

Attachment 3

Extract of Revised Planning Statement

4.2 Design Merits

In formulating the Proposed Scheme, the design has taken into account the various site constraints as well as design considerations in order to ensure the Proposed Scheme is designed to create a high-quality development in harmony with the surrounding environment. The following design merits are incorporated in the scheme for improving the existing urban environment:

Building Setbacks

(a) Full-height setback fronting Yiu Wa Street

The existing footpath on Yiu Wa Street is approx. 1.5m wide. A total 2.8m full-height setback from the site boundary along Yiu Wa Street is provided. It allows the existing footpath on Yiu Wa Street to be widened from about 1.5m to about 4.3m. The proposed building setback will create a more pleasant and less congested walking environment on Yiu Wa Street, thus enhancing the pedestrian safety.

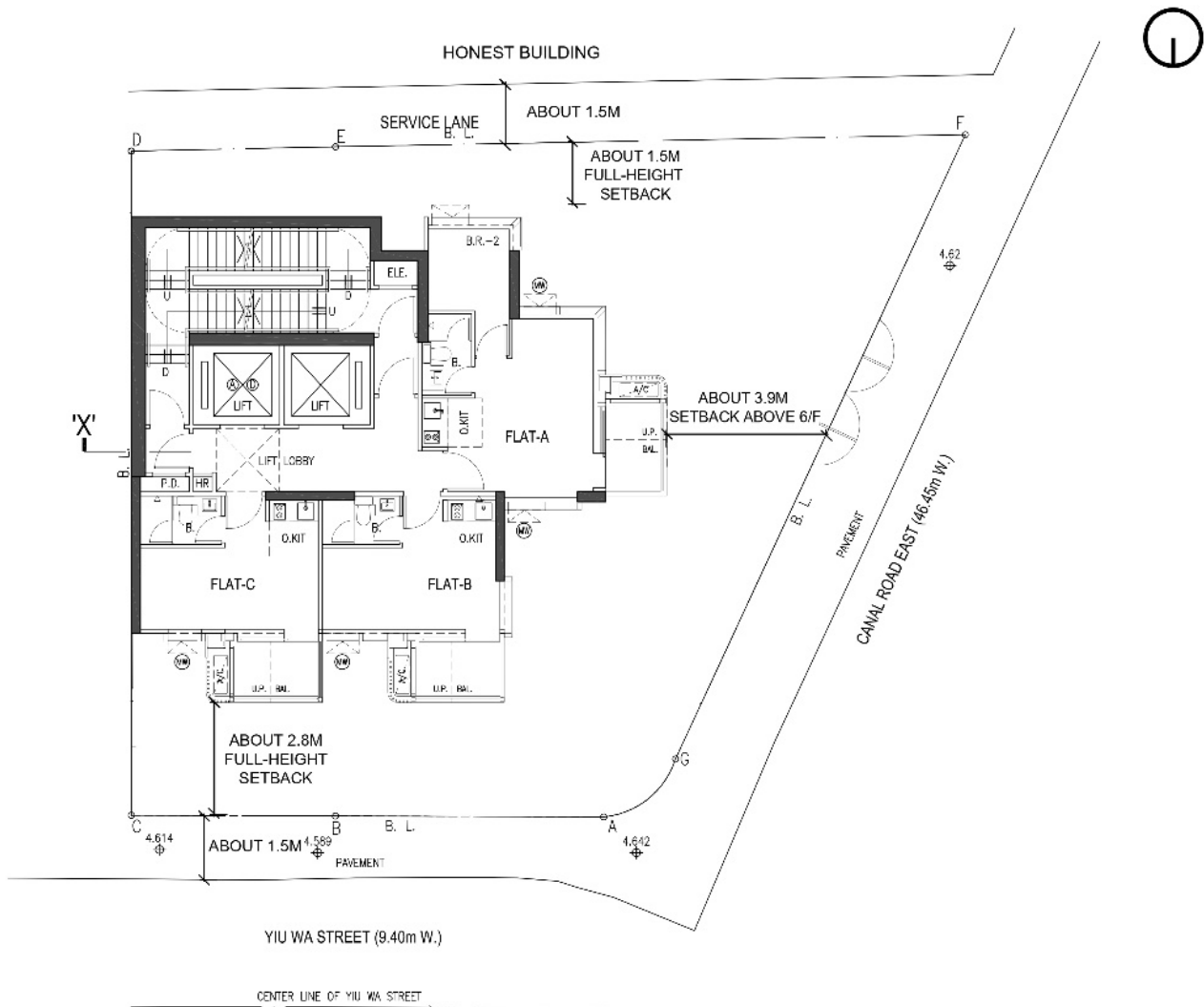
(b) Setback on 6/F and above fronting Canal Road East

