Appendix F

Replacement Pages of Updated Environmental Assessment

Prepared by

Ramboll Hong Kong Limited

SECTION 16 APPLICATION FOR PROPOSED FLAT, SHOP AND SERVICES, AND EATING PLACE WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS IN “RESIDENTIAL (GROUP E)” ZONE AT NO. 4 TUNG YUEN STREET, YAU TONG, KOWLOON

ENVIRONMENTAL ASSESSMENT

Date	June 2025
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Completion year	2032
Site Area (m^2)	2,419

1.3.4 The master layout plan, floor plans and section plan of the Proposed Development are shown in Appendix 1.1.

1.4 Key Environmental Issues and Study Approach

Noise

1.4.1 As mentioned, the Application Site is situated immediate to nearby carriageways including Tung Yuen Street and Ko Fai Road. Road traffic noise impact assessment (detailed in Section 3) was therefore conducted to address the potential adverse traffic noise impact that would be generated from these local roads.

1.4.2 Apart from road traffic noise impact, the Application Site is surrounded by various industrial establishments such as concrete batching plants, vehicle repair workshop, Kwun Tong Wholesale Fish Market, Tung Yuen Street Food Market, Yau Tong Saltwater Pumping Station and recycling workshop. In view of the Application Site is located in close proximity to the nearby industrial uses, an industrial noise impact assessment (detailed in Section 4) was carried out to address the potential adverse industrial noise impact on the Proposed Development.

1.4.3 There is no railway noise source identified in the vicinity within 300m of the Application Site and thus, no adverse railway noise impact is anticipated on the Proposed Development.

Air Quality

1.4.4 The Application Site is subject to the nearby emissions from road traffic, concrete batching plants, marine emissions and active chimneys in the industrial areas, so an air quality impact assessment was conducted to assess the air quality concentrations and to recommend mitigation measures, if applicable, to be incorporated in the Proposed Development. The quantitative air quality impacts are addressed in a separate assessment report.

Waste Management and Land Contamination Review

1.4.5 The historical land use and existing condition have been studied for the purpose to identify if there is/was any potentially land contaminating activity held onsite, and actions recommended to be taken afterwards. The details will be discussed in Section 5.

1.4.6 The potential waste management issues in connection with the construction and operation of the Proposed Development Sites will be discussed in Section 5. Waste management Practices and mitigation measures will be recommended in order to alleviate the impacts, where necessary.

1.5 Interim Industrial / Residential Interface

1.5.1 The presence of Industrial / Residential ("I/R") interface scenario has long been a circumstance when the Yau Tong Bay was first zoned as CDA. The Application Site is located at the southwestern fringe of Yau Tong Industrial Area (YTIA). Based on the information, the YTIA is rezoned to "CDA", "R(E)", and "Commercial" zone with the intention of phasing out the existing industrial activities. Currently there are still a number of existing industrial operations in the vicinity of the Application Site under other "CDA" sub-zones and "R(E)" zone, for example the fish market to the southwest

Table 4.1 Acceptable Noise Level (ANLs), dB(A)

Time Period	ASR	
	B	C
Day and Evening (0700 to 2300 hours)	65	70
Night (2300 to 0700 hours)	55	60

4.3 Industrial Noise Sources

Site Inspections

4.3.1 According to the recent site surveys carried out in Aug, Sep, Nov, Dec 2023, and Feb, Oct and Nov 2024, there are various industrial establishments in the vicinity of the Application Site. During site surveys, the industrial noise sources identified would include Saltwater Pumping Station, Redland Concrete Ltd., Kwun Tong Wholesale Fish Market, Tung Yuen Street Cooked Food Market, and Tung Lee Motor Services Centre. The information from press releases by the Hong Kong Government dated 07 April 2025 mentioned that both concrete batching plants (CBPs) of China Concrete Company Limited that immediately next to Site A were shut down due to illegal operations. Additionally, to the further north of the Application Site, industrial noise generated from material screening and loading & unloading activities as well as were observed temporary recycling workshop "全記" at YTML No.1-4.

4.3.2 Site inspections, for both day & evening time and night-time, were conducted in Aug, Sep, Nov & Dec 2023, and Feb, Oct and Nov 2024 to verify and update the industrial activities information, if necessary. Figure 4.2 shows the locations of the identified noise sources in the vicinity of the Application Site.

4.3.3 Photo records of site investigation are shown in Appendix 4.1.

Noise Measurement for the Industrial Activities

4.3.4 Noise measurements were carried out by using a calibrated Bruel&Kjaer (B&K) Precision Integration Sound Level Meter Type 2250L, which complies with International Electrotechnical Commission Publications 651:1979 (Type 1) and 804:1985 (Type 1). The weather condition was fine with calm wind during measurements, which satisfied the required criteria. The equipment was properly calibrated immediately prior to and following each measurement by a B&K Sound Level Calibrator Type 4321.

4.3.5 Sound Power Levels (SWLs) of the noise activities are determined in accordance with standard acoustical principles, and "International Standard ISO 3746: Acoustics – Determination of sound power levels of noise sources using sound pressure – survey method using an enveloping measurement surface over a reflecting plane" (herein referred as ISO 3746), where necessary and practicable.

4.3.6 For 全記, standard acoustic principle was adopted for measuring the noise level generated from the industrial activities carried out in it. Details is shown in Appendix 4.2.

4.3.7 Measurement locations and data of the industrial noise sources are shown in Appendix 4.2.

4.3.8 Calculations of the SWLs are shown in Appendix 4.3.

4.3.9 Table 4.2 below lists out the identified industrial noise sources and the respective SWLs based on the findings of recent site surveys. The derived SWLs have taken into

Table 4.2 Identified Industrial Noise Sources

Noise Sources	Observations	Key Noise Sources	Noise Source IDs	Type of Industrial Noise Sources (Point Source/ Area Source)	Sound Power Level (SWLs), dB(A)	
					Day & Evening time	Nighttime
Kwun Tong Wholesale Fish market	General Description and Characteristics • According to site investigations and as confirmed with the staff of the Wholesale Fish Market, peak hours of the operation of Fish Market are 07:00 – 12:00 for day-time and 04:00 – 6:00 for night-time. During day-time (07:00-12:00), noisy activities include fish unloading activities from fishing boats and lorries from restaurants or supermarkets picking up and packing from the Fish Market before noon which started from the early morning. During night-time (04:00-06:00), there are mainly fish unloading activities from fishing boats. Derivation of Sound Power Level (SWL) • The measured noise levels of the openings range from 64.3 dB(A) to 76.2 dB(A) for day-time and 63.3 dB(A) to 74.3 dB(A) for night-time. • Please refer to Appendix 4.2 for noise measurement details. Time Period of Operation • Both daytime and night-time operations were observed.	Operation Noise	Day & Evening time: WFM_1; Night-time: WFM_1N	Area Source	92.9	91.6
		Loading and Unloading By Marine Vessels	Day & Evening time: WFM_2; Night-time: WFM_2N	Point Source	96.7	94.8
Cooked Food Stall	General Description and Characteristics • The Cooked Food Stall comprises two ordinary cooking stove equipment which are considered to be the major noise sources. Derivation of Sound Power Level • The measured noise levels of the opening was 63.8 dB(A). • Given the size of the openings are considerably large and the close proximity between the noise source and the NSRs, the SWL is therefore derived in accordance with ISO 3746 (Please refer to Appendix 4.2 and Appendix 4.3 for noise measurement details and derivation of sound power level, respectively). Time Period of Operation • The operating hours is observed to be between 07:30 to 17:00. Thus, no night-time operation is anticipated.	Operation Noise	CFS_1	Area Source	75.3	Nil
Yau Tong Salt Water Pumping Station	General Description and Characteristics • The operational plant was enclosed within the building. It was observed that there were only small sized louvers and window that emit sound. Derivation of Sound Power Level (SWL) • The measured noise levels of the openings range from 71.4 dB(A) to 71.8 dB(A) for day-time and 63.9 dB(A) to 64.5 dB(A) at night-time. • Given the close proximity between the noise source and the NSRs, the SWL is therefore derived in accordance with ISO 3746 (Please refer to Appendix 4.2 and Appendix 4.3 for noise measurement details and derivation of sound power level, respectively). Time Period of Operation • Both day-time and night-time operations were observed.	Operation Noise	WPS_1	Area Source	84.3	84.3
Tung Lee Motor	General Description and Characteristics • Tung Lee Motor Service Centre is located at Shung Tak Wai to the further north of the Application Site. Based on observations from site surveys, the operation mainly involves insignificant grinding hammering and air-compressor noise.	Operation Noise	TLM_1	Area Source	80.8	Nil

Service Centre	Derivation of Sound Power Level (SWL) • The measured noise levels of the openings range from 61.3 dB(A) to 61.9 dB(A). • Given the size of the openings are considerable large, the SWL is therefore derived in accordance with ISO 3746 (Please refer to Appendix 4.2 and Appendix 4.3 for noise measurement details and derivation of sound power level, respectively). Time Period of Operation • No night-time operation was being observed.					
Redland Concrete Limited	General Description and Characteristics • The concrete batching plant is enclosed without any opening at the top and sides. There are only openings at the entrance / exit in front of Tung Yuen Street. Derivation of Sound Power Level (SWL) • The measured noise levels of the openings range from 74.8 dB(A) to 75.7 dB(A). • Given the size of the openings are considerably large and the close proximity between the noise source and the NSRs, the SWL is therefore derived in accordance with ISO 3746 (Please refer to Appendix 4.2 and Appendix 4.3 for noise measurement details and derivation of sound power level, respectively). Time Period of Operation • No night-time operation was being observed.	Operation Noise	RLC_1	Area Source	97.9	Nil
	General Description and Characteristics • Two cooling towers were identified located at the roof of Redland concrete plant. According to observations from site surveys, the diameter of cooling towers are less than 4m. Derivation of Sound Power Level (SWL) • Since noise measurement was unable to conduct due to restriction of access, SWLs are derived from the SPL* provided from a catalogue in Appendix 4.5 based on their estimated size. For a conservative approach, two cooling towers are assumed as model FT-225 – FT-250 with SPL* of 63 dB(A). **SPLs are measured 16m horizontally from the edge of the tower at 1.5m above the foundation level according to the catalogue in Appendix 3.5.* Time Period of Operation • No night-time operation was being observed.	Cooling Tower	RLC_2	Point Source	95.1	Nil
		Cooling Tower	RLC_3	Point Source	95.1	Nil
	Derivation of Sound Power Level (SWL) • Noise measurement was not able to conduct due to restriction of access. SWL used for the industrial noise impact assessment was referenced from "TECHNICAL MEMORANDUM ON NOISE FROM CONSTRUCTION WORK OTHER THAN PERCUSSIVE PILING" (GW-TM). Time Period of Operation • No night-time operation was being observed.	Derrick Barge	RLC_4	Point Source	102.0	Nil
全記	General Description and Characteristics • As observed from site surveys, the industrial activities of the recycling workshop mainly involve screening material and loading and unloading. • Derivation of Sound Power Level (SWL) • The measured noise levels of the activities about 105 dB(A). • Appendix 4.3 shows noise measurement details and derivation of sound power level, respectively). Based on the analysis of the measurement data, no tonality correction is to be adopted in the calculation. The analysis is also shown in Appendix 4.3. Time Period of Operation • No night-time operation was being observed during the site visits.	Operation Noise	QJ_1	Area Source	105.1	Nil

4.8 Assessment Result (Mitigated Case)

4.8.1 The predicted Industrial noise levels at selected NSRs for mitigated scenario are tabulated in Table 4.5. Detailed calculation is shown in Appendix 4.6. With the proposed mitigation measures in place, all NSRs comply with industrial noise standard. No exceedance is found.

Table 4.5 Industrial Noise Impact Assessment Results under mitigated Scenario

NSR ID	ASR	Noise Criteria, dB(A)		Predicted Noise Level, dB(A)	
		Day & Evening, dB(A)	Nighttime, dB(A)	Day & Evening, dB(A)	Nighttime, dB(A)
F1-01	C	70	60	70	46
F1-02	C	70	60	68	41
F1-03	C	70	60	65	55
F1-04	C	70	60	65	52
F2-01	B	65	55	63	40
F2-02	B	65	55	63	40
F2-03	B	65	55	63	40
F2-04	B	65	55	63	40
F2-05	B	65	55	63	40
F2-06	B	65	55	62	40
F2-07	B	65	55	63	40

4.9 Conclusion

4.9.1 An industrial noise impact assessment has been carried out. No unacceptable noise impact is envisaged without noise mitigation measure in place.

4.9.2 In order to avoid adverse noise impact of the future industrial noise sources onsite on the surrounding NSRs, the future contractor shall ensure that the equipment within the Proposed Development would be designed and installed to meet the HKPSG criteria.

5. WASTE MANAGEMENT

5.1 Introduction

5.1.1 This section presents the management and disposal strategy of the wastes generated from the construction work and operation phase. The options for waste minimization, reuse, recycling, collection, transportation and disposal of wastes arising from the construction, demolition work and operation phase have been examined. Where appropriate, procedures for waste reduction and management are considered and environmental control measures for avoiding and minimising the potential impacts are recommended.

5.2 Legislation

5.2.1 The following legislations and guidelines are relevant to the handling, treatment and disposal of waste in HKSAR and references were made in assessing the potential impacts and their avoidance or mitigation:

- *Waste Disposal Ordinance (Cap. 354);*
- *Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C);*
- *Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N);*
- *Practice Note for Authorized Persons and Registered Structural Engineers – Construction and Demolition Waste (PNAP ADV-19, also known as PN for AR&RSE No. 243);*
- *Public Health and Municipal Services Ordinance (Cap 132);*
- *Land (Miscellaneous Provisions) Ordinance (Cap 28);*
- Dumping at Sea Ordinance (Cap.466)*;*
- *Monitoring of Solid Waste in Hong Kong 2023; and*
- *Project Administration Handbook (PAH) for Civil Engineering Works, Section 4.1.3 of Chapter 4.*

5.2.2 The following guidelines also relate to waste management and disposal:

- *Waste Disposal Plan for Hong Kong (1989);*
- *Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 9 – Environment;*
- *WBTC No. 2/93, Public Dumps;*
- *WBTC No. 2/93B, Public Filling Facilities;*
- *WBTC No. 12/2000, Fill Management, Hong Kong SAR Government;*
- *WBTC No. 12/2002, Specification Facilitating the Use of Recycled Aggregates, Works Bureau, Hong Kong SAR Government;*
- *WBTC No. 32/92, The Use of Tropical Hard Wood on Construction Site;*
- *ETWB TC(W) No. 19/2005 Environmental Management on Construction Sites;*
- *DEVB TC(W) No. 2/2011, Encouraging the Use of Recycled and other Green Materials in Public Works Projects;*
- *DEVB TC(W) No. 6/2010, Trip Ticket System for Disposal of Construction & Demolition Materials, Development Bureau, Hong Kong SAR Government;*
- *DEVB TC(W) No. 8/2010, Enhanced Specification for Site Cleanliness and Tidiness, Works Bureau, Hong Kong SAR Government;*

- *CEDD TC No. 11/2019, Management of Construction and Demolition Materials;*
- *Code of Practice on the Handling, Transportation and Disposal of Asbestos Waste (1993) Environmental Protection Department;*
- *Code of Practice on Asbestos Control: Preparation of Asbestos Investigation Report, Asbestos Management Plan and Asbestos Abatement Plan (1997) Environmental Protection Department;*
- *ProPECC PN2/97, Handling of Asbestos Containing Materials in Buildings;*
- *PNAP No. 252 (ADV-21), Management Framework for Disposal of Dredged / Excavated Sediment*
- *Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes, EPD (1992)*; and
- Guidance Note. No. 1/2024" under Dumping at Sea Ordinance, Cap. 466"

5.3 Assessment Methodology

5.3.1 The assessment of the potential waste management implications during the construction and operation phases of the Project has been conducted in accordance with Annexes 7 and 15 of the EIAO-TM, including the following tasks:

- Estimation of the types and quantities of the wastes generated;
- Evaluation of opportunities for waste reduction and re-use;
- Identification of disposal options for each type of wastes;
- Assessment of potential environmental impacts arising from the wastes management with respect of potential hazards, air and odour emissions, noise, wastewater discharge, and public transport; and
- Assessment of the impacts caused by handling, collection, transportation and re-use /disposal of wastes.

5.3.2 Prior to considering the disposal options for various types of waste, opportunities for reducing waste generation, on-site or off-site reuse and recycling have been evaluated. Measures which can be taken in the planning and design phases (e.g. by modifying the design approach) and in the construction phase for maximizing waste reduction have been separately considered. Practices to promote segregation of waste materials are additionally considered for advancing the waste management efficiency.

5.3.3 After considering the opportunities for reducing waste generation and maximizing reuse, the types and quantities of the waste required to be disposed of have been estimated and the disposal options for each type of waste have been described. The disposal method recommended for each type of waste has been taken into account the result of the assessment. The impacts caused by handling (including stockpiling, labelling, packaging and storage), collection and reuse / disposal of waste have been addressed and appropriate mitigation measures have been proposed.

5.4 Identification and Evaluation of Potential Impact during Construction Stage

5.4.1 The construction activities to be carried out for the proposed Project would generate a variety of wastes that can be divided into distinct categories based on their composition and ultimate method of disposal. The identified waste types include:

- Construction and Demolition (C&D) materials due to excavation and site formation;

- General refuse generated by the workforce;
- Chemical and oily wastes due to maintenance of equipment; and
- Asbestos Containing Materials (ACM)

Key sources of C&D materials

It is anticipated that the majority of C&D materials will be generated from the following key construction activities:

- Demolition existing industrial buildings;
- Site Clearance.
- Site formation;
- Excavation of ground for basement of the Proposed Development; and
- Building construction.

C&D Materials

5.4.2 C&D materials comprise mainly of unwanted materials, including surplus materials arising from excavations that are generated from the works (e.g. site clearance, demolition works of substructure, site formation works, excavation work for basement). Inert soft C&D materials comprise of soil, sand, clay, slurry, etc., while hard C&D materials comprise of crushed concrete, asphalt, rock, etc. The amount of non-inert C&D materials generated during site clearance would be minor (as there is little vegetation at the Application Site). C&D materials may comprise different types of materials, including:

- Inert C&D materials (also known as public fill, including soil, rock debris, rubble earth, concrete, etc.) do not decompose and are suitable to reuse as filling materials for land reclamation and site formation. Inert C&D materials could be reused on-site as filling materials. For those inert C&D materials that cannot be reused should be delivered to CEDD designated public fill reception facilities.
- Non-inert C&D materials (also known as C&D waste, including bamboo, timber, paper, metal, glass, plastic, packaging wastes, etc.). Non-inert C&D materials should be reused or recycled as far as possible. For those non-inert C&D materials that cannot be reused or recycled, they should be disposed of at designated landfill sites as last resort.

5.4.3 The general waste management strategy is to avoid waste generation in the first place. Should it be unavoidable, reduction and segregation at-source should be exercised as far as practicable, and recycling and reuse should be adopted at the same time to salvage all the recyclable and reusable materials as much as possible.

5.4.4 According to ETWB TC(W) 19/2005 on "Environmental Management on Construction Sites", waste management plan (WMP) becomes part of Environmental Management Plan (EMP) to be submitted to Architect/ Engineer for approval before construction works. The Project team will require the Contractor(s) to submit WMPs for approval. The WMPs will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. It will ensure that the day-to-day operations on site comply with the approved WMPs. It will control the delivery of inert C&D materials and non-inert C&D materials to public fill reception facilities and landfills, respectively, through a trip-ticket system. It will require the Contractor(s) to separate public fill from C&D materials for delivery at appropriate facilities. It will record the delivery, reuse and recycling of C&D materials for monitoring purposes.

5.4.5 The site area of the Application Site is approximately 2,419m^2 with 1 existing industrial building. It is assumed that all buildings are 7-story with 3m floor height. Assuming

the inert and non-inert C&D materials produced during the demolition is 90% and 10%, 36,900m^3 and 4,100m^3 of inert and non-inert C&D materials will be produced in this stage. For the area of the basement in the Proposed Development is 1,800m^2 with 9m depth (which is a conventional headroom for basement level). Considerations will be made to minimise the excavation extent as practicable as possible while ensuring the parking provision can meet the HKPSG standard. It is estimated that 16,200m^3 of inert C&D materials are generated from excavation, assuming 100% inert C&D materials. During the building construction, appropriately 1,669 m^3 C&D materials will be produced. Assuming 90% are inert C&D materials and 10% non-inert C&D materials, 1,530m^3 and 170m^3 of inert and non-inert C&D materials will be produced. Therefore, it is estimated that about 56,809m^3 of inert C&D material and 4,510m^3 of non-inert C&D material will be generated during the course of construction (including demolition, excavation and building construction). Adequate areas for sorting and storage of segregated materials should be provided onsite. Construction wastes shall be sorted, with the inert C&D materials broken up into small pieces for delivery at public fill reception facility, and the non-inert C&D materials should be disposed of at landfill.

