
Appendix A
Responses-to-comments Table

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. 7704RP (Part), Pokfield Road, Hong Kong (Application No. A/H1/104)

Response to Departmental Comments

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Response to Departmental Comments

	Departmental Comments	Responses to Comments
1.	Comments of Environmental Protection Department	
1.1	General	
1.1.1	Please rearrange suitable sub-section numbers, e.g. S.1.1 for noise and S.1.2 for air quality, instead of S.1.1.1-1.1.46 all aspects.	Noted. Please refer to Attachment 1 for the revised Preliminary Environmental Statement.
1.2	Air Quality	
1.2.1	Table 1-3 –	
1.2.1.1	(i) Please clarify if annual PM10 in 2019 exceeded AQO or not.	Table 1-3 and Section 1.2.3 are revised accordingly in Attachment 1 .
1.2.1.2	(ii) 10th peak 8-hour ozone in 2019 have exceeded AQO, please bold and underline the data.	Table 1-3 and Section 1.2.3 are revised accordingly in Attachment 1 .
1.2.2	Section 1.1.15 – Please use consistent abbreviations for PM10/RSP and PM2.5/FSP.	Section 1.2.7 is revised accordingly in Attachment 1 .
1.2.3	Section 1.1.20 –	
1.2.3.1	(i) Line 3 should read “Air Pollution Control (Fuel Restriction) Regulations” (ii) Please revise to “0.001%” in line 10.	Section 1.2.12 is revised accordingly in Attachment 1 .
1.2.3.2	(ii) Please revise to “0.001%” in line 10.	Section 1.2.12 is revised accordingly in Attachment 1 .
1.3	Waste	
1.3.1	Section 1.1.34 – Please review whether 3,451m ³ should be <u>inert C&D materials</u> .	Section 1.4.5 is revised in Attachment 1 .
1.3.2	Section 1.1.37 – This section should focus on construction phase, please remove "and operation phase".	Section 1.4.8 is revised accordingly in Attachment 1 .

	Departmental Comments	Responses to Comments
1.3.3	Table 1-9 –	
1.3.3.1	(i) 1 st row: Please remove the irrelevant words "Summary of Quantity of Waste during Construction Phase" in the 3 rd column.	Noted. 1 st row of Table 1-9 is revised accordingly in Attachment 1 .
1.3.3.2	(ii) 1 st row: The waste indices of 0.238 m ³ /m ² GFA and 0.498 m ³ /m ² GFA appear not to be available in the Guide. Please review the data source.	Calculation for inert C&D materials delivered to public fill is revised, and the waste index is referenced to commercial office projects with 0.200m ³ /m ² GFA. Please refer to the revised Table 1-9 in Attachment 1 .
1.3.3.3	(iii) 1 st and 3 rd row: Please clarify why the waste index of 0.498 m ³ /m ² GFA is used for calculating inert C&D material, while the waste index of 0.200m ³ /m ² GFA is applied for non-inert C&D material for Commercial Office Projects. Given that 90% of C&D materials are inert, the remaining 10% would consist of non-inert material. Please explain the rationale for adopting these two different indices for the calculations.	Table 1-9 is revised in Attachment 1 . It is confirmed that the waste index for inert C&D materials and non-inert C&D materials are both made reference to commercial office projects with 0.200m ³ /m ² GFA.
1.3.3.4	(iv) 1 st row: Please note the different between the terms "public fill" and "public fill reception facilities". The Remark should be revised as "According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be used as <u>public fill</u> ."	Table 1-9 is revised accordingly in Attachment 1 .
1.3.3.5	(v) 3 rd row: Please specify that the figure of 0.200 m ³ /m ² GFA is the generate rate of construction waste.	Table 1-9 is revised in Attachment 1 .
1.3.3.6	(vi) 1 st and 2 nd rows: It is unclear whether 3,451m ³ or 4141m ³ (i.e. 3451m ³ + 690m ³) of inert C&D materials will be generated. Moreover, for the 2 nd row, it is confusing to mention "recycled as much as practicable" for reused inert C&D materials. Therefore, it is suggested to combine these two rows as a single row named <u>"Inert C&D Materials"</u> , specifying the quantity in the 2nd column and the on-site reuse quantity in the 3rd column.	Noted and revised accordingly in Table 1-9 of Attachment 1 .

	Departmental Comments	Responses to Comments
1.3.3.7	(vii) Last row: Please review the calculation to confirm whether 55kg/day or 550kg/day of general refuse will be generated.	Table 1-9 is revised in Attachment 1 . General refuse generated from workforce should be 55kg/day.
1.3.4	Section 1.1.39 – Please remove the unnecessary marking.	Noted and removed accordingly.
1.3.5	Section 1.1.41 – please revise m2 as <u>m</u> ² .	Section 1.5.2 is revised in Attachment 1 .
1.3.6	Table 1-10 –	
1.3.6.1	(i) For the 3 rd row, please check if 15 May 2025 should be revised to 18 March 2023.	Table 1-10 is revised accordingly in Attachment 1 .
1.3.6.2	(ii) Please remove the last row and its attachment as it is not relevant to the submission.	The last row of table 1-10 and its attachment in Annex 7 are removed accordingly in Attachment 1 .
1.3.7	Section 2.1.6 – The first sentence appears to be incomplete. It is unclear what is expected to be generated. Please review and clarify.	Section 2.1.7 is revised in Attachment 1 .
1.4	Water	
1.4.1	S1.1.28 – A number of constructional phase mitigation were proposed. It is suggested to supplement the mitigation for sewage of construction workforce (e.g. providing portable toilets).	Noted. Section 1.3.3 is added in Attachment 1 .

	Departmental Comments	Responses to Comments
2.	Comments of Lands Department	
2.1	The application site (the Site) mainly falls within the Pink Hatched Brown Area of IL 7704 RP which area is restricted for the provision of domestic accommodation for the housing of the staff and employees of the University of Hong Kong under lease. As such, the proposed 'Educational Institution' within the Site would contravene the lease conditions. In the event that the subject application for the proposed 'Educational Institution' use within the Pink Hatched Brown Area is approved by the Town Planning Board, the applicant (HKU) is required to pursue a lease modification to give effect to the proposal subject to policy support from relevant bureau, no adverse comments from relevant departments and such terms and conditions as may be imposed by the Government. However, there is no guarantee that the proposed lease modification will be eventually approved by the Government.	Noted.
3.	Comments of Hong Kong Police Force	
3.1	Anticipated Pedestrian Flow – The applicant proposed multiple pedestrian linkages connecting Pok Fu Lam Road and Pokfield Road, including a lift operating daily from 0600 to 0100 hrs. These linkages will be accessible to the public and may attract pedestrian congregation along landscaped terraces and lift lobbies (please take reference to the current HKU situation). Crowd management and nuisance complaints are anticipated.	HKU has kept close liaison with local residents during planning stage, and will carry out crowd management control during operation stage where necessary.

	Departmental Comments	Responses to Comments
3.2	Use of Premises and Student Activity – The floors will accommodate a range of facilities, including classrooms, research labs, IT/data rooms, canteens, and student activity areas. These facilities are expected to attract regular foot traffic and youth gathering. Nuisance related and miscellaneous complaints are anticipated, particularly in common or shared-use spaces during late hours. In addition, we may anticipate future issues on the use of the facilities beyond their intended academic scope (i.e. semi-public events, external student functions) which may have crowd management or public order implications.	Please be clarified that the subject matter of the current planning application is for proposed academic facilities and associated ancillary facilities to be accommodated <u>within the podium</u> of the proposed development, which are associated with <u>indoor areas only</u>. These academic facilities and associated ancillary facilities will mainly be <u>operated during normal school hours instead of late hours</u>, and will be <u>for academic purpose</u>. HKU will keep close vigilance and carry out crowd management control where necessary.
3.3	Traffic Implications and Construction Phase Impact – Construction activities and the presence of a 4-storey vehicle ramp may result in temporary traffic obstructions, illegal parking or site disputes. The site may require monitoring during both construction and initial operation phases.	Please be clarified that the site is already under construction for its Permitted Flat Use (Staff Quarters), including its podium. Best site practices have been carried out and monitored at the construction site. HKU has also kept close liaison with local residents during the construction stage, and will continue at initial operation phase.
4.	Comments of Water Supplies Department	
4.1	Please find attached partprint of our mains record plans showing the existing fresh water mains within and in the vicinity of the application site for your information. Please note that the alignments of the water mains are indicative only. The exact lines and levels of our water mains should be established by hand dug trial pits on site if they are of significance to your works. Some changes might have been made to the information shown on the drawings in the course of time and that digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation.	Noted.

