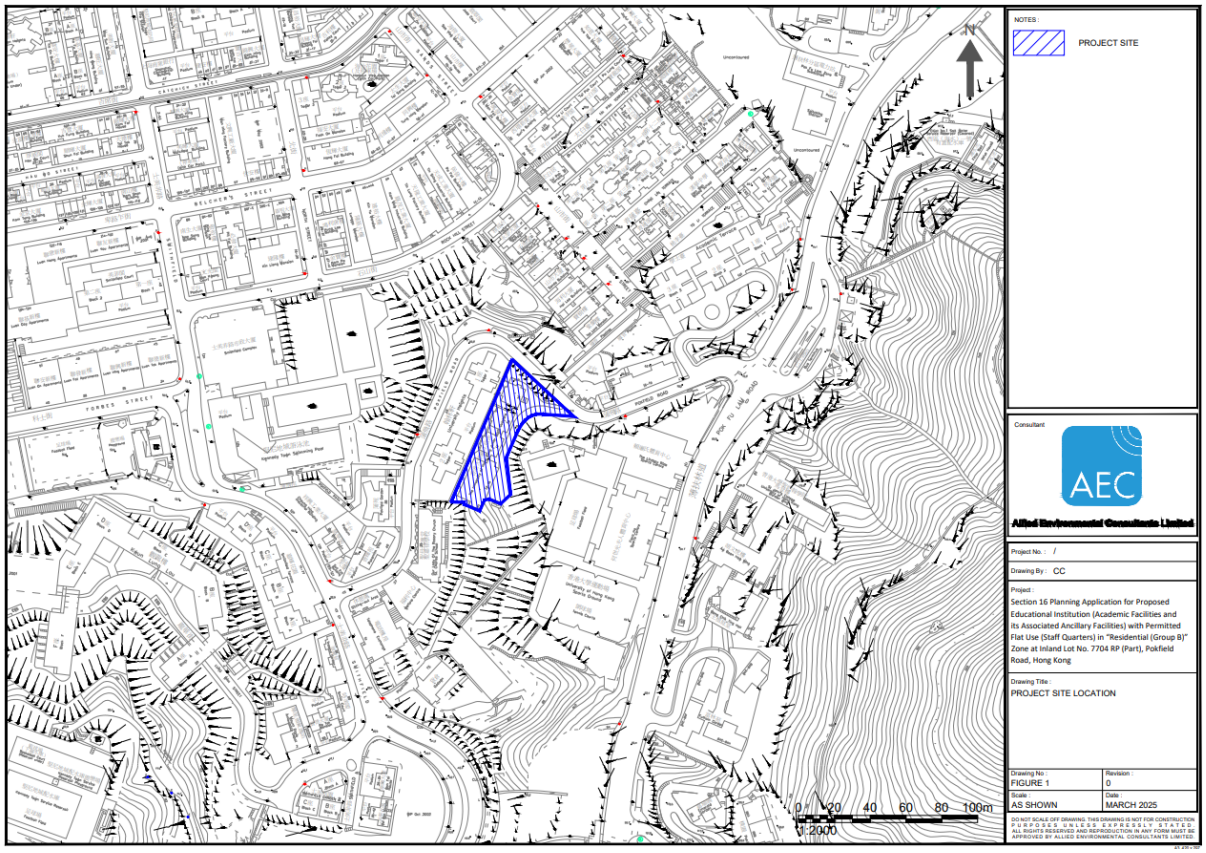
[attachment "25-0002_FSD Enquiry.pdf" deleted by ADO SD LAD/FSD/HKSARG]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