An open area setback is proposed on the 6/F and above along the western frontage of the site facing Canal Road East. A setback of approx. 3.9m, measured from the centreline of the building line to the lot boundary along Canal Road East, is provided. It helps alleviate the sense of congestion in proximity to the Canal Road Flyover

(c) Full-height setback fronting service lane

A full-height setback of approx. 1.5m is proposed along the southern boundary of the site. It helps widening the service lane from approximately 1.5m to about 3m, thereby enhancing the walkability.

Setback Plan:



Vertical Greenery

Vertical greenery is proposed on part of the building façade from 1/F to 2/F both facing Yiu Wa Street and Canal Road East to enhance local greenery and visual amenity and promote visual interest and conducive to a comfortable and vibrant pedestrian realm. It would soften the building block with harmonious planting design to improve the compatibility of the proposed development to its surrounding environment.

The waste management and land contaminated implications associated with the proposed development are review and assessed.

5.7.3.3 Waste Management

Various types of waste will be produced during both the construction and operational phases of the proposed development. Proper waste management measures will therefore be implemented to minimise environmental impacts by promoting waste reduction, reuse, recycling and the appropriate disposal of unavoidable wastes.

5.7.3.3.1 Statutory Legislation

Waste collection and disposal are governed by the Waste Disposal Ordinance (Cap. 354) (WDO). Wastes must be disposed of at EPD-designated and licensed facilities. The WDO also sets out licensing requirements for waste collection and transportation. The contractor shall be responsible for waste disposal. The following legislation is relevant to the handling, treatment and disposal of waste in Hong Kong and has been considered in assessing potential environmental impacts:

- Waste Disposal Ordinance (Cap. 354)
- Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C)
- Waste Disposal (Charges for Disposal of Construction Waste) (Cap. 354N)
- Land (Miscellaneous Provisions) Ordinance (Cap. 28)
- Public Health and Municipal Services Ordinance (Cap. 132) – Public Cleansing and Prevention of Nuisances Regulation

5.7.3.3.2 Waste Management Implications of the Construction Phase

Site demolition works and piling have already been completed prior to the planning application, no excavated materials or demolition concrete are expected to be generated on site during the construction phase. The major wastes would be construction and demolition (C&D) materials generated from the superstructure works. C&D materials generated by the proposed development will comprise inert and non-inert materials. Inert materials, such as **concrete, asphalt and bricks**, will be reused on-site as fill where practicable, or delivered to public fill reception facilities. Non-inert materials, such as timber formwork, paper and vegetation, will be reused or recycled as far as practicable before final disposal at landfill. The estimated quantity of C&D materials for superstructure construction is provided below.

Table 1 Estimated quantity of waste to be generated

Construction Stage	Estimated Amount Generated	Disposal Outlet
Superstructure Construction	About 233.55 m³ inert C&D material	To be reused on-site for site formation or recycled before disposal to Chai Wan Public Fill Barging Point
	About 25.95 m³ non-inert C&D material	To be reused on-site or recycled before disposal to West New Territories (WENT) Landfill

General Refuse from workforce	About 4,550 kg	To be disposed to WENT Landfill and the reused part to be collected by recycler.
Chemical Waste	Estimated at no more than 50 L per month	To be collected by a licensed chemical waste collector and treated in the Chemical Waste Treatment Centre.
Remarks: [1] According to the Hong Kong Polytechnic (March 1993) Reduction of Construction Waste Final Report, waste generation rate is 0.1m³ per 1m² of GFA constructed. The GFA of the proposed Development is 2,595 m², there would be 259.5m³ total C&D materials generated. [2] It is assumed that the generation rate of general refuse is 0.65kg per worker per day. With approximately 20 workers and 350 construction days, there would be total 4,550kg general refuse generated throughout the construction period. [3] Approximately ratio for (inert waste):(non-inert waste) is 9:1, referenced to "Monitoring of Solid Waste in Hong Kong 2024" by EPD.		

