

Prepared for
Glory Time Development Limited

Prepared by
Ramboll Hong Kong Limited

PROPOSED HOUSE IN RESIDENTIAL (GROUP D) ZONE AT
LOT. NO. 787 IN D.D. 110, KAM TIN ROAD, SHEK KONG SAN
TSUEN, YUEN LONG

QUALITATIVE ENVIRONMENTAL ASSESSMENT

Date May 2026
Prepared by Monique Wong
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Signed



Approved by Zoe Chan
Senior Manager

Signed



Project Reference GTDSKST-EI 01

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1. INTRODUCTION

1.1 Background

- 1.1.1 The Project Proponent, Glory Time Development Limited, is planning to develop two residential houses at Lot 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Application Site), in accordance with the existing land lease. The Application Site is currently zoned as “Residential (Group D)” under the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. The location of Application Site is shown in Figure 1.
- 1.1.2 A Section 16 planning application (Application No.: A/YL-KTN/761) has been approved by the Town Planning Board (TPB) on 18 March 2022 (hereinafter referred as the Approved S16) and a Section 16A planning application (Application No.: A/YL-KTN/761-2) has been approved by the Town Planning Board (TPB) on 1 March 2024 (hereinafter referred as the Approved S16A) with conditions to permit the proposed residential development (houses) at the Application Site.
- 1.1.3 Under the Approved S16 and Approved S16A, Ramboll Hong Kong Limited (the Consultant) was previously commissioned by the Project Proponent to conduct a Noise impact assessment (NIA), Air Quality Impact Assessment (AQIA) and Contamination Assessment Plan (CAP) for the Proposed Development of the Application Site and were all approved in 2025.
- 1.1.4 This Qualitative Environmental Assessment report is prepared to support the latest planning scheme and to address Environmental Protection Department’s (EPD) comment regarding potential air quality impact, noise impact, sewerage and land contamination issues associated with the proposed development.

1.2 The Application Site and Its Environs

- 1.2.1 The Application Site is bounded by Kam Tin River to the north and northeast, Shek Kong San Tsuen to the east and south, and Mountain View to the west.
- 1.2.2 To the further north of Kam Tin River is scattered village houses and vegetated land while to the further east of Kam Tin River is also vegetated land. Both areas are zoned as “Residential (Group C) 2” under OZP. To the east, south and west are Shek Kong San Tsuen and Mountain View which are zoned as “Residential (Group D)” under OZP.
- 1.2.3 The Application Site and its environs are shown in Figure 1.

1.3 The Proposed Development

- 1.3.1 The current proposal is to demolish the existing two houses on site and rebuild two 3-storey houses at the same location. The two new houses will follow the permitted restrictions under lease, i.e. maximum of two buildings, maximum 3-storeys and maximum building height of 7.5m (Proposed Development).
- 1.3.2 The master layout plan and section plan of the Proposed Development are shown in Appendix A.

2. NOISE IMPACT ASSESSMENT

2.1 Road Traffic Noise Impact Assessment

Review of Previous Assessments

- 2.1.1 Road traffic noise impact assessments (TNIA) were prepared in support of the previous Planning Applications, Approved S16, which included 12 residential houses. The road traffic noise impact on the noise sensitive uses of the residential houses was assessed.
- 2.1.2 The approved traffic noise assessment focuses on evaluating the impact of road traffic noise on Noise Sensitive Receivers (NSRs). The assessment used the U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" (CRTN) to predict hourly L10(1-hour) noise levels at selected representative NSRs. The predicted noise levels were compared to the Hong Kong Planning Standards and Guidelines (HKPSG), which recommend a maximum noise level of 70 dB(A) for road traffic noise at typical facades of new dwellings.
- 2.1.3 For worst-case scenario evaluation, the year 2041 traffic forecast data was used to represent the worst-case peak hour traffic flows projected within a 15-year period from the target completion date (Year 2026) of the residential houses.
- 2.1.4 According to the assessment results, the highest predicted road traffic noise level is L10(1-hr) 70.3 dB(A) and it was concluded that full compliance with the standard can be achieved without the need for noise mitigation measures.

Appraisal for the current proposal

- 2.1.5 The two proposed houses are located about 50m north of Kam Tin Road and not bounded by any other carriageways. No construction of access road will be included in this current application. These houses are situated in the approximate location of "House 1" under the Approved S16. Based on previous noise assessments, the maximum predicted road traffic noise level at 1/F of House 1 is 68 dB(A) during AM, and 67 dB(A) during PM, and at 2/F of House 1, the predicted levels is 69 dB(A) during AM, and 68 dB(A) during PM, which are all in compliance with HKPSG standards.
- 2.1.6 Extracts of the TNIA under the previously approved EA highlighting the results for House 1 is attached in Appendix B.
- 2.1.7 Since the location of two proposed houses are similar to the previous studies, the predicted road traffic noise level are considered to be comparable, and would not exceed the HKPSG standard. Therefore, no adverse road traffic noise impact is anticipated on the NSRs of the two proposed houses.

2.2 Fixed Noise Impact Assessment

Review of Previous Assessments

- 2.2.1 Fixed noise impact assessments (FNIA) were prepared in support of the previous Planning Applications, Approved S16, which included 12 residential houses. The fixed noise impact arising from the existing and planned fixed noise sources was assessed, and mitigation measures were recommended where necessary.
- 2.2.2 The assessment uses the Noise Control Ordinance ("NCO") and the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites ("IND-TM") for impact control. The Acceptable Noise Levels ("ANL") are determined based on the Area Sensitivity Rating ("ASR"), and the most stringent standard (ASR "A") is used, representing the low-density residential area not affected by major industrial operations or high traffic volume roads.

- 2.2.3 Onsite surveys conducted in July 2021 and May 2026 (see Appendix D) where vehicle service centres in small scale (S1 to S8) along Kam Tin Road were observed and the opening of the repairing workshop within the vehicle service centres are facing Kam Tin Road. In addition, at the time of the onsite surveys, no activities within the vehicle service centres were conducted and there was no audible noise from them but the traffic noise from the surrounding roads was noticeable and dominant.
- 2.2.4 At the time of the onsite surveys, open storage for the inert materials (e.g. sand) (S9) at Kam Tai Road was found but no activities with the open storage was observed.
- 2.2.5 Furthermore, the proposed development will be surrounded and screened off by neighbouring village houses.
- 2.2.6 Due to these observations, an adverse fixed noise impact from them for the Application Site is not anticipated. No further quantitative assessment is considered necessary.
- 2.2.7 The identified industrial activities are summarised in Table 2-1 below.

Table 2-1 Identified Industrial Activities

ID	Name	Nature of Business	Description of As-observed Activities
S1	新聯汽車零件有限公司	Vehicle repair & dismantling workshop	Storage of dismantled vehicle; No other activities observed.
S2	升記車行	Vehicle repair & dismantling workshop	Storage of dismantled vehicle; No other activities observed.
S3	合成汽車服務	Vehicle dismantling workshop	Storage of dismantled vehicle; No other activities observed.
S4	Formerly 雄才汽車服務中心 (2021) now LSD (2026)	Vehicle dismantling workshop	No activities observed.
S5	Formerly 尹兒汽車維修中心 (2021) now Top Torque (2026)	Vehicle repair workshop	No activities observed.
S6	日富汽車零件	Vehicle repair & selling	No activities observed.
S7	Formerly CarZPro (2021) now unnamed open storage (2026)	Vehicle repair workshop (2021) Open Storage of Inert Materials (i.e. timber) (2026)	No activities observed.
S8	Unnamed vehicle maintenance and repair workshop	Vehicle repair workshop	Open parking. No other activities observed.
S9	高記貨倉	Open Storage of Inert Materials (i.e. sand)	No activities observed.

- 2.3 Fixed Noise Impact due to the Proposed Development
- 2.3.1 The residential houses are not environmental polluting in nature. Yet, the plant room facilities and air conditioning (AC) of clubhouse may generate fixed noise impact on the surrounding existing noise sensitive uses e.g. village houses of Shek Kong San Tsuen and residential development Mountain View Villa.
- 2.3.2 The nearest noise sensitive receivers (NSRs) in the surrounding are listed in Table 2-2 below while the locations are shown in Appendix C.

Table 2-2 Identified NSRs in Vicinity of Application Site

NSR No.	Description	Type	Shortest Distance from the Application Site (m)
AN1	H1&2 of Mountain View Villa	Residential	9.5
AN2	H3&4 of Mountain View Villa	Residential	8
AN3	Village House (VH) 1 of Shek Kong San Tsuen	Residential	11
AN4	VH2 of Shek Kong San Tsuen	Residential	9.5
AN5	VH3 of Shek Kong San Tsuen	Residential	3.5
AN6	VH4 of Shek Kong San Tsuen	Residential	3
AN7	VH5 of Shek Kong San Tsuen	Residential	15

2.3.3 To minimise fixed noise impact, all noisy facilities will be housed indoors where practicable. For potentially noisy equipment that cannot be avoided by orientation, mitigation measures such as silencer, acoustic louver, barrier, and semi-enclosure can be applied. Silenced equipment such as AC of the clubhouse with lower SWL can be selected to fulfil the purpose as well. For operation of the clubhouse, it will be restricted to day and evening time only where possible.

2.3.4 With the abovementioned noise mitigation measures, no unacceptable fixed noise impact on the surrounding and the residential houses is anticipated.

Appraisal for the current proposal

2.3.5 A total of seven NSRs were identified in the previous assessments. Compared with the current proposal, NSR "AN4" at Village House 2 of Shek Kong San Tsuen would be the most representative of the NSR for the two proposed houses.

2.3.6 Since the location of two proposed houses are similar to the previous studies, with practicable noise mitigation measures such as silencers and semi-enclosure, no adverse fixed noise impact is anticipated on the surrounding and the proposed development.

2.4 Construction Noise Impact assessment

Introduction

2.4.1 During the construction phase of the proposed development and associated works, major noise impacts would arise from operation of Powered Mechanical Equipment (PME), and construction-related traffic. As the site area is small and no basement will be constructed, no extensive excavation works would be anticipated. The key construction activities to be carried out that are related to the construction noise impact include:

- Site clearance;

- Construction of foundation (mainly including concreting and some excavations); and
- Construction of superstructure (mainly involving formworks, concreting and internal fitting works).

Construction Noise Criteria

- 2.4.2 Construction noise is controlled under the Noise Control Ordinance (NCO) which prohibits the use of powered mechanical equipment (PME) during the restricted hours (7 p.m. to 7 a.m. on normal weekdays and any time on a public holiday, including Sunday) without a valid Construction Noise Permit (CNP) from the Authority. The criteria and procedures for issuing such a permit are specified in the "Technical Memorandum on Noise From Construction Works Other than Percussive Piling" (TM1). While there is no planned construction works to be carried out during the restricted hours, TM1 should be followed in case there is any need to carry out works in such time period in future.
- 2.4.3 With effect from 1 November 1996, the use of specified powered mechanical equipment (SPME) for carrying out construction work other than percussive piling and/or the carrying out of prescribed construction work (PCW) within a designated area are also brought under control. The relevant technical details are provided in the "Technical Memorandum on Noise from Construction Work in Designated Areas" (TM2).
- 2.4.4 For construction works other than percussive piling, although TM1 does not provide control over daytime construction activities, noise limits as shown in below Table are set out in the "Practice Note for Minimizing Noise from Construction Activities" (ProPECC PN 1/24) issued in 2024.

Table 2-3 Noise Limit for Daytime Construction Activities

NSR	0700 to 1900 Hours on Any Day Not Being a Sunday or General Holiday, Leq (30 min), dB(A)
All domestic premises Temporary housing accommodation Hostels Convalescences homes Homes for the aged	75
Places of public worship Courts of law Hospitals and medical clinics	70
Educational institutions (including kindergartens and nurseries)	70 (65 during examination)*

Notes:

- The above standards apply to uses which rely on opened windows for ventilation;*
- The above standards shall be viewed as the maximum permissible noise levels assessed at 1 m from the external façade.*

* It is noted that there is no school development in the surrounding.

Noise Mitigation Measures

- 2.4.5 Sufficient noise mitigation measures should be introduced during the construction stage to alleviate potential noise impacts on nearby NSRs. The Contractor(s) will be required under the contract to ensure regular maintenance of all plant and equipment, and that noise generation at source would be minimized and practicable noise mitigation measures would be in use. The Contractor(s) will be required to adopt quiet

type construction plants (e.g. EPD's quality powered mechanical equipment (QPME) inventory), wherever practicable. Movable noise barriers will also be erected around noisy plants in order to minimize noise generation at source. With these measures in place noise generation due to construction activities would be minimized.

2.4.6 The following general noise mitigation measures are recommended for implementation:

- Application of properly designed silencers, mufflers, acoustically dampened panels and acoustic sheds or shields, etc.;
- Use of electric-powered equipment where applicable instead of diesel-powered or pneumatic-powered equipment;
- Erecting noise enclosures/ movable noise barriers around noisy plants;
- Only well-maintained plants should be operated on-site;
- Plants should be serviced regularly during the construction programme;
- Noisy activities can be scheduled to minimize exposure of nearby NSRs to high levels of construction noise. For example, noisy activities can be scheduled for midday or at times coinciding with periods of high background noise;
- Noisy equipment such as emergency generators shall always be sited as far away as possible from noise sensitive receivers;
- Location of noise emitting plants at maximum possible distances from sensitive receivers;
- Contractual clauses for construction works; and
- Schedule of noisy operations during non-restricted hours where possible.