	Departmental Comments	Responses to Comments
4.2	Please note that there are some existing fresh water mains within the site and are affected by the proposed development. Free access should be allowed for WSD at any time to carry out operation and maintenance of these water mains. In case the project proponent considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the project proponent should submit their proposal for WSD's consideration and approval. The water mains diversion work shall be carried out by the project proponent at their own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the project proponent.	Noted.
5.	Comments of Fire Services Department	
5.1	No specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.	Noted.
5.2	Should the application be conformed to fall under the lands, buildings, licensing and other control regimes, we have no objection to removing the relevant approval conditions without further consultation from FSD.	Noted.
5.3	Nevertheless, the following advisory clauses shall be delivered to the applicant: (a) Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority. (b) The provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.	Noted.

Response to Public Comments

	Major Public Comments	Applicant's Response
1.	Concern about air, noise, smell and hygiene issues due to the staff and students canteen.	For the school's operation needs, there are different staff and students canteen located at different parts of the school premises at present. All canteens have been operated in satisfaction in accordance with relevant food licences issued by the government. HKU has also kept close monitoring to the smooth operation of the canteens to ensure there are no nuisances generated. For the proposed staff and students canteen at the subject site, same as other canteens currently in operation, HKU will strictly adhere to the requirements of relevant food licences for the proposed staff and students canteen. There will also be close monitoring to the future operator during the operation stage. HKU will upkeep the house rules in the tenancy agreement with the operators and will also keep close liaison with local residents in future. All exhaust from the proposed staff and students canteen will be properly treated and in compliance with the Buildings Ordinance and relevant regulations. Setback has been incorporated between the exhaust outlets of the subject podium and the fresh air intake of the adjacent building. A horizontal separation distance of approximately 11 meters is maintained between the podium and the adjacent building.
2.	Concern about gas leakage, explosion and fire safety issues due to the research laboratory.	Please be reiterated that research laboratories under the proposed scheme are mainly for behavioural laboratories supporting data collection using experimental methods and will only be equipped with computers and augmented reality/virtual reality devices etc. The research laboratories will not function as wet/chemical laboratories. As such, the concern related to gas leakage, explosion and fire safety issues is not applicable.

	Major Public Comments	Applicant's Response
		Please rest assured that the Permitted Flat Use (Staff Quarters), including its podium, is designed in compliance with the Buildings Ordinance and relevant regulations.
3.	Concern about noise nuisance due to the additional lift provided for public use from Pokfield Road to HKU.	As the campus is uniquely located between Pokfield Road and Pok Fu Lam Road, with relatively large level differences, HKU is committed to enhance the pedestrian connectivity (not only for its staff and students, but the community as well). Hence, a lift (known as "lift L8") for students, staff and the general public is proposed to connect Pokfield Road and Pok Fu Lam Road via LG2/F and LG5/F with an aim to provide an alternative pedestrian connection along the steep Pokfield Road. The provision of only 1 additional lift, instead of more lifts, that could be accessible by the general public has already taken a balance between the needs of the pedestrians and controlling any unnecessary nuisance to the surrounding neighbourhood. A lift lobby with enclosed doors will be provided to contain the passengers while they are waiting for the lift, and HKU will carry out crowd management control during operation stage where necessary.

Attachment 1

Revised 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 Environmental Aspect

1.1 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 Sensitive 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

- 1.1.4 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.

- 1.1.5 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.
- 1.1.6 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).
- 1.1.7 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.
- 1.1.8 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.
- 1.1.9 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.

1.2 Air Quality

1.2.1 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

1.2.2 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 ($\mu\text{g}/\text{m}^3$)[1][2]					AQO ($\mu\text{g}/\text{m}^3$)
		2019	2020	2021	2022	2023	
SO ₂	4 th peak 10-min	62	31	51	62	36	500
	4 th peak 24-hr	12	9	10	7	7	40
PM ₁₀	10 th peak 24-hr	69	60	65	52	53	75
	Annual Average	30	25	26	22	22	30
PM _{2.5}	19 th peak 24-hr	42	33	34	33	29	37.5
	Annual Average	20	16	16	14	14	15
NO ₂	19 th peak 1-hr	153	128	149	142	142	200
	10 th peak 24-hr	76	67	75	62	62	120
	Annual Average	37	32	33	30	32	40
O ₃	10 th peak 8-hr	191	140	155	197	153	160
	Peak season	105	88	92	101	90	100
CO	1 st peak 1-hr	N.A	N.A	N.A	N.A	N.A	30,000
	1 st peak 8-hr	N.A	N.A	N.A	N.A	N.A	10,000
	1 st 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.

1.2.3 Exceedance of concentration of PM_{2.5}, PM₁₀ and O₃ in the AQO has been recorded at Central/Western Monitoring Station. The exceedance of PM_{2.5} and PM₁₀ 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 O₃ 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

1.2.4 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/m ³)	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	<u>168.54</u>
	Peak season	100	<u>113.64</u>
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.

- 1.2.5 These data have demonstrated that the concentrations of pollutants are below the AQOs, except for O₃. O₃ is not directly emitted from an emission source. It is formed by the chemical reactions of NO_x and VOCs under the presence of sunlight and a regional pollution problem. O₃ is therefore not considered as a key parameter in this assessment.
- 1.2.6 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**.

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

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	Axford 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

1.2.7 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 (**PM₁₀**) and fine suspended particulates (**PM_{2.5}**) 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.

- 1.2.8 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.
- 1.2.9 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 1,386 m³ of inert C&D waste as shown in **Table 1-9**. The construction will last for 1 year, assuming a capacity of 7m³ 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 1 truck trip 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.
- 1.2.10 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.
- 1.2.11 Diesel-fueled machinery operating on-site, including construction trucks and powered mechanical equipment (PMEs) may be potential source of NO₂, SO₂, and CO during construction stage.
- 1.2.12 Fuel combustion from the use of powered mechanical equipment (PMEs) during construction works could be a potential source of air pollutants such as NO₂, SO₂ and CO. To reduce SO₂ emission, Air Pollution Control (Fuel Restriction) Regulations 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 0.001% 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.

- 1.2.13 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.
- 1.2.14 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.
- 1.2.15 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.
- 1.2.16 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

1.2.17 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.

1.2.18 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.

1.2.19 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.

1.3 Water Quality

1.3.1 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.

1.3.2 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.

1.3.3 During construction phase, sewage generated by construction workforce also requires proper collection and treatment. Portable toilets and other sanitary facilities need to be provided and adequately maintained to avoid leakage or overflow, which could result in untreated sewage entering the drainage system.

1.3.4 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.

1.4 Waste Management

1.4.1 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)

1.4.2 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)

- 1.4.3 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.
- 1.4.4 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.
- 1.4.5 In this project, it is estimated that the total amount of 139m³ 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.
- 1.4.6 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.

- 1.4.7 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.
- 1.4.8 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**.

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

Type of Waste	Total Waste Generation Quantity	On-Site Reused Quantity	Handling Arrangement and Outlets	Remark
Inert C&D Materials ^[1]	1,386m ³	277m ³ (assume 20% of reusable rate)	Delivered to the Public Fill ((i.e. Tseung Kwan O Area 137 Fill Bank)	With reference to “A Guide for Managing and Minimizing Building and Demolition Waste” published by the Hong Kong Polytechnic University in May 2001, the waste index for Commercial Office Projects in Hong Kong is 0.200m³/m² GFA. This waste index also include non-inert C&D materials (or C&D wastes). According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be used as public fill. (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 m². Inert C&D Waste Generation Index: $= 0.9 \times 0.200 \text{ m}^3/\text{m}^2 \text{ GFA}$ $= 0.18\text{m}^3/\text{m}^2 \text{ GFA}$ Total Quantity $= \text{Inert C\&D waste index} \times \text{GFA}$ $= 0.18 \times 7700$

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Type of Waste	Total Waste Generation Quantity	On-Site Reused Quantity	Handling Arrangement and Outlets	Remark
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: 7,700m² With reference to “A Guide for Managing and Minimizing Building and Demolition Waste” published by the Hong Kong Polytechnic University in May 2001, the waste index for Commercial Office Projects in Hong Kong is 0.200m³/m² GFA. This waste index also include non-inert C&D materials (or C&D wastes). According to Hong Kong Waste Statistics for 2023, 9% of C&D waste was disposed of at landfill. Non-inert C&D Waste Generation Index: $= 0.09 \times 0.200 \text{ m}^3/\text{m}^2 \text{ GFA}$ $= 0.018\text{m}^3/\text{m}^2 \text{ GFA}$ Total Quantity $= \text{Non-inert C\&D waste index} \times \text{GFA}$ $= 0.018 \times 7700$
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]	55kg/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.

1.4.9 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.

1.4.10 Adverse waste management implication is also not anticipated during the operation phase 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.

1.5 Land Contamination

1.5.1 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.

- 1.5.2 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 2,694m². 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.
- 1.5.3 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 use 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.
- 1.5.4 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.
- 1.5.5 Information from the following government departments have been obtained as shown in table below.

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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	18 March 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.