5.4.6 The Contractor(s) should be responsible for ensuring that all on-site wastes will be collected by approved waste collectors and appropriate measures should be undertaken to minimise adverse impacts to the surrounding environment, such as dust generation. The Contractor(s) must also ensure that all necessary waste disposal permits have been obtained before actions.

5.4.7 Prior to disposal of non-inert C&D materials, it is recommended that wood, steel, glass and other metals will be collected separately for re-use and/or recycling and inert C&D materials utilized as fill materials to minimize the quantity of waste to be delivered to the Public Fill Reception Facilities and landfill. The details are shown in Table 5.1.

5.4.8 All the soil generated from the underground work should be refill on site to form the site to the required level. Other C&D materials should be used on-site as far as practicable.

5.4.9 Project Administration Handbook for Civil Engineering Works, Section 4.1.3 Management of Construction and Demolition Material Including Rock published by CEDD to enhance the management of C&D materials and to minimise their generation at source. The enhancement measures include drawing up a Construction and Demolition Material Management Plan (C&DMMP) at an early design stage to minimise C&D materials generation and encourage proper management of such materials.

5.4.10 Under DEVB TCW No. 6/2010 Trip Ticket System for Disposal of Construction and Demolition Materials, for all contracts that are expected to generate inert C&D materials requiring disposal from site, the project office should write to the Public Fill Committee (PFC) through Secretary of the PFC to request a designated disposal ground for incorporation into the tender documents. For contracts where the estimated amount of non-inert C&D materials to be generated from the contract is less than 50,000 m^3, the project office is not required to apply to DEP for designated landfill facilities, but it should still specify in the tender documents of the appropriate landfill facilities for disposal.

Chemical Waste

5.4.11 Construction plant and equipment will require regular maintenance and servicing, which would generate waste such as solvents, lubrication oil and fuel, etc. Chemical wastes arising during the construction phase may pose serious environmental, health and safety hazards if not stored and disposed of in an appropriate manner.

5.4.12 It is difficult to quantify the amount of chemical wastes as it will solely depend on the contractor's on-site maintenance practice and the quantities of plant and vehicles utilized at the construction site. Nevertheless, it is anticipated that the quantity of chemical waste such as lubrication oil and solvent produced from equipment maintenance would be small and less than hundred litres per month.

5.4.13 The contractor is required to register as a chemical waste producer if chemical wastes would be produced from the construction activities. The Waste Disposal Ordinance (Cap 354) and its subsidiary regulations in particular the Waste Disposal (Chemical Waste) (General) Regulation should be observed and complied with for control of chemical wastes. The amount of chemical waste to be generated shall be quantified in the Waste Management Plan (WMP) as part of the Environmental Management Plan (EMP) to be prepared by the Contractor in the subsequent construction stage. Also, the requirements to register with EPD as a chemical producer is observed and will be duly followed by the Project Proponent or its Contractor.

5.4.14 Storage, handling, transportation and disposal of chemical waste should be arranged in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste published by the EPD. Chemical wastes such as wasted solvents, lubrication oil and fuel, etc. will need special handling and storage arrangements and should be collected by licensed chemical waste collectors for subsequent disposal and appropriate treatment at licensed waste disposal facilities, for example the Chemical Waste Treatment Facility Centre (CWTC) in Tsing Yi. Mitigation and control requirements for chemical waste are provided in the "Recommended Pollution Control Clauses for Construction Contracts" available in EPD website mentioned the handling, storage and disposal of chemical wastes. With good management and site particles, adverse environmental impacts should not result.

Asbestos Containing Materials (ACM)

5.4.15 Asbestos was widely used in the construction industry prior to the early 1980s for fireproofing, thermal and electrical insulation as well as in sound absorption materials. However, asbestos is currently recognized as hazardous materials, due to its etiological effects on human respiratory system.

5.4.16 As the Schemes involve the demolition of buildings/ structures that were built before 1980s, ACM may be present in the buildings within the Schemes. It is requires that all asbestos wastes must be disposed of at designated or licensed facilities. In Hong Kong, the only proven method of disposing of asbestos is by secure burial in a landfill site, so as to avoid the release of harmful asbestos fibres to environment and minimise potential hazard.

5.4.17 All ACM if confirmed to be present within the existing premises must be removed and disposed of in accordance with the Air Pollution Control Ordinance (APCO) and WDO prior to the demolition works. A Registered Asbestos Consultant and Registered Asbestos Laboratory shall be engaged to conduct investigation for the presence of ACM. An Asbestos Investigation Report, an Asbestos Abatement Plan (AAP) (if required) and a notification of commencement of asbestos abatement works commences. Also, the removal of ACMs should be carried out by a Registered Asbestos Contractor according to the approved AAP under the supervision of a Registered Asbestos Consultant. The asbestos waste generated shall be disposed of by a licensed chemical waste collectors in compliance with the WDO.

General Refuse

5.4.18 Throughout the construction stage, the workforce would generate general refuse comprising food scraps, wastepaper, empty containers, etc. A generation rate of 0.65

kg per worker per day is assumed. About 50 workers are assumed for this project so that daily general refuse generation rate is about 33 kg/day. Release of general refuse into the nearby storm drain should not be permitted as introduction of these wastes is likely to have detrimental effects on water quality in the area. Effective collection of site wastes would be required to prevent waste materials being blown around by wind, flushed or leached into the surrounding environment, and odour nuisance. The work site may also attract pests and vermin if the waste storage area is not well maintained and cleaned regularly.

5.4.19 Recyclable materials (i.e., food scraps and container, paper, plastic bottles and aluminium cans) will be separated for recycling, in order to reduce the amount of general refuse to be disposed of at landfill. Adequate number of enclosed waste containers will be provided to avoid over-spillage of waste. The non-recyclable refuse will be placed in bags and stored in enclosed containers and disposed of on a daily basis to designated landfill.

5.4.20 With the implementation of recommended waste management practices at the site, adverse environmental impacts would not arise from the storage, handling and transportation of general refuse.

Land-based Sediment

5.4.21 It is noted that the Application Site is situated on reclaimed land. However, at this planning stage, there is no detailed information on the land-based sediment (i.e., GI record) within the Site. The GI record of project "East Kowloon Sewerage Improvements and Pollution Control, Stage I" (shown Appendix 5.1), which is located to the Northeast (~20.86m) from the site boundary. The report presented that there are no marine deposits observed above -2.18mPD (i.e. below ground 6.3m) and no record below -2.18mPD. Meanwhile, as shown in the MLP (Appendix 1.1), the concrete structure of the proposed basement carpark may reach -4.65mPD (i.e. below ground 9m). In view of this, the land-based maybe expected within the Project Site and maybe encountered during the piling and excavation works associated with the construction of the basement.

5.4.22 Once the relevant information such as GI records are available the presence of land-based sediment shall be further reviewed and studied in the subsequent stage. In case land-based sediment are anticipated. In case land-based sediment are anticipated, the Consultant shall adequately address its associated the potential environmental impacts, including but not limited to, quantity estimation, handling arrangement, disposal options, and mitigation measures to be taken. It is recommended that the Land-based sediment would be reused onsite as much as possible; otherwise, the handling and disposal of these excavated materials in accordance with "Guidance Note. No. 1/2024" under the Dumping at Sea Ordinance, Cap. 466" and "Dumping at Sea Ordinance (Cap.466)".

5.4.23 Pursuant to Appendix E, 3(i) of ESB-332/2020, a Sediment Sampling and Testing Plan (SSTP) will be prepared with reference to PNAP No. 252 (ADV-21) and submitted to EPD for approval. This Plan details the ranges of parameters to be analysed; the number, type and methods of sampling; sample preservation; and chemical and biological laboratory test methods to be used.

5.4.24 The allocation of sediment disposal space at sea will not be considered until the need for removal of the sediment has first been satisfactorily demonstrated. The rationale for sediment removal must therefore be provided to the Secretary of MFC for agreement, as early as possible, preferably at the Environmental Impact Assessment

Stage, if one is conducted. Volumes of Category L sediment below 50,000 m^3 are exempted from this requirement.

5.4.25 Table 5.1 below presents the estimation of C&D materials generated during construction phase.

Table 5.1 Summary Table of Estimated C&D Materials during Construction Phase

Construction activities	Factor / Assumption adopted	Estimated Quantities of C&D Materials Generated
Demolition of Existing Building	• Site Area:2,149 m^2 • Existing Building Height: 21m (7-Story with 3m floor height) • Ratio for Inert and Non-Inert C&D Materials: 9:1	• Inert C&D Materials generated: 36,900 $m^{3(c)}$ • Non-inert C&D Materials generated: 4,100$m^{3(d)}$
Site formation	• Site Area:2,149 m^2 • Anticipated Site Formation Depth: 1m	• Inert C&D Materials generated: 2,179 $m^{3(c)}$ • Non-inert C&D Materials generated: 240$m^{3(d)}$
Excavation of Basements	• Excavation Area:1,800 m^2 • Excavation Depth: 9m • Ratio for Inert and Non-Inert C&D Materials: 9:1 • Anticipated Land-based Sediment Depth: 2.7m (i.e. 9m -6.3m)	• Inert C&D Materials generated: 16,200 $m^{3(c)}$ • Maximum Volume Land based Sediment: 4,860m^3 (The actual volume is subject to the detail design stage)
Buildings Construction	• GFA: 16,691m^2 (Refer Appendix 1.1) • Ratio for Inert and Non-Inert C&D Materials: 9:1	• Inert C&D Materials generated: 1,530 $m^{3(c)}$ • Non-inert C&D Materials generated: 170$m^{3(d)}$

Note:

(a) The above estimated quantities are subject to detailed design.

(b) Assuming the density of inert C&D materials is 1.8 tones/m^3. With ~102,256 tones inert C&D material, the number of dump truck is anticipated to be less than 25 trucks/day (assuming each truck can carry 15 tones and there is around 270 working day per year) (reference Approved Planning Application Y/H5/8)

(c) Assuming the density of non-inert C&D materials is 1.0 tones/m^3. With ~4,510 tones non-inert C&D material, the number of dump truck is anticipated to be less than 2 trucks/day (assuming each truck can carry 15 tones and there is around 270 working day per year) (reference Approved Planning Application Y/H5/8)

(d) The destination of inert C&D materials is subject to the designation by the Public Fill Committee according to DEVB TC(W) No.6/2010

(e) The disposal of non- inert C&D materials is subject to agreement with relevant section of the EPD

5.4.26 Table 5.2 presents the estimation of waste generated during construction phase.

Table 5.2 Estimated Quantities of Waste during Construction Phase

Waste Material	Estimated Waste Generation	Proposed Disposal Method and Destination
Inert C&D Material	~56,809 m^3	~0.5% (i.e. 284 m^3) would be reused and the remaining (i.e. 99.5% or ~56,525 m^3) would be delivered offsite to public fill reception facilities
Non-Inert C&D Material	~4,510 m^3	Disposal to landfill
General Refuse	Generation rate: 0.65 kg/ worker/ day Workers: ~ 50 ppl ~33 kg/day	Recyclables to recyclers; Non-recyclables to landfill
Chemical Waste	Anticipated to be limited (not more than 100L of chemical waste) ACM: TBP	To be collected by licensed chemical waste collectors and deliver to Chemical Waste Treatment Centre For ACM, the only proven method for disposing of asbestos in Hong Kong is by secure burial in a landfill site
Land-based Sediment	4,860 m^3 (The actual volume is subject to the detail design stage)	To be reused onsite as much as possible Handling and disposal of sediment to the sediment disposal space at sea, detailed refer to Section 5.4.23 and Section 5.4.24

5.5 Mitigation Measures During Construction Phase

5.5.1 The mitigation measures for construction phase are recommended based on the waste management hierarchy principles. Recommendations of good site practices, waste reduction measures as well as the waste transportation, storage and collection are described in following sub-sections.

Good Site Practices

5.5.2 Appropriate waste handling, transportation and disposal methods for all waste arisings generated during the construction phase should be implemented to ensure that construction waste do not enter the nearby sensitive receivers.

5.5.3 It is expected that adverse impacts from waste management would not arise, provided that good site practices are strictly followed. Recommendations for good site practices during construction include:

- Nomination of approved personnel, such as a site manager, to be responsible for good site practices, and making arrangements for collection of all wastes generated at the site and effective disposal to appropriate facilities;
- Training of site personnel in proper waste management and chemical waste handling procedures;
- Provision of sufficient waste disposal points and regular collection for disposal;

- Appropriate measures to minimise windblown litter and dust during transportation of waste by either covering trucks or by transporting wastes in enclosed containers;
- Regular cleaning and maintenance programme for drainage systems, sumps and oil interceptors.

5.5.4 In order to monitor the disposal of C&D material at landfills and public fill reception facilities, as appropriate, and to control fly tipping, a trip-ticket system should be included as one of the contractual requirements to be implemented by the Contractor. Reference shall be made to DEVB TCW No. 6/2010 for details.

Waste Reduction Measures

5.5.5 Good management and control can prevent the generation of significant amounts of waste. Waste reduction is best achieved at the planning and design stage, as well as by ensuring the implementation of good site practices. Recommendations to achieve waste reduction include:

- Segregation and storage of different types of waste in different containers, skips or stockpiles to enhance reuse or recycling of materials and their proper disposal;
- Separate labelled bins shall be provided to segregate aluminium cans from other general refuse generated by the work force, and to encourage collection of by individual collectors;
- Any unused chemicals or those with remaining functional capacity shall be recycled;
- Maximising the use of reusable steel formwork to reduce the amount of c&d material;
- Prior to disposal of non-inert C&D material, it is recommended that wood, steel and other metals shall be separated for re-use and / or recycling to minimise the quantity of waste to be disposed of to landfill;
- Proper storage and site practices to minimise the potential for damage or contamination of construction materials;
- Plan and stock construction materials carefully to minimise amount of waste generated and avoid unnecessary generation of waste; and
- Minimize over ordering of concrete, mortars and cement grout by doing careful check before ordering.

5.5.6 In addition to the above good site practices and waste reduction measures, specific mitigation measures are recommended for the identified waste to minimise environmental impacts during handling, transportation and disposal of these wastes.

General Refuse

5.5.7 Recycle bins will be provided onsite to collect recyclable wastes such as paper, metal (e.g. cans), plastic and glass. Recyclable wastes will be segregated from non-recyclable waste to be stored in enclosed bins or compaction units. A reputable waste collector should be employed by the contractor to remove general refuse from the site on a daily basis. Recyclable waste will be collected in appropriate frequency to ensure no over stacking of recyclable wastes. An enclosed and covered area is preferred to reduce the occurrence of 'wind blown' light material.

5.5.8 For the food waste, it is recommended an adequate number of enclosed waste containers will be provided to avoid over-spillage of waste. Also, food waste will be

placed in bags and stored in enclosed containers. The containers should be placed in prominent places to promote wate separation at the source. The food waste should be collected by daily basis to minimize any potential odour and environmental hygiene impacts.

Construction and Demolition Material

5.5.9 The C&D material generated from excavation should be sorted on-site into inert C&D material (that is, public fill) and non-inert C&D material. In order to minimise the impact resulting from collection and transportation of C&D materials for off-site disposal, the excavated material comprising fill material should be reused on-site as far as practicable. Non-inert C&D material, such as wood, plastic, steel and other metals should be reused or recycled and, as a last resort, disposed of to landfill.

5.5.10 The Applicant and its contractor will consider if "All dump trucks engaged on-site for delivery of inert and non-inert C&D material from the site to the designated disposal location, including PFRFs, landfill etc., should be equipped with GPS or equivalent system for tracking and monitoring of their travel routings and parking locations by the Contractor to prohibit illegal dumping and landfilling of materials." and "The data collected by GPS or equivalent system should be recorded properly for checking and analysis the travel routing and parking locations of dump truck engaged on site." are appropriate in the construction phase. Disposal and transportation of C&D materials are recommended before foreseeable inclement weather such as typhoon or heavy rain.

5.5.11 Suitable areas should be designated within the site for temporary stockpiling of C&D material and to facilitate the sorting process. Within stockpile areas, the following measures should be taken to control potential environmental impacts or nuisance:

- Covering material during heavy rainfall;
- Locating stockpiles to minimise potential air quality, water quality and visual impacts; and
- Minimising land intake of stockpile areas as far as possible.

Chemical Wastes

5.5.12 For those processes which would generate chemical waste, it may be possible to find alternatives to eliminate the use of chemicals, to reduce the generation quantities or to select a chemical type of less impact on environment, health and safety as far as possible.

chemical wastes are produced at the construction site, the Contractor should register with 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, oxidising, irritant, toxic, harmful, corrosive, etc. The Contractor shall use a licensed chemical waste collector to transport, and disposal of the chemical wastes generated at the Chemical Waste Treatment Centre at Tsing Yi, or other licenced facility, in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

Asbestos Containing Materials

5.5.13 Due to the potential presence of ACM during the site clearance stage, asbestos investigation is required. An asbestos specialist shall be employed during the design and construction stage to investigate this issue.

5.5.14 Sufficient and reasonable lead time shall be allowed for the preparation, vetting and implementation of asbestos investigation report and asbestos abatement plan in accordance with APCO before commencement of any demolition or site clearance work.

5.5.15 Asbestos waste will be handled in accordance with the Code of practice on the Handling, Transportation and Disposal of Asbestos Waste issued by the EPD.

5.5.16 Some key precautionary measures related to the handling and disposal of asbestos based on Handling of Asbestos Containing Materials in Buildings (ProPECC PN 2/97) are listed as following:

- Adoption of protection, such as full containment, mini containment, or segregation of work area;
- Provision of decontamination facilities for cleaning of workings, equipment and bagged waste before leaving the work area;
- Adoption of engineering control techniques to prevent fibre release from work area, such as use of negative pressure equipment with high efficiency particulate air (HEPA) filters to control air flow between the work area and the outside environment;
- Wetting of asbestos containing materials before and during disturbance, minimising the breakage and dropping of asbestos containing materials, and packing of debris and waste immediately after it is produced;
- Cleaning of work area by wet wiping and vacuuming with HEPA filtered vacuum cleaner;
- Coating on any surfaces previously in contact with or contained by asbestos with a sealant;
- Proper bagging, safe storage and disposal of asbestos and asbestos contaminated waste;
- Pre-treatment of all effluent from the work area before discharged; and
- Air monitoring strategy to check the leakage and clearance of the work area during and after the asbestos work.

Land-based Sediment

5.5.17 The sediment should be excavated, handled, transported and disposed of in a manner that would minimise adverse environmental impacts. For minimization of sediment disposal, beneficial reuse should be considered on site as far as practicable during the construction stage before the disposal of excavated sediment.

5.5.18 Requirements of the Air Pollution Ordinance (Construction Dust) Regulation, where relevant, should be adhered to during excavation, transportation and disposal of the sediment.

5.5.19 In order to minimise the exposure to contaminated materials, workers should, if necessary, wear appropriate personal protective equipment (PPE) when handling contaminated sediments. Adequate washing and cleaning facilities should also be provided on site.

5.5.20 For off-site disposal, the basic requirements and procedures specified under *PNAP No. 252 (ADV-21)* should be followed. Marine Fill Committee (MFC) of CEDD is managing the disposal facilities in Hong Kong for the excavated sediment, while EPD is the authority of issuing marine dumping permit under the DASO.

5.5.21 For the purpose of site allocation and application of marine dumping permit and if considered necessary by EPD (Marine Dumping Section), a separate SSTP should be submitted to EPD for agreement under DASO. Additional SI works, based on the SSTP, should then be carried out in order to confirm the disposal arrangements of the excavated sediment. A Sediment Quality Report (SQR), reporting the chemical and biological screening results and the estimated quantities of sediment under different disposal options, should then be submitted to EPD for agreement under DASO.

5.5.22 To ensure disposal space is allocated for the Project, the Project Proponent should be responsible for obtaining agreement from MFC on the allocation of the disposal site. The contractor(s), on the other hand, should be responsible for the application of the marine dumping permit under DASO from EPD for the sediment disposal.

5.5.23 The excavated sediments are expected to be loaded onto the barge at public barging point of which the exact location will be determined by the contractor(s) and agreed by EPD/CEDD and transported to the designated disposal sites allocated by MFC. The excavated sediment would be disposed of according to its determined disposal options and *PNAP No. 252 (ADV-21).*

5.5.24 Stockpiling of contaminated sediments should be avoided as far as possible. If temporary stockpiling of contaminated sediments is necessary, the excavated sediment should be covered by tarpaulin and the area should be placed within earth bunds or sand bags to prevent leachate from entering the ground, nearby drains and surrounding water bodies. The stockpiles should be placed on surface completely paved or covered by linings in order to avoid contamination to underlying soil or groundwater. Separate and clearly defined areas should be provided for stockpiling of contaminated and uncontaminated materials. Leachate, if any, should be collected and discharged according to the *Water Pollution Control Ordinance* (WPCO).