2.4.7 Percussive piling works may not be used for the proposed development, if percussive piling works will be adopted for the construction of piles, which are governed by Technical Memorandum on Noise from Percussive Piling (PP-TM), the Contractor(s) should apply for a Construction Noise Permit (CNP) before the commencement of the piling works. Therefore, during the application of the CNP, the Contractor(s) should provide necessary mitigation measures, including acoustic fabric or temporary noise barriers to ensure no excessive residual noise impacts at the nearby NSRs would occur.

2.4.8 The above-mentioned noise mitigation measures will be included in the contractual clauses for implementation by the Contractor(s) during the construction stage for construction of the proposed development. With these measures in place, construction noise due to the proposed development can be minimized, and no significant noise impact is anticipated.

3. AIR QUALITY IMPACT ASSESSMENT

3.1 Review of Previous Assessments

3.1.1 The surrounding development includes mainly scattered village houses for residential purpose, open storage uses and car repairing / dismantling workshop (in small scale and not in operation frequently).

3.1.2 Based on field surveys from July 2021 and May 2026, one refuse collection point (RCP) at Kam Tin Road is located away about 60m at the southwest from the Subject Site. This RCP is considered as potential odour source for the Application Site. Other than the RCP, there is no air pollution source identified in the vicinity of the Application Site. Also, there is no odour and fluff observed.

3.1.3 The approved air quality impact assessment evaluates potential impacts from various air quality concerns, including odour, industrial emissions, vehicular emissions, and construction-related dust.

Odour Impact

3.1.4 Odour surveys conducted in July 2021 and May 2026 (see Appendix F), showed no detectable odour at the site boundary indicating no anticipated odour impact from the nearby RCP¹ located approximately 60m southwest of the site. In this connection, no odour impact from the operation of the RCP to the Application Site is anticipated.

Industrial Emission Impact

3.1.5 No chimney stacks were identified within 200m of the site, complying with buffer distance requirements and indicating no anticipated industrial emission impact.

Vehicular Emission Impact

3.1.6 The proximity of Kam Tin Road and other planned access roads to the development was assessed. All buffer distances recommended by the Hong Kong Planning Standards and Guidelines (HKPSG) are adhered to, ensuring no adverse vehicular emission impact.

Impact from Proposed Development

3.1.7 The proposed residential nature of the development does not contribute significantly to air pollution, thus not posing any additional air quality concerns.

Construction Phase Impact

3.1.8 During the construction phase, the primary concern is fugitive dust. The assessment recommends implementing dust suppression measures as per the Air Pollution Control (Construction Dust) Regulation to minimize impacts, along with site management practices to reduce dust emissions effectively. Special clauses in construction contracts will ensure compliance with pollution control measures.

3.1.9 Overall, the assessment concludes that no significant air quality impacts are anticipated from the development under normal conditions. There are a number of existing village houses located within close proximity to the Application Site, which are considered as Representative Air Sensitive Receivers (ASRs). These ASRs are identified at the existing (i) Mountain View Villa, (ii) Shek Kong San Tsuen (see Appendix E). Table 3-1 below summarises the representative ASRs.

¹ The previous RCP with sensor-operated openings was damaged. A temporary replacement of the RCP is provided at the same location.

Table 3-1 Identified ASRs in Vicinity of Application Site

ASR No.	Description	Type	Shortest Distance from the Application Site (m)
AN1	H1&2 of Mountain View Villa	Residential	9.5
AN2	H3&4 of Mountain View Villa	Residential	8
AN3	Village House (VH) 1 of Shek Kong San Tsuen	Residential	11
AN4	VH2 of Shek Kong San Tsuen	Residential	9.5
AN5	VH3 of Shek Kong San Tsuen	Residential	3.5
AN6	VH4 of Shek Kong San Tsuen	Residential	3
AN7	VH5 of Shek Kong San Tsuen	Residential	15

3.1.10 Demolition of the existing structures within the Application Site, earthworks (e.g. backfilling), foundation works and road formation work would be required for the construction of the proposed development. During these construction activities, mitigation measures for fugitive dust emissions, including dust suppression requirements stipulated in Cap 311R; spraying water/dust suppression chemical to maintain the surface wet; provide hoarding of not less than 2.4m from ground level; erect solid screens or barrier, etc. shall be included to ensure emission of construction fugitive dust is kept to an acceptable level.

3.2 Appraisal for the Current Proposal

3.2.1 As per previous assessments, no chimney nor other air pollution sources were identified within 500m from the Application Site. The distance between kerb side of nearby access roads and the nearest building block of the proposed development (i.e. the two proposed houses in the current proposal) are greater than the relevant HKPSG buffer distance. Therefore, no adverse air quality impact arising from vehicular emission from neighbouring roads on the proposed development is anticipated.

3.2.2 At the same time, best management practice will be adopted during construction of the project to ensure no adverse construction air quality impact is anticipated.

4. SEWERAGE REVIEW

4.1 Existing and Future Connections

4.1.1 There are currently no public sewer serving the Application Site and its vicinity.

4.1.2 A Septic Tank System (STS) consisting of two septic tanks with soakaway pits (one for each house) are proposed at the Application Site to facilitate sedimentation and decomposition of small solid particles, and wastewater would then soak into the surrounding soil. Please see Appendix G for location of the treatment plants.

4.1.3 To prevent flooding and overflow, inspection and desludging will be conducted regularly by a specialist contractor.

- The septic tank shall be desludged regularly, the clogged soakaway pit shall be cleaned immediately, and any damage to the STS system shall be repaired promptly;
- Sludge removed in the desludging process shall be handled and disposed of properly; and
- Records of the desludging and disposal operations shall be maintained and made available for inspection by Government authorities.

4.1.4 In accordance with ProPECC PN 1/23, the proposed septic tank system and soakaway pits shall be designed and constructed to prevent pollution and nuisance, including provision of adequate clearance distances from sensitive receivers and watercourses/water sources, confirmation of suitable subsoil conditions by percolation test, and sufficient septic tank / soakaway capacity based on the expected wastewater flow. The system should also be certified by an Authorised Person to demonstrate compliance with the relevant drainage and pollution control requirements before implementation.

4.1.5 The proposed sewage treatment will be fully enclosed and equipped with silencers, if necessary, to reduce noise generated from its ventilation system. Detailed design of the treatment plant will be provided in later stage. No adverse sewerage impact is anticipated.

5. LAND CONTAMINATION REVIEW

5.1 Review of Previous Assessments

- 5.1.1 The approved Contamination Assessment Plan (CAP) under Approved S16A assessed the potential land contamination issues at the site due to previous and current land uses.
- 5.1.2 The Application Site under Approved S16A is located within areas zoned as Residential (Group C) and Residential (Group D). It consists mainly of residential space and storage of construction materials. Historically, it was used as farmland and vacant land with vegetation.
- 5.1.3 Currently, the site is used for residential purposes and storage of non-polluting construction materials such as timber, steel bars, tiles, etc., without any significant contamination indicators.
- 5.1.4 Site walkovers, inspections, and reviews of historical photographs (aerial photographs dating from 1964 to present) show no signs of potential contamination such as oil stains, abnormal odour, or distressed vegetation. No underground storage tanks, chemical waste storage, or maintenance activities were found.
- 5.1.5 Based on site investigations and reviews of records from EPD and FSD, no contamination issues, spillage incidents nor records of dangerous goods license have been reported.
- 5.1.6 The approved CAP concludes that the Application Site under Approved S16A is unlikely to have land contamination issues based on the past land uses and current site conditions. Therefore, no further site investigation or land contamination assessment is required.

5.2 Appraisal for the current proposal

- 5.2.1 The proposed two houses are within the assessment boundary of the previously approved CAP, and there have not been any land use changes to the development site since the previously approved CAP in 2024. Therefore, no land contamination issues are identified and no further assessment is required.
- 5.2.2 Extract of the previously approved CAP is attached in Appendix H.

6. CONCLUSION

6.1 Overall Conclusion

- 6.1.1 The two proposed houses are located at Lot. No. 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long. Technical assessments under the previous planning applications (Approved S16) covers the site location of the two proposed houses.
- 6.1.2 For traffic noise, the assessment results show the predicted traffic noise levels are within the HKPSG standards and therefore, no adverse impact is anticipated and mitigation measures are not required.
- 6.1.3 For fixed noise, noise mitigation measures will be provided to avoid and minimise any potential impact from noisy equipment in plant room facilities. With measures such as silencers and semi-enclosure, no adverse impact is anticipated to the surrounding and proposed development.
- 6.1.4 For air quality, no air pollution sources were identified within the study area and there is adequate buffer distance between the roadside kerb and the boundary of the proposed development. Therefore, no adverse air quality impact is anticipated.
- 6.1.5 For future sewage connections, on-site sewage treatment will be provided to ensure no adverse sewerage impact in the area.
- 6.1.6 Moreover, based on site walkovers, inspections, and reviews of historical aerial photographs and other government records, there are no contamination issues in the Application Site and further action is not required.
- 6.1.7 Overall, it is concluded that the proposed development would not have any adverse noise, air quality, sewerage, nor land contamination issues. At the same time, with the full implementation of proper mitigation measures during construction phase, no adverse construction phase impact is anticipated.