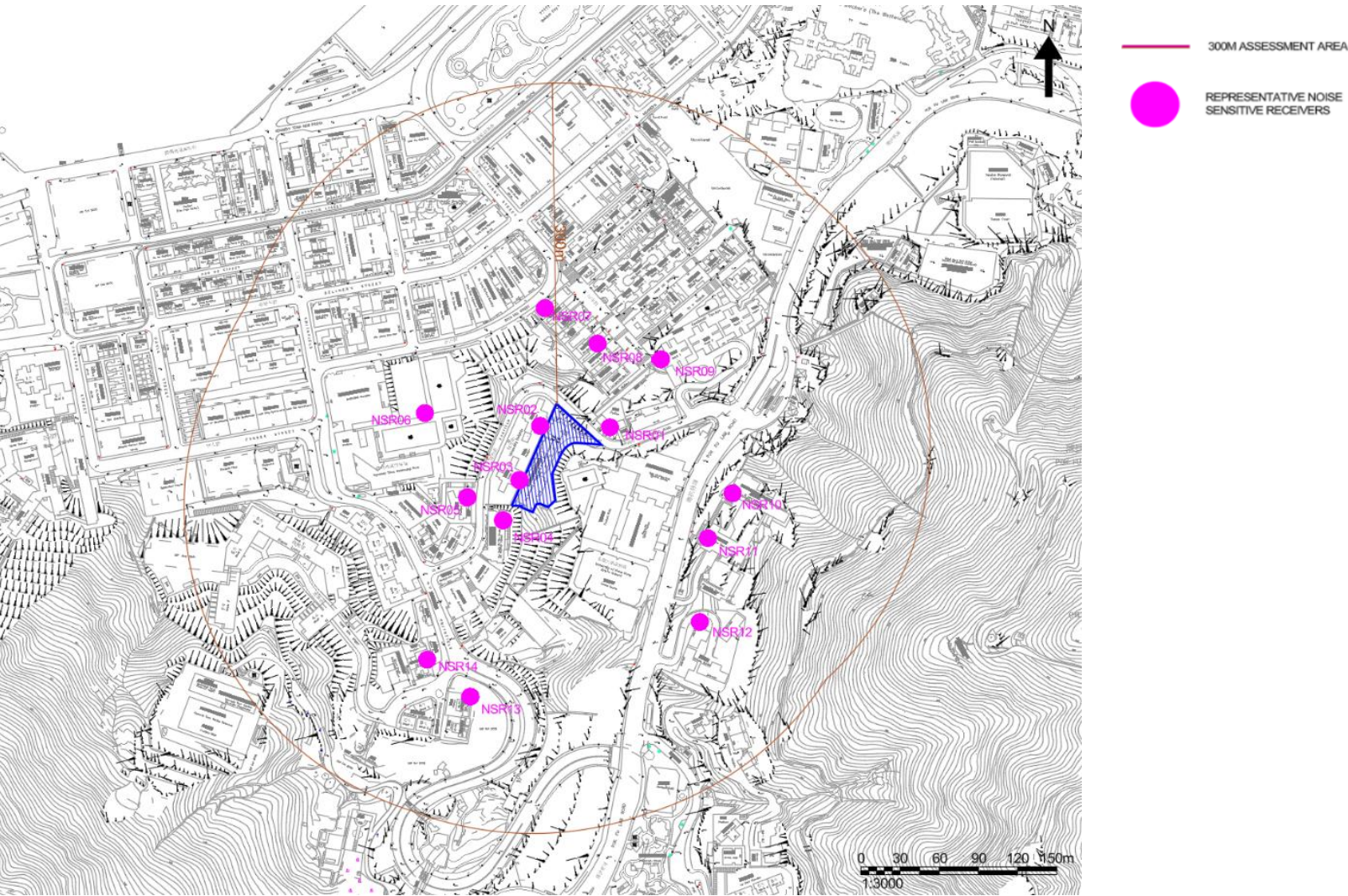
- 1.5.6 Information request from Environmental Protection Department (EPD) has been enquired about the latest update on the availability of land use status and records of land contamination and/or spillage for the site. As advised by EPD on 11 March 2025, there are two registered chemical waste producers 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.
- 1.5.7 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

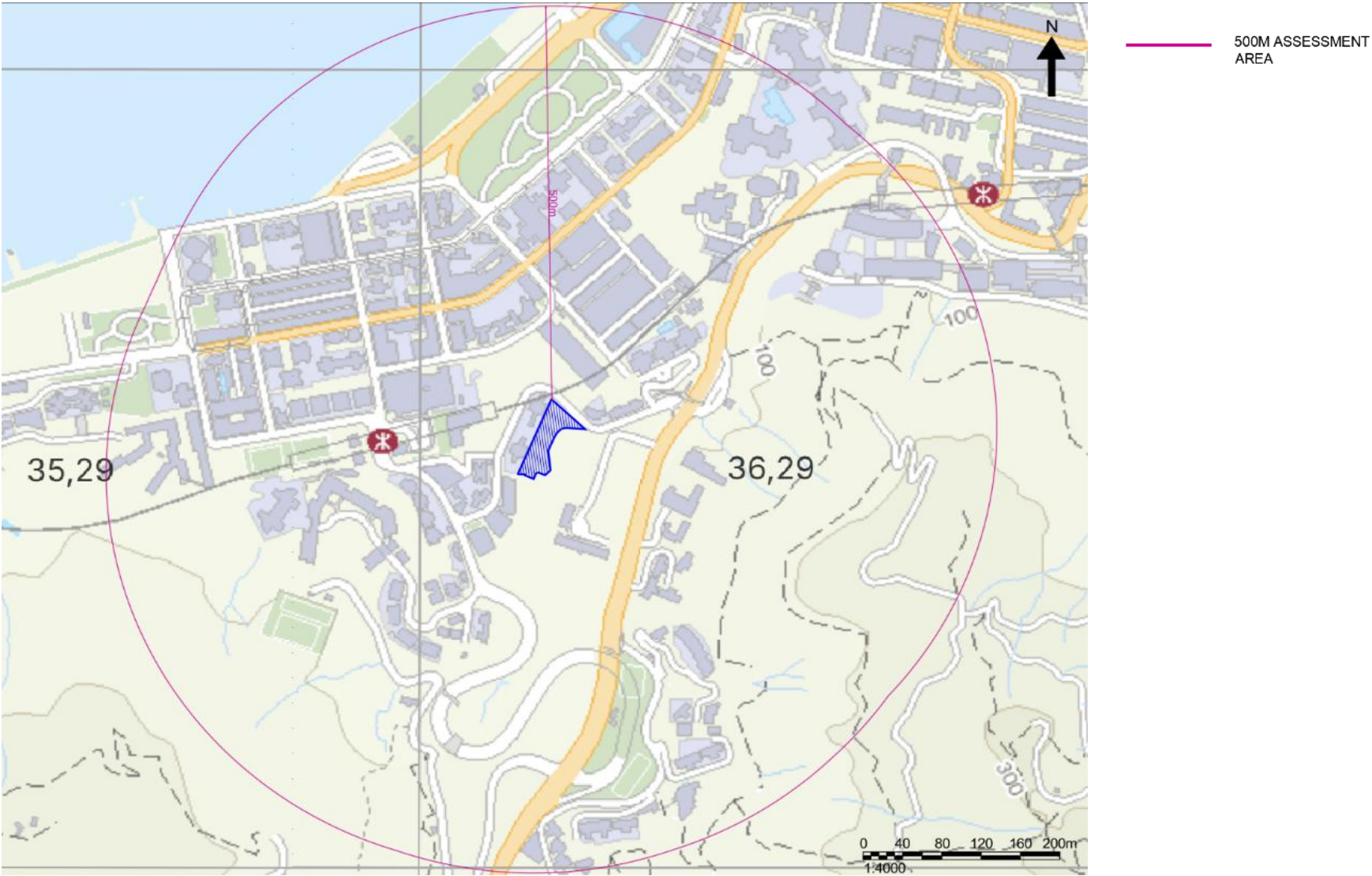
- 2.1.1 Given that the Proposed Development will utilize the central air-conditioning system and will not rely on openable windows for ventilation, it is unlikely that any insurmountable traffic noise impacts will occur.
- 2.1.2 Fugitive dust due to construction works and gaseous emission from construction 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 1.2.19**, 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.
- 2.1.6 For water quality assessment, **surface run-off and wastewater will be generated from site activities**. Water quality impact due 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.

