Annex E

Replacement Pages of Environmental Assessment

1. INTRODUCTION

1.1 Background

1.1.1 The Application Site at 118 Wai Yip Street. The project proponent is proposing to convert the existing building to hotel development.

1.1.2 Ramboll Hong Kong Limited is commissioned by the Project Proponent to provide environmental consultancy service to prepare this Environmental Assessment for the Proposed Development at the Application Site.

1.1.3 The design of master layout plan (MLP) and other technical information on the Proposed Development are provided by the Project Proponent. Potential environmental noise, air quality, water quality and waste implication have been discussed in this context.

1.2 The Application Site and Its Environs

1.2.1 The Application Site is located in urbanised area in Kwun Tong. It is bounded by Kwun Kee Tailor Industrial Centre and China-Trade Centre to the southeast, MG Tower to the southwest, Union Industrial Building and C-Bons International Centre to the northwest and Wai Yip Street to the northeast.

1.2.2 **Figure 1.1** shows the location of the Application Site and its environment.

1.3 The Proposed Development

1.3.1 The Proposed Development involves alterations to the existing building blocks including demolition of a small portion of the existing building block (from 2/F to 8/F) and the addition of one storey resulting in a total 10 storeys. The total GFA will become 3521m^2. Therefore, the development will comprise one tower, consistent with the existing development.

1.3.2 The existing building will be converted into 99 guest rooms. In addition, an F&B area with GFA of approximately 45 m^2 will be provided after the conversion. The Proposed Development will not rely on openable window for ventilation purpose.

1.3.3 The Master Layout Plan (MLP) of the Proposed Development is included in **Appendix 1.1**.

1.3.4 The completion year is 2028 tentatively.

1.4 Appraisal of Environmental Impacts

Noise

1.4.1 The Proposed Development will not rely on openable window for ventilation purpose. Therefore, it is not noise sensitive in nature.

1.4.2 The Proposed Development will inevitably contain noisy facilities such as ventilation system, fan system and HVAC. However, in this early planning stage, building services consultant/contractor has not been engaged and there is absence of any detail regarding potential noisy facilities. In all circumstances, the requirement under HKPSG is fully observed (i.e. acceptable noise level minus 5 decibels). In future detailed design of the project, same requirement will be imposed so that the relevant noise standard will be met by various means such as selection of quiet equipment, use of shielding device, acoustic louvers, silencers, semi/full-enclosure. Upon availability of details of fixed noise sources, the assessment of fixed noise impact can be conducted with respect to the said planning approval condition. With abundance of direct noise mitigation measures to control and suppressed the generated noise level, no adverse

noise impact due to operation of potentially noisy facilities of the Proposed Development is anticipated.

Air Quality

1.4.3 Site survey was conducted to identify any environmental nuisance and focus on area within 500m of the Application Site. The potential industrial emission impact from chimneys, vehicular emission impact and odour impact (if any) have been addressed in this context (detailed in **Section 3**).

Construction Phase Environmental Impact

1.4.4 The major air quality impact during construction should be fugitive dust impact in relation to dusty activity and emission from dusty materials while there are other emissions as well such as SO_2/NO_2 due to use of diesel powered equipment. Best management practice and practical mitigation measures will be adopted where appropriate.

1.4.5 Construction noise is usually generated by using powered mechanical equipment. It will be controlled with reference to relevant technical memorandum. Best Management practice will be adopted where appropriate to suppress the impact.

1.4.6 As for water quality aspect, during construction of the development, water pollution is likely due to sediments, construction runoff and drainage, sewage effluent and liquid spillage if not mitigated. Best management practice will be adopted. No sewage effluent discharge will be allowed. ProPECC PN 2/24 on construction site drainage will be observed and followed.

1.4.7 This is an in-situ conversion project and would not involve substantial construction work. Necessary conversion work may include removal/installation of partitioning and fitting-out works.

1.4.8 Waste may arise from demolition of the existing partitions and outfit materials, which may contain both inert (e.g. debris arising from demolition of partition) and non-inert (e.g. packaging material) materials. It is estimated that there will be limited C&D materials to be generated due to the project nature. They will be collected and segregated where practicable. Recyclables will be collected by or delivered to recycler. Inert C&D material will be delivered to public fill reception facility, while non-inert C&D material will be disposed at designated landfill site.

1.4.9 Given that no substantial construction work will be carried out, only limited number of workers would be required. It is expected there will be dozens kg of general waste generated from workers daily.

1.4.10 Waste generation during construction will be sorted and handled in compliance with the Waste Disposal Ordinance and regulations.

1.4.11 EPD's Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) will be referenced, adopted and incorporated into contract requirement where appropriate and contractor will be required to strictly follow and implement to the satisfaction of the proponent. With adequate mitigation measures incorporated during construction of the project, no significant construction phase environmental impact is anticipated. Further discussion on construction phase environmental impact is also included in **Section 3**.

Waste Management for Operational Phase

1.4.12 During operation of the project, there will be waste generation from hotel uses such as glass, metals, paper, plastics, food wastes, textile, wood and others. Adequate waste collection/storage facilities will be provided for collection and storage of sorted

recyclable wastes (glass, paper, metal, plastic) to enable recycling. Based on Waste Statistics for 2024, the per capita disposal rates of municipal solid waste, domestic waste, commercial & industrial waste are respectively 1.40 kg/person/day, 0.86 kg/person/day and 0.53 kg/person/day (Plate 2.7 of Waste Statistics for 2024). Among commercial waste, the recyclable wastes totalled about 48% (Plate 3.2 of Waste Statistics for 2024). Based on the Proposed Development with around 113 working population, there will be around 115.2 kg/day of waste generation (i.e. 0.53 ÷ (1 - 48%) x 113). With adequate waste collection/storage facilities provided to segregate recyclable (i.e. paper, plastic bottles and aluminium cans) and non-recyclable wastes, it is assumed that up to around 40% of waste can be recycled, which will reduce the burden of waste treatment facilities in Hong Kong.

1.4.13 Recycling bin will be provided onsite for collection and sorting of recyclable wastes (paper, glass, metal, plastic). The refuse collection and storage facilities will be designed with adequate capacity for temporary storage of sorted recyclable wastes, and contractor will be engaged to collect the recyclable wastes in regular manner. Remaining waste will be disposed of at landfill site on daily basis and delivered to the refuse collection point accordingly. A reputable waste collector should be employed to remove general refuse regularly to avoid odour nuisance or pest/vermin problem.

1.4.14 Subject to detailed implementation of the project, if chemical wastes are expected to be produced during the operation phase, responsible party (e.g. tenants whowill generate chemical waste) should register with the EPD as a chemical waste producer and 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, and incompatible chemicals should be stored separately. Appropriate labels should be securely attached on each chemical waste container. Licensed collector should be deployed to transport and dispose of the chemical wastes at the approved Chemical Waste Treatment Centre or other licensed recycling facilities, in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

1.4.15 In all circumstances, all wastes will be handled, transported and disposed of in strict accordance with the relevant legislative requirements, no adverse environmental impact is expected during the operation phase.

1.5 Organization of this Report

1.5.1 The report is structured as follows: -

- **Section 2** is an air quality impact assessment
- **Section 3** includes discussion of construction phase fugitive dust, construction noise and waste management issues; and
- **Section 4** is a concluding summary.