Figures

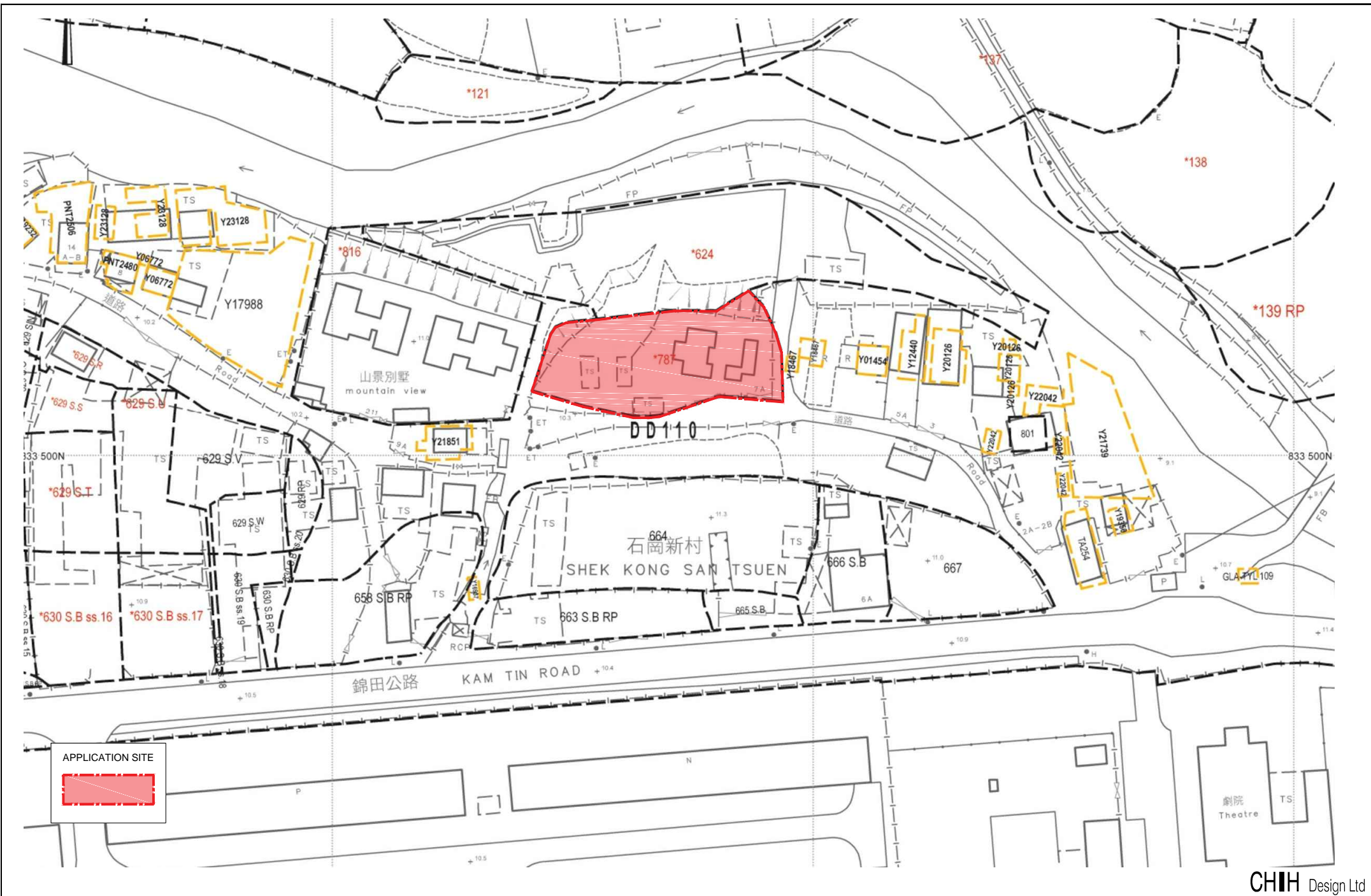


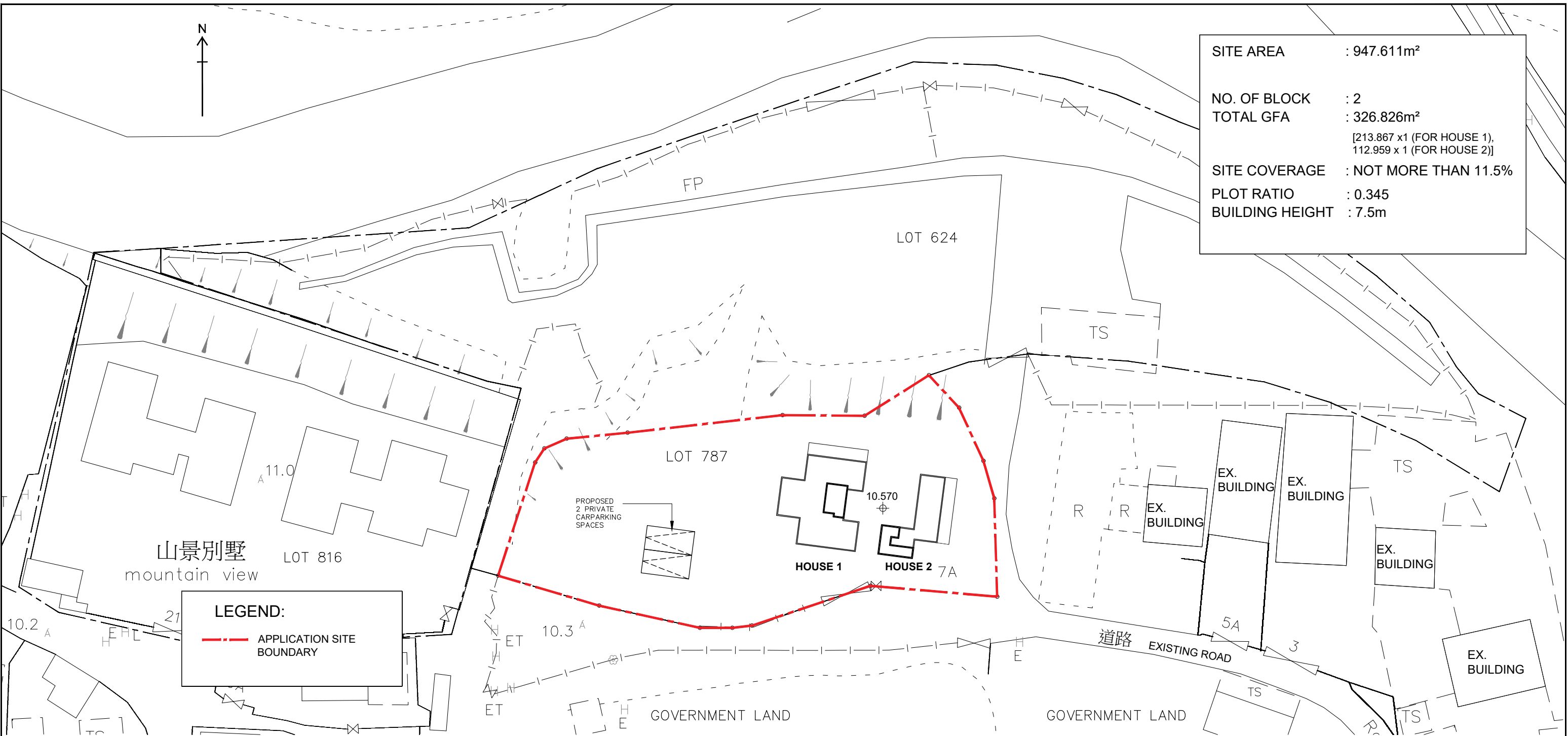
Figure 1 APPLICATION SITE

Extracted from Lot Index Plan AGS_S00000152274_0001 DATED 22nd DEC_2025
 Proposed House at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

CHIH Design Ltd

JOB NO.: 1906RD
 DATE : 13-01-2026
 SCALE : 1:1000 @ A4

**Appendix A Master Layout Plan and Section Plan of the Proposed
Development**



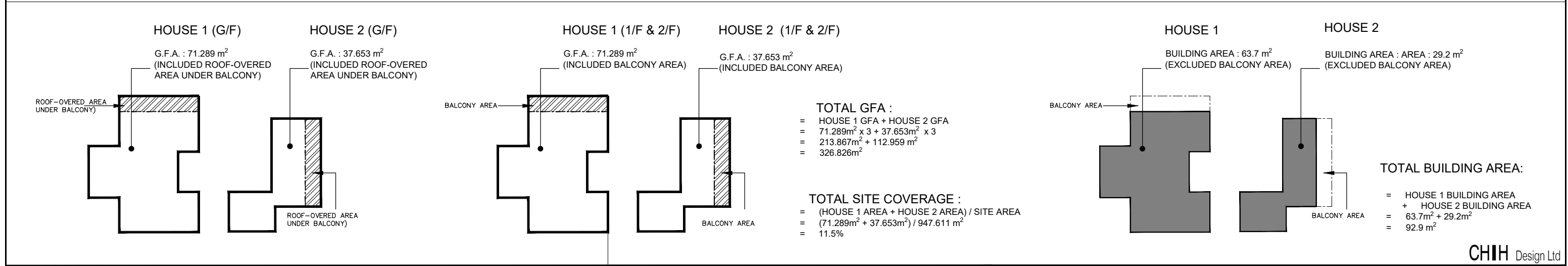
SITE AREA	: 947.611m ²
NO. OF BLOCK	: 2
TOTAL GFA	: 326.826m ² [213.867 x 1 (FOR HOUSE 1), 112.959 x 1 (FOR HOUSE 2)]
SITE COVERAGE	: NOT MORE THAN 11.5%
PLOT RATIO	: 0.345
BUILDING HEIGHT	: 7.5m