5.5.25 In order to minimise the potential odour / air emissions during excavation and transportation of the sediment, the excavated sediments should be wetted during excavation / material handling and should be properly covered when placed on trucks or barges. Loading of the excavated sediment to the barge should be controlled to avoid splashing and overflowing of the sediment slurry to the surrounding water.

5.5.26 The barge transporting the sediments to the designated disposal sites shall be equipped with tight fitting seals to prevent leakage and should not be filled to a level that would cause overflow of materials or laden water during loading or transportation. In addition, monitoring of the barge loading should be conducted to ensure that loss of material does not take place during transportation. Transport barges or vessels should be equipped with automatic self-monitoring devices as specified by the DEP.

5.6 Identification and Evaluation of Potential Impact during Operation Phase

5.6.1 During operation of the project, there will be waste generation from residential and recreational uses such as glass, metals, paper, plastics, food wastes, textile, wood, household hazardous wastes and others. Instead, general refuse is anticipated to be the major type of waste generated during the operation of the proposed development. With reference to the latest data from "Monitoring of Solid Waste in Hong Kong 2023"

by EPD, the per capita disposal rates of domestic waste, commercial & industrial waste are respectively 0.89 kg/person/day and 0.55 kg/person/day (Plate 2.7 of Waste Statistics for 2023). Among domestic and commercial waste, the recovery rate is 21% and 46% respectively (Plate 3.2 of Waste Statistics for 2023). Based on the Proposed Development with around 855 residential population and 42 working population, there will be around 1006 kg/day (i.e., 963 kg/day and 43 kg/day for domestic and C&I respectively) of waste generation (i.e. 0.89/ (1-21%) x 855 + 0.55/ (1-46%) x 42), in which approximately 784 kg/ day (i.e., 761 kg/day and 23 kg/day for domestic and C&I respectively) of waste (i.e. 0.89x 855 + 0.55x 42)would be disposed and approximately 222 kg/ day(i.e., 202 kg/day and 22 kg/day for domestic and C&I respectively) of waste (i.e. (963-761)+ (43-23))would be recovered.

5.6.2 By providing adequate waste collection and storage facilities to segregate waste, the burden on waste treatment facilities in Hong Kong will be reduced. Additionally, the applicant will explore options during the detailed design stage to collect recyclable waste, further minimizing waste generation.

Table 5.3 Estimated Quantities of General Refuse during Potential Phase

	Domestic		
	Waste Generated	Disposed	Recycled
	~963	~761	~202
	Commercial and Industrial (C&I) sectors		
	Waste Generated	Disposed	Recycled
	~43	~23	~20
Total (kg/day)	~1006	~784	~222

5.6.3 The refuse shall be properly managed by suitable waste collectors so that intentional or accidental release to the surrounding environment will not occur. Storage of general refuse would generate odour nuisance and visual impact if they are not managed in a proper manner. Vermin and pests may also be attracted if the waste containers are not cleaned or maintained properly and frequently. Therefore, general refuse should be temporarily stored in proper containers with covers to avoid adverse impact to the surroundings. To reduce waste and improve recycling, sufficient properly labelled recycling bins for paper, plastic and aluminium should be provided at appropriate locations of the site to collect recyclables for off-site recycling. Regular (e.g., daily) waste removal and recyclables collecting should be arranged to avoid odour nuisance or pest/vermin problem. These waste management practices and good site practises should be properly implemented to ensure adverse environmental impacts from handling and disposal of general refuse would not arise.

5.6.4 For the food wastes such as leftovers, it is recommended an adequate number of enclosed waste containers will be provided to avoid over-spillage of waste. Also, leftovers will be placed in bags and stored in enclosed containers. Rather than disposing of the food waste to the designated landfill directly, the project proponent is recommended to deliver the food waste to the Organic Resources Recovery Centre (ORRC) to reduce the pressure on the existing landfill. Therefore, the chances of odour nuisance and hygiene issues are reduced.

Chemical Waste

5.6.5 Chemical waste will be generated from various routine maintenance and servicing activities for air conditioning systems, and other electrical and mechanical equipment. Chemical waste such as waste lubricating oil, contaminated rags, waste paint, used

solvents and spent chemicals are expected to be generated from these activities. It is difficult to quantify the amount of chemical waste that will arise from those activities at this stage since it will be dependent on the equipment maintenance requirements and the amount of equipment utilised.

5.6.6 Chemical wastes arising during the operation phase may pose environmental, health and safety hazards if not stored and disposed of in an appropriate manner as stipulated in the Waste Disposal (Chemical Waste) (General) Regulations. The potential hazards include:

- Toxic effects to workers;
- Adverse impacts on water quality and wildlife from spills; and
- Fire hazards.

5.6.7 Similar to the construction phase, as described in Section 5.4, occupants who would regularly produce chemical waste, if any, shall register with 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. The operator shall use a licensed chemical waste collector to transport and dispose of the chemical wastes generated at the Chemical Waste Treatment Centre at Tsing Yi, or other licenced facility, in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

5.7 Conclusion

5.7.1 The types of wastes which may be generated from the construction (i.e., inert/ non inert C&D material, general refuse, chemical waste, land-based sediment) and operation (i.e., general refuse, and chemical waste) of the Project have been identified. The quantities of waste shall be estimated during the later project design stage when more information is available. The storage, handling and disposal of the identified wastes shall follow relevant guidelines in order to minimize potential environmental nuisance to the nearby sensitive receivers.

6. PRELIMINARY LAND CONTAMINATION REVIEW

6.1 Assessment Criteria for Preliminary Land Contamination Review

6.1.1 This preliminary land contamination review has been prepared following the below guidelines published by EPD:

- *Guidance Manual for Use of Risk-Based Remediation Goals for Contaminated Land Management (RBRGs), EPD, Revised in April 2023*
- *Guidance Note for Contaminated Land Assessment and Remediation, EPD, Revised in April 2023*; *and*
- *Practice Guide for Investigation and Remediation of Contaminated Land (EPD's Practice Guide), EPD, Revised in April 2023*

6.1.2 As the RBRGs and the EPD's Practice Guide were the latest guidelines promulgated for use in August 2007 and August 2011 respectively, the RBRGs criteria and the requirements stated in the EPD's Practice Guide will be adopted in this land contamination review.

6.2 Review of Historical and Currently Available Information

6.2.1 The Application Site is zoned as "Residential (Group E)" (RE) under the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 (OZP).

6.2.2 The Application Site comprises an industrial building, (i.e., Wah Tung Godown). The building was 6 storeys high without basements.

6.2.3 In the aerial photograph taken in 1963 by the Lands Department (LandsD), the Application Site was depicted as a sea area. Reclamation work began around 1964, and by 1967, the Application Site had been formed and become vacant land. In 1977, a building (i.e., Wah Tung Godown Building) was constructed at Lot No. YTML 70. It is important to note that the building at YTML 70 has remained unchanged until the present day.

6.2.4 Upon review of the aerial photographs in Years 1963, 1964, 1967, 1972, 1976, 1977, 1982, 1987, 1992, 1997, 1998, 2003, 2008, 2013, 2018, and 2022 from the Lands Department (LandsD), the land uses of the Application Site are summarized in Table 6.1. The relevant aerial photographs from LandsD are presented in Appendix 6.1.

Table 6.1 Historical Landuse Summary of the Application Site

Period /Year	Landuse /Description	Off-Site Properties	Sources
	YTML70		
1963	The Application Site was a sea area.	Vacant land and sea area	LandsD
1964	The Application Site was a sea area.	Vacant land and sea area	LandsD
1967	The Application Site was being formed by reclamation and become vacant land.	Vacant land	LandsD
1972	The Application Site became vacant land.	North: Yau Tong Saltwater Pumping Station Construction Site South: Vacant land East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD

Period /Year	Landuse /Description YTML70	Off-Site Properties	Sources
1976	The Application Site became a construction site of the Wah Ting Godown	North: Yau Tong Saltwater Pumping Station South: Vacant land East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD
1977	A building (i.e., Wah Tung Godown Building) was constructed.	North: Yau Tong Saltwater Pumping Station South: Wah Tung Godown Building East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD
1982 - 1992	No landuse change for the Application Site.	North: Yau Tong Saltwater Pumping Station South: Wah Tung Godown Building East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD
1997	No landuse change for the Application Site.	North: Yau Tong Sewage Pumping Station South: Redland Concrete Batch Plant East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD
1998	No landuse change for the Application Site.	North: Yau Tong Sewage Pumping Station South: Redland Concrete Batch Plant East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD
2003-2022	No landuse change for the Application Site.	North: Yau Tong Sewage Pumping Station South: Redland Concrete Batch Plant East: Gloria Weaving & Knitting Factory West: Sea Area	LandsD

Site Inspection and Observation of Application Site

6.2.5 Desktop review and site appraisal to the Application Site was conducted on Nov, Dec 2023 and Feb, Oct, Nov 2024. Photo records are provided in Appendix 6.2.

6.2.6 For the building (i.e., Wah Tung Godown Building) at YTML 70, it is observed that the ground floor generally consists of car park. There were no aboveground / underground oil storage tanks, chemicals and dangerous goods observed to be stored on site during the site visit. Besides, the site was fully paved with good condition. There was no sign of obvious / suspected contamination such as oil staining, abnormal odour, distress vegetation, dangerous goods storage and/ or chemical storage within the Application Site during the site inspection. It is considered that the potential land contamination problem arising from existing uses is not anticipated.

Site Inspection and Observation of CBP

6.2.7 It is observed that a Redland Concrete Batch Plant is located immediately adjacent to the south of the Application Site, which may have some potential polluting activities, such as storage and transfer of residues from physical conversion of earthen materials by sorting, mixing, and grinding. However, the plant is still in operation, access was not granted, and these potential polluting activities could not be observed.

6.2.8 Therefore, a peripheral inspection outside the plant was conducted instead. It is observed that the ground floor generally consists of the carpark for loading/ unloading activities, and the ground of the plant was fully paved in good condition. There was no sign of obvious / suspected contamination such as oil staining, abnormal odour, distress vegetation, dangerous goods storage and/ or chemical storage within the CBP during the site inspection. Further detailed site appraisal may be required to determine whether the site is contaminated in later stage.

Information available from BRAVO website

6.2.9 Building Records Access and Viewing On-line (BRAVO) of Buildings Departments (BD) was visited to obtain records for completed private buildings. Only one (1) building plan was found. Meanwhile, there were no basement, aboveground / underground oil storage tanks and transformer rooms observed in the building plan. The ground floor generally consists of car park for loading/ unloading activities. The captured shown of BRAVO is provide in Appendix 6.3.

Information from Government Department

6.2.10 Apart from the historical aerial photos, the following Hong Kong Special Administration Region (HKSAR) Government Departments have been enquired on the latest update on the availability of land contamination and/or spillage (i.e. (i) Dangerous Goods Incidents, (iv) Explosive Storage/Spillage, (v) Spillage/Leakage of Chemical or Dangerous Goods; and (vi) Fire Incidents) for Application Site. The summary of correspondence is tabulated in Table 6.3 below. Copy of the response letters and emails are included in Appendix 6.4.

6.2.11 As advised by Environmental Protection Department (EPD), there are 3 chemical waste producer registrations in the Application Site. Meanwhile, the Consultant visited the Territory-wide Registry of chemical waste producers (CWPs) maintained at EPD's Territory Control Office. It is confirmed that only 1 record was found in the Application Site, refer to the register record as of 24 May 2025. The remain records belong to the CBP. The information is summarized in below Table 6.2.

Table 6.2 CWP Registrations Record

Licensee Name	Premises Address	Nature of Business	Chemical Type	Activeness
JonesLang Lasalle Management Services	Wah Tung Godown Building, 4 Tung Yuen Street, Yau Tong, Kowloon	Real estate services company	No record	Valid (Register record of 24 May 2025)

6.2.12 With reference above information and layout plan from BRAVO, it is believed that the licensee holder is not located at the ground floor of the existing building, as the ground generally consists of car park. It is therefore considered that the potential land contamination problem arising from exiting uses is not anticipated.

6.2.13 As advised by Civil Engineering and Development Department (CEDD), There are no licences issued for the manufacture, storage, or use of explosives in the Application Site, and no records indicating that any incidents related to explosives occurred in the concerned area.

6.2.14 As advised by Planning Department, the Application Site is zoned "Residential (Group E)" (R(E)) according to the approved Outline Zoning Plan No. S/K15/27. This zoning aims to phase out industrial uses for residential redevelopment. The current R(E) designation has been in place since March 2000, following a history of industrial zoning dating back to a draft plan from 1971.

6.2.15 As advised by Fire Services Department, there are no records of dangerous goods license, fire incidents nor incidents of spillage/ leakage of dangerous goods were found at Application Site.

Table 6.3 Enquiries and Responses on Land Contamination Issue

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
CRC_4TYSEI00_0_0002L.24	Environmental Protection Department (EPD)	Email	4 March 2024	No record of a chemical spillage/leakage accident at the Application Site in past 5 years. 3 chemical waste producer registrations in the Application Site
CRC_4TYSEI00_0_0003L.24	Fire Services Department (FSD)	(63) in FSD GR 6-5/4 R Pt.52	25 March 2024	No records of dangerous goods license, fire incidents nor incidents of spillage/ leakage of dangerous goods were found at Application Site.
CRC_4TYSEI00_0_0004L.24	Planning Department (PlanD)	K-15/100	18 April 2024	The Application Site is zoned "Residential (Group E)" (R(E)) according to the approved Outline Zoning Plan No. S/K15/27. This zoning aims to phase out industrial uses for residential redevelopment. The current R(E) designation has been in place since March 2000, following a history of industrial zoning dating back to a draft plan from 1971.
CRC_4TYSEI00_0_0005L.24	Lands Department (LandsD)	(167) in DLOKE 852/KPA/ 63	8 April 2024	Not in a position to provide on the land contamination issues.
CRC_4TYSEI00_0_0006L.24	Civil Engineering and Development Department (CEDD)	() in CEDD-MIN-06-20-1	7 March 2024	There are no licences issued for the manufacture, storage, or use of explosives in the Application Site, and no records indicating that any incidents related to explosives occurred in the concerned area.

Discussion

6.2.16 A preliminary land contamination review has been conducted for the Application Site. Site appraisal including aerial photos from Land Department and building plans from Buildings Department have been reviewed to identify the potential land contamination in the Application Site.

6.2.17 With reference to the aerial photos collected from Lands Department, it is indicated that the Application Site is originally sandy beach surrounded by water bay in the past. Through land reclamation, land supply is available within the Application Site from the year 1960s. Major change of land use status in the area was observed from year 1977 to 1997. The Application Site became From 1977 to 1997, a building structure was observed at YTML 70, with the land use as an industrial building. The building at YTML 70, known as Wah Tung Godown Building, have remained unchanged to this day.

Application Site

6.2.18 According to the site visit conducted in Nov, Dec 2023 and Feb, Oct, Nov 2024, the ground floor of Application Site are generally consisting of car park and fully paved with good condition. There were no aboveground/ underground oil storage tanks, chemicals and dangerous goods observed to be stored on site during the site visit.

6.2.19 There was no sign of obvious / suspected contamination such as oil staining, abnormal odour, distress vegetation, dangerous goods storage and/ or chemical storage within the Application Site during the site inspection.

6.2.20 It is therefore considered that the potential land contamination problem arising from the historical and existing uses is not anticipated.

CBP

6.2.21 A CBP is located immediately south of the Application Site and may have potential polluting activities, such as the storage and transfer of residues from the physical conversion of earthen materials through sorting, mixing, and grinding. However, the plant is still in operation, access was not granted, and these potential polluting activities could not be observed.

6.2.22 Instead, a peripheral inspection outside the plant was conducted. It was observed that the ground floor primarily consists of a car park for loading and unloading activities, and the plant's ground was fully paved and in good condition. There were no obvious signs of contamination, such as oil staining, abnormal odors, distressed vegetation, or storage of dangerous goods and chemicals within the CBP during the site inspection. A further detailed site appraisal may be required to determine whether the site is contaminated at a later stage.

6.3 Recommendations

6.3.1 Further site appraisal and soil sampling may be required to determine whether the site is contaminated, and if so, the extent of the potential contamination. Nevertheless, the consequent CAP will be prepared to cover the Application Site to be developed. A CAP and subsequently, Contamination Assessment Report (CAR), and Remediation Action Plan (RAP) will be prepared in later stages to identify the potential land contamination issues in the CBP.

Appendix 3.1 Traffic Forecast of Year 2047

JIANG Kevin

From: Candy Lai Yu LAU <laiyulau@td.gov.hk>
Sent: Wednesday, April 23, 2025 5:40 PM
To: JIANG Kevin
Cc: KWOK Edmund; Wai Yan FUNG
Subject: Re: Resend: Technical Note of Traffic Data for NIA and AQIA for Development at No.4 Tung Yuen Street (A/K15/132)

Dear Kevin,

I refer to your emails dated 6 Feb and 22 Apr 2025 regarding the above subject.

Please note that I have no in-principle comment on the methodology of traffic forecast solely for Air Quality and Noise Impact Assessment from a district traffic engineering viewpoint.

Regards,
Candy Lau
EK/LT, TEK, TD
Tel: 2399 2502

From: "JIANG Kevin" [redacted]
To: "Candy Lai Yu LAU" <laiyulau@td.gov.hk>
Cc: "KWOK Edmund" [redacted]
Date: 22/04/2025 02:25 PM
Subject: Resend: Technical Note of Traffic Data for NIA and AQIA for Development at No.4 Tung Yuen Street (A/K15/132)

Dear Ms. Lau,

Further to our telephone conversation, please find the attached Technical Note on the traffic data forecast (for NIA and AQIA) for your kind review and endorsement.

Thank you very much.

Kind Regards

Kevin Jiang
Principal Traffic Engineer
Tel: [redacted] (Direct Line) • Gen: +852 2529 7037 • Fax: +852 2527 8490

SYSTRA MVA

22nd Floor • Genesis • 33-35 Wong Chuk Hang Road • Hong Kong
www.mvaasia.com
MVA email disclaimer: www.mvaasia.com/disclaimer
Please consider the environment before printing.

From: JIANG Kevin
Sent: Thursday, February 6, 2025 11:45 AM
To: Candy Lai Yu LAU <laiyulau@td.gov.hk>
Cc: KWOK Edmund [redacted]
Subject: Technical Note of Traffic Data for NIA and AQIA for Development at No.4 Tung Yuen Street (A/K15/132)

Dear Ms. Lau,

For the Section 16 Planning Application (A/K15/132) in No.4 Tung Yuen Street, Yau Tong, Kowloon, we are pleased to submit herewith the revised Technical Note on the traffic data forecast (for NIA and AQIA) for your kind review and endorsement.

Thank you for your kind attention.