C&D Materials

On-site reuse and recycling of C&D materials will be maximized. Designated stockpiling areas for inert C&D materials will be provided for backfilling and reuse. Materials will be enclosed and covered, especially during inclement weather.

Measures introduced in ADV-19 will be applied to enhance C&D material management and minimize waste at source. A Waste Management Plan (WMP) will be prepared by the contractor to set out the anticipated types and quantities of waste arising from the Project, together with the proposed strategies for handling, treatment, and disposal. The Project will adopt the established waste management hierarchy, prioritising waste avoidance and reduction, followed by reuse and recycling, with disposal considered only as a last resort. The WMP aims to enhance resource efficiency, raise awareness among site personnel regarding proper waste and material management, and ensure compliance with relevant duty of care requirements. The WMP will be submitted to the Project Engineer / Architect / Authorized Persons for approval according to ADV-19.

A trip-ticket system according to the ADV-19 will be implemented during the construction phase to monitor the disposal of C&D materials and solid wastes at the **Public Fill Reception Facilities (PFRF)** and landfills, and prevent fly-tipping. All dump trucks transporting inert and non-inert C&D materials off-site must be equipped with GPS or equivalent tracking to monitor routes and parking, prohibit illegal dumping, and retain data for analysis. The Contractor will practice good housekeeping, including waste segregation before disposal. Dedicated stockpiling and segregation areas will be provided, maintained, and cleaned regularly.

Excess recyclable materials (plastics, metals) will be reused or recycled. Recyclable inert C&D materials (concrete, asphalt **and bricks** etc.) will be sorted and treated for on-site use. Non-inert C&D materials will be sorted and sent to or collected by registered recyclers. C&D

materials will be stored on-site before reuse or disposal where possible, in areas away from public zones. Some C&D materials are expected to be transported off-site for reuse, recycling, or disposal. With dust and noise control measures (proper handling, packaging, covering, and stockpiling), secondary environmental impacts from truck movements are not anticipated.

The storage, handling, transport, and disposal of all C&D materials, if not managed properly, could potentially create visual, dust, and water quality impacts. With proper implementation of good construction site practices and the mitigation measures recommended in the preceding sections, potential dust, noise, and water quality impacts associated with on-site handling and transportation of all C&D materials are not anticipated.

Waste Avoidance

Effective planning and procurement practices are essential for minimising waste generation during the construction phase. Through careful coordination and management of materials, unnecessary waste can be avoided. The following approaches are suggested:

- avoid excess order of C&D materials;
- schedule the delivery of materials in accordance with the construction programme;
- reject and return damaged materials upon delivery;
- retain protective packaging and ensure that storage areas are secure and protected from adverse weather conditions;
- minimise the handling and movement of materials on site to reduce the risk of damage; and
- reduce unnecessary packaging and coordinate with suppliers to return or reuse packaging materials where feasible.

Chemical Waste

Chemical substances such as lubricating oils, paints and thinners may be used during the course of the Project. If any chemical waste is generated, the Contractor will be required to register with the EPD as a Chemical Waste Producer and to follow the requirements stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes and Cap.354 C Waste Disposal (Chemical Waste) (General) Regulation. Suitable containers with proper labelling and compatible segregation shall be provided, and designated storage areas with adequate secondary containment shall be maintained.

All chemical wastes, including spent lubricating oils, waste paints and waste thinners, shall be collected by licensed chemical waste collectors and delivered to licensed recycling, treatment or disposal facilities. Spent lubricating oil shall be recycled where practicable. Waste paints and thinners, which are generally unsuitable for recycling, shall be disposed of at the Chemical Waste Treatment Centre (CWTC) at Tsing Yi or other licensed facilities. Provided that the handling, storage and disposal of chemical wastes are in accordance with these requirements, adverse environmental impacts are not expected. During the planning stage, the contractor shall explore alternatives to processes that generate chemical waste,

with the goal of eliminating chemical use, minimizing waste quantities, or selecting chemicals that have lower environmental, health and safety impacts.

General Refuse

General refuse generated on site will mainly consist of wastepaper, packaging materials, and food remnants produced by the construction workforce. Table 1 shows the estimated quantity of general refuse from workforce to be generated during the construction phase. Nevertheless, prior to off-site disposal, the waste should be properly segregated into recyclable and non-recyclable materials and stored separately in covered bins or designated storage areas. These storage facilities should be regularly maintained and cleaned to prevent the attraction of vermin and pests. All general refuse will be collected on site, separately from C&D materials. A reputable waste collector will be employed by the Contractor to remove general refuse from the Site, separately from C&D materials.