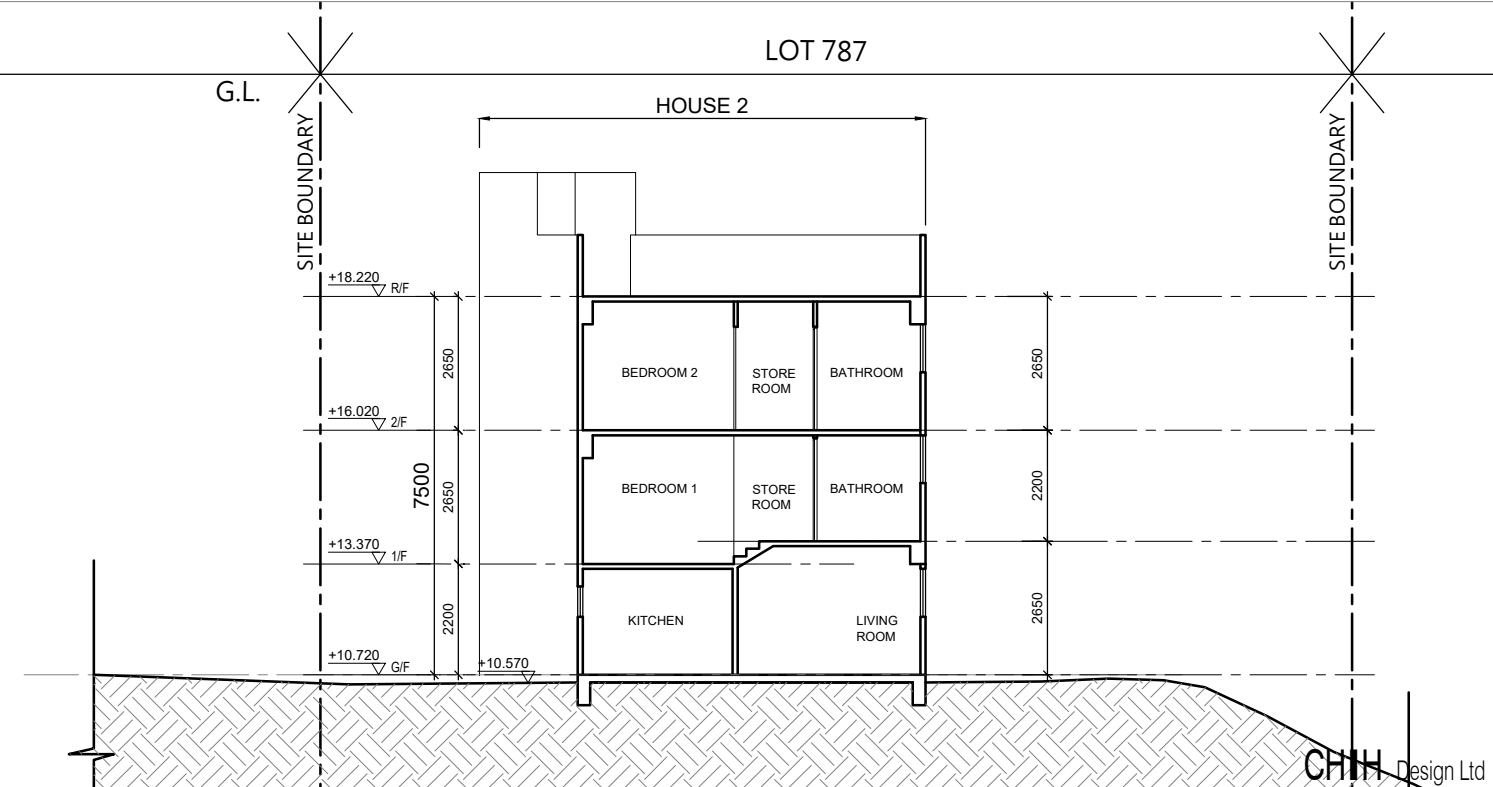
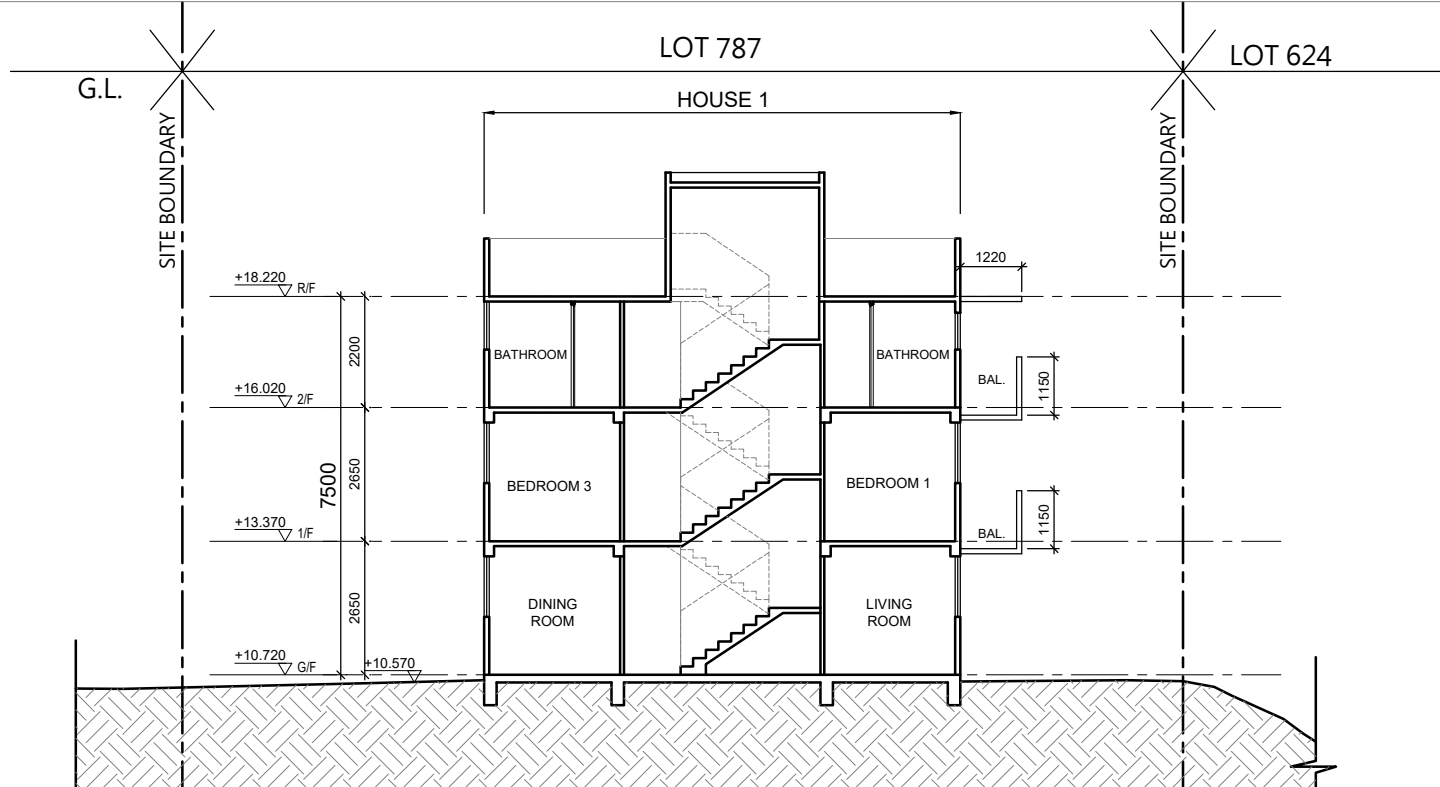
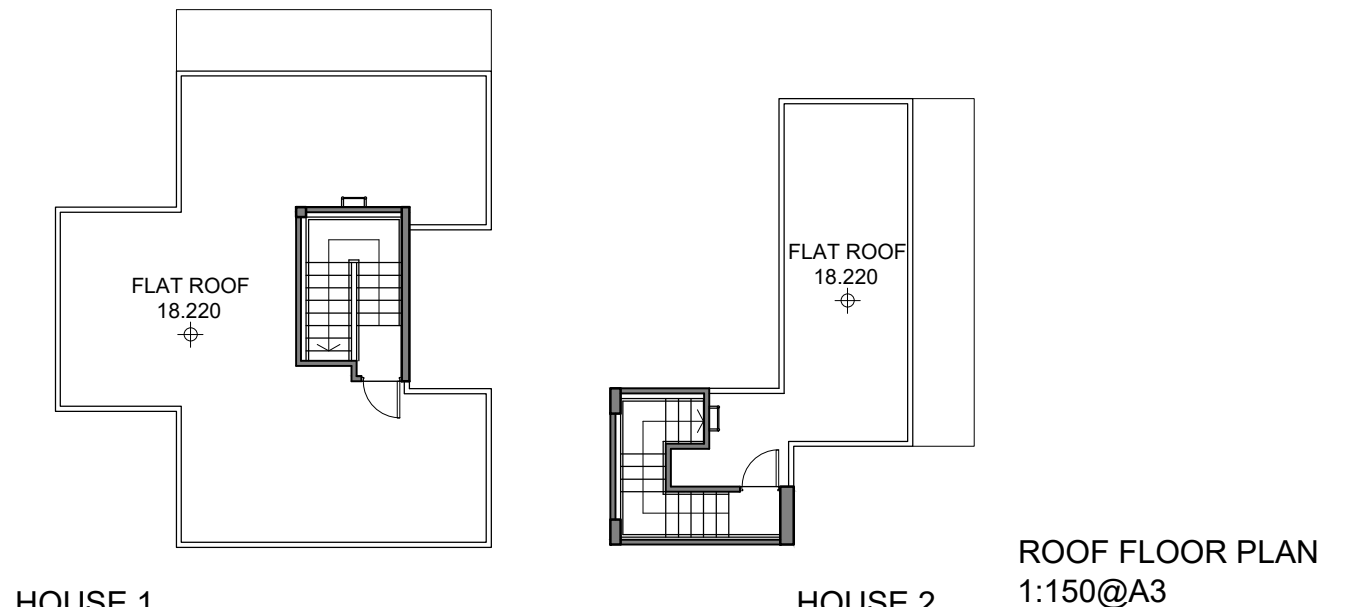
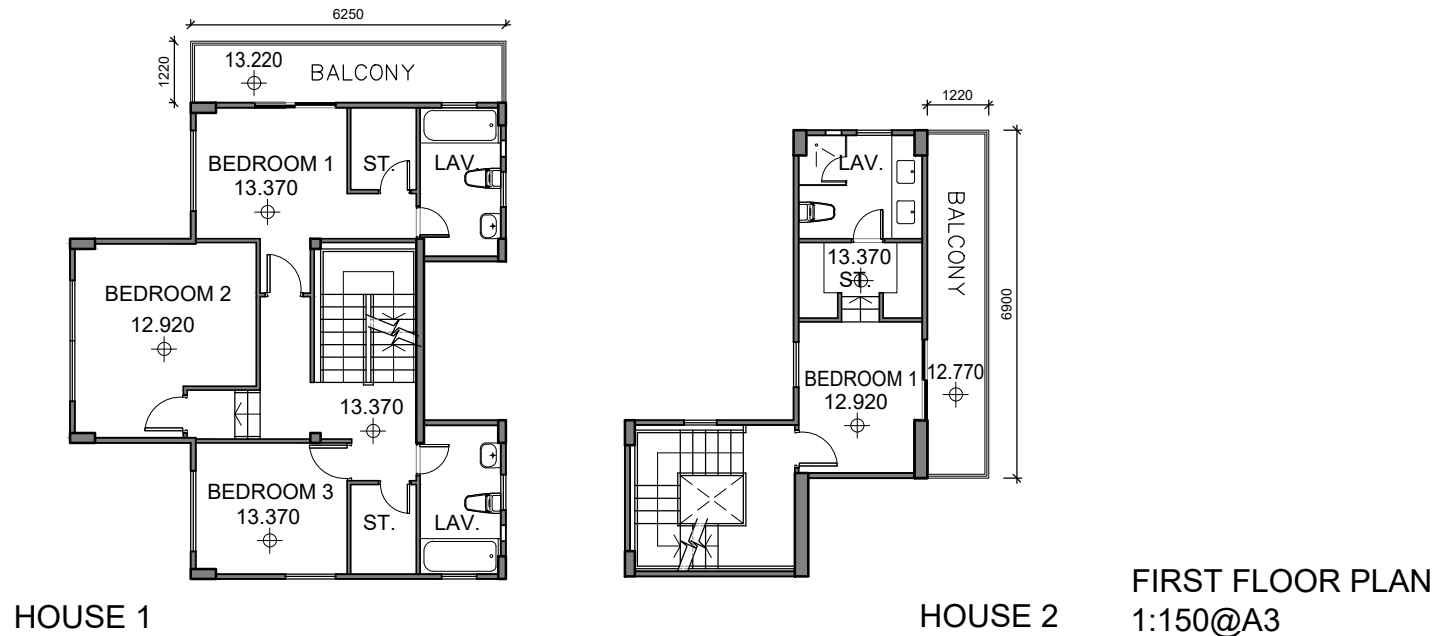
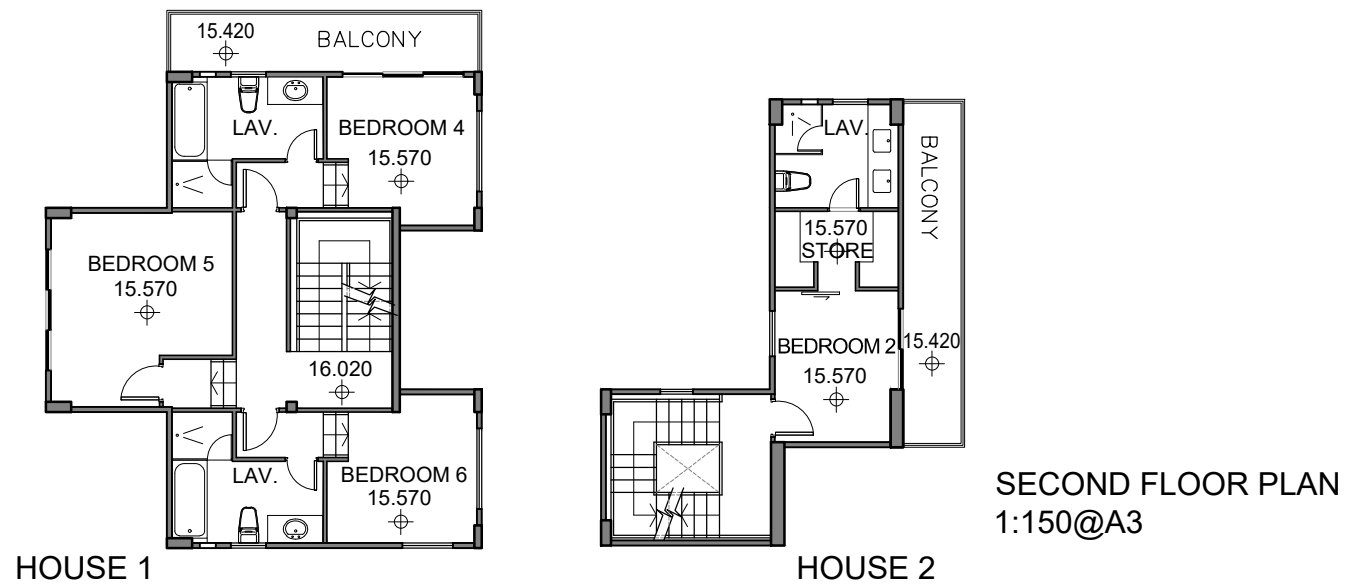
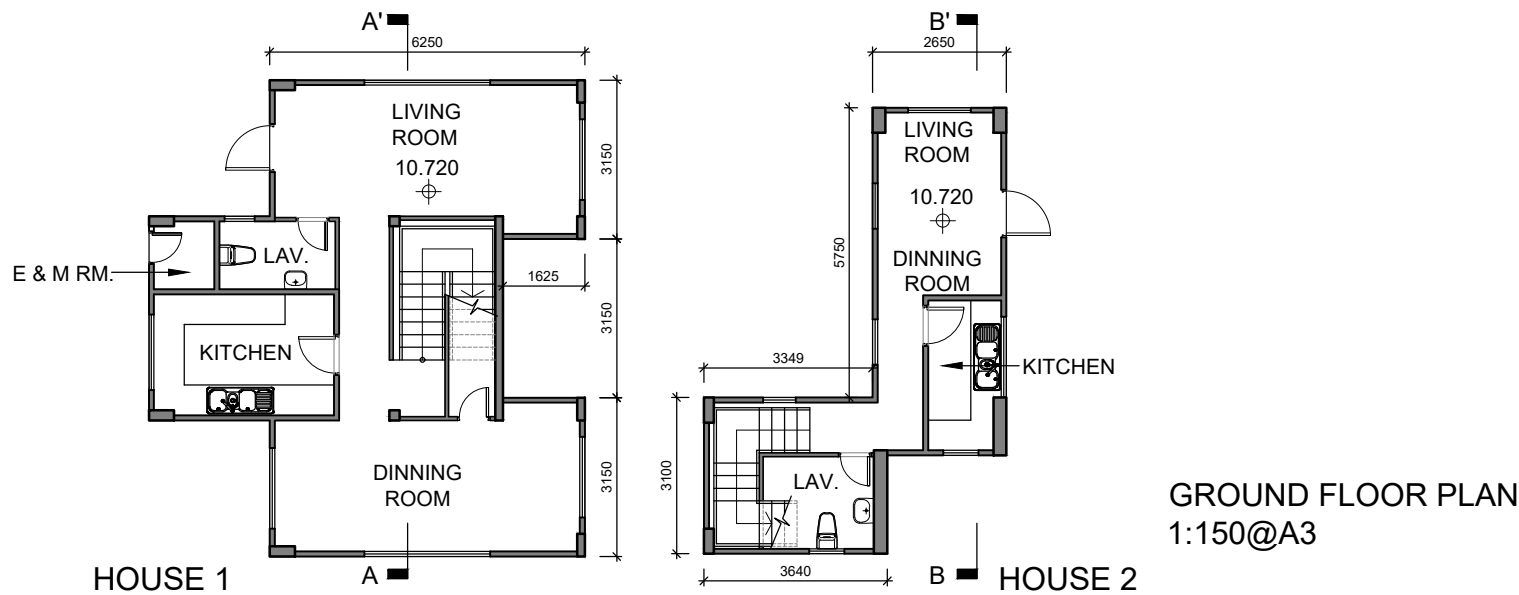
LEGEND:

- - - APPLICATION SITE BOUNDARY

GLOSS FLOOR AREA , SITE COVERAGE AND BUILDING AREA CALCULATION :

MASTER LAYOUT PLAN 1:400





Appendix B Extract of TNIA under Previously Approved EA Report

Appendix B: Extract of TNIA under Previously Approved EA Report

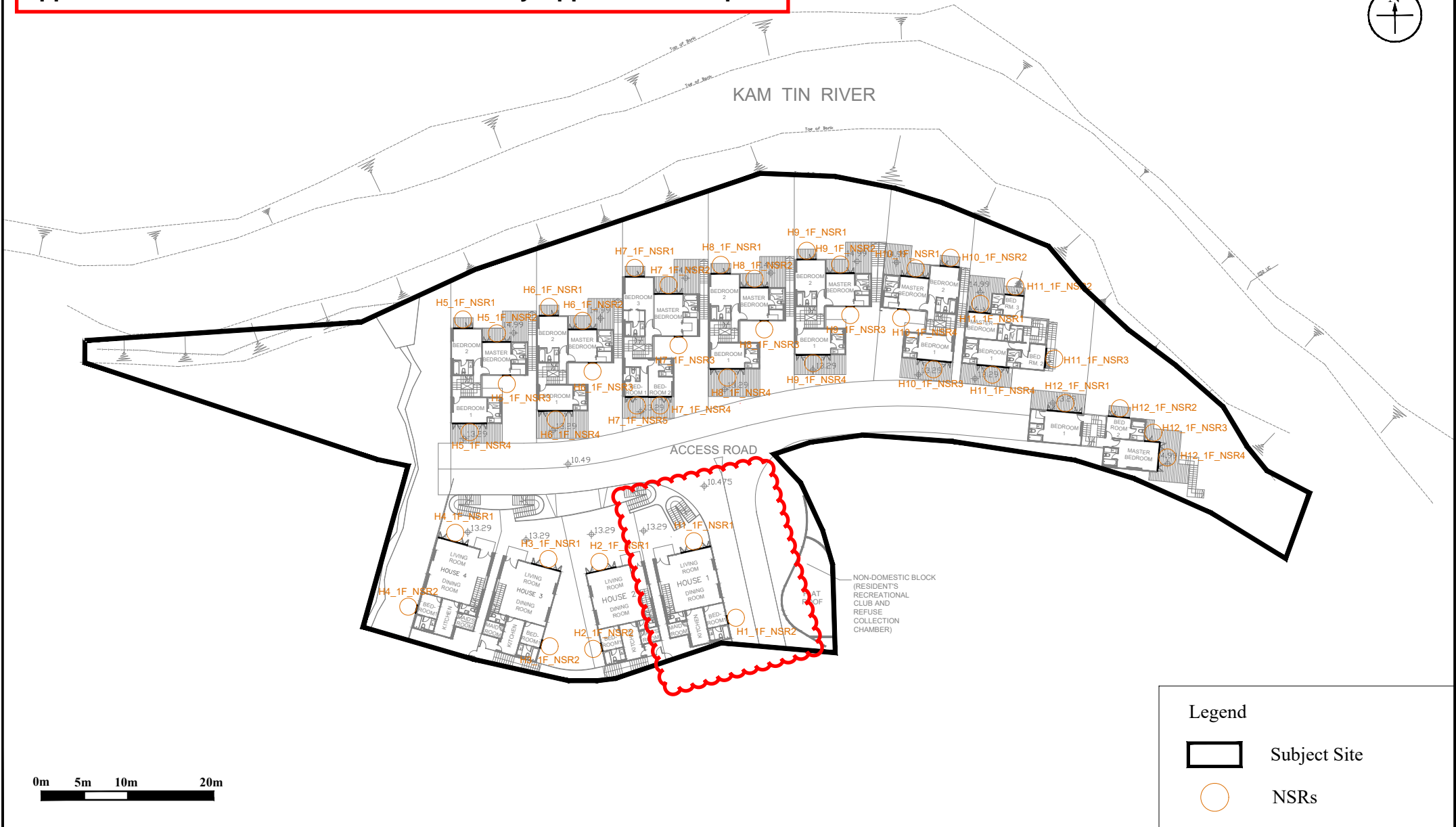


Figure: 5b

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment 1/F)