- 2.1.7 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 for waste 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.
- 2.1.8 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 & Representative NSRs



Annex 2 500m Assessment Area for AQIA



Annex 3 Representative ASRs

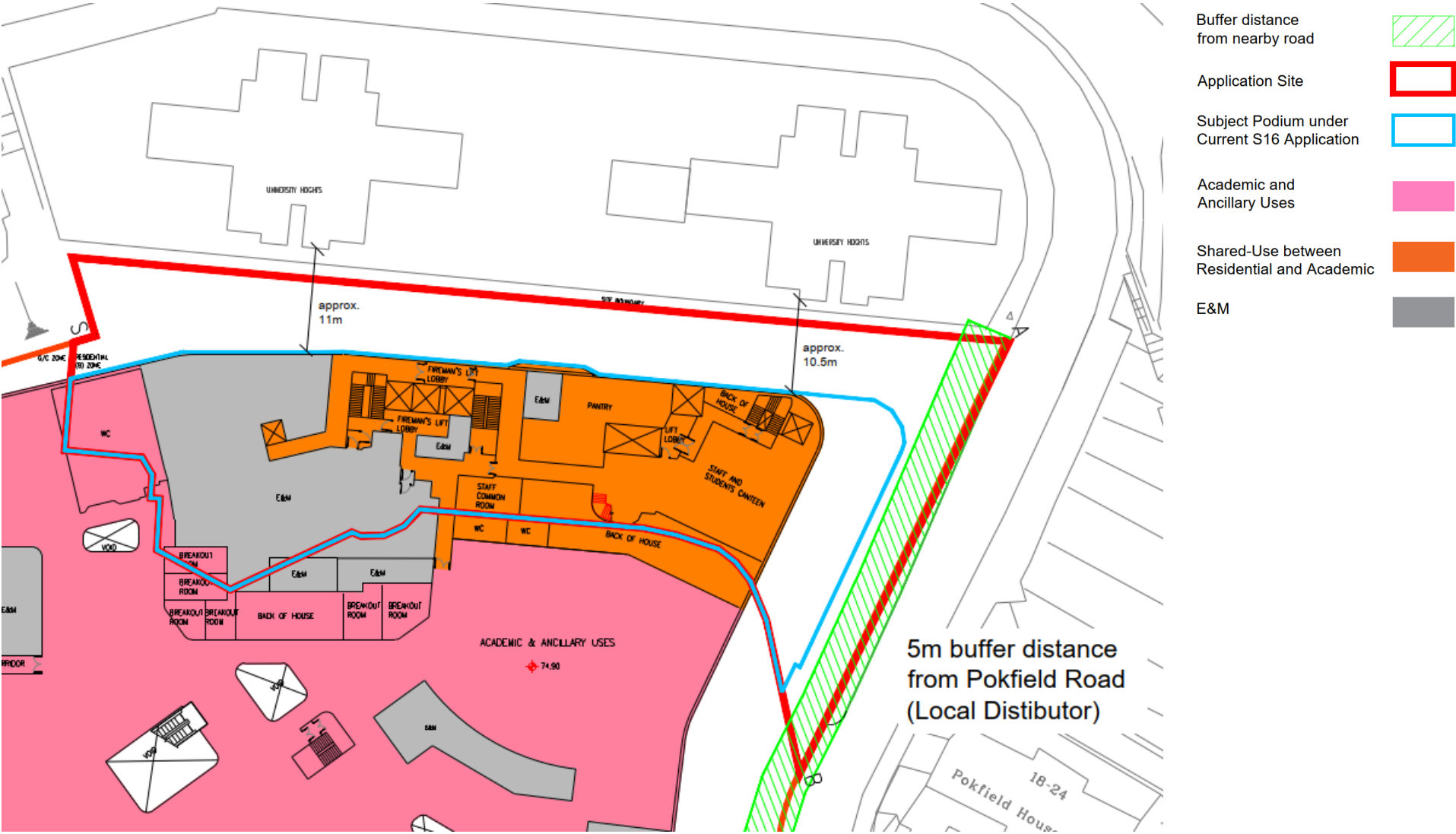


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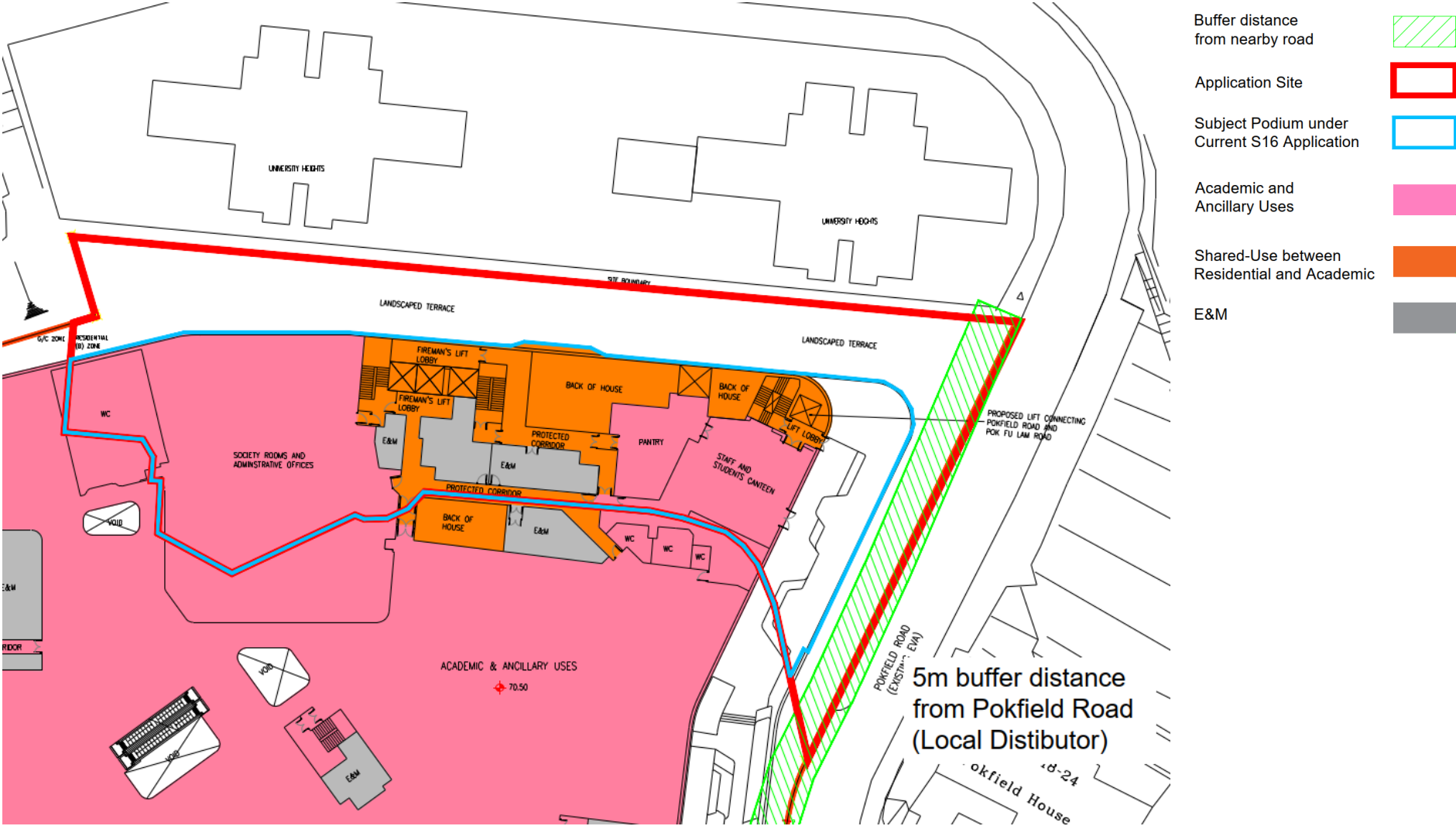
Annex 4 Buffer distance from adjacent road