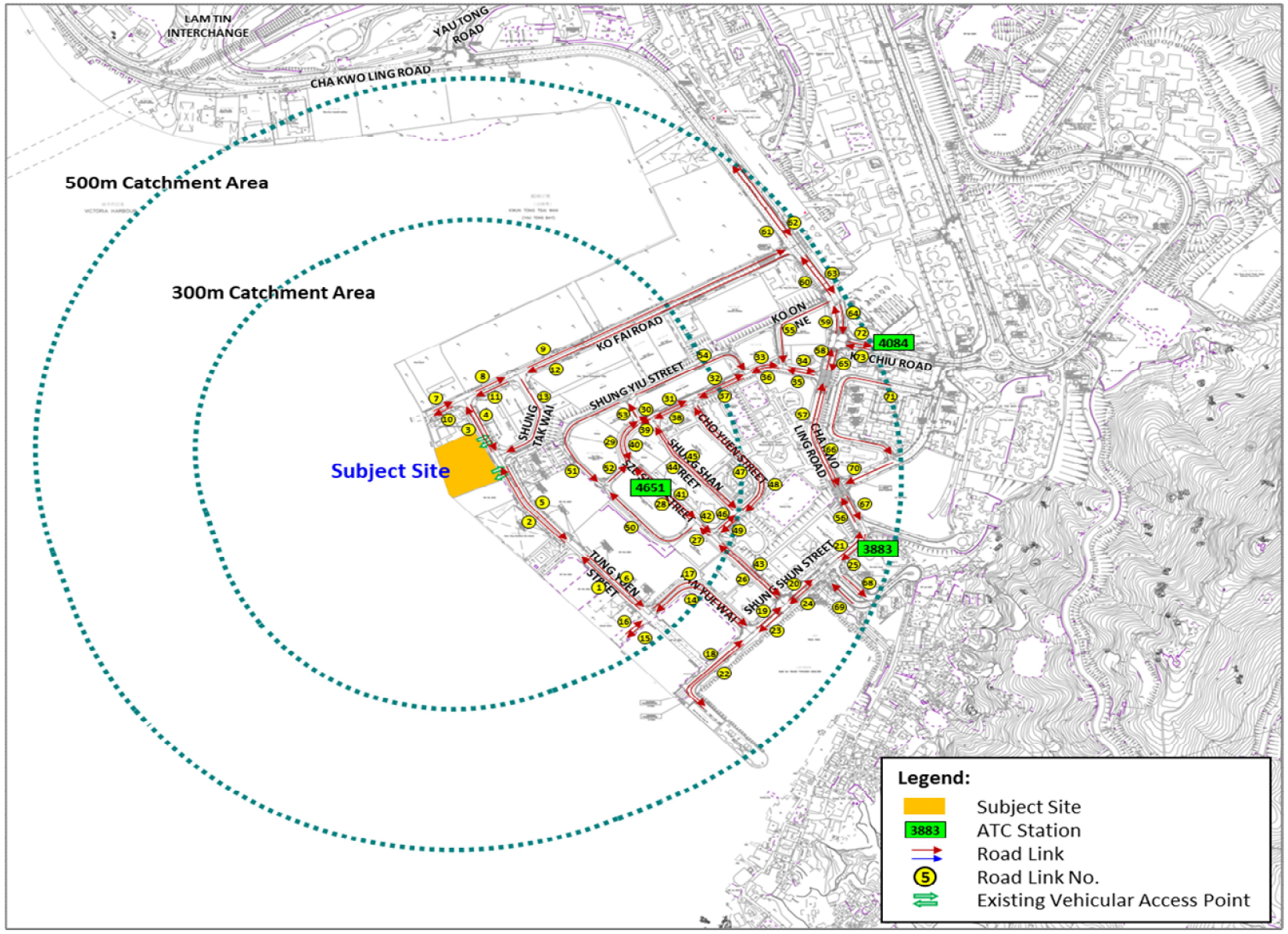
Kind Regards

Kevin Jiang
Tel: [redacted] (Direct Line) • Gen: +852 2529 7037 • Fax: +852 2527 8490

22nd Floor • Genesis • 33-35 Wong Chuk Hang Road • Hong Kong
www.mvaasia.com

NIA | Reference: RONOSS_2023 | Assessment Year 2047

Index	Road Name	Direction	AM Peak Traffic Volume	Light Vehicles	Heavy Vehicles	Powered Two-wheelers	PM Peak Traffic Volume	Light Vehicles	Heavy Vehicles	Powered Two-wheelers	Speed Limit
			(veh/hr)	(%)	(%)	(%)	(veh/hr)	(%)	(%)	(%)	(km/h)
1	Tung Yuen Street	NB	145	38%	58%	4%	150	53%	47%	0%	50
2	Tung Yuen Street	NB	240	38%	61%	1%	215	44%	55%	1%	50
3	Tung Yuen Street	NB	280	39%	61%	0%	280	47%	53%	0%	50
4	Tung Yuen Street	SB	85	38%	58%	5%	110	53%	47%	0%	50
5	Tung Yuen Street	SB	210	58%	40%	2%	225	56%	40%	4%	50
6	Tung Yuen Street	SB	175	59%	39%	2%	145	49%	51%	0%	50
7	Ko Fai Road	EB	60	32%	68%	0%	40	54%	46%	0%	50
8	Ko Fai Road	EB	305	39%	61%	0%	280	48%	52%	0%	50
9	Ko Fai Road	EB	540	51%	49%	1%	465	67%	27%	6%	50
10	Ko Fai Road	WB	55	31%	62%	7%	75	35%	65%	0%	50
11	Ko Fai Road	WB	100	40%	53%	8%	140	41%	59%	0%	50
12	Ko Fai Road	WB	470	61%	33%	7%	500	58%	39%	2%	50
13	Shung Tak Wai	SB	225	58%	40%	1%	235	56%	41%	3%	50
14	Yan Yue Wai	EB	130	38%	58%	3%	175	57%	43%	0%	50
15	Yan Yue Wai	EB	25	13%	88%	0%	35	77%	23%	0%	50
16	Yan Yue Wai	WB	35	22%	78%	0%	5	0%	100%	0%	50
17	Yan Yue Wai	WB	200	57%	40%	2%	155	52%	48%	0%	50
26	Sze Shan Street	NB	100	72%	28%	0%	125	71%	20%	9%	50
27	Sze Shan Street	NB	55	74%	26%	0%	90	71%	25%	4%	50
28	Sze Shan Street	NB	75	73%	27%	0%	100	71%	25%	4%	50
29	Sze Shan Street	NB	165	73%	25%	2%	175	82%	12%	6%	50
30	Sze Shan Street	NB	160	72%	26%	2%	165	82%	12%	6%	50
31	Sze Shan Street	NB	165	73%	25%	2%	175	84%	10%	6%	50
32	Sze Shan Street	NB	210	69%	26%	5%	210	79%	12%	9%	50
37	Sze Shan Street	SB	210	76%	18%	6%	200	68%	21%	11%	50
38	Sze Shan Street	SB	155	69%	28%	3%	165	64%	26%	10%	50
39	Sze Shan Street	SB	140	68%	30%	2%	155	64%	27%	9%	50
40	Sze Shan Street	SB	105	68%	29%	3%	105	59%	31%	9%	50
41	Sze Shan Street	SB	90	67%	33%	0%	120	73%	27%	0%	50
42	Sze Shan Street	SB	80	67%	33%	0%	100	73%	27%	0%	50
43	Sze Shan Street	SB	130	78%	22%	0%	115	81%	16%	3%	50
44	Shung Shan Street	NB	20	83%	0%	17%	40	90%	0%	10%	50
45	Shung Shan Street	SB	35	79%	21%	0%	50	73%	18%	9%	50
46	Cho Yuen Street	NB	75	55%	35%	10%	55	58%	33%	9%	50
47	Cho Yuen Street	NB	85	65%	29%	6%	55	49%	37%	14%	50
48	Cho Yuen Street	SB	95	78%	10%	13%	55	82%	12%	6%	50
49	Cho Yuen Street	SB	75	76%	14%	10%	50	81%	19%	0%	50
50	Shung Yiu Street	NB	30	80%	20%	0%	35	78%	22%	0%	50
51	Shung Yiu Street	SB	60	77%	23%	0%	70	76%	16%	8%	50
52	Shung Yiu Street	NB	65	78%	22%	0%	85	78%	16%	6%	50
53	Shung Yiu Street	NB	70	66%	34%	0%	85	63%	22%	15%	50
54	Shung Yiu Street	NB	50	40%	60%	0%	50	45%	45%	9%	50



Appendix 4.3 Calculations of Sound Power Level of Industrial Noise Sources

Noise Measurements Data for Determination of Sound Power Level

Noise Sources	Source Description	Noise Sources ID	Location	Avg. Measured SPL, dB(A)	Measurement Distance from Source (d), m	Surface Area (S), m2	SWL, dB(A) (SPL + 10 log (S))	SWL, dB(A) (SPL + 20 log (d)+8)	SWL adopted in Noise from Fixed Source Calculation, dB(A)	Remarks
China Concrete Co. Limited	Concrete Batching Plant(Concrete Lorry Mixer)	CCC_1	Plate 1	81	1	34	96.3	-	96.3	
	Concrete Batching Plant(Concrete Lorry Mixer)	CCC_2	Plate 1	79.9	1	34	95.2	-	95.2	
	Concrete Lorry Mixer Washing Bay	CCC_3	Plate 1	78.6	3.0	66	96.8	-	100.4	Reference is made to the Approved Planning Application No. A/K15/126
			Plate 2	77.6	3.0	66	95.8	-		
			Plate 3	78.2	3.0	36	93.8	-		
			Plate 4	71.8	3.0	36	87.4	-		
			Plate 5	71.8	3.0	90	91.3	-		
	Concrete Lorry Mixer Washing Bay	CCC_4	-	-	-	-	-	-	100.4	Reference is made to the Approved Planning Application No. A/K15/126
	Concrete Batching Plant (Tanker)	CCC_5	Plate 1	78.3	1	40	94.3	-	94.3	
	Concrete Batching Plant (Tanker)	CCC_6	Plate 1	81.9	1	40	97.9	-	97.9	
Hong Kong Concrete Co. Limited	Concrete Batching Plant(Concrete Lorry Mixer)	HKA_1	Plate 1	82.3	1	34	97.6	-	102.4	
			Plate 2	82.8	1	34	98.1	-		
			Plate 3	81.7	1	34	97.0	-		
	Concrete Batching Plant (Tanker)	HKB_2	Plate 1	76.7	1	90	96.2	-	96.2	
	Screw Pumping Barge	HKB_3	-	-	-	-	-	-	102.0	Reference is made to the Approved Environmental Impact Assessment Report (Ref: AEIAR: 073/2003)
Cooked Food Stall	Operation Noise	CFS_1	Plate 1	63.8	1	14	75.3	-	75.3	
Wholesale Fish Market - (Day-time)	Operation Noise	WFM_1	Plate 1	68.2	1	546	95.6	-	92.9	Reference is made to the Approved Planning Application No. A/K15/126
			Plate 2	64.3	1	668	92.5	-		
	Loading and Unloading by Marine Vessels	WFM_2	-	76.2	3	-	-	93.7	96.7	A correction of 10xlog(12/6) is applied to the SWL for calculation to illsutrade the worst possible scenario
Wholesale Fish Market - (Night-time)	Operation Noise	WFM_1	Plate 1	66.8	1	546	94.2	-	91.6	Reference is made to the Approved Planning Application No. A/K15/126
			Plate 2	63.3	1	668	91.5	-		
	Loading and Unloading by Marine Vessels	WFM_2	-	74.3	3	-	-	91.8	94.8	A correction of 10xlog(12/6) is applied to the SWL for calculation to illsutrade the worst possible scenario
Yau Tong Salt Water Pumping Station	Operation Noise	WPS_1	Plate 1	71.8	1	2	74.8	-	84.3	
			Plate 2	71.6	1	5	78.6	-		
			Plate 3	71.7	1	4	77.7	-		
			Plate 4	71.4	1	8	80.4	-		
Tung Lee Motor Service Centre	Operation Noise	TLM_1	Plate 1	61.7	1	42	77.9	-	80.8	
			Plate 2	61.5	1	42	77.7	-		
全記	Loading and Unloading Activities	QJ_1	Plate 1	66.2	25	-	-	105.1	105.1	
Redland Concrete Limited	Operation Noise	RLC_1	Plate 1	74.8	1	61	92.7	-	97.9	
			Plate 2	75.3	1	128	96.4	-		
	Cooling Tower	RLC_2	-	-	-	-	-	-	95.1	Reference is made to the Product Catalogue in Appendix 3.5: FT-250 for similar diameter
		RLC_3	-	-	-	-	-	-	95.1	
	Screw Pumping Barge	RLC_4	-	-	-	-	-	-	102.0	Reference is made to the Approved Environmental Impact Assessment Report (Ref: AEIAR: 073/2003)

Appendix 5.1 Drillhole Record of project “East Kowloon Sewerage Improvements and Pollution Control, Stage I”


高輝道
BH-25
BH-26
ESS
TS
2
油塘污水泵房
Yau Tong Sewage
Pumping Station
東源街
大業織造廠有限公
Gloria Weaving
& Knitting
Factory Limited
排水口
Outfall
Seawall
Application Site
華東貨倉
Wah Tung
Godown
TS
3.9
3.8
4.0
4.4
4.3

BACHY SOLETANCHE

BACHY SOLETANCHE GROUP
SOIL & FOUNDATIONS SPECIALISTS

DRILLHOLE RECORD

W. O. PW7/2/27.131

HOLE No. BH-26

CONTRACT GC/89/03 OF C.E.S.D DATE from 14/9/90 to 15/9/90

PROJECT: EAST KOWLOON SEWERAGE IMPROVEMENTS AND POLLUTION CONTROL, STAGE I

SHEET 1 OF 1

METHOD	CO-ORDINATES	ROCK COREBIT
ROTARY	E 842113.248	T2-101
MACHINE & No.	N 817301.698	HOLE DIA.
LY 30		0.00m-1.48m HX
FLUSHING MEDIUM	ORIENTATION	GROUND-LEVEL
WATER	VERTICAL	+4.12mPD

Drilling Progress	Casing depth/ size	Water level/ time/ date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R. Q. D.	Fracture Index. /m	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Zone	Description
14/9/90	HX								INSPECTION PIT		0.10				CONCRETE (PEDESTRIAN)
1	1.48m HX	1.20m 19:30		100	100	97	3			2.64	1.14				Loose, yellowish grey & brownish yellow, silty SAND with gravel. (FILL)
		1.10m 07:30									1.48				
2				100	100	96	3								
3											2.95				Strong, brownish pink spotted creamy white & black, slightly decomposed fine to medium grained GRANITE with closely to medium spaced, rough, undulating, limonite & manganese stained, tight joints, DIP 10°-30°.
15/9/90 4				100	100	77	6		T2-101				II		
5				100	100	100	1				4.40				Subvertical joint at 3.40m-3.70m.
6		1.80m 19:30		100	100	100	0			-2.18	5.38				
											6.30				End of hole at 6.30m.
7															
8															
9															
10															

- SMALL DISTURBED SAMPLE
- BULK DISTURBED SAMPLE
- S.P.T. LINER SAMPLE
- U 100 UNDISTURBED SAMPLE
- U 76 UNDISTURBED SAMPLE
- MAZIER SAMPLE (76mm)
- WATER SAMPLE
- WATER LEVEL
- STANDARD PENETRATION TEST
- PISTON SAMPLE
- PERMEABILITY TEST

LOGGED KWOK DATE 15/9/90

CHECKED S.CHU DATE 20/9/90

REMARKS

Backfilled the hole with B/C grout.

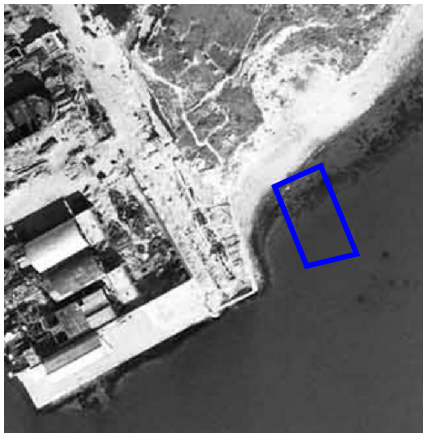

BACHY SOLETANCHE
BACHY SOLETANCHE GROUP
Chi Wo Commercial Building 3rd-4th Floor
20, Saigon Street Kowloon Hong Kong
TEL: 3-322401 (8 Lines)
CESD TERM CONTRACT GC/89/03
GROUND INVESTIGATION
WORKS ORDER No. PW 7/2/27.131
HOLE No. BH-26
BOX No. 1 OF 2
DEPTH FROM 0.00M To 4.40M
DRILLED DATE 14-9-90. To 15-9-90.
SITE LOCATION KWUN TONG AND YAU TONG
0 10 20 30 70 80 90 100
1.68M
0.00
1.14
1.48
1.89
2.95
4.40


BACHY SOLETANCHE
BACHY SOLETANCHE GROUP
Chi Wo Commercial Building 3rd-4th Floor
20, Saigon Street Kowloon Hong Kong
TEL: 3-322401 (8 Lines)
CESD TERM CONTRACT GC/89/03
GROUND INVESTIGATION
WORKS ORDER No. PW 7/2/27.131
HOLE No. BH-26
BOX No. 2 OF 2
DEPTH FROM 4.40 M To 6.30 M
DRILLED DATE 14-9-90. To 15-9-90.
SITE LOCATION KWUN TONG AND YAU TONG
0 10 20 30 70 80 90 100
4.40
5.38
5.38
6.30

Appendix 6.1 The Relevant Aerial Photographs from LandsD

Historical Aerial Photo – Year 1963

Aerial photo from LandsD (Ref.: 5241), Height: 2700 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1963	The Application Site was a sea area

Application Site

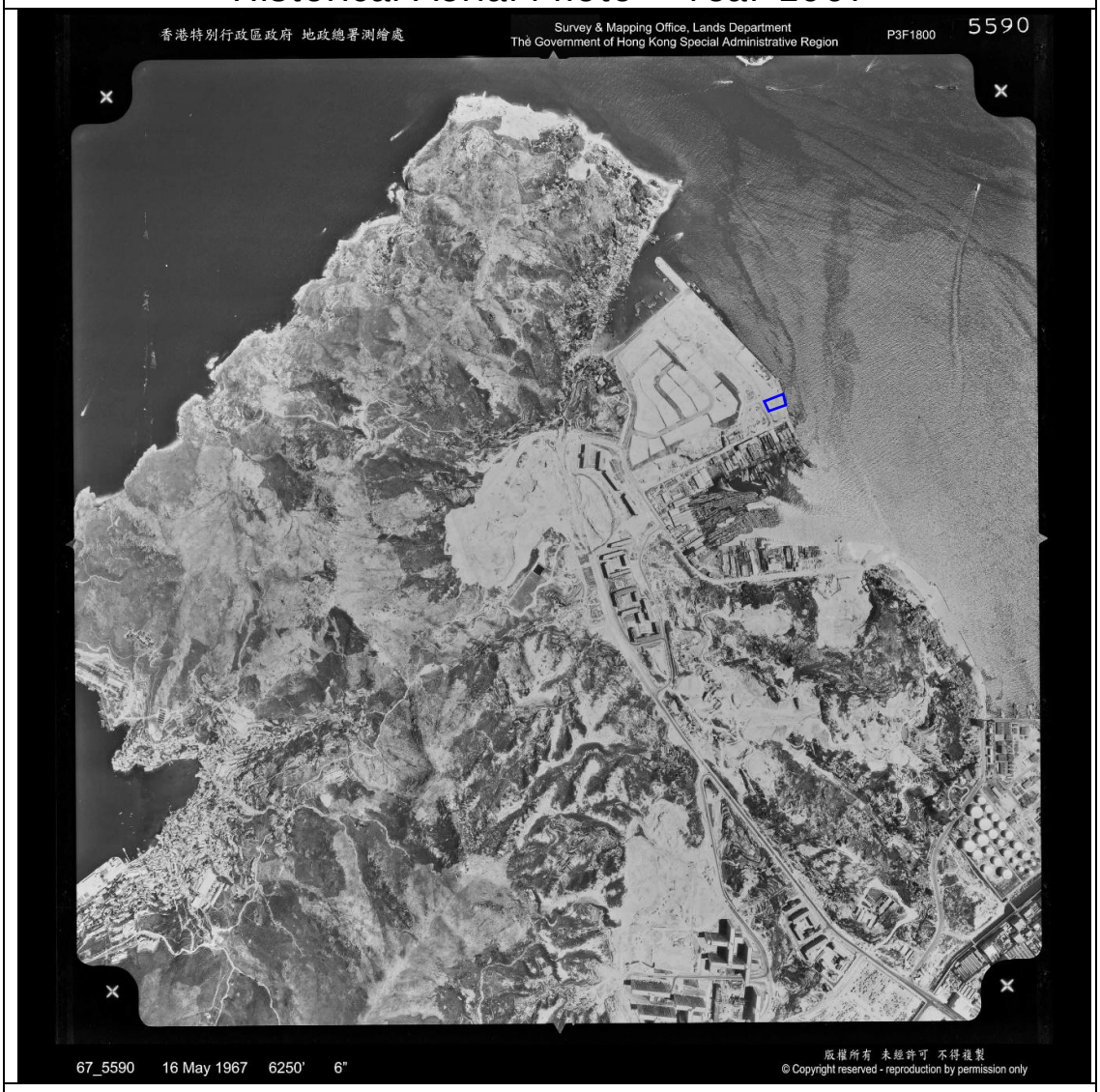
Historical Aerial Photo – Year 1964

Aerial photo from LandsD (Ref.: 5367), Height: 1800 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1964	The Application Site was a sea area.

Application Site

Historical Aerial Photo – Year 1967



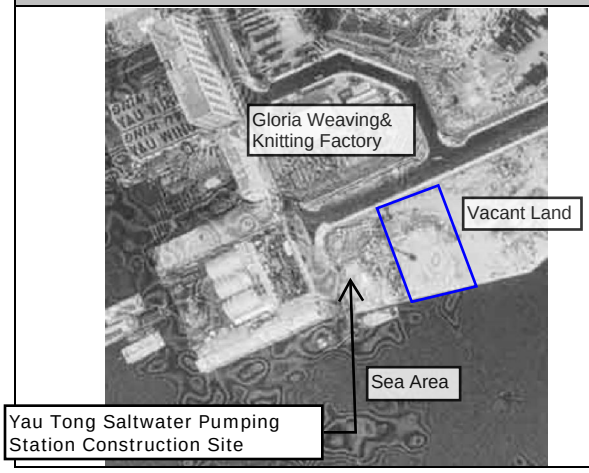
Aerial photo from LandsD (Ref.: 5590), Height: 6250 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1967	The Application Site was being formed by reclamation and become vacant land.

Application Site

Historical Aerial Photo – Year 1972

Aerial photo from LandsD (Ref.: 00079), Height: 4000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1972	The Application Site was become vacant land.

Application Site

Historical Aerial Photo – Year 1976

Aerial photo from LandsD (Ref.: 12250), Height: 3000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1976	The Application Site was become vacant land.