Project: Proposed Private Residential Development at Lot 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long



Drawn by: MK

Checked by: LC

Rev.: 1.0

Date: Jul 2021

Appendix B: Extract of TNIA under Previously Approved EA Report



Figure: 5c

Title: Location of Selected Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment 2/F)

Project: Proposed Private Residential Development at Lot 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

RAMBOLL

Drawn by: MK

Checked by: ZC

Rev.: 2.0

Date: Oct 2021

Appendix B: Extract of TNIA under Previously Approved EA Report

Predicted Road Traffic Noise (L_{10(1-hour)}) at Selected Sensitive Receivers (Based on Year 2041 Traffic Forecast)

Proposed Private Residential Development at Lot. No. 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

House 1							
AM	Floor	1/F		2/F			
	Use	Living Room	Bedroom 1	Bedroom 3	Master Bedroom		Bedroom 2
	mPD	13.29		16.49			
	Sample ID	H1_1F_NSR1	H1_1F_NSR2	H1_2F_NSR1	H1_2F_NSR2	H1_2F_NSR3	H1_2F_NSR4
	SPL (dB(A))	58	68	59	59	67	69
	Exceedance	No	No	No	No	No	No
	Standard	70	70	70	70	70	70
PM	Floor	1/F		2/F			
	Use	Living Room	Bedroom 1	Bedroom 3	Master Bedroom		Bedroom 2
	mPD	13.29		16.49			
	Sample ID	H1_1F_NSR1	H1_1F_NSR2	H1_2F_NSR1	H1_2F_NSR2	H1_2F_NSR3	H1_2F_NSR4
	SPL (dB(A))	57	67	58	59	66	68
	Exceedance	No	No	No	No	No	No
	Standard	70	70	70	70	70	70

House 2							
AM	Floor	1/F		2/F			
	Use	Living Room	Bedroom 1	Master Bedroom		Bedroom 3	Bedroom 2
	mPD	13.29		16.49			
	Sample ID	H2_1F_NSR1	H2_1F_NSR2	H2_2F_NSR1	H2_2F_NSR4	H2_2F_NSR2	H2_2F_NSR3
	SPL (dB(A))	52	68	56	67	57	69
	Exceedance	No	No	No	No	No	No
	Standard	70	70	70	70	70	70
PM	Floor	1/F		2/F			
	Use	Living Room	Bedroom 1	Master Bedroom		Bedroom 3	Bedroom 2
	mPD	13.29		16.49			
	Sample ID	H2_1F_NSR1	H2_1F_NSR2	H2_2F_NSR1	H2_2F_NSR4	H2_2F_NSR2	H2_2F_NSR3
	SPL (dB(A))	51	67	55	66	56	68
	Exceedance	No	No	No	No	No	No
	Standard	70	70	70	70	70	70

Appendix C Extract of FNIA under Previously Approved EA Report

Appendix C: Extract of FNIA under Previously Approved EA Report

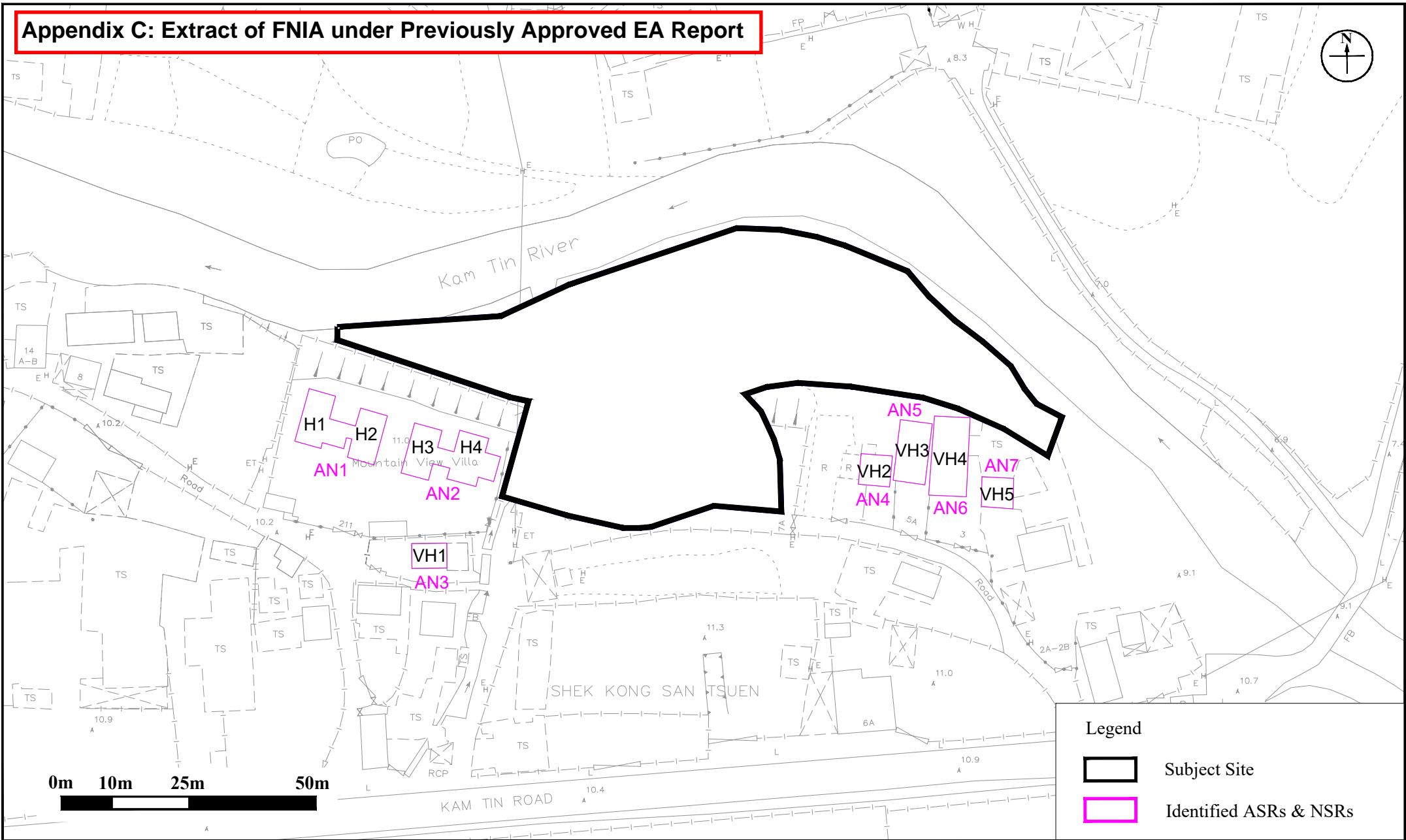


Figure: 4

Title: Identified Air & Noise Sensitive Receivers in Vicinity of Subject Site

Project: Proposed Private Residential Development at Lot 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

RAMBOLL

Drawn by: MK

Checked by: LC

Rev.: 1.0

Date: Jul 2021

Appendix D Site Survey Record

Appendix D - Site Survey Photo Record

23 May 2026 Day Time Survey



1. 新聯汽車零件有限公司. Warehouse and storage area of car parts was observed on-site. (S1)



2. 新聯汽車零件有限公司. The warehouse was used to store car parts and Forklift was observed on-site. (S1)



3. 升記車行 . Warehouse and storage area of car parts was observed on-site. (S2)



4. 合成汽車服務. Car service was provided. (S3)



5. LSD Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S4)



6. Top Torque Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S5)

Appendix D - Site Survey Photo Record



7. 日富汽車零件. Retail shop of car parts. No noisy activity nor equipment was observed. (S6)



8. Unnamed open storage. No noisy activity nor equipment was observed. (S7)



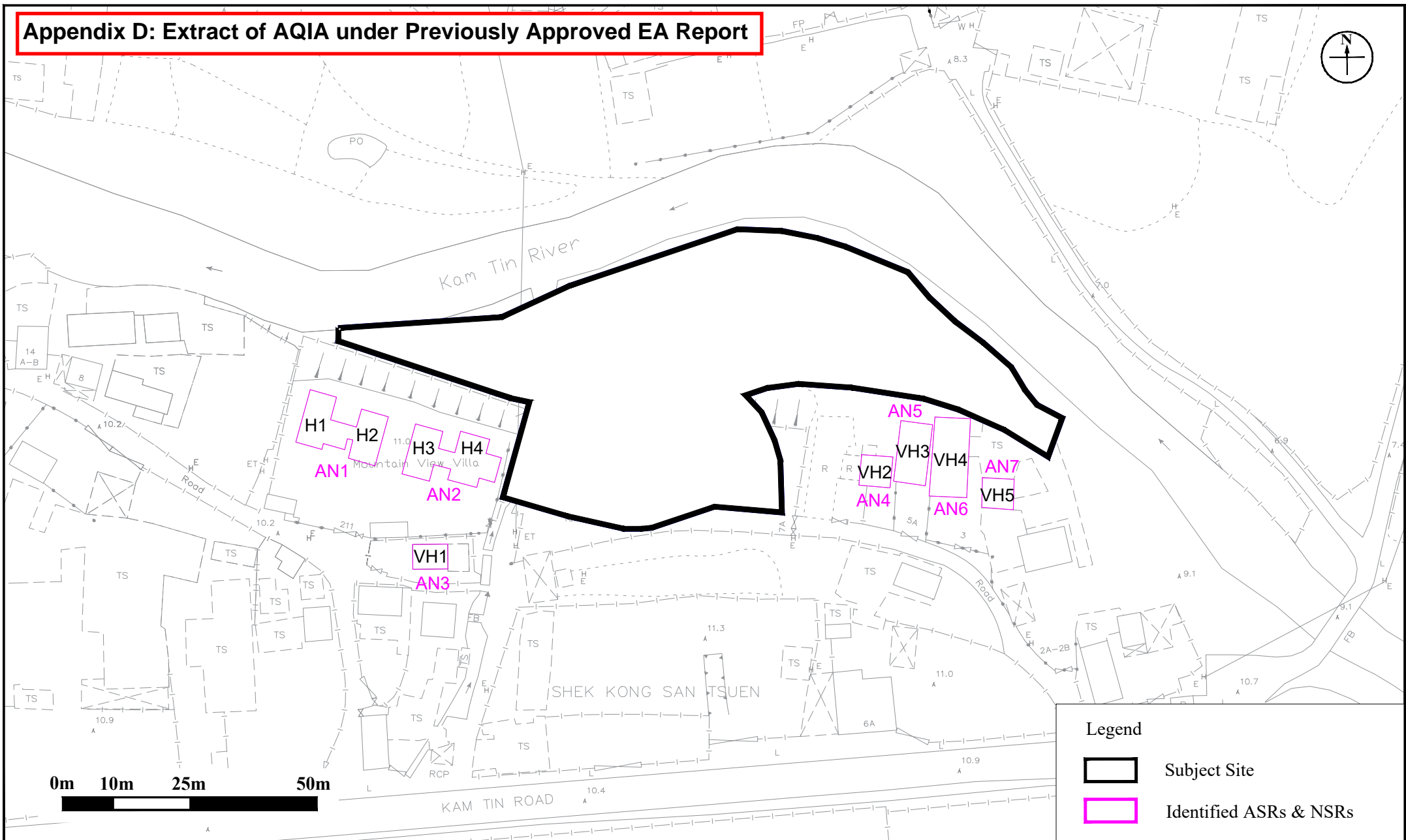
9. Unnamed vehicle maintenance and repair workshop. No noisy activity nor equipment was observed. (S8)



高記貨倉 . Open storage. No noisy activity nor equipment was observed. (S9)

Appendix E Extract of AQIA under Previously Approved EA Report

Appendix D: Extract of AQIA under Previously Approved EA Report



Legend

- Subject Site
- Identified ASRs & NSRs

Figure: 4	
Title: Identified Air & Noise Sensitive Receivers in Vicinity of Subject Site	Drawn by: MK
Project: Proposed Private Residential Development at Lot 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Checked by: LC
	Rev.: 1.0
	Date: Jul 2021

Appendix F Odour Survey Record

Record of Site Odour Survey

General Information

Date: 23 May 2026
Time: 9:00 (A.M) to 12:00 (P.M)
Route(s) / Location(s) for Inspection: Along Kam Tin Road near the Refuse Collection Point and the southern & southwestern side of the Subject Site

Person Conducting the Site Inspection:

Name: Zoe Chan
Position: Senior Manager

Weather Information:

Weather Condition: Sunny and light wind from the south & southeast
Temperature: 29°C
Humidity: 75%

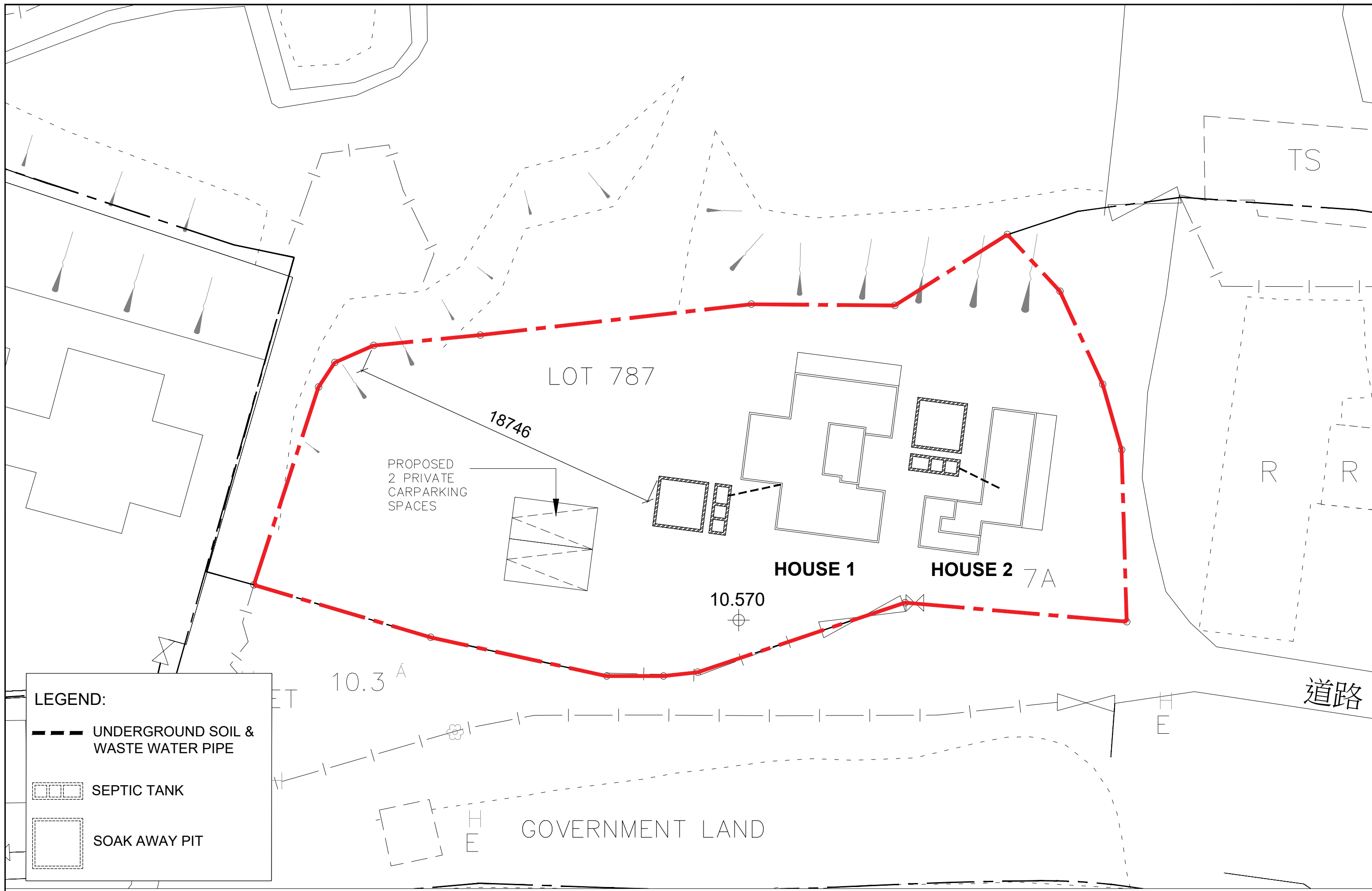
Observation:

Odour Detected? No
Remarks: No odour was detected along the inspection route. The previous RCP with sensor-operated openings was damaged. A temporary replacement of the RCP is provided at the same location.




Photo Record:



Appendix G Proposed Sewerage Plan



LEGEND:

-  UNDERGROUND SOIL & WASTE WATER PIPE
-  SEPTIC TANK
-  SOAK AWAY PIT

Appendix H Extract of Previously Approved CAP

3. REVIEW OF RELEVANT INFORMATION

3.1 Introduction

3.1.1 This Section presents a review of available information related to this Assignment.

3.2 Site Environs

3.2.1 The Subject Site is located at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long with site area of approximately 4,000m². The Subject Site is elevated at around +6.67 to +10.49 mPD currently. It is bounded by Kam Tin River to the north and east, Shek Kong San Tsuen to the south and west while Mountain View Villa to the southwest.

3.2.2 To the north is Kam Tin River with scattered village houses and vegetated land at the opposite side of the river while to the east separated by Kam Tin River is vegetated land. Both areas are zoned as Residential (Group C) under OZP. To the south and west is Shek Kong San Tsuen while to the southwest is Mountain View Villa. Both areas are zoned as Residential (Group D) under OZP.

3.2.3 Figure 1 shows the locations of the Subject Site and its environ.

3.2.4 The closest residential community to the Subject Site is Mountain View Villa located approximately 5m to the southwest of the Subject Site. Shek Kong San Tsuen is located approximately 20m to the south and west of the Subject Site.

3.3 Review on Currently Available Information

Review on Historical Aerial Photographs

3.3.1 With reference to the historical aerial photographs of year 1964, 1981, 1990, 2001, 2008, 2018, 2020, 2023 and 2024, available from the Lands Department (LandsD), the previous land uses of the Subject Site are summarized in Table 1. The aerial photos are attached in Appendix A.

Table 1 Previous Land Uses Summary

Year	Previous Land Uses at the Subject Site	Previous Land Uses at the Surrounding Areas
1964	Northern portion: vacant land with natural vegetation Southern portion: farmlands with several farmhouses.	Kam Tin River existed at the north of Subject Site. Farmland and village houses located at the east, south and west of the Subject Site.
1981	Northern portion: became farmlands Southern portion: no significant changes but farmhouses removed	No significant changes.
1990	The farmlands removed and became natural vegetation. A house and associated open yard occupied at the southern portion. Based on the information from the Project Proponent, it is believed that the house and associated open yard were for residential purpose.	No significant changes to the immediate surroundings. At the further south of the Subject Site, farmland changed to open carpark.
2001	Natural vegetation within the Subject Site remained and the house with	No significant changes to the surroundings at north and east. Open carpark at the further south of the Subject Site was

Year	Previous Land Uses at the Subject Site	Previous Land Uses at the Surrounding Areas
	associated open yard still occupied at the southern portion.	expended. Farmland at the immediate west of the Subject Site changed to temporary structure.
2008	Natural vegetation within the Subject Site was cut down and a house still occupied at the southern portion. As advised by the Project Proponent, the Subject Site has been owned by them from 2008. The house and the associated open yard within the southern portion were rent out for residential purpose.	No significant changes.
2018	Northern portion: natural vegetation at the middle portion removed and one temporary structure for temporary storage of construction materials / equipment / tools (operated by the Project Proponent) occupied at the south-eastern portion. Southern portion: Two temporary structures in the open yard additionally provided by the tenants.	No significant changes to the surroundings at north, east and south. Mountain View Villa at the southwest of the Subject Site was under construction.
2020	No significant changes.	No significant changes to the surroundings at north, east and south. Construction of Mountain View Villa at the southwest of the Subject Site was completed.
2023	No significant changes.	No significant changes
2024	No significant changes.	No significant changes.

- 3.3.2 As advised by the Project Proponent, they have owned the Subject Site since 2008. Based on their best knowledge regarding the condition of the Subject Site before their occupancy, the condition of the northern portion of the Subject Site was similar to the current condition (vacant with natural vegetation) while a house and the associated open yard at the southern portion of the Subject Site was used for residential purpose but empty for over five years before their occupancy. After their occupancy, the house and the associated open yard was renovated and rent out for residential purpose. Also, it was advised that a temporary structure was developed for temporary storage of construction materials / equipment / tools. During their operation of the temporary storage of construction materials / equipment / tools, no chemicals, chemical wastes and fuels were stored and no maintenance and repairing activities were conducted within this temporary structure since this temporary structure is only for storage purpose. Therefore, there was no potential land contamination issue from the operation of the temporary storage of construction materials / equipment / tools by the Project Proponent.

Site Geological and Hydro-geological Profile

- 3.3.3 Available geotechnical information of the surroundings of the Subject Site has been reviewed as well. The drillhole records in close vicinity of the Subject Site revealed that the area consists of thin layer of concrete, fill material from ground level, then followed by alluvium, and finally tuff. The groundwater level is about +3.30 to +3.85 mPD. Moreover, the general sloping direction of the Subject Site is from south to north

with Kam Tin River located at the north and east of the Subject Site. It is expected that the groundwater flows from the south to the north within the Subject Site. The relevant drillhole records are provided in Appendix B.

Information from Government Department

- 3.3.4 Apart from the information reviewed, the following Departments of the Government of HKSAR have been enquired on the latest update on the availability of landuse status and records of any land contamination and/or spillage for the Subject Site. The summary of correspondence is presented in Table 2 below. Copy of the letters which the Consultant sent to various Government Departments and relevant replied from various Government Departments are included in Appendix C for reference.

Table 2 Responses from Government Departments on Land Contamination Related Records for the Subject Site

Government Departments	Response Date and Reference	Summary
EPD	15 May 2025 () EP910/E6/1	<ul style="list-style-type: none"> ➤ No record of chemical spillage / leakage accident, violation of environmental regulations, complaints related to land contamination assessment reports for the Subject Site over the past 3 years. ➤ The Consultant visited EPD office on 22 May 2025 and reviewed the Chemical Waste Producer Registration records available. No record of register of chemical waste producers for the Subject Site in the Territory Control Office of EPD.
FSD	12 Jun 2025 (41) in FSD GR 6-5/4 R Pt. 58	<ul style="list-style-type: none"> ➤ Neither records of DGs license, fire incidents nor incidents of spillage / leakage of DGs.

- 3.3.5 Building Records Access and Viewing On-line (BRAVO) of BD to obtain records for completed private building has been checked. There is neither records of building, structural, drainage, alternation & additions, site formation, minor works nor existing building available at the Subject Site. The captured screen of BRAVO is provided in Appendix D for reference.

Site Inspection and Observation

- 3.3.6 Site walkover survey of the Subject Site was conducted on 22 Apr 2025.
- 3.3.7 The Subject Site is flat terrain at two different levels.
- 3.3.8 At the time of the site visit, a house with its associated open yard at the southern portion of the Subject Site (with higher ground level) was occupied for residential purpose (Photos 1 and 2). Two temporary structures were observed at western side of the existing residential house, domestic sundries were stored in the temporary structures (Photos 3 to 6). The residential area is mainly for domestic use without any indication of polluting activities. The southern portion of the Subject Site including the temporary structure was paved with concrete ground in good condition.
- 3.3.9 The western, northern and eastern portions of the Subject Site (with lower ground level) was mainly vacant, covered with natural vegetation and trees (Photos 7 to 9). One temporary structure for storage of construction materials / equipment / tool (e.g. empty cage, used timber, empty containers, tarpaulin sheets, tiles, etc.) was observed at the south-eastern portion of Subject Site (Photos 10 to 13). At the eastern side adjacent to the temporary structure, temporary storage of steel bars and tiles were observed (Photos 14 and 15). The areas at and adjacent to such temporary structure

are paved with concrete ground. The concrete ground was in good condition. Same as the information provided by the Project Proponent, only construction materials / equipment / tool for the construction use were found within and adjacent to this temporary structure, and no chemicals, chemical wastes and fuels was observed within and adjacent to the temporary structures. The Project Proponent also advised that no maintenance and repairing activities had never conducted there.

- 3.3.10 During the site survey, there was no other signs of obvious / suspected contamination such as oil stains, abnormal odour and distress vegetation, and no underground storage tank and pipe works within the whole Subject Site.
- 3.3.11 Based on the abovementioned observation of the site walkover survey, it is anticipated that there is no land contamination issues from the current land use (storage of construction materials / equipment / tool).
- 3.3.12 A Site Walkover Checklist has been completed with the Project Proponent as required in the *Practice Guide* and attached in Appendix E.
- 3.3.13 Photo records of the Subject Site taken during the site survey are presented in Appendix F.

3.4 Review on Potentially Contaminated Areas and Hotspots

- 3.4.1 As shown in the historical aerial photographs available from the LandsD, the Subject Site was used to be farmland, vacant land with vegetation and house with temporary structures. As advised by the Project Proponent, the house and temporary structures at the southern portion of the Subject Site were residential use. Since 2018, one temporary structure for temporary storage of construction materials / equipment / tools (operated by the Project Proponent) occupied at the south-eastern portion. Non-polluting construction materials (e.g. empty cage, used timber, empty containers, tarpaulin sheets, steel bars, tiles, etc.) are stored within and adjacent to the temporary structure at the south-eastern portion of the Subject Site as advised by the Project Proponent during the site inspection. Those land uses were not considered with land contamination activities.
- 3.4.2 Also, according to the records provided by FSD and EPD, no records of DGs license, fire incidents nor incidents of spillage / leakage of DGs and no record of chemical leakage/ leakage incident/ chemical waste producers registered at the Subject Site in the past 3 years. For building records obtained from BRAVO of BD, no record of building, structural, drainage, alternation & additions, site formation, minor works or existing building is available at the Subject Site.
- 3.4.3 Upon the site inspections of the Subject Site, no signs of potential sources and obvious/suspected contamination, such as soil staining, abnormal odour and/or distressed vegetation, within the Subject Site has been observed. In addition, there are no hot spots with potential source of contamination listed below identified in the Subject Site, including:
- Aboveground or underground storage tanks and pipe works;
 - Abandoned pipes, bulk storage tanks, pumps;
 - Improper management of drum storages;
 - Waste disposal facilities;
 - Chemical storage areas,
 - Chemical waste storage areas; and
 - Damaged pavements, drainage facilities that may result in release of contaminants.