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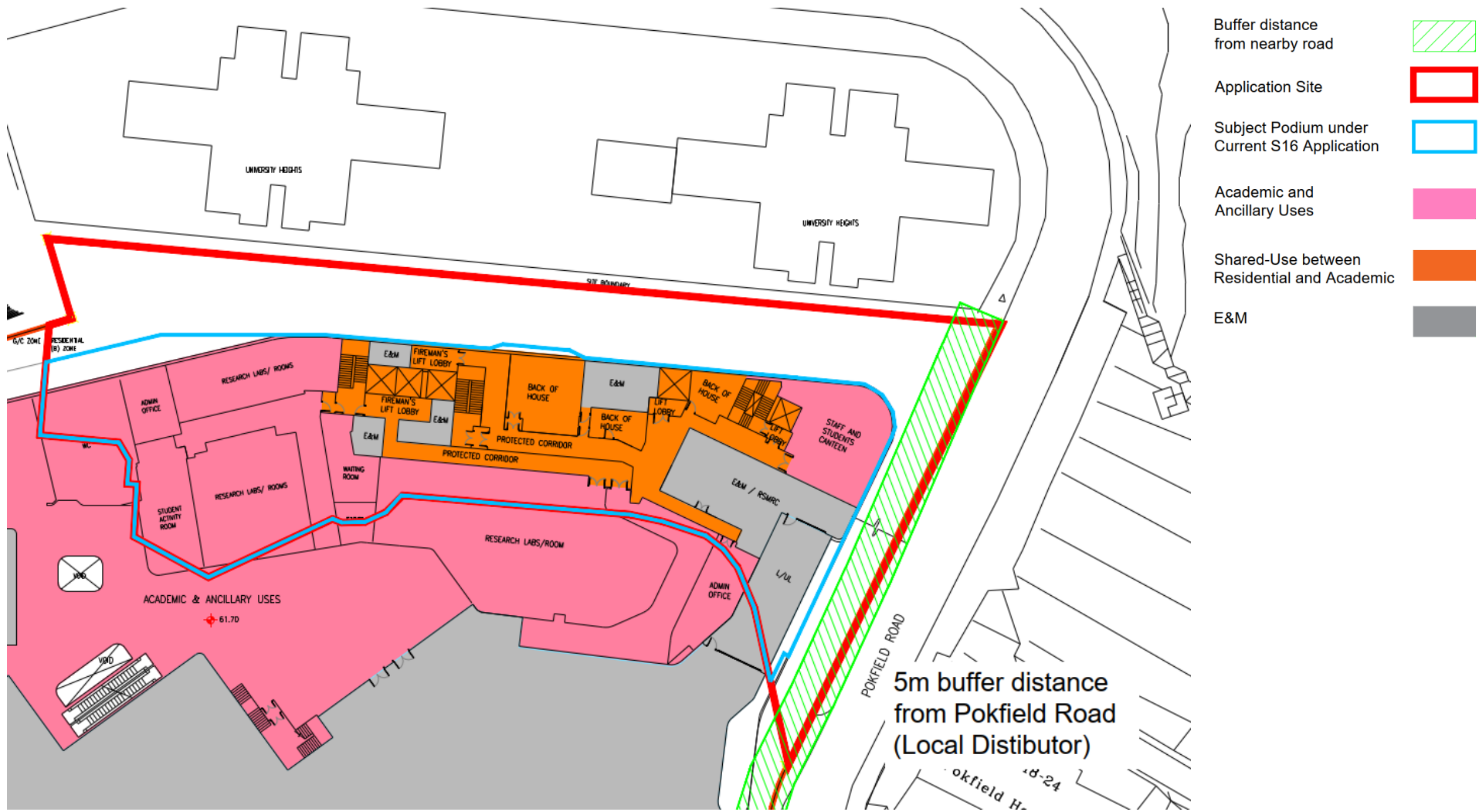


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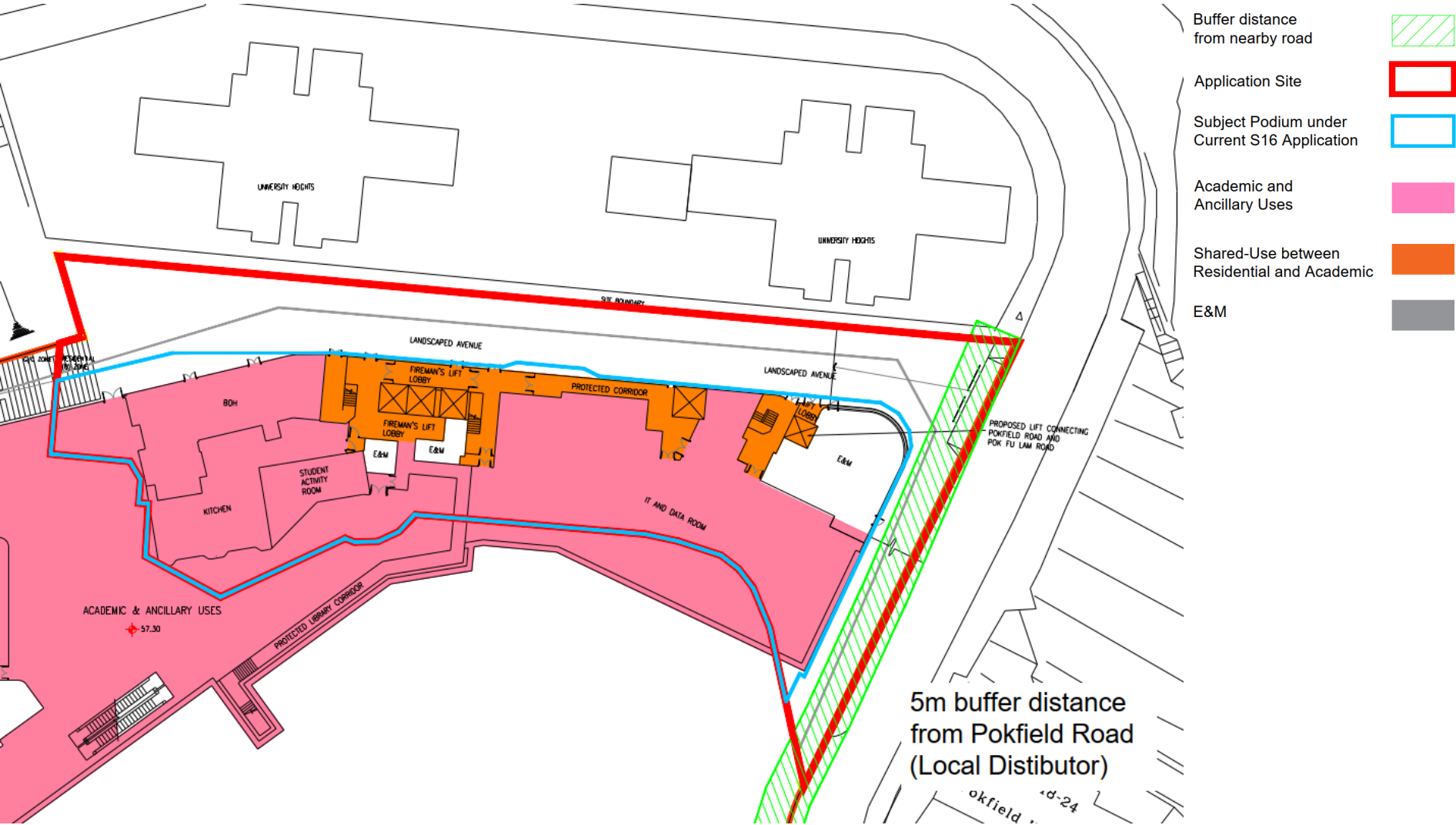
Floor LG2

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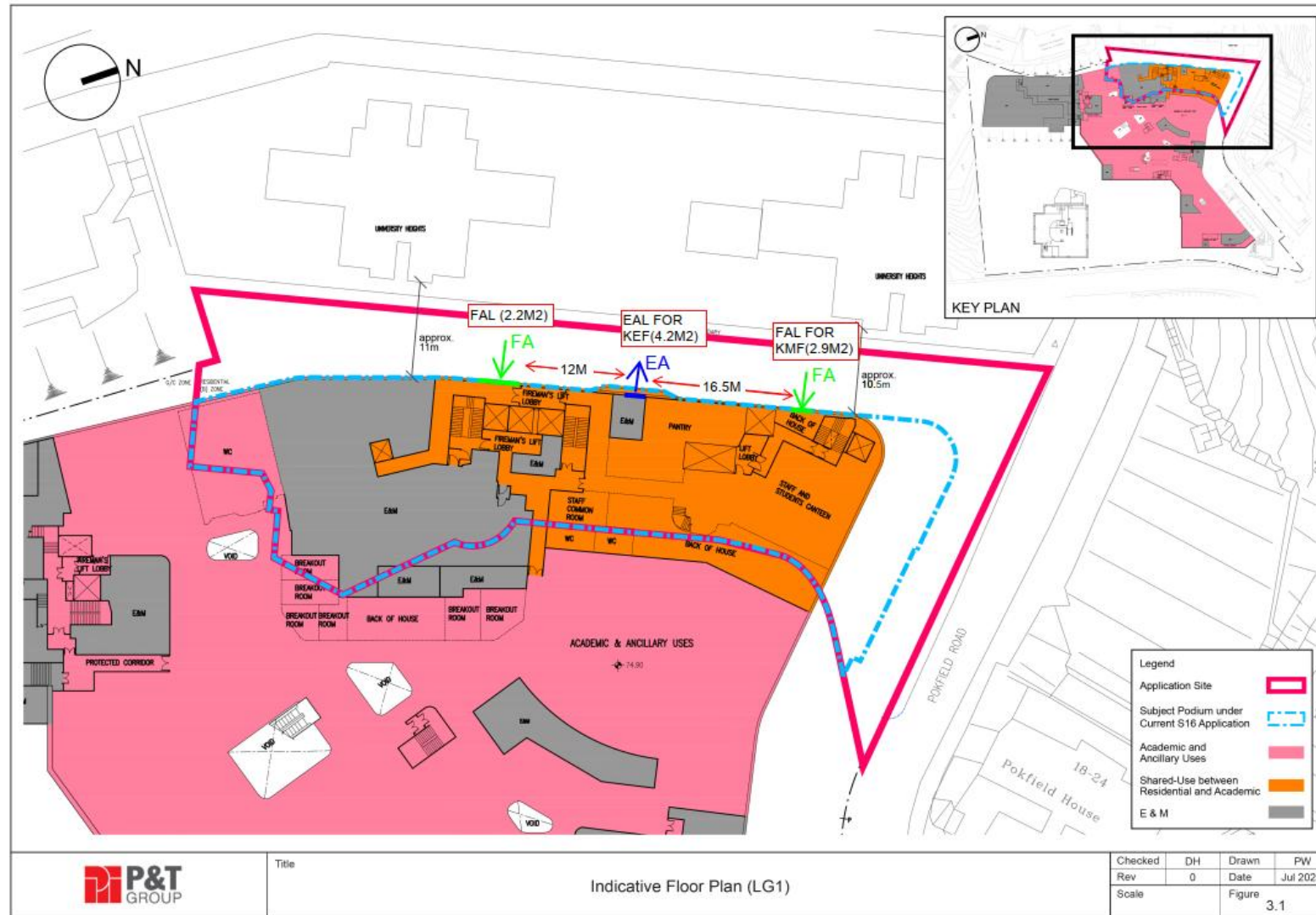
Floor LG4