Application Site

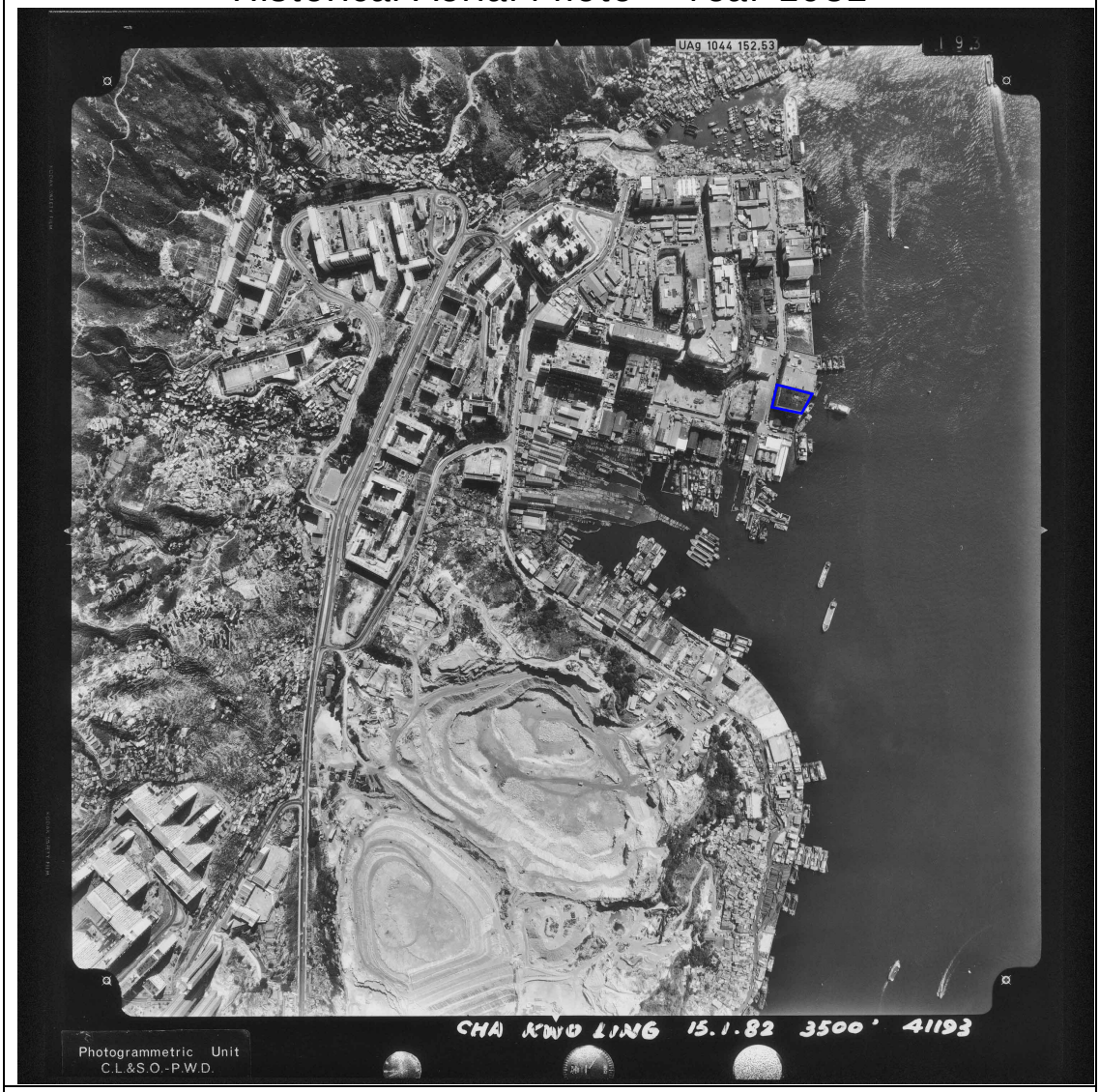
Historical Aerial Photo – Year 1977

Aerial photo from LandsD (Ref.: 18753), Height: 3000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1977	A building (i.e., Wah Tung Godown) was constructed at Lot No. YTML 70 .

Application Site

Historical Aerial Photo – Year 1982



Aerial photo from LandsD (Ref.: 41193), Height: 3500 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1982	No landuse change for the Subject Site.

Application Site

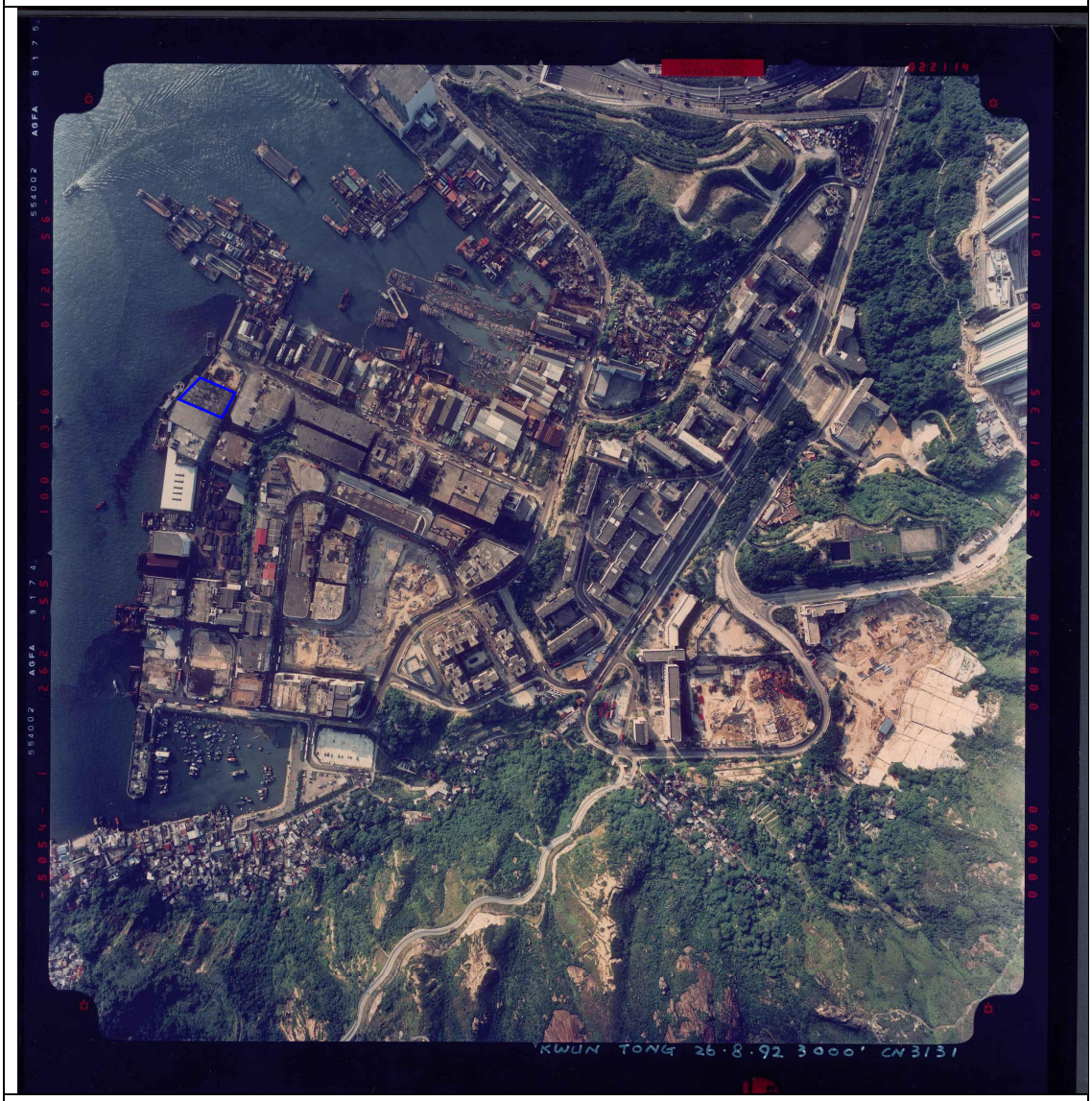
Historical Aerial Photo – Year 1987

Aerial photo from LandsD (Ref.: A08892), Height: 2000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1987	No landuse change for the Subject Site.

Application Site

Historical Aerial Photo – Year 1992

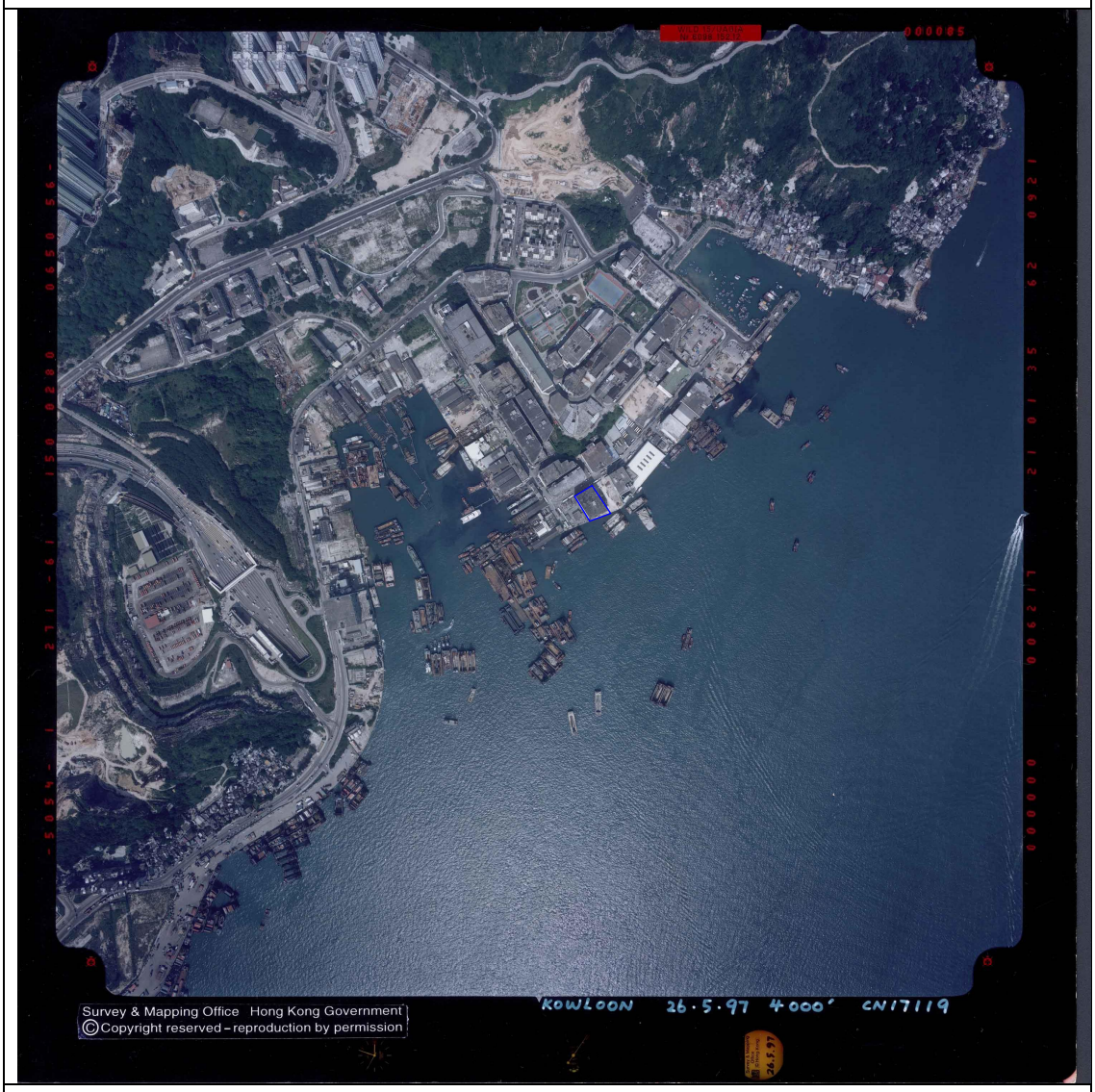


Aerial photo from LandsD (Ref.: CN3131), Height: 3000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1992	No landuse change for the Subject Site.

Application Site

Historical Aerial Photo – Year 1997

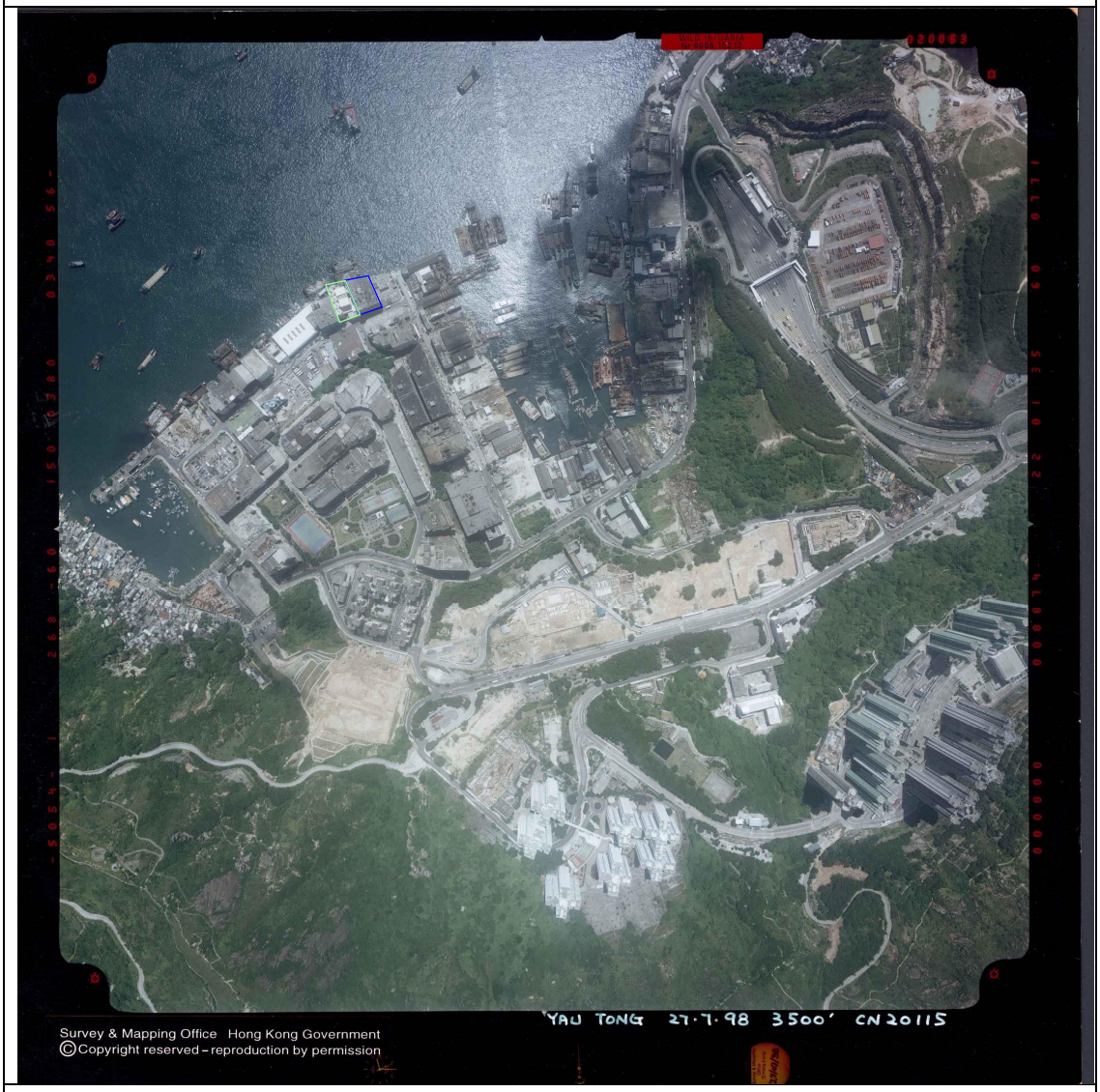


Aerial photo from LandsD (Ref.: CN17119), Height: 4000 ft

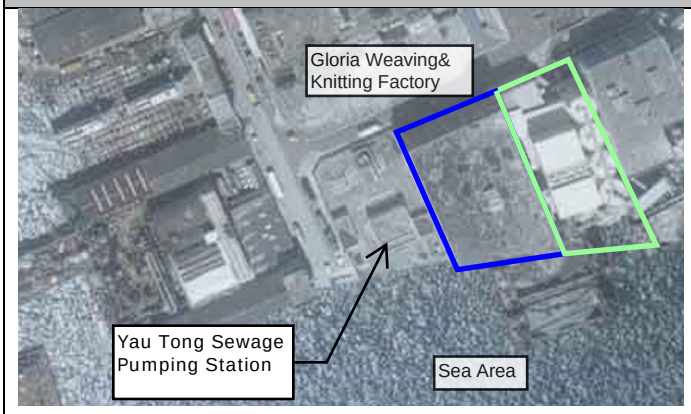
Blow up Photo of Subject Site	Year	Landuse/Description
	1997	No landuse change for the Subject Site.

Application Site

Historical Aerial Photo – Year 1998



Aerial photo from LandsD (Ref.: CN20115), Height: 3500 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	1998	No landuse change for the Subject Site.

Application Site

Redland Concrete. Ltd

Historical Aerial Photo – Year 2003

Aerial photo from LandsD (Ref.: CW47662), Height: 4000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	2003	No landuse change for the Application Site.

Application Site

Redland Concrete. Ltd

Historical Aerial Photo – Year 2008

Aerial photo from LandsD (Ref.: CS13379), Height: 6000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	2008	No landuse change for the Application Site.

Application Site

Redland Concrete. Ltd

Historical Aerial Photo – Year 2013

Aerial photo from LandsD (Ref.: CS44647), Height: 6000 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	2013	No landuse change for the Application Site.

Application Site

Redland Concrete. Ltd

Historical Aerial Photo – Year 2018

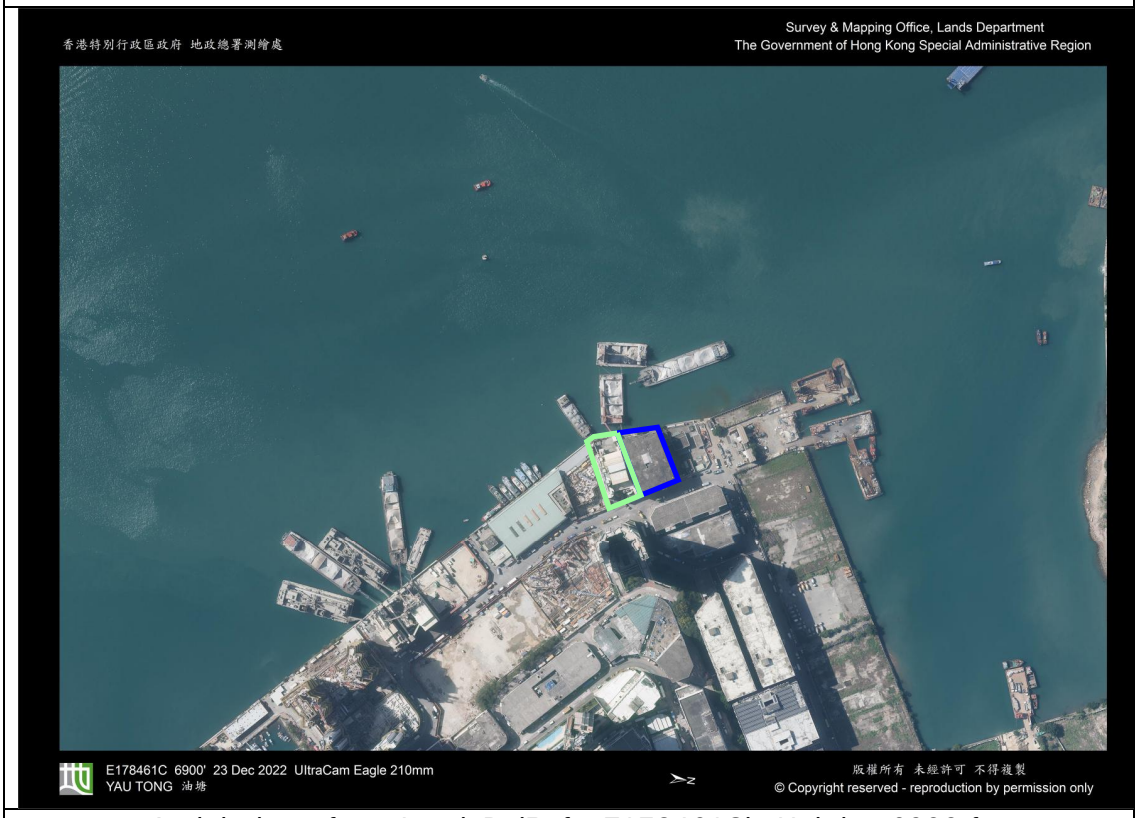
Aerial photo from LandsD (Ref.: E047102C), Height: 6900 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	2018	No landuse change for the Application Site.