Figures

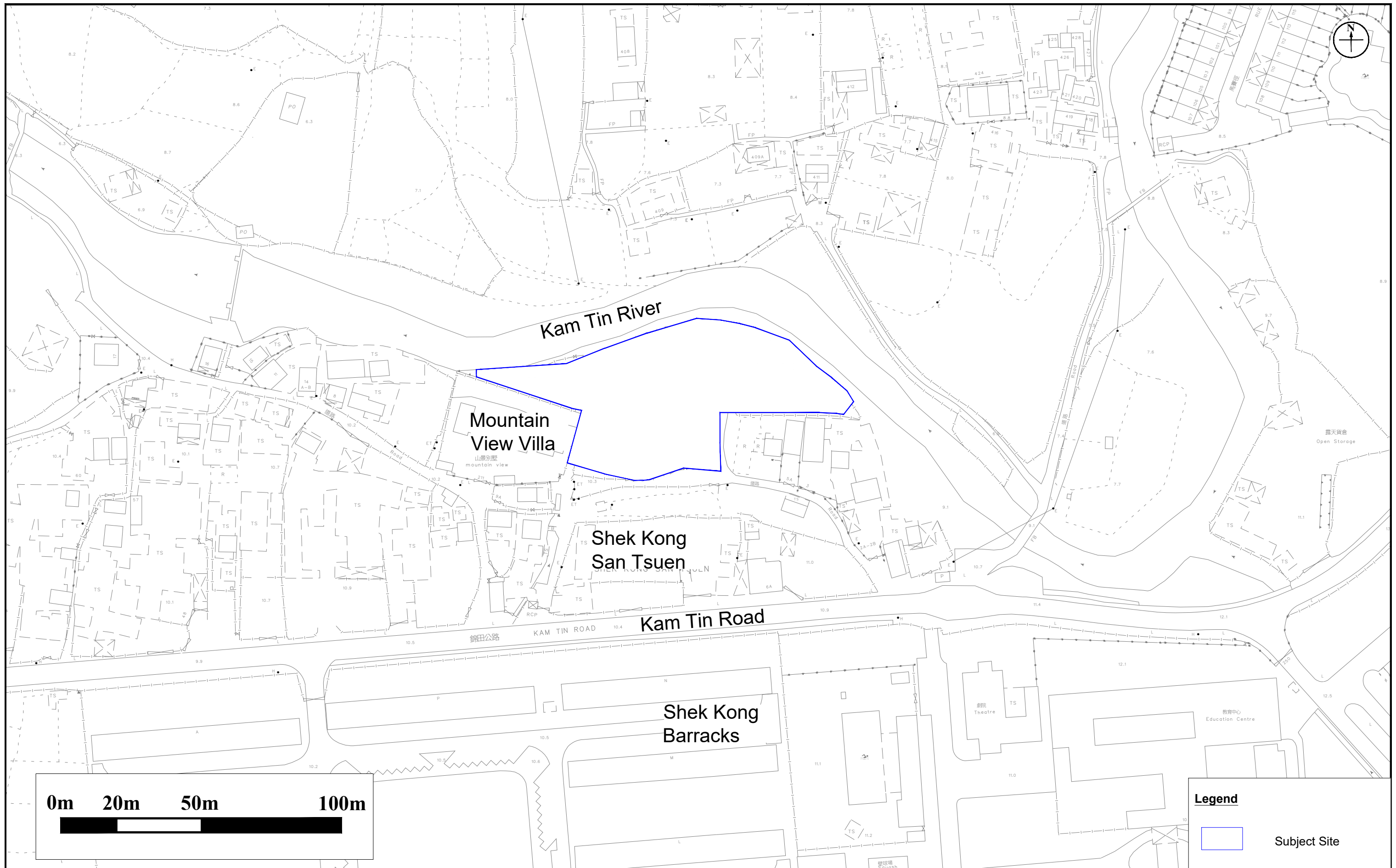



Figure: 1

Title: Location of Subject Site and Its Environs

Project: Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

Legend

 Subject Site

RAMBOLL

Drawn by: GW

Checked by: ZC

Rev.: 1.0

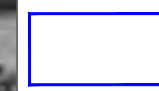
Date: Jun 2025

Appendix A

Historical Aerial Photos



Legend:



Study Area for Land Contamination Study

Appendix: A

Title: Historical Aerial Photo (1964)

Project: Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long



Drawn by: GW


Checked by: ZC


Rev.: 1.0

Date: Jun 2025




Legend:


 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (1981)	Drawn by:	GW
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	Jun 2025




Legend:


 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (1990)	Drawn by:	GW
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	Jun 2025




Legend:


 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (2001)	Drawn by:	GW
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	Jun 2025



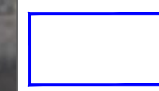
Legend:

 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (2008)	Drawn by:	GW
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D .110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	Jun 2025



Legend:





Study Area for Land Contamination Study

Appendix: A		RAMBOLL	
Title:	Historical Aerial Photo (2018)	Drawn by:	GW
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Checked by:	ZC
		Rev.:	1.0
		Date:	Jun 2025




Legend:


 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (2020)	Drawn by:	GW
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	Jun 2025




Legend:


 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (2023)	Drawn by:	GW
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	Jun 2025



Legend:

 Study Area for Land Contamination Study

Appendix: A			
Title:	Historical Aerial Photo (2024)	Drawn by:	GW
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Checked by:	ZC
		Rev.:	1.0
		Date:	Jun 2025

Appendix C

Copy of Consultant's Letters and the Letters Replies from Various Government
Departments

Ref.: GTDSKST-EI00_0_0002L.25

12 May 2025

Environmental Protection Department
Environmental Compliance Division,
Regional Office (North), Yuen Long
10/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road, Sha Tin,
New Territories.

By Fax (2685 1155) & Post

Attention: Mr. LEUNG Cho Shing, Joe [Sr Env Protection Offr(Regional N)2]

Dear Mr. Leung,

Re: Land Contamination Assessment Study for
Proposed Residential Development (Houses) in "R(C)2" and "R(D)"
Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land,
Kam Tin Road, Shek Kong San Tsuen, Yuen Long
Request for Land Contamination Information

We are the consultant to conduct Land Contamination Assessment Study for the captioned project at Lots 624 & 787 in D.D. 110 and adjoining government land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Subject Site).

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.

Of particular interests, we would like to request for the following information from your office for the Subject Site to facilitate the study:

- (1) Any registered chemical waste producers;
- (2) Any accidental spillage / leakage record;
- (3) Any record of notice of violation of environmental regulations and public complaints relating to land contamination; and
- (4) Any submission / information relating to land contamination assessment.

We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by 19 May 2025.

Q:\Projects\GTDSKST-EI00\02 Project Management\02 Corr\GTDSKST-EI00_0_0002L.25.docx

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED], or our Miss Rachel Wong at [REDACTED]. We thank you in anticipation of your help on the matter.

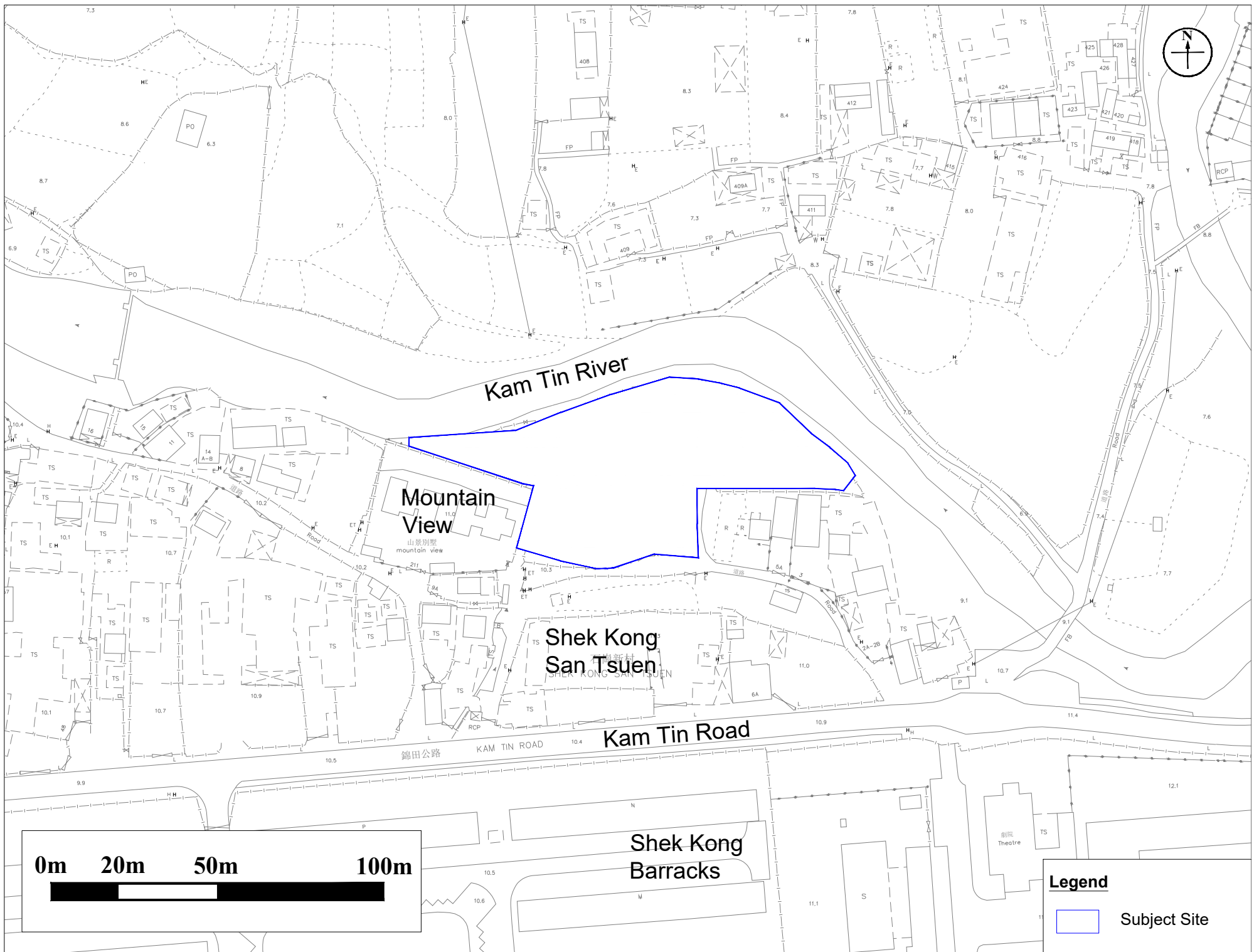
Thank you for your attention.

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



Zoe Chan
Senior Manager

Encl.



本署檔案
OUR REF: () EP910/E6/1
來函檔案
YOUR REF: GTDSKST-EI00_0_0002L.25
電話
TEL NO: 2158 5851
圖文傳真
FAX NO: 2650 6033
網址
HOME PAGE: <http://www.epd.gov.hk/>

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)



環境保護署
環保法規管理科
區域辦事處(北)
新界沙田上禾輦路1號
沙田政府合署10樓

4/F., Shatin Government Offices,
1 Sheung Wo Che Road,
Shatin, N.T.

RECEIVED
19 MAY 2025

BY:

Fax ([REDACTED]) & Mail

15 May 2025

Ramboll Hong Kong Limited

[REDACTED]
[REDACTED]

(Attn.: Zoe CHAN)

Dear Zoe CHAN,

Land Contamination Assessment Study for
Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zone
At Lot 624 & 787 in D.D.110 and Adjoining Government Land,
Kam Tin Road, Shek Kong San Tsuen, Yuen Long
Request for Land Contamination Information

We refer to your letter referenced above, in which you requested records concerning chemical spillage/leakage incidents, violations of environmental regulations, complaints related to land contamination, and information on land contamination assessments. As no specific time period was indicated in your request, to ensure an efficient use of resources, we have conducted a search of records for the past three years, which we believe is a reasonable timeframe.

This Regional Office has no record of chemical spillage / leakage accident, violation of environmental regulations, complaints relating to land contamination or land contamination assessment reports for the captioned locations over the past 3 years. Nonetheless, you may also need to check with other relevant parties / departments for such information as appropriate.

For the records of Chemical Waste Producer Registration, a registry of chemical waste producers is available in our Territory Control Office. Should you like to view the records, you may approach Mr. Gordon KWAN at 2835 1027 for making an appointment to view the records.