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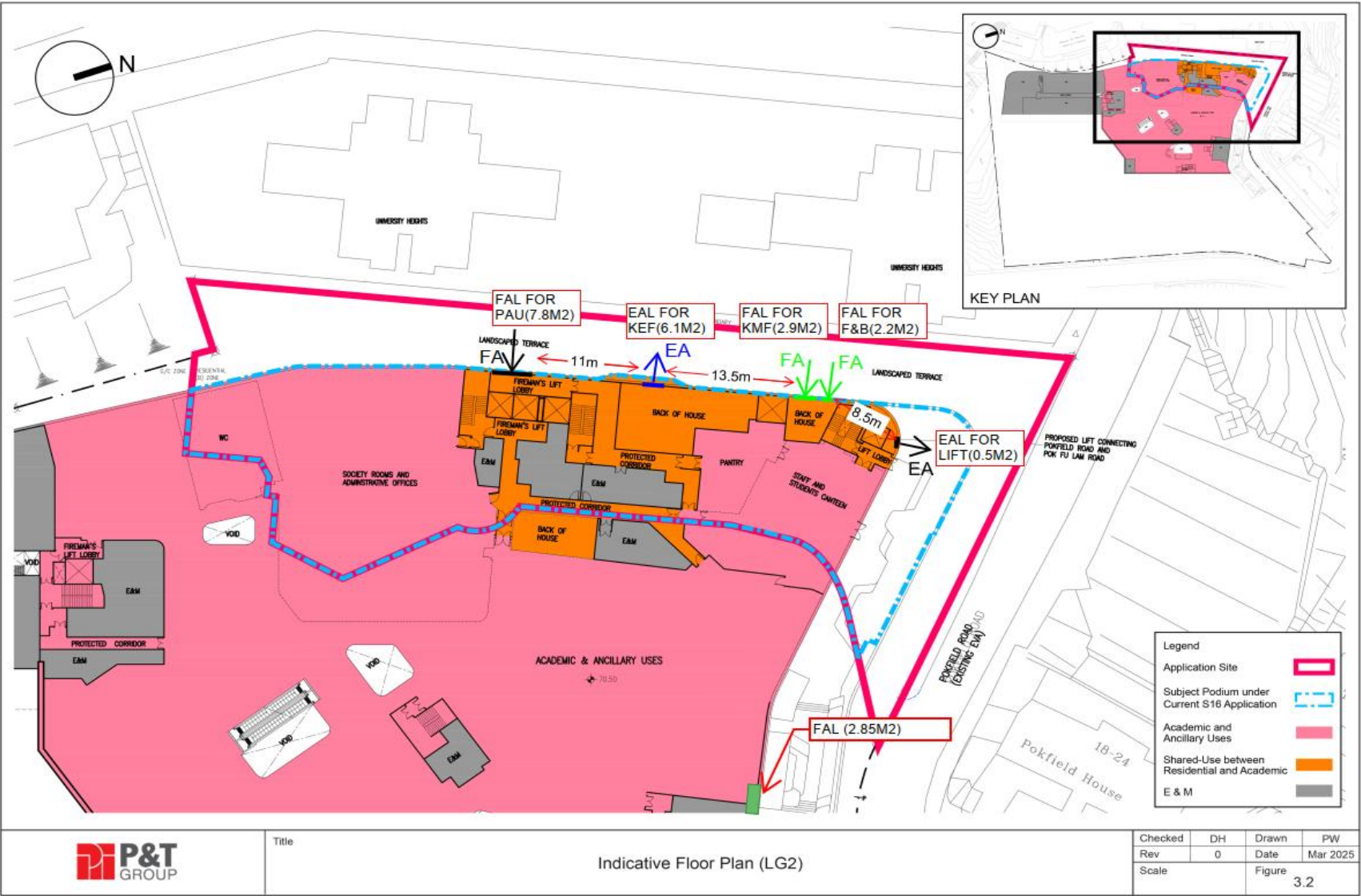


Floor LG5

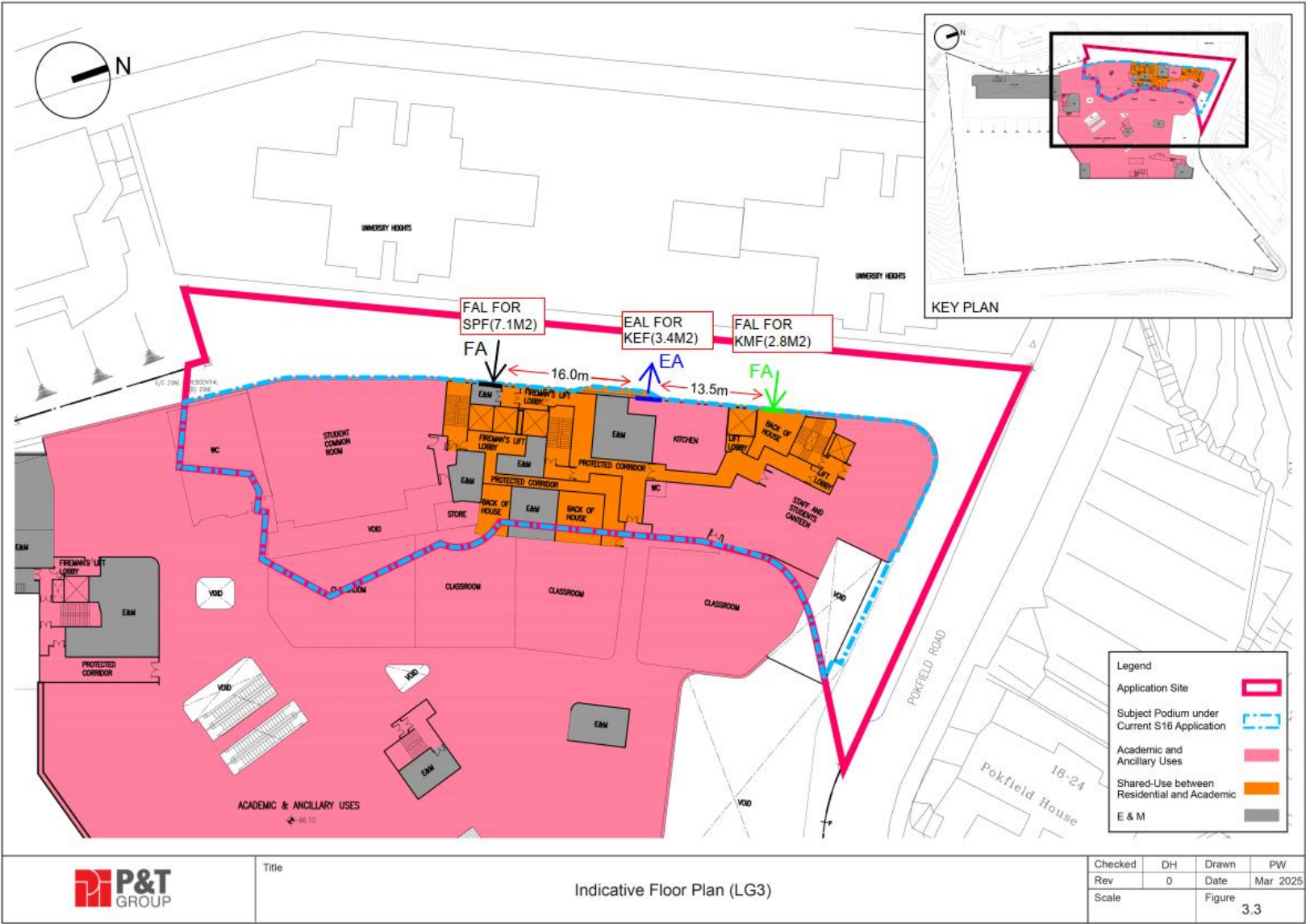
Annex 5 Location of exhaust vents and fresh air intake