Application Site

Redland Concrete. Ltd

Historical Aerial Photo – Year 2022



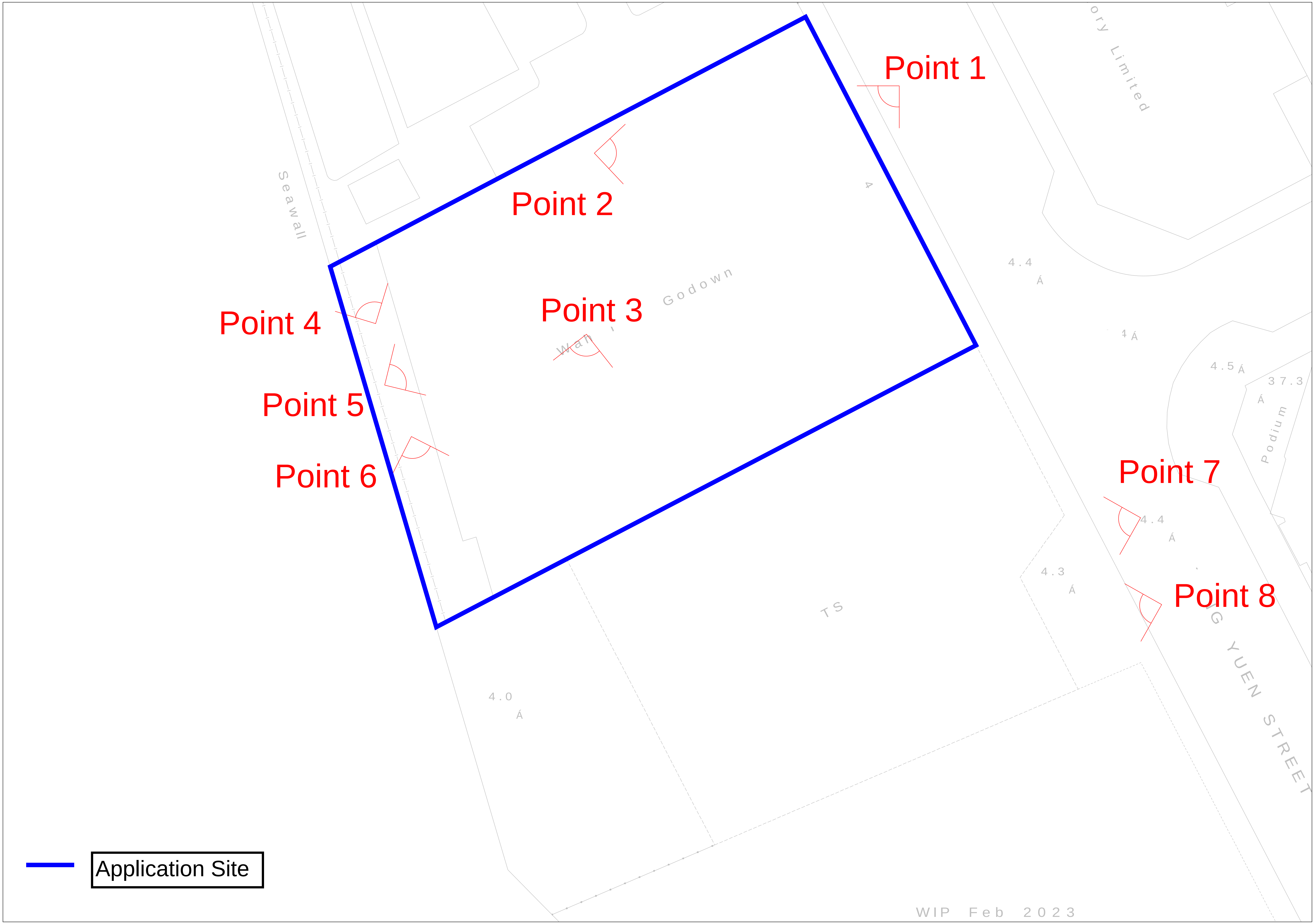
Aerial photo from LandsD (Ref.: E178461C), Height: 6900 ft

Blow up Photo of Subject Site	Year	Landuse/Description
	2022	No landuse change for the Application Site.

Application Site

Redland Concrete. Ltd

Appendix 6.2 Photo Records of Site Inspection

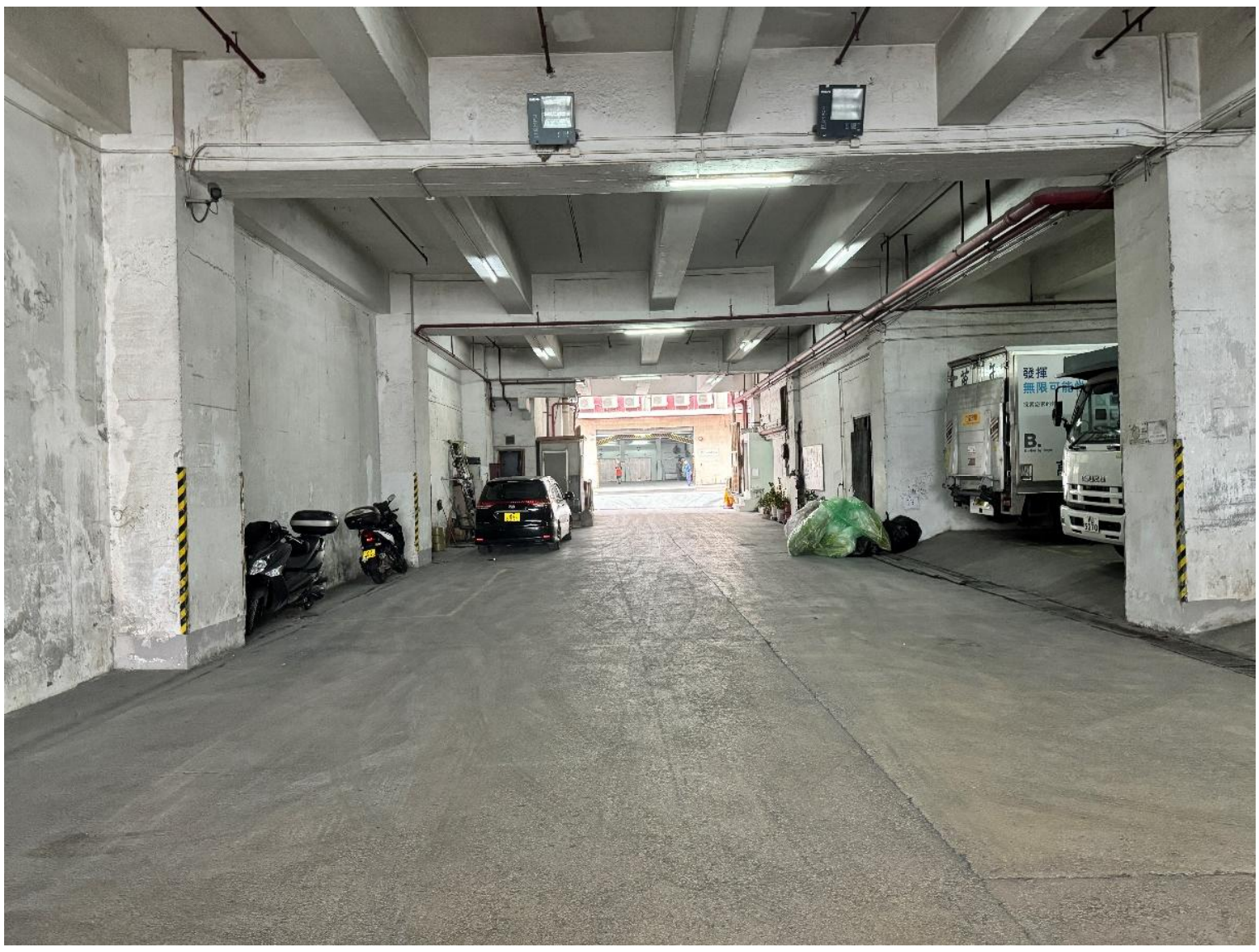


Point 1
Point 2
Point 3
Point 4
Point 5
Point 6
Point 7
Point 8
Seawall
Godown
Limited
Podium
YUEN STREET
TS
4.4
4.5
4.3
4.0
37.3
Application Site
WIP Feb 2023

1. Current situation of the Application Site (Point 1)

Building entre area, paved with good condition

2. Current situation of the Application Site (Point 2)



Car park area, paved with good condition

3. Current situation of the Application Site (Point 3)

Car park area, paved with good condition

4. Current situation of the Application Site (Point 4)

Car park area, paved with good condition

5. Current situation of the Application Site (Point 5)

Car park area, paved with good condition

6. Current situation of the Application Site (Point 6)

Car park area, paved with good condition.

7. Redland Concrete Ltd. (Point 7)

Concrete batch plant area, paved with good condition

8. Redland Concrete Ltd. (Point 8)

Due to the land use of CBP, which may have some potential polluting activities, such as storage and transfer of residues from physical conversion of earthen materials by sorting, mixing, and grinding. However, the plant is still in operation, access was not granted, and these potential polluting activities could not be observed. A peripheral inspection outside the plant was conducted instead. It is observed that the ground floor generally consists of the carpark for loading/

unloading activities, and the ground of the plant was fully paved in good condition. There was no sign of obvious / suspected contamination such as oil staining, abnormal odour, distress vegetation, dangerous goods storage and/ or chemical storage within the CBP during the site inspection. Further detailed site appraisal may be required to determine whether the site is contaminated in later stage.

Annex C1

Site Walkover Checklist

Date of Site Visit: 01 November 2024

GENERAL SITE DETAILS

SITE OWNER/CLIENT: China Resources Land Ltd

PROPERTY ADDRESS: Yau Tong Marine Lot No.70, Tung Yuen Street

PERSON CONDUCTING THE QUESTIONNAIRE

NAME: Kyle Kam

POSITION: Assistant Environmental Consultant (Ramboll Hong Kong Limited)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME: N/A

POSITION: N/A

TELEPHONE: N/A

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled. Obtain a flow schematic if possible.

Number of employees:

Full-time: N/A

Part-time: N/A

Temporary/Seasonal: N/A

Maximum no. of people on site at any time: N/A

Typical hours of operation: N/A

Number of shifts: N/A

Days per week: N/A

Weeks per year: N/A

Scheduled plant shut-down: N/A

Detail the main sources of energy at the site:

Gas	~~Yes~~/No
Electricity	~~Yes~~/No
Coal	~~Yes~~/No
Oil	~~Yes~~/No
Other	~~Yes~~/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: About 2,149 m^2

What area of the site is covered by buildings (%): 90%

Please list all current and previous owners/occupiers if possible.

China Resources Land Ltd

Is a site plan available? If yes, please attach. ~~Yes~~ /No

Are there any other parties on site as tenants or sub-tenants? ~~Yes/~~No

If yes, identify those parties: N/A

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Yau Tong Sewerage Pumping Station

South: Redland concrete Ltd.

East: Tung Yuen Street

West: Sea area

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Industrial building- Wah Tung Godown Building

State the size and location of the nearest residential communities.

Southeast (about 74m from the Application Site): Peninsula East

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Observations

		Yes/No	Notes
1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	-
2.	What are the conditions of the bund walls and floors?	Yes	Paving in good condition
3.	Are any surface water drains located near to drum storage and unloading areas?	Yes	-
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	-
5.	Is there a storage site for the wastes?	No	-
6.	Is there an on-site landfill?	No	-
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	-
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	-
9.	Are there any potential off-site sources of contamination?	Yes	It is observed that a Redland Concrete Batch Plant is located immediately adjacent to the south of the Application Site, which may have some potential polluting activities, such as storage and transfer of residues from physical conversion of earthen materials by sorting, mixing, and grinding. However, the plant is still in operation, access was not granted, and these potential polluting activities could not be observed. Therefore, a peripheral inspection outside the plant was conducted instead. It is observed that the ground floor generally consists of the carpark for loading/ unloading activities, and the ground of the plant was fully paved in good condition. There was no sign of obvious / suspected contamination such as oil staining, abnormal odour, distress vegetation, dangerous goods storage and/ or chemical storage within the CBP during the site inspection. Further detailed site appraisal may be required to determine whether the site is contaminated in later stage.
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	-
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	-
12.	Any noticeable odours during site walkover?	No	-

13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	-

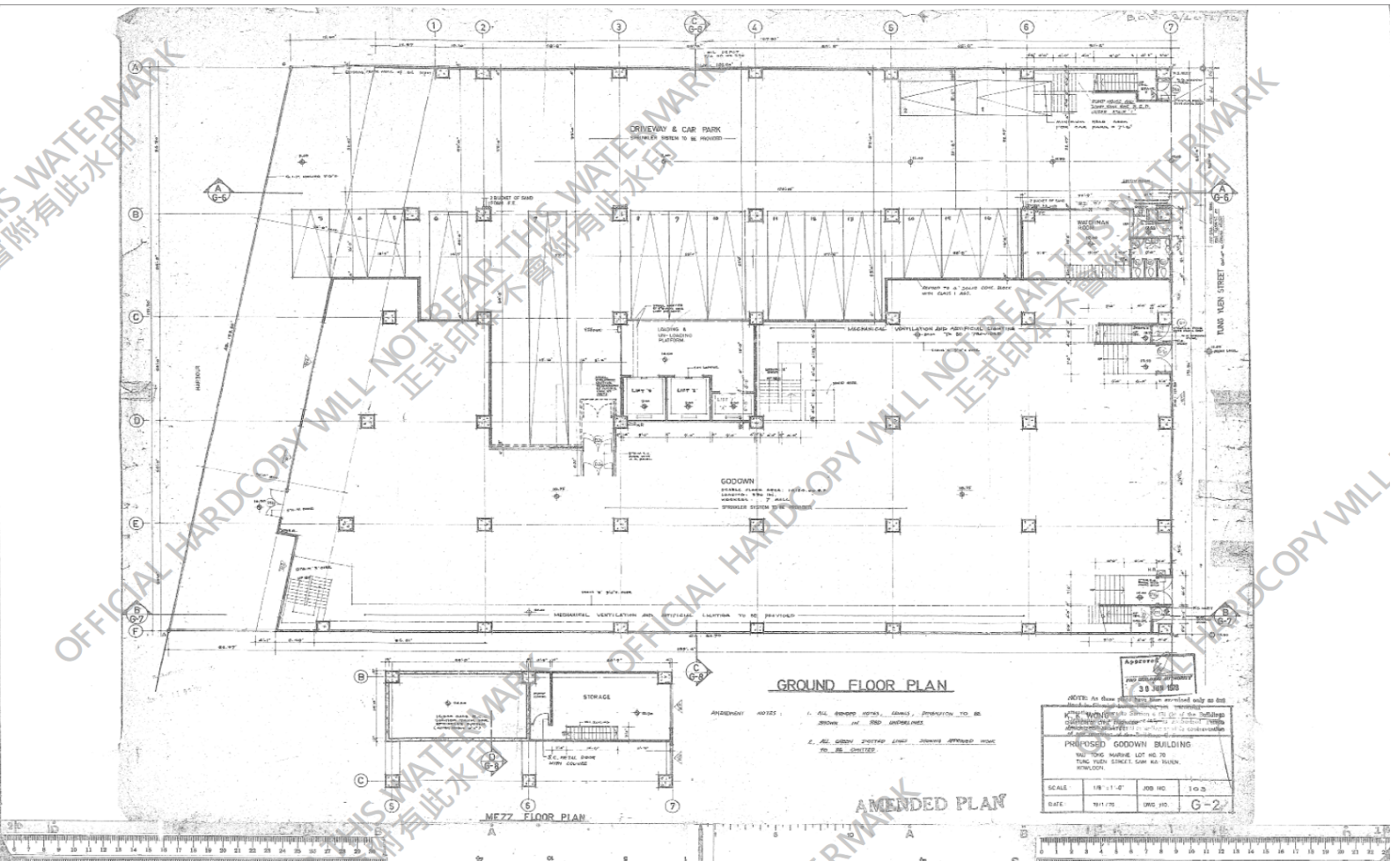
Appendix 6.3 The captured shown from BRAVO

Address	4 TUNG YUEN STREET	Building Name	WAH TUNG GODOWN	Lot No.	Y.T.M.L. 70	Modification	View
File Ref No.	2/4013/76	File Type	Building	Remarks			

Filter Clear Filters

Plan Type	Drawing No.	Drawing Title	Approval / Receipt Date
Approved Plan	G-1	SCHEDULE, NOTES, GROUND FL. AREA DIAGRAM, 1ST TO 6TH FL. AREA DIAGRAM CALCULATION	30/06/1978
Approved Plan	G-10	BACK ELEVATION	30/06/1978
Approved Plan	G-2	GROUND FL. PLAN, MEZZANINE FL. PLAN	30/06/1978
Approved Plan	G-3	1ST FL. PLAN & 2ND FL. PLAN	30/06/1978
Approved Plan	G-4	3RD FL. PLAN TO 6TH FL. PLAN	30/06/1978
Approved Plan	G-5	ROOF PLAN	30/06/1978
Approved Plan	G-6	SECTION A-A	30/06/1978
Approved Plan	G-7	SECTION B-B	30/06/1978
Approved Plan	G-8	SECTION C-C, PART SECTION D-D	30/06/1978
Approved Plan	G-9	FRONT ELEVATION, SHADOW AREA DIAGRAM & CALCULATION	30/06/1978
Approved Plan	-	TYPICAL SECTION OF SEA WALL	24/05/1976

Ground Floor Layout



Appendix 6.4 Correspondences from Government Departments

RAMBOLL

Ref.: CRC_4TYSEI00_0_0002L.24

04 March 2024

Environmental Protection Department
Environmental Compliance Division
Regional Office (East)
5/F, Nan Fung Commercial Centre,
19 Lam Lok Street, Kowloon Bay,
Kowloon

By Fax (2756 8588) & Post

Dear Sir / Madam,

Environmental Assessment for Proposed Residential & Commercial Development at No.4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTML70) - Enquiry for Land Contamination Information

We are conducting a Land Contamination Assessment Study for a site at Tung Yuen Street, Yau Tong (see attached Annex 1). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of 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.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc.;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighboring areas; and

3. Any land contamination assessment that has conducted at the site or neighboring areas.

Due to the tight timeline of the project, we would be much appreciated if you could provide the requested information ay your earliest convenience.