In addition, training should be provided to all site personnel on the importance of site cleanliness and proper waste management practices, including waste reduction, reuse and recycling. Such training will help enhance workers' awareness of effective waste management and ensure the proper implementation of waste handling measures on site.

5.7.3.3.3 Waste Management Implications of the Operational Phase

During the operational phase of the Project, general refuse will mainly arise from the daily activities of residents, including food waste, product packaging, used plastic and glass bottles, as well as bedding and blankets.

With reference to the latest data in “Monitoring of Solid Waste in Hong Kong 2024” published by EPD, the per capita disposal rates of domestic waste (Dom) and commercial and industrial (C&I) waste are 0.86 kg/person/day and 0.53 kg/person/day respectively (Plate 2.7). The recovery rates for domestic waste and C&I waste are 22% and 48% respectively (Plate 3.2). Based on the schematic design with about 132 residential population and 11 working population, the estimated quantities of general refuse are as follows:

(a) Disposed waste	(b) Total waste generated (disposed and recovered)	(c) Recovered waste
Dom: $132 \times 0.86 = 114$	Dom: $132 \times 0.86 / (1-22\%) = 146$	Dom: $146 - 114 = 32$
C&I: $11 \times 0.53 = 6$	C&I: $11 \times 0.53 / (1-48\%) = 11$	C&I: $11 - 6 = 5$
Total: 120 kg/day	Total: 157 kg/day	Total: 37 kg/day

The total daily quantity of waste generated (including both disposed and recovered) is estimated to be about 157 kg/day (i.e. 146 kg/day domestic waste and 11 kg/day C&I waste). Of this total, about 37 kg/day of waste will be recovered through recycling, while about 120 kg/day will be sent for final disposal. Adequate waste collection and storage facilities will be provided to enable the proper segregation and storage of recyclable materials for recycling purposes. All solid waste will be stored in covered containers or designated storage areas to prevent the attraction of vermin and pests. Collection of waste will be arranged by a

contracted waste collection contractor on regular basis (e.g. daily). Other measures for instance, set up of recycling bins and recycling point shall be adopted to encourage segregation and recycling of waste such as aluminium, plastic wastes, wastepaper, and glass, etc. in order to enabling waste recycling by future residents and reduce general refuse generation. Subject to the detailed design stage, the Proposed Development will consider the feasibility of other appropriate recycling measures to facilitate food waste recovery, such as delivering food waste to an Organic Resource Recovery Centre (ORRC) or installing food waste recycling machines for composting treatment.

No chemical waste is anticipated during the operational phase. Should any chemical waste arise from occasional maintenance activities (e.g., used lubricants, batteries, or paints), the occupants will be required to register with the EPD as a Chemical Waste Producer and to follow the requirements stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes and Cap.354 C Waste Disposal (Chemical Waste) (General) Regulation. 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. All chemical wastes will be collected by a licensed chemical waste collector and disposed of at the CWTC in Tsing Yi.

5.7.3.4 Land Contamination

The Application Site was previously occupied by a 6-storeys commercial and residential building complex. The complex was approved by the Buildings Department (BD) in 1959 for non-domestic shop use on the ground floor and domestic use on the upper floors. It was demolished in 2019 to make way for redevelopment. The redevelopment was intended for a commercial building, which was approved by the BD on 20 October 2023 (BD ref.: BD 2/3010/17). Foundation works were completed in late 2023; however, construction has been suspended since early 2024.

A review of historical aerial photographs obtained from the Survey and Mapping Office of the Lands Department (LandsD) was conducted in April 2026. The purpose was to identify any potential land contamination associated with past land uses from 1969 to the present. Aerial photographs prior to 1959 are unavailable. The reviewed aerial photographs are listed below.

Table 5.1 Review of Historical Aerial Photographs			
Year	Height (feet)	Reference No.	Observations
1969	3900	69_1512	Commercial and Residential Building Complex
1980	4000	29812	Land use was the same as in 1969.
1990	4000	A23762	Land use was the same as in 1969.
2000	4000	CN27406	Land use was the same as in 1969.
2010	6000	CS28684	Land use was the same as in 1969.
2015	6000	CS54984	Land use was the same as in 1969.
10/2019	6000	E071235C	Flat and Vacant Land
2025	6900	E255897C	Flat and Vacant Land