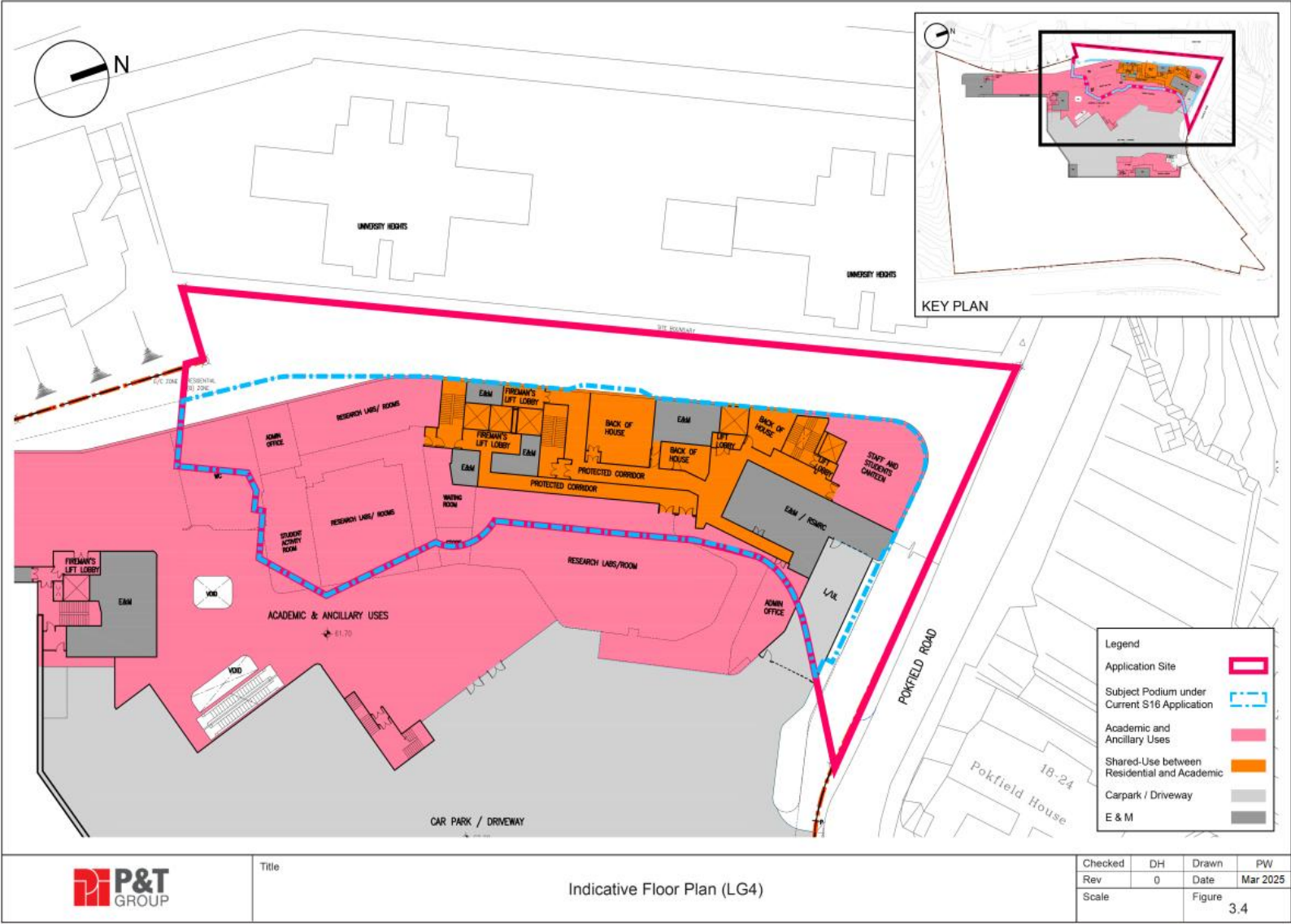
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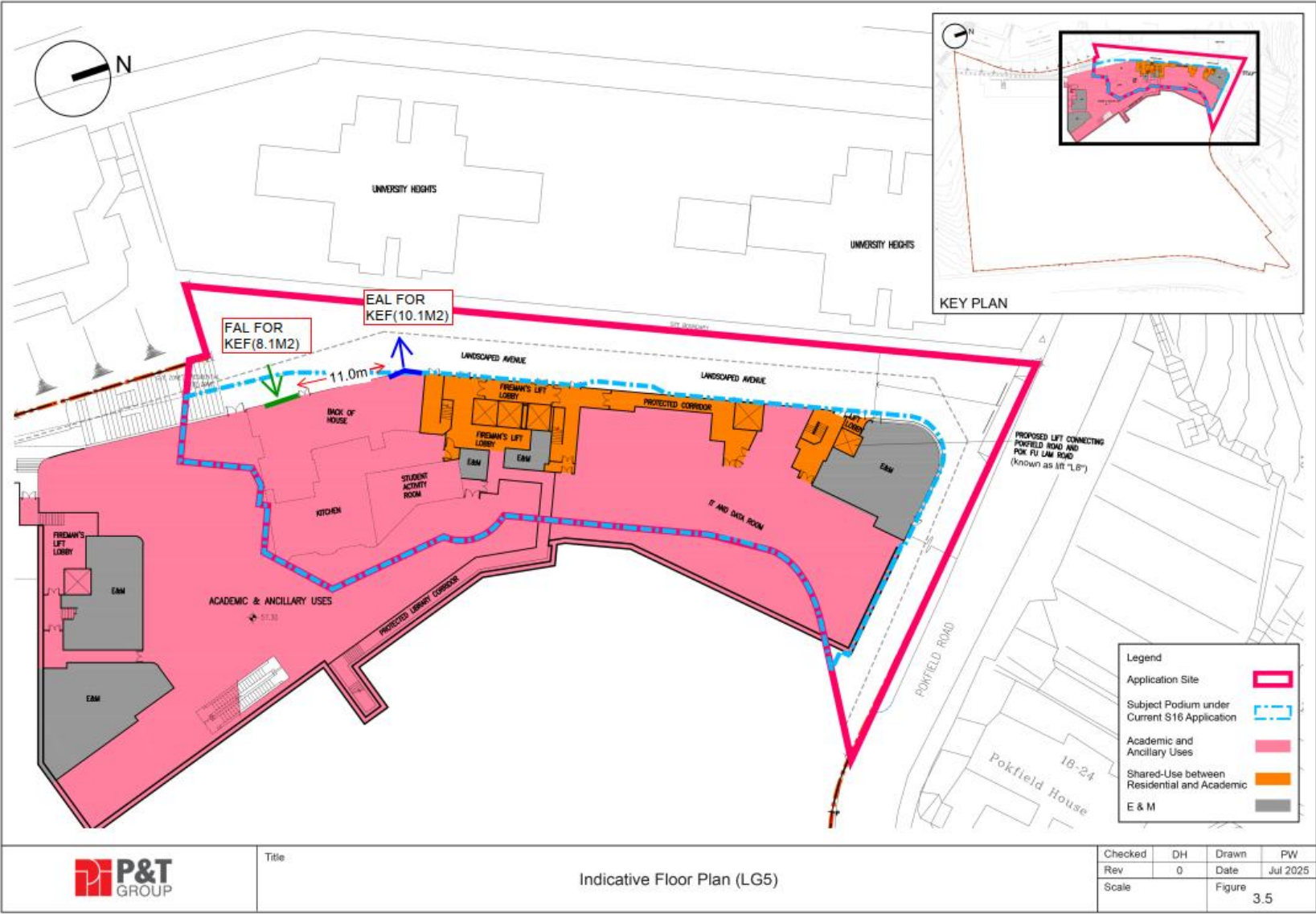
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Annex 6 Historical Aerial Photographs