Should you have any queries, please do not hesitate to contact our Mr. Kyle Kam at [redacted] (email: [redacted]) or the undersigned at [redacted] (email: [redacted]). We thank you in anticipation of your help in the matter.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Wendy Tin
Consultant

Enclosure:
Annex 1 - Location of Subject Site
Annex 2 - Appointment Letter

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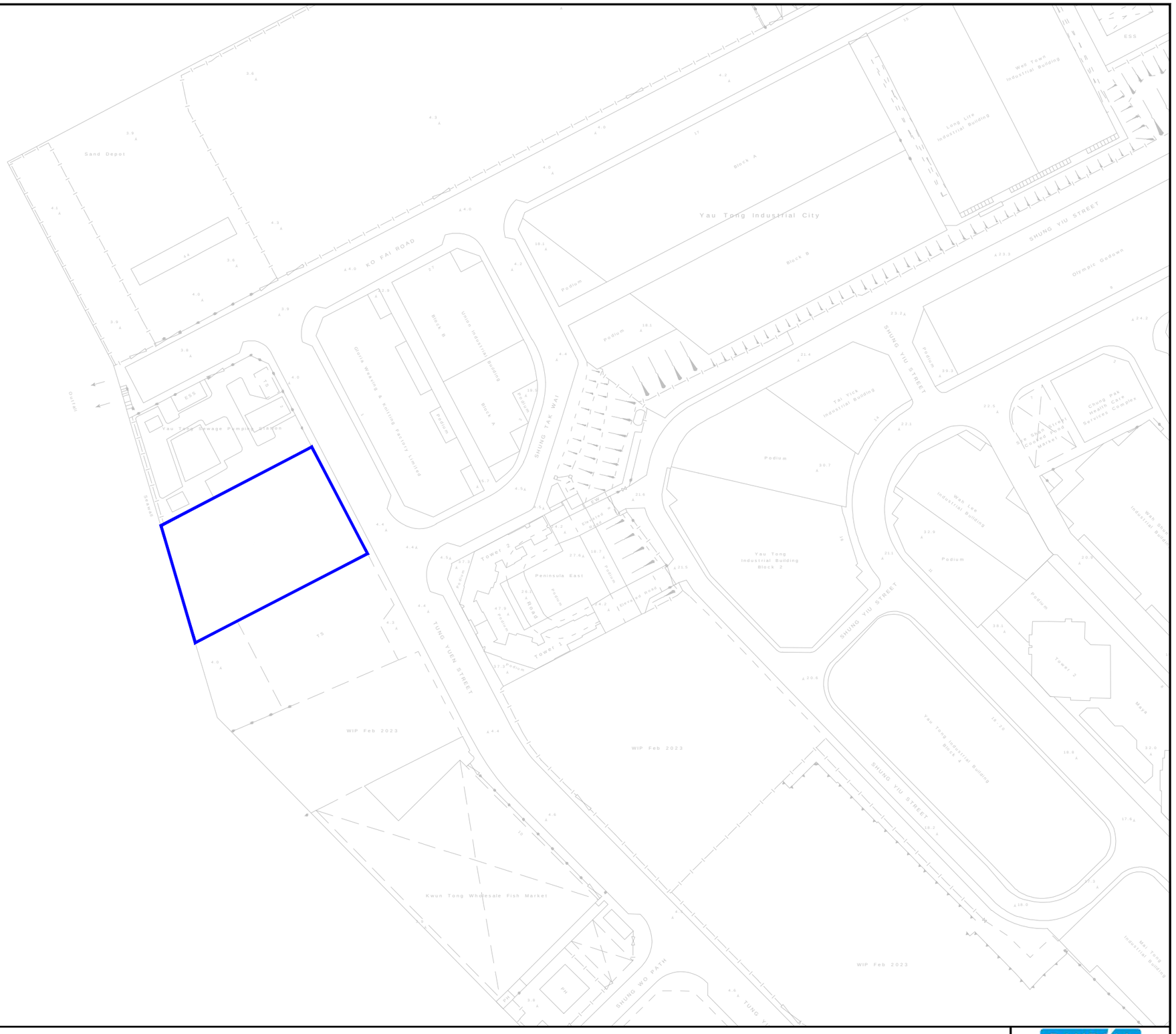
Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com



Legend

Application Site

Figure: 1.1	RAMBOLL
Title: The Location of the Application Site and its Environmental	Drawn by: KK
	Checked by: TC
Project: Section 16 Application for Proposed Flats, Shop and Services, and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group E)" Zone at Nos. 4 Tung Yuen Street, Yau Tong, Kowloon	Rev.: 1.0
	Date: Nov 2024

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Annex 2

華潤置地
CR LAND

DUPLICATE

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

1 August 2023

Ramboll Hong Kong Limited By HAND ~~& By Fax~~
21/F, BEA Harbour View Centre, 56 Gloucester Road, By Email [redacted]
Wanchai, Hong Kong

Attn David YEUNG

Dear Sir / Madam

Re: **Proposed Residential & Commercial Development at**
No. 4 Tung Yuen Street, Yau Tong (Lot no.YTML68 & YTML70)
Letter of Acceptance for Environmental Consultancy Services for S16 Application

With reference to your fee proposal dated 3 July 2023, subsequent tender query reply dated 28 July 2023, we, on behalf of Good Hour International Limited, are pleased to confirm the acceptance of your fee proposal for Environmental Consultancy Services for S16 Application at the following fee, rates and payment schedule:-

1. Fee

Base Fee for the Environmental Consultancy Services for S16 Application in the lump sum of [redacted]

In which Lump Sum [redacted] for Noise Impact Assessment;
Lump Sum [redacted] for Air Quality Assessment;
Lump Sum [redacted] or Sewerage Impact Assessment;
Lump Sum [redacted] or Drainage Impact Assessment;
Lump Sum [redacted] for Air Ventilation Assessment.

2. Optional Fee (Included) for the following items:-
   (a) Land Contamination Preliminary Review in the lump sum of [redacted]
   (b) Water Quality Impact Assessment in the lump sum of [redacted]
   (c) Waste Management Assessment in the lump sum of [redacted]
   (d) Odour Assessment in the lump sum of [redacted] Only);
   (e) Sediment Quality Assessment in the lump sum of [redacted]
   (f) Land Contamination Assessment (CAP, CAR, RAP) in the lump sum of [redacted]

华润置地有限公司 **China Resources Land Limited**
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

Payment Schedule

It is expressly agreed that the following payment terms will be applied in this consultancy:-

Environmental Consultancy Service – Base Fee	%
Noise Impact Assessment	[redacted]
Air Quality Impact Assessment	[redacted]
Sewerage Impact Assessment	[redacted]
Drainage Impact Assessment	[redacted]
Air Ventilation Assessment	[redacted]

华润置地有限公司 China Resources Land Limited
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
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華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

Environmental Consultancy Service – Optional Fee	%
Land Contamination Preliminary Review	
Water Quality Impact Assessment	
Waste Management Assessment	
Odour Assessment	
Sediment Quality Assessment	
Land Contamination Assessment (CAP, CAR, RAP)	

[redacted]

This Letter of Acceptance together with the Tender Documents shall constitute a binding contract between the Employer and the Consultant. In case of any ambiguities and discrepancies between and / or among this Letter of Acceptance and other correspondences document, this Letter of Acceptance shall prevail.

You are advised to liaise with our Chief Manager (Projects & Design) - Mr Ricky To at [redacted] or Manager (Cost & Contract) – Ms Mimi Cheung at [redacted] on the arrangement for the carrying out of the Environmental Consultancy Services for S16 Application within fourteen (14) days from the date hereof.

Please confirm your acceptance by signing and returning the Original of this letter. The enclosed Dupliocate of this Letter is for your retention.

Yours faithfully,

Johnson Wai
Deputy Managing Director
China Resources Land (Overseas) Limited
CY / ZX / PG / DJ / JW / SY / RT / SW / mc

Agreed and Accepted by:
Ramboll Hong Kong Limited

Ramboll Hong Kong Limited 英環香港有限公司

Signature & Stamp of Company
Date: 11 August 2023

华润置地有限公司 China Resources Land Limited
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

Kyle Kam

From: Wendy Tin
Sent: Monday, March 4, 2024 5:20 PM
To: Kyle Kam
Cc: Tony Cheng
Subject: FW: Re. Enquiry on chemical spillage & Land contamination (Your ref: CRC_4TYSEI00_0_0002L.24)

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Classification: Confidential

From: herrickho@epd.gov.hk <herrickho@epd.gov.hk>
Sent: Monday, March 4, 2024 5:18 PM
To: Wendy Tin [redacted]
Cc: tommytctang@epd.gov.hk
Subject: Re. Enquiry on chemical spillage & Land contamination (Your ref: CRC_4TYSEI00_0_0002L.24)

Dear Wendy.

Refers to your letter dated 4 Mar 2024.

Please be informed that:
1. There are 3 chemical waste producer registrations in the concerned area; &
2. No chemical spillage & land contamination had been recorded in last 5 years.

Thanks & Regards,
Herrick HO / EPD
2117 7551

RAMBOLL

Ref.: CRC_4TYSEI00_0_0003L.24

4 March 2024

Fire Services Department
Fire Services Headquarters
Management Group (MG)
9th Floor, Fire Services Headquarters Building,
1 Hong Chong Road, Tsim Sha Tsui East, Kowloon

By Fax (2739 5879) & Post

Dear Sir / Madam,

Environmental Assessment for Proposed Residential & Commercial Development at No.4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTML70) - Enquiry for Land Contamination Information

We are conducting a Land Contamination Assessment Study for a site at Tung Yuen Street, Yau Tong (see attached Annex 1). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of 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.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc.;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighboring areas; and

3. Any land contamination assessment that has conducted at the site or neighboring areas.

Due to the tight timeline of the project, we would be much appreciated if you could provide the requested information ay your earliest convenience.

Should you have any queries, please do not hesitate to contact our Mr. Kyle Kam at [redacted] (email: [redacted]) or the undersigned at [redacted] (email: [redacted]). We thank you in anticipation of your help in the matter.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Wendy Tin
Consultant

Enclosure:
Annex 1 - Location of Subject Site
Annex 2 - Appointment Letter

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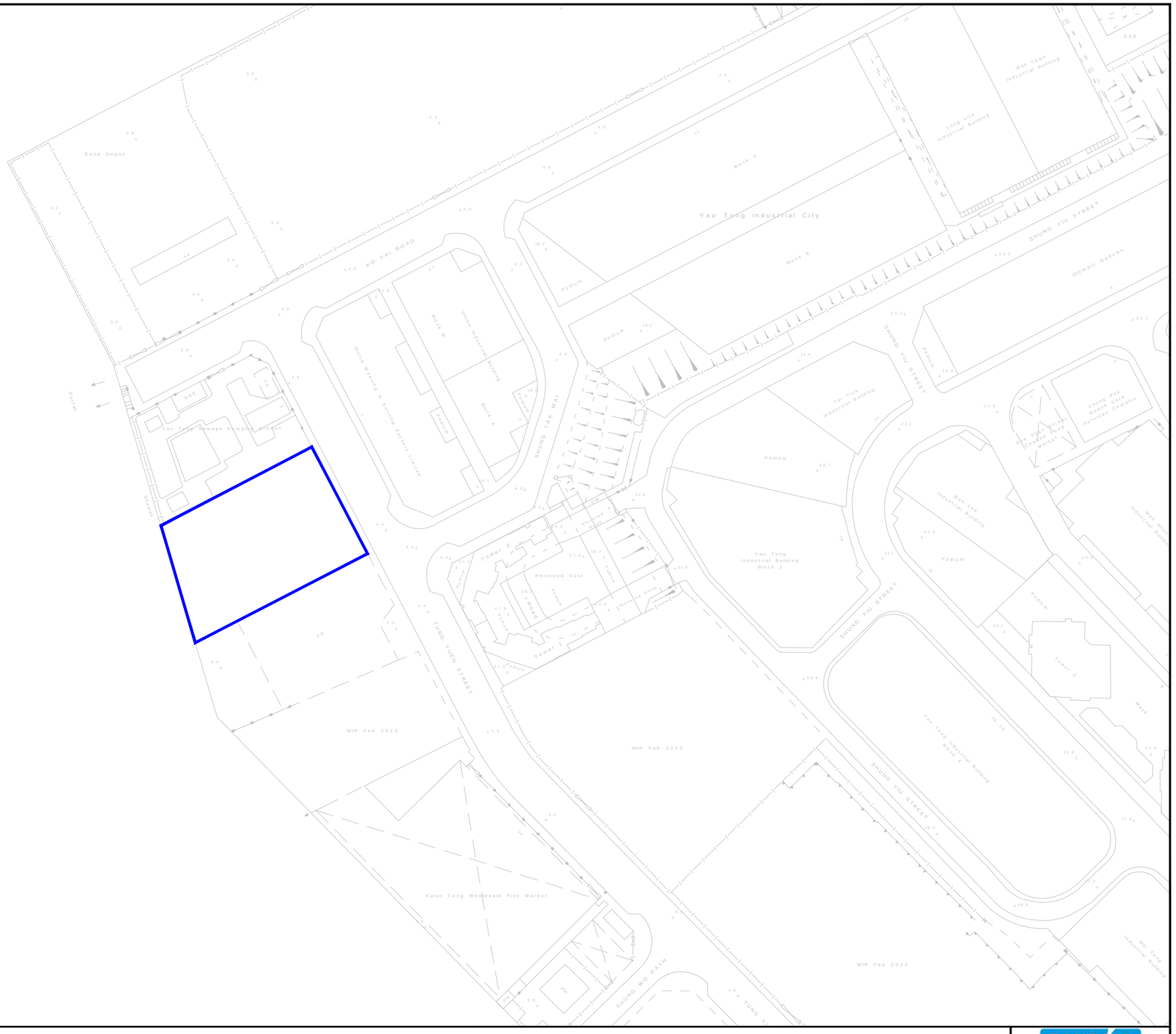
Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com



Legend

Application Site

Figure: 1.1	RAMBOLL
Title: The Location of the Application Site and its Environmental	Drawn by: KK
	Checked by: TC
Project: Section 16 Application for Proposed Flats, Shop and Services, and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group E)" Zone at Nos. 4 Tung Yuen Street, Yau Tong, Kowloon	Rev.: 1.0
	Date: Nov 2024

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Annex 2

華潤置地
CR LAND

DUPLICATE

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

1 August 2023

Ramboll Hong Kong Limited By HAND ~~& By Fax~~

21/F, BEA Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong By Email [redacted]

Attn David YEUNG

Dear Sir / Madam

Re: **Proposed Residential & Commercial Development at No. 4 Tung Yuen Street, Yau Tong (Lot no.YTML68 & YTML70)**
Letter of Acceptance for Environmental Consultancy Services for S16 Application

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Base Fee for the Environmental Consultancy Services for S16 Application in the lump sum of [redacted]

In which Lump Sum [redacted] for Noise Impact Assessment;
Lump Sum [redacted] for Air Quality Assessment;
Lump Sum [redacted] or Sewerage Impact Assessment;
Lump Sum [redacted] or Drainage Impact Assessment;
Lump Sum [redacted] for Air Ventilation Assessment.

2. Optional Fee (Included) for the following items:-
   (a) Land Contamination Preliminary Review in the lump sum of [redacted]
   (b) Water Quality Impact Assessment in the lump sum of [redacted]
   (c) Waste Management Assessment in the lump sum of [redacted]
   (d) Odour Assessment in the lump sum of [redacted] Only);
   (e) Sediment Quality Assessment in the lump sum of [redacted]
   (f) Land Contamination Assessment (CAP, CAR, RAP) in the lump sum of [redacted]

华润置地有限公司 **China Resources Land Limited**
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

Payment Schedule

It is expressly agreed that the following payment terms will be applied in this consultancy:-

Environmental Consultancy Service – Base Fee	%
Noise Impact Assessment	[redacted]
Air Quality Impact Assessment	[redacted]
Sewerage Impact Assessment	[redacted]
Drainage Impact Assessment	[redacted]
Air Ventilation Assessment	[redacted]

华润置地有限公司 China Resources Land Limited
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk

華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

Environmental Consultancy Service – Optional Fee	%
Land Contamination Preliminary Review	
Water Quality Impact Assessment	
Waste Management Assessment	
Odour Assessment	
Sediment Quality Assessment	
Land Contamination Assessment (CAP, CAR, RAP)	

[redacted]

This Letter of Acceptance together with the Tender Documents shall constitute a binding contract between the Employer and the Consultant. In case of any ambiguities and discrepancies between and / or among this Letter of Acceptance and other correspondences document, this Letter of Acceptance shall prevail.

You are advised to liaise with our Chief Manager (Projects & Design) - Mr Ricky To at [redacted] or Manager (Cost & Contract) – Ms Mimi Cheung at [redacted] on the arrangement for the carrying out of the Environmental Consultancy Services for S16 Application within fourteen (14) days from the date hereof.

Please confirm your acceptance by signing and returning the Original of this letter. The enclosed Dupliocate of this Letter is for your retention.

Yours faithfully,

Johnson Wai
Deputy Managing Director
China Resources Land (Overseas) Limited
CY / ZX / PG / DJ / JW / SY / RT / SW / mc

Agreed and Accepted by:
Ramboll Hong Kong Limited

Ramboll Hong Kong Limited 英環香港有限公司

Signature & Stamp of Company
Date: 11 August 2023

华润置地有限公司 China Resources Land Limited
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

消 防 處
香港九龍尖沙咀東部康莊道 1 號
消防處總部大廈

FIRE SERVICES DEPARTMENT
FIRE SERVICES HEADQUARTERS BUILDING,
No.1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong.

本處檔號 OUR REF. : (32) in FSD GR 6-5/4 R Pt. 52
來函檔號 YOUR REF. : CRC_4TYSEI00_0_0003L.24
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2988 1196
電 話 TEL NO. : 2733 7570

11 March 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wanchai, Hong Kong.
(Attn: Ms. Wendy TIN, Consultant)

By fax (3465 2899) only

Dear Ms. TIN,

Environmental Assessment for Proposed Residential & Commercial Development at No. 4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTML70)
Request for Information of Dangerous Goods & Incident Records

I refer to your letter of 4.3.2024 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.

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

Yours sincerely,

(LAI Kin-man)
for Director of Fire Services

消 防 處
香港九龍尖沙咀東部康莊道 1 號
消防處總部大廈

FIRE SERVICES DEPARTMENT
FIRE SERVICES HEADQUARTERS BUILDING,
No.1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon,
Hong Kong.

RECEIVED
02 APR 2024
BY:----------

本處檔號 **OUR REF.** : (63) in FSD GR 6-5/4 R Pt. 52
來函檔號 **YOUR REF.** : CRC_4TYSEI00_0_0003L.24
電子郵件 **E-mail** : hkfsdenq@hkfsd.gov.hk
圖文傳真 **FAX NO.** : 2988 1196
電 話 **TEL NO.** : 2733 7570

25 March 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wanchai, Hong Kong.
(Attn: Ms. Wendy TIN, Consultant)

Dear Ms. TIN,

Environmental Assessment for Proposed Residential & Commercial Development at No. 4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTML70)
Request for Information of Dangerous Goods & Incident Records

I refer to your letter of 4.3.2024 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.

Ramboll Hong Kong Ltd.

Project: CRC_4TYSEI00_0_0009L.24
Maconomy no: 338001301

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KK		☐	☐
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Keep Hard Copy		☐	☐

Yours sincerely,

(LAI Kin-man)
for Director of Fire Services

RAMBOLL

Ref.: CRC_4TYSEI00_0_0004L.24

4 March 2024

Planning Department,
District Planning Branch,
Metro District Planning Division,
Kowloon District Planning Office,
14/F, North Point Government Offices,
33 Java Road,
Hong Kong

By Fax (2894 9502) & Post

Dear Sir / Madam,

Environmental Assessment for Proposed Residential & Commercial Development at No.4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTML70) - Enquiry for Land Contamination Information

We are conducting a Land Contamination Assessment Study for a site at Tung Yuen Street, Yau Tong (see attached Annex 1). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of 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.

In view of this, we would like to request for the following information for our assessment.

1. Potentially contaminating activities that have occurred at the site such as storage and handling of chemicals, oils and/or hazardous waste, on-site waste disposal, burn pits, etc.;

2. Accidents, fires, explosions, spillages and any pollution incidents attributed to the site and any remediation that has occurred at the site or neighboring areas; and

3. Any land contamination assessment that has conducted at the site or neighboring areas.

4. Any change on the land use.

Due to the tight timeline of the project, we would be much appreciated if you could provide the requested information ay your earliest convenience.