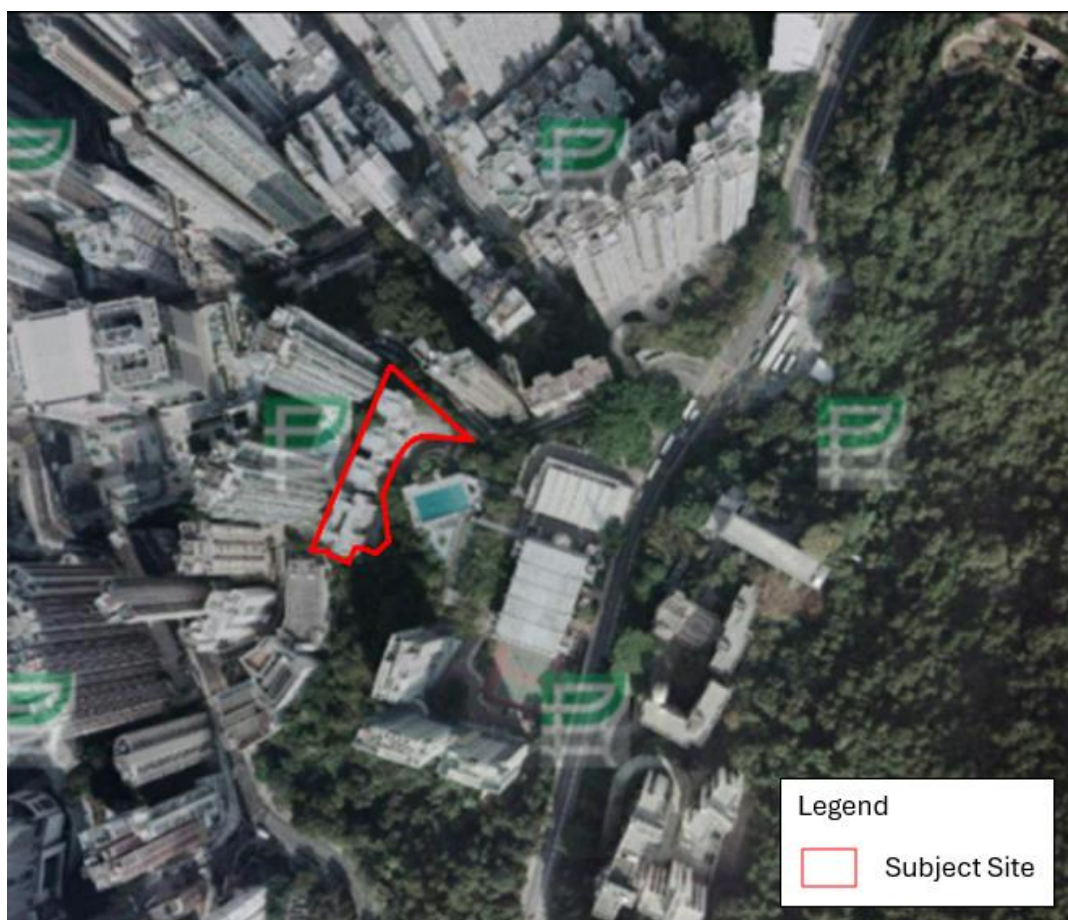
Year 1963

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



Year 1973

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



Year 2015

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



Year 2022

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



Year 2024 (current)

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

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_EPД 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

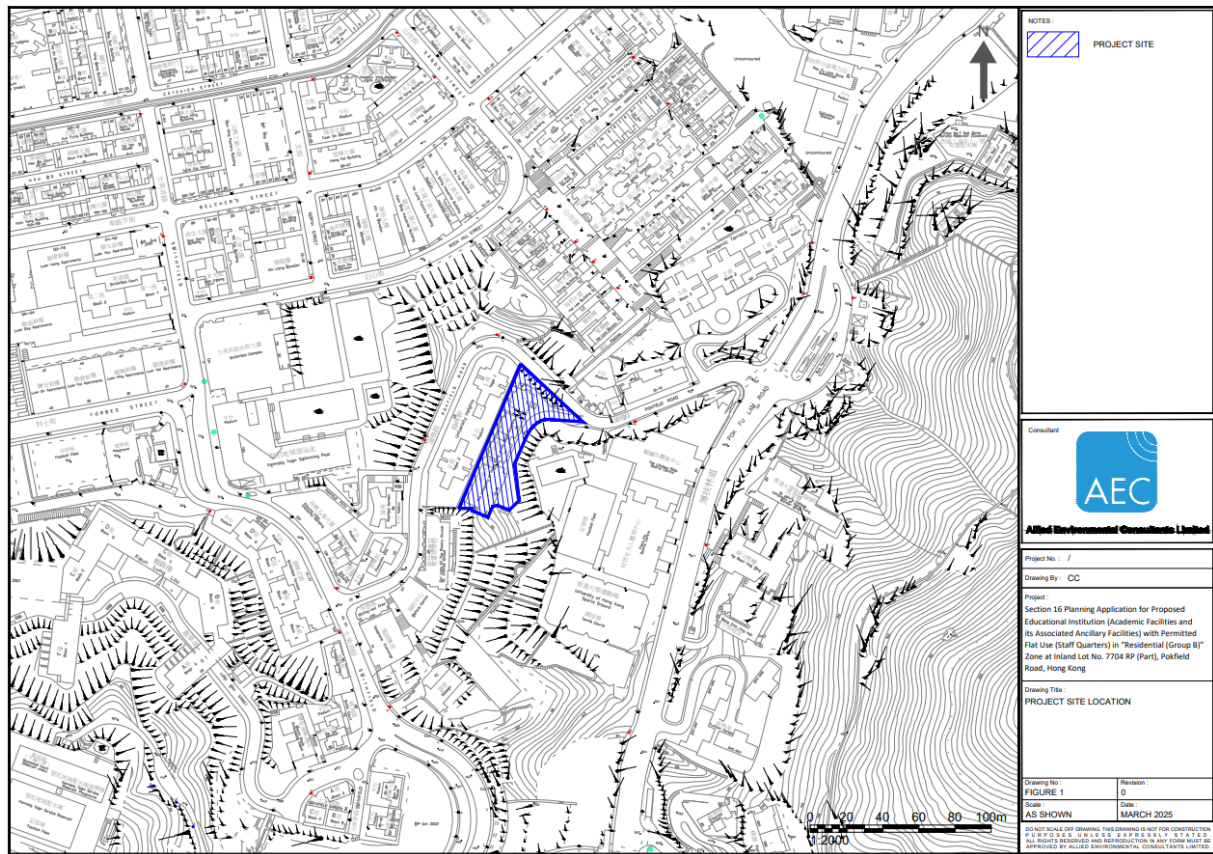
Allied Environmental Consultants Limited Member of AEC Group (HKEX Stock Code: 8320.HK)
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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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



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

Our Ref. [1816/25-0003]



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

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

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**.

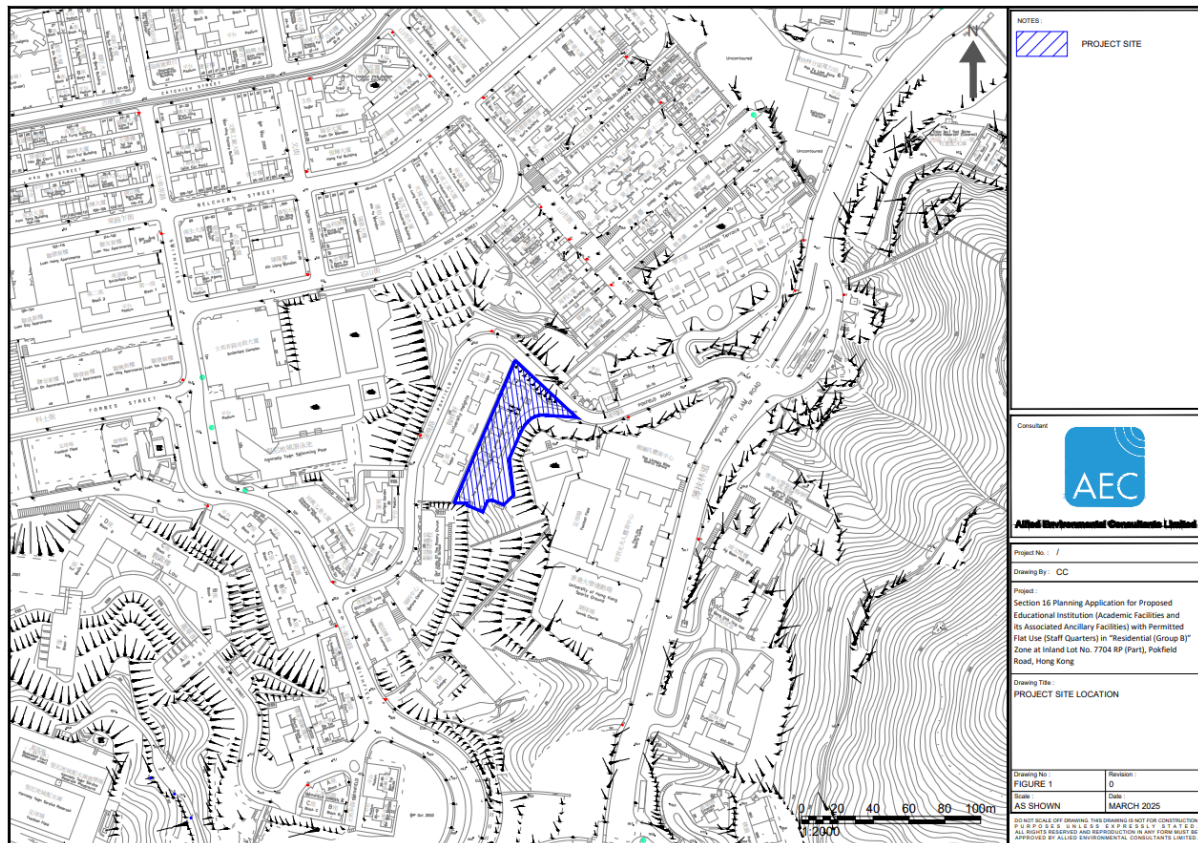
Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 or Ms. Christine Goh (christinegoh@aecasiao.io) at 5290 3688.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Cathy Man'.

Cathy Man
Associate Director
CM/II
Encl. Site Location Plan

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



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

規 劃 署

港島規劃處
香港北角道華道 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

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

By Fax (2815 5399)

18 March 2025

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

H11/89

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.



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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

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

 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.

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



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

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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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

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

— 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@aechi.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

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

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