Should you have any queries, please do not hesitate to contact our Mr. Kyle Kam at [redacted] (email: [redacted]) or the undersigned at [redacted] (email: [redacted]).
We thank you in anticipation of your help in the matter.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Wendy Tin
Consultant

Enclosure:
Annex 1 - Location of Subject Site
Annex 2 - Appointment Letter

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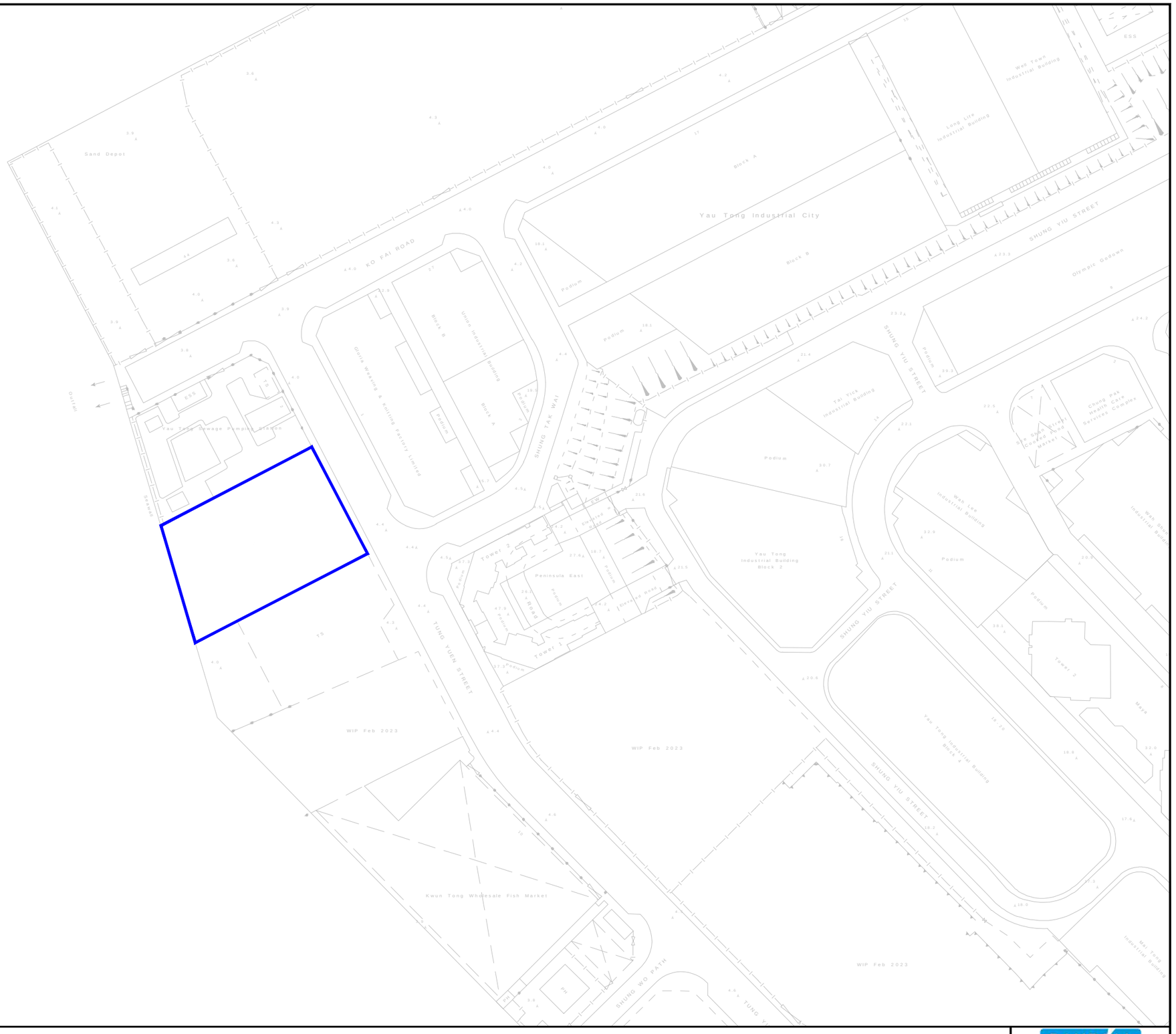
Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com



Legend

Application Site

Figure: 1.1	RAMBOLL
Title: The Location of the Application Site and its Environmental	Drawn by: KK
	Checked by: TC
Project: Section 16 Application for Proposed Flats, Shop and Services, and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group E)" Zone at Nos. 4 Tung Yuen Street, Yau Tong, Kowloon	Rev.: 1.0
	Date: Nov 2024

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Annex 2

華潤置地
CR LAND

DUPLICATE

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

1 August 2023

Ramboll Hong Kong Limited By HAND ~~& By Fax~~
21/F, BEA Harbour View Centre, 56 Gloucester Road, By Email [redacted]
Wanchai, Hong Kong

Attn David YEUNG

Dear Sir / Madam

Re: **Proposed Residential & Commercial Development at**
No. 4 Tung Yuen Street, Yau Tong (Lot no.YTML68 & YTML70)
Letter of Acceptance for Environmental Consultancy Services for S16 Application

With reference to your fee proposal dated 3 July 2023, subsequent tender query reply dated 28 July 2023, we, on behalf of Good Hour International Limited, are pleased to confirm the acceptance of your fee proposal for Environmental Consultancy Services for S16 Application at the following fee, rates and payment schedule:-

1. Fee

Base Fee for the Environmental Consultancy Services for S16 Application in the lump sum of [redacted]

In which Lump Sum [redacted] for Noise Impact Assessment;
Lump Sum [redacted] for Air Quality Assessment;
Lump Sum [redacted] or Sewerage Impact Assessment;
Lump Sum [redacted] or Drainage Impact Assessment;
Lump Sum [redacted] for Air Ventilation Assessment.

2. Optional Fee (Included) for the following items:-
   (a) Land Contamination Preliminary Review in the lump sum of [redacted]
   (b) Water Quality Impact Assessment in the lump sum of [redacted]
   (c) Waste Management Assessment in the lump sum of [redacted]
   (d) Odour Assessment in the lump sum of [redacted] Only);
   (e) Sediment Quality Assessment in the lump sum of [redacted]
   (f) Land Contamination Assessment (CAP, CAR, RAP) in the lump sum of [redacted]

华润置地有限公司 **China Resources Land Limited**
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

Payment Schedule

It is expressly agreed that the following payment terms will be applied in this consultancy:-

Environmental Consultancy Service – Base Fee	%
Noise Impact Assessment	[redacted]
Air Quality Impact Assessment	[redacted]
Sewerage Impact Assessment	[redacted]
Drainage Impact Assessment	[redacted]
Air Ventilation Assessment	[redacted]

华润置地有限公司 China Resources Land Limited
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華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

Environmental Consultancy Service – Optional Fee	%
Land Contamination Preliminary Review	
Water Quality Impact Assessment	
Waste Management Assessment	
Odour Assessment	
Sediment Quality Assessment	
Land Contamination Assessment (CAP, CAR, RAP)	

[redacted]

This Letter of Acceptance together with the Tender Documents shall constitute a binding contract between the Employer and the Consultant. In case of any ambiguities and discrepancies between and / or among this Letter of Acceptance and other correspondences document, this Letter of Acceptance shall prevail.

You are advised to liaise with our Chief Manager (Projects & Design) - Mr Ricky To at [redacted] or Manager (Cost & Contract) – Ms Mimi Cheung at [redacted] on the arrangement for the carrying out of the Environmental Consultancy Services for S16 Application within fourteen (14) days from the date hereof.

Please confirm your acceptance by signing and returning the Original of this letter. The enclosed Dupliocate of this Letter is for your retention.

Yours faithfully,

Johnson Wai
Deputy Managing Director
China Resources Land (Overseas) Limited
CY / ZX / PG / DJ / JW / SY / RT / SW / mc

Agreed and Accepted by:
Ramboll Hong Kong Limited

Ramboll Hong Kong Limited 英環香港有限公司

Signature & Stamp of Company
Date: 11 August 2023

华润置地有限公司 China Resources Land Limited
香港湾仔港湾道 26 号华润大厦 46 楼 46F, China Resources Bldg., 26 Harbour Road., WanChai, Hong Kong
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华润集团旗下香港上市公司

規 劃 署

香港北角渣華道三百三十三號
北角政府合署

Planning Department

North Point Government Offices
333 Java Road, North Point,
Hong Kong

RECEIVED
22 APR 2024
BY:.....

來函檔號	Your Reference	CRC_4TYSEI00_0_0004L.24
本署檔號	Our Reference	K-15/100
電話號碼	Tel. No. :	2231 4968
傳真機號碼	Fax No. :	2894 9502

oll Hong Kong Ltd.

By Post and Fax (2894 9502)

oject: CRC_4TYSEI00_0_0012L.24
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Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wan Chai, Hong Kong
(Attn.: Wendy Tin)

18 April 2024

Dear Wendy,

Environmental Assessment for Proposed Residential & Commercial Development at No.4 Tung Yuen Street, Yau Tong (Lot No. YTML 68 & YTML 70) - Enquiry for Land Contamination Information

I refer to your letter dated 4.3.2024 enquiring the current and historical site information and land use changes of the site as indicated on the site map attached to your letter for land contamination investigation purposes.

2. The subject site falls within an area zoned "Residential (Group E)" ("R(E)") on the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/27. This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use. According to Schedule I (for non-industrial buildings) of the Notes of the OZP for "R(E)" zone, the proposed 'Flat' is a Column 2 use requiring planning permission from the Town Planning Board. The subject "R(E)" zone is restricted to a maximum domestic plot ratio (PR) of 5.0, a maximum non-domestic PR of 1.0, and a maximum building height (BH) of 80mPD.

3. Regarding the land use changes of the subject site, the current "R(E)" zoning for the site was first designated on the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/11 approved in March 2000 and has remained unchanged since then. Before that, the site had been subject to land use zonings/designation on statutory town plan, including:

- "Industrial" on the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. LK 15/35 exhibited on 12 March 1971.

RAMBOLL

Ref.: CRC_4TYSEI00_0_0005L.24

4 March 2024

Lands Department
Lands Administration Office
District Lands Office, Kowloon East
1/F, Tai Po Government Offices,
1 Ting Kok Road,
Tai Po, New Territories

By Fax (2782 5061) & Post

Dear Sir / Madam,

Environmental Assessment for Proposed Residential & Commercial Development at No.4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTML70) - Enquiry for Land Contamination Information

We are conducting a Land Contamination Assessment Study for a site at Tung Yuen Street, Yau Tong (see attached Annex 1). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of 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.

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3. Any land contamination assessment that has conducted at the site or neighboring areas.

Due to the tight timeline of the project, we would be much appreciated if you could provide the requested information ay your earliest convenience.

Should you have any queries, please do not hesitate to contact our Mr. Kyle Kam at [redacted] (email: [redacted]) or the undersigned at [redacted] (email: [redacted]).
We thank you in anticipation of your help in the matter.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Wendy Tin
Consultant

Enclosure:
Annex 1 - Location of Subject Site
Annex 2 - Appointment Letter

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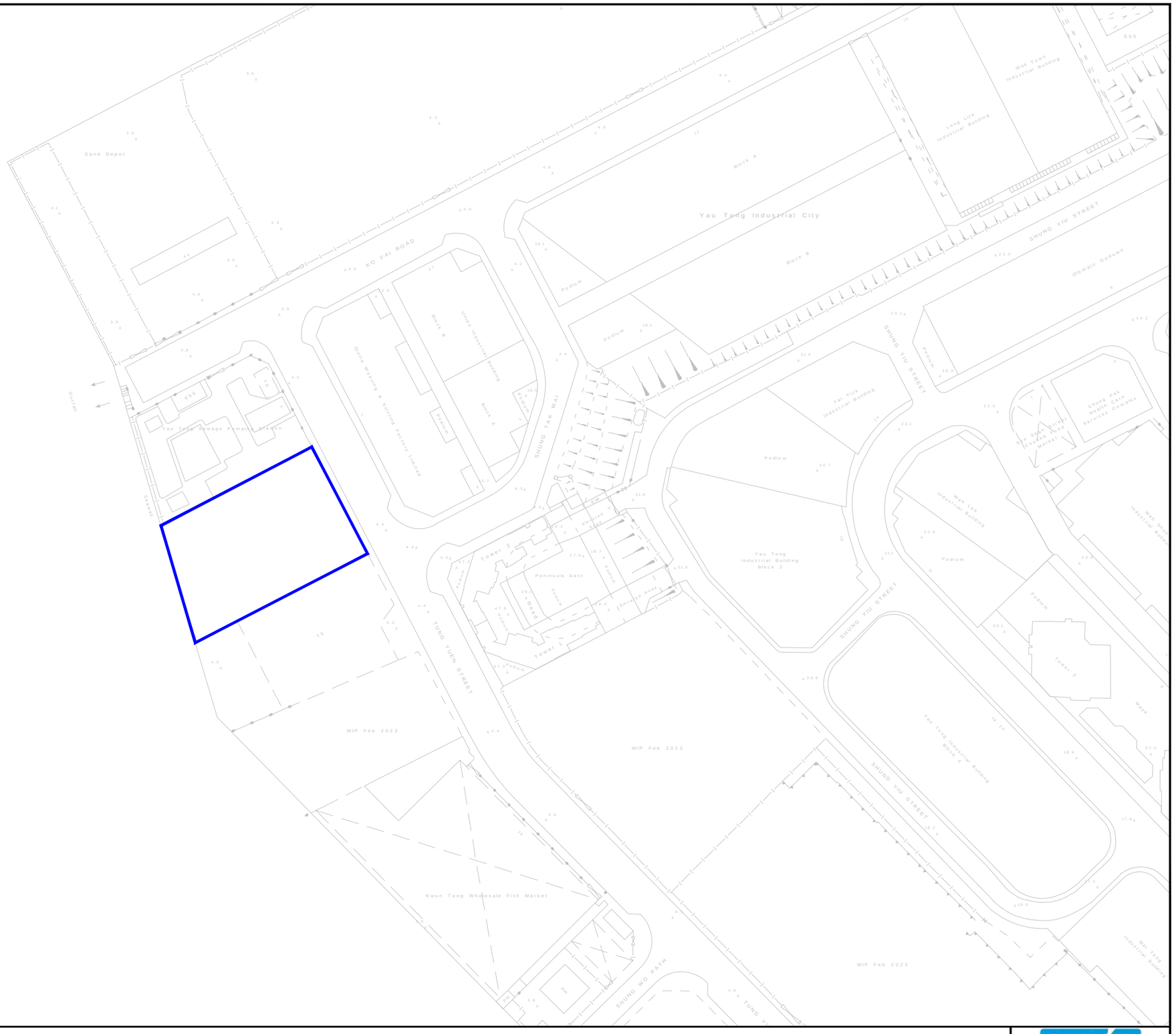

Legend

Application Site

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	Checked by: TC
Project: Section 16 Application for Proposed Flats, Shop and Services, and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group E)" Zone at Nos. 4 Tung Yuen Street, Yau Tong, Kowloon	Rev.: 1.0
	Date: Nov 2024

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Annex 2

華潤置地
CR LAND

DUPLICATE

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

1 August 2023

Ramboll Hong Kong Limited By HAND ~~& By Fax~~

21/F, BEA Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong By Email dyeung@ramboll.com

Attn David YEUNG

Dear Sir / Madam

Re: **Proposed Residential & Commercial Development at No. 4 Tung Yuen Street, Yau Tong (Lot no.YTML68 & YTML70)**
Letter of Acceptance for Environmental Consultancy Services for S16 Application

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华润置地有限公司 **China Resources Land Limited**
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电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

華潤置地
CR LAND

CR Ref:- CRHK/CR04/01/10/176
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Payment Schedule

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Environmental Consultancy Service – Base Fee	%
Noise Impact Assessment	[redacted]
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Drainage Impact Assessment	[redacted]
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华润置地有限公司 China Resources Land Limited
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Yours faithfully,

Johnson Wai
Deputy Managing Director
China Resources Land (Overseas) Limited
CY / ZX / PG / DJ / JW / SY / RT / SW / mc

Agreed and Accepted by:
Ramboll Hong Kong Limited

Ramboll Hong Kong Limited 英環香港有限公司

Signature & Stamp of Company
Date: 11 August 2023

华润置地有限公司 China Resources Land Limited
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华润集团旗下香港上市公司

地政總署
九龍東區地政處
DISTRICT LANDS OFFICE,
KOWLOON EAST
LANDS DEPARTMENT

電　話	Tel:	3842 7616
圖文傳真	Fax:	2782 5061
電郵地址	Email:	eske1@landsd.gov.hk
本署檔號	Our Ref:	(167) in DLOKE 852/KPA/63
來函檔號	Your Ref:	CRC_4TYSEI00_0_0005L.24

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

九龍海庭道 11 號西九龍政府合署南座 4 樓
4/F, SOUTH TOWER, WEST KOWLOON GOVERNMENT OFFICES, 11 HOI TING ROAD, KOWLOON

網址 Website : http://www.landsd.gov.hk

來函請註明本署檔號
Please quote our reference in your reply

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wan Chai , Hong Kong
(Attn: Wendy Tin)

By Fax (3465 2899) & By Post

8 April 2024

Dear Sirs/ Madams,

Environmental Assessment for Proposed Residential & Commercial Development at No. 4 Tung Yuen Street, Yau Tong
Yau Tong Marine Lot Nos. 68 and 70
Enquiry for Land Contamination Information

I refer to your letter dated 4 March 2024 regarding the captioned matter.

Please be advised that this office is not in a position to advise on the land contamination issues.

Should you have any enquiries, please do not hesitate to contact the undersigned.

Yours faithfully,

(Alex LAM)
for District Lands Officer/Kowloon East

RAMBOLL

Ref.: CRC_4TYSEI00_0_0006L.24

4 March 2024

Civil Engineering and Development Department
Geotechnical Engineering Office
Mines Division
6th floor, South Tower,
West Kowloon Government Offices,
11 Hoi Ting Road, Kowloon

By Fax (2714 0193) & Post

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Wendy Tin
Consultant

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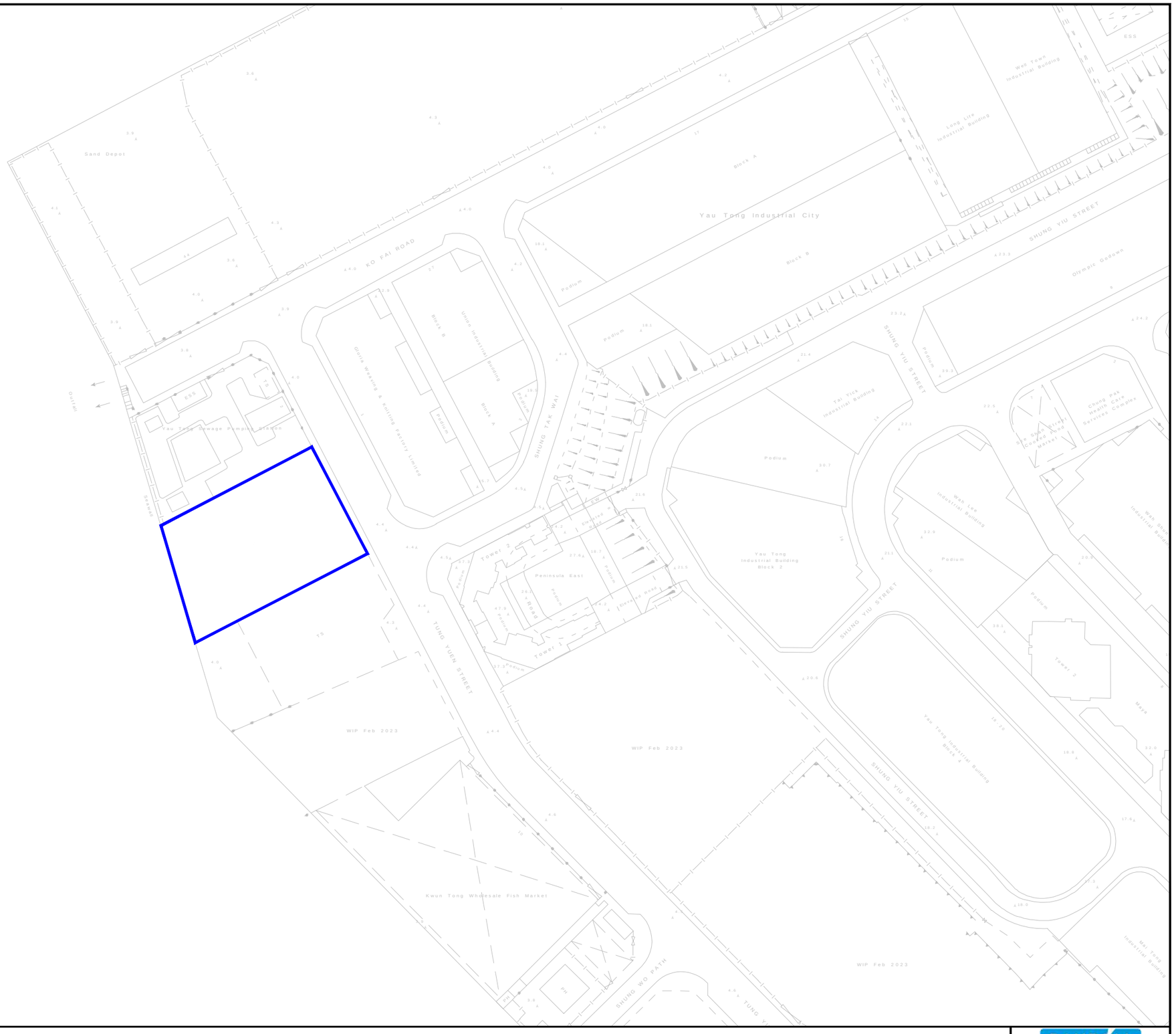

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Annex 2

華潤置地
CR LAND

DUPLICATE

CR Ref:- CRHK/CR04/01/10/176
Your Ref:- AP/P2023-111-23F01

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Ramboll Hong Kong Limited By HAND ~~& By Fax~~

21/F, BEA Harbour View Centre, 56 Gloucester Road, By Email [redacted]
Wanchai, Hong Kong

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華潤置地
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Ramboll Hong Kong Limited 英環香港有限公司

Signature & Stamp of Company
Date: 11 August 2023

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电话 Tel: 00852-28772330 传真 Fax: 00852-28779068 网址 Http: www.crland.com.hk
华润集团旗下香港上市公司

土木工程拓展署
CEDD Civil Engineering and Development Department

土力工程處
Geotechnical Engineering Office

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Our ref 本署檔號 : ( ) in CEDD-MIN-06-20-1
Your ref 來函檔號 : CRC_4TYSEI00_0_0006L.24

香港九龍海庭道 11 號
西九龍政府合署南座 6 樓礦務部
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11 Hoi Ting Road, Kowloon, Hong Kong

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road, Wan Chai, Hong Kong
(Attn: Ms. Wendy TIN)

7 March 2024

By Fax: 3465 2899

Dear Ms. TIN,

Re: Environmental Assessment for Proposed Residential & Commercial Development at No.4 Tung Yuen Street, Yau Tong (Lot no. YTML68 & YTM70)- Enquiry for Land Contamination Information

I refer to your letter dated 4 March 2024 regarding the subject enquiry.

Based on our records, no licences were issued for the manufacture, storage, or use of explosives in the concerned area. This Office has no records indicating that any incidents related to explosives occurred in the concerned area.

If you have any further queries, please feel free to contact me at 3842 7272.

Yours sincerely,

(NG Siu-ming)
for Commissioner of Mines

THL/KCL/SMNG/smng