Ramboll Hong Kong Limited

Project:	GTDSKST-EI00-0-0002L.25		
Maconomy no:	308001523		
Circulation:	Read	Action	
ZL	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input type="checkbox"/>	<input type="checkbox"/>	
Document Scan	<input type="checkbox"/>	Yes	No
Keep Hard Copy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yours faithfully,

(CHAU Tsz-yan)

for Director of Environmental Protection

Ref.: GTDSKST-EI00_0_0003L.25

12 May 2025

Fire Services Department
Corporate Strategy Command
Corporate Services Division
9/F, Fire Services Headquarters Building,
1 Hong Chong Road, Tsim Sha Tsui East,
Kowloon, Hong Kong

By Fax (2739 5879) & Post

Attn: Mr. CHOW Yin Hei (Asst Div Offr (Legal Affairs))

Dear Mr. Chow,

Re: Land Contamination Assessment Study
Proposed Residential Development (Houses) in "R(C)2" and "R(D)"
Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land,
Kam Tin Road, Shek Kong San Tsuen, Yuen Long
Request for Land Contamination Information

We are the consultant to conduct Land Contamination Assessment Study for the captioned project at Lots 624 & 787 in D.D. 110 and adjoining government land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Subject Site).

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.

Of particular interests, we would like to request for the following information from your office for the Subject Site to facilitate the study:

- (1) Any spill and incident reports (including records of fire at the Subject Site); and
- (2) Anywhere / any party within the Subject Site had applied or possessed license for dangerous goods storage.

We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by 19 May 2025.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED], or our Miss Rachel Wong at [REDACTED]. We thank you in anticipation of your help on the matter.

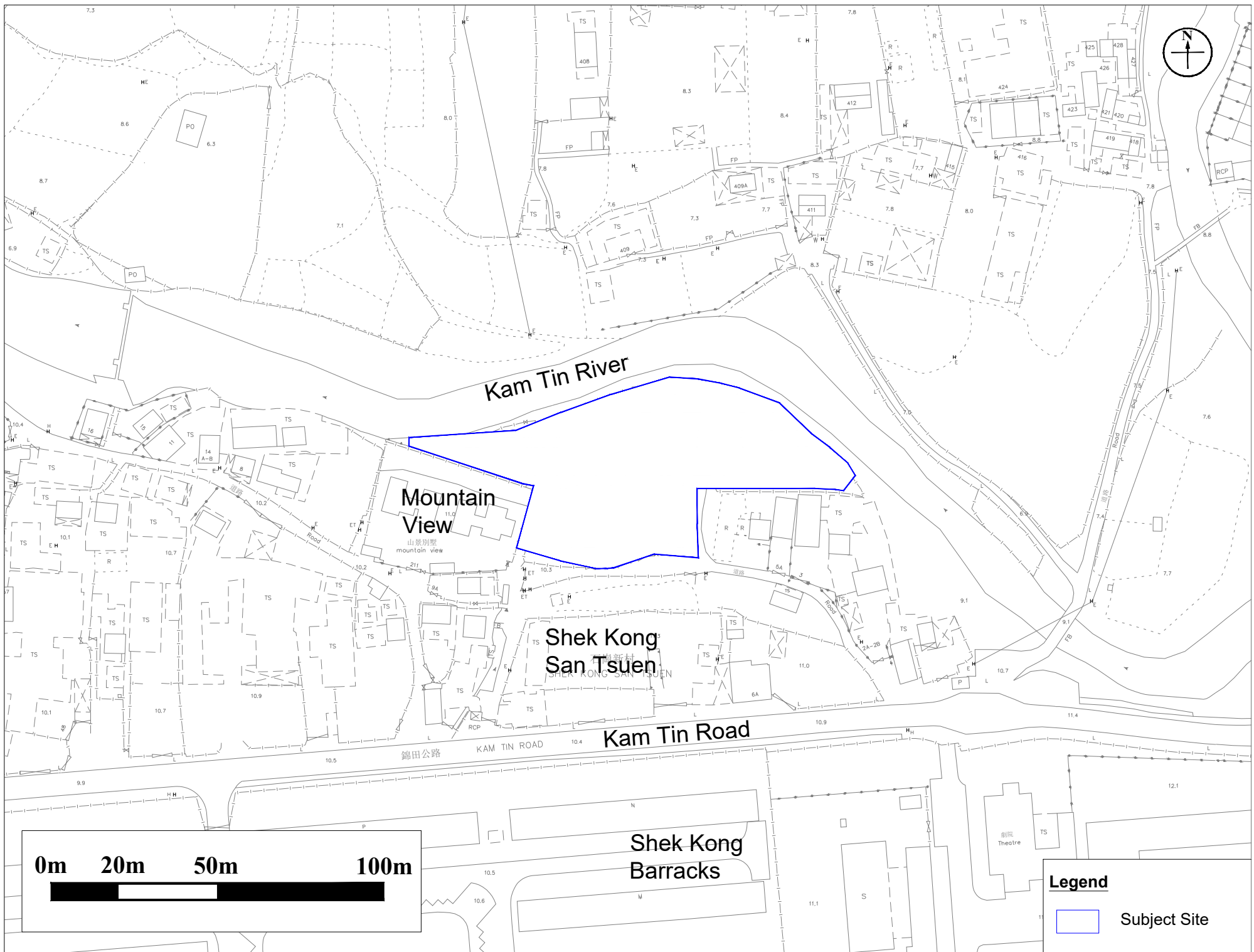
Thank you for your attention.

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



Zoe Chan
Senior Manager

Encl.



Zoe Chan

From: yin_wei_chow@hkfsd.gov.hk on behalf of ado_lea_cs@hkfsd.gov.hk
Sent: Thursday, 12 June 2025 9:58 am
To: Zoe Chan
Cc: OE8 CS/FSD
Subject: Re: Fw: Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long - Request for Land Contamination Information

*Our reference: (41) in FSD GR 6-5/4 R Pt. 58
Your reference: GTDSKST-EI100_0_0003L.25*

Dear Ms. CHAN,

Land Contamination Assessment Study for
Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones
at Lots 624 & 787 in D.D. 110 and Adjoining Government Land,
Kam Tin Road, Shek Kong San Tsuen, Yuen Long
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 13.5.2025 regarding the captioned request and reply below in response to your questions:-

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

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

Best regards,

CHOW Yin-wei
Assistant Divisional Officer (Legal Affairs)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

Disclaimer:

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

From: Zoe Chan <[REDACTED]>
Sent: Tuesday, May 13, 2025 21:00
To: ADO LEA CS/FSD
Cc: OE8 CS/FSD; Rachel Wong
Subject: RE: Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long - Request for Land Contamination Information

Dear Mr. Chow,

Please find attached appointment letter from Project Proponent for your perusal. Thanks.

Kind regards
Zoe Chan
D [REDACTED]
[REDACTED]
Ramboll Hong Kong Limited

Classification: Confidential

From: yin_hei_chow@hkfsd.gov.hk <yin_hei_chow@hkfsd.gov.hk> On Behalf Of ado_lea_cs@hkfsd.gov.hk
Sent: Tuesday, 13 May 2025 4:09 pm
To: Zoe Chan <[REDACTED]>
Cc: OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>
Subject: Re: Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long - Request for Land Contamination Information

You don't often get email from ado_lea_cs@hkfsd.gov.hk. [Learn why this is important](#)

Our reference: (41) in FSD GR 6-5/4 R Pt. 58
Your reference: GTDSKST-EI100_0_0003L.25

Dear Ms. CHAN,

Land Contamination Assessment Study for
Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones
at Lots 624 & 787 in D.D. 110 and Adjoining Government Land,
Lam Tin Road, Shek Kong San Tsuen, Yuen Long
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 13.5.2025 regarding the captioned subject.

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

- (i) Dangerous Goods Licence Record: from the year of 1990 to present moment.
- (ii) Incident Record: Past three years of fire and special services incidents. Lift incidents will be excluded unless otherwise required.

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

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

Best regards,

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

Tel.: 2733 7896

----- Forwarded by AccessIO/FSD/HKSARG on 13/05/2025 15:14 -----

From: "Zoe Chan" <[REDACTED]>
To: "aio_fsd@hkfsd.gov.hk" <aio_fsd@hkfsd.gov.hk>
Date: 13/05/2025 15:13
Subject: RE: Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long - Request for Land Contamination Information

Dear Mr. Chow,

Re-sent with map included. Sorry for any inconvenience caused. Thanks.

Kind regards
Zoe Chan
[REDACTED]
Ramboll Hong Kong Limited

Classification: Confidential

From: Zoe Chan
Sent: Tuesday, 13 May 2025 12:08 pm
To: aio_fsd@hkfsd.gov.hk
Subject: Proposed Residential Development (Houses) in "R(C)2" and "R(D)" Zones at Lots 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long - Request for Land Contamination Information

Dear Mr. Chow,

We are the consultant to conduct Land Contamination Assessment Study for the captioned project at Lots 624 & 787 in D.D. 110 and adjoining government land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Subject Site).

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.

Of particular interests, we would like to request for the following information from your office for the Subject Site to facilitate the study:

- (1) Any spill and incident reports (including records of fire at the Subject Site); and
- (2) Anywhere / any party within the Subject Site had applied or possessed license for dangerous goods storage.

Further to our tele-conversation this morning, we enclosed herewith the letter regarding the request for Land Contamination Information with a site map showing the location of the Subject Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by 19 May 2025.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED], or our Miss Rachel Wong at [REDACTED]. We thank you in anticipation of your help on the matter.

Thank you for your attention.

Kind regards
Zoe Chan
Senior Manager

[REDACTED]

Ramboll

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Ramboll Hong Kong Limited

[attachment "GTDSKST-EI00_0_0003L.25.pdf" deleted by yin_hei CHOW/FSD/HKSARG] [attachment "GT to Ramboll Appointment Letter .pdf" deleted by yin_hei CHOW/FSD/HKSARG]

Appendix D

Screen Capture of BRAVO

Screen capture from BRAVO System showing No Building records within Subject Site

The screenshot displays the BRAVO system interface. At the top left, there are logos for 'BUILDINGS DEPARTMENT' and 'BRAVO'. The top right shows 'GovHK | HeBROS | EN | AA Text Size'. The navigation bar includes 'Home', 'Menu', 'Transaction History', 'Shopping Cart', and 'Logout'. The main area is split into a map on the left and a search panel on the right. The map shows 'Shek Kong San Tsuen' with 'KAM TIN ROAD' and 'YUEN LONG' labeled. The search panel has 'Building' selected as the file type. Search criteria include 'Lot No.' (empty), 'DD / SD Type' (DD, 110), and 'Lot Designation' (CLL). The 'Lot No.' field is set to 624. Below the search criteria, there is a table with the following columns: Plan / Doc / MW, File Ref., Address, Building Name, Lot No., File Type, OP No., and Remarks. The table is empty, with the message 'No data available in table'. At the bottom of the search panel, it says 'Showing 0 to 0 of 0 entries' and 'Page 1 of 0'. The Windows taskbar at the bottom shows the date as 30/6/2025 and the time as 16:04.

Proposed Residential Development (Houses) at Lots 624 and 787 in
D.D. 110 and Adjoining Government Land, Kam Tin Road,
Shek Kong San Tsuen, Yuen Long

BRVO GovHK | HeBROS | EN | [Text Size](#)

Home Menu Transaction History Shopping Cart [Logout](#)

Building Slope

File Type: ▲

All Building Structural Drainage Alterations & Additions Site Formation Minor Works Existing Buildings Others

Lot No. [Dropdown]

DD / SD Type DD [Dropdown] 110

Lot Designation CLL Lot No. 787 [Search]

Inspection paid record(s) [Show search result on](#)

Plan / Doc / MW	File Ref.	Address	Building Name	Lot No.	File Type	OP No.	Remarks
No data available in table							

Showing 0 to 0 of 0 entries 25 | 50 | 100 | All Page 1 of 0

© Building data from Buildings Department
Base Map from Lands Department

Important Notices | Fees | Collection Schedule | FAQ | Privacy Policy | User Manual | Contact Us

Type here to search

15:59 30/6/2025

Confidential

Appendix E

Site Walkover Checklist

Annex C1

Site Walkover Checklist (22 Apr 2025)

GENERAL SITE DETAILS

SITE OWNER/CLIENT Glory Time Development Limited

PROPERTY ADDRESS Lot. No. 624 & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long.

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Zoe Chan

POSITION Senior Manager (Ramboll Hong Kong Limited)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Ms. Joyce Ng

POSITION Client's Representative

TELEPHONE -

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled.

Obtain a flow schematic if possible. (*Temporary Storage of Prefabricated*)

Number of employees:	Full-time: N/A
	Part-time: <u>N/A</u>
	Temporary/Seasonal: <u>Temporary storage of the construction materials / equipment / tool</u>
Maximum no. of people on site at any time:	<u>N/A</u>
Typical hours of operation:	<u>N/A</u>
Number of shifts:	<u>N/A</u>
Days per week:	<u>N/A</u>
Weeks per year:	<u>N/A</u>
Scheduled plant shut-down:	<u>N/A</u>

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: Approximate 4,000m²

What area of the site is covered by buildings (%): Less than 10%

Please list all current and previous owners/occupiers if possible. _____
Current owner: Glory Time Development Limited
Previous owner: No available information

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: _____

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

North: Kam Tin River

East: Natural vegetation and village houses of Shek Kong San Tsuen

South: Access road of Shek Kong San Tsuen

West: Mountain View Villa

Annex C1 – Site Walkover Checklist (Page 43)

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

Flat terrain at two different levels within the site.

State the size and location of the nearest residential communities.

Mountain View Villa located approximately 5m to the southwest and village houses at Shek Kong

San Tsuen is located approximately 20m to the south and west

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

No

Questionnaire with Existing Site Owner (Glory Time Development Limited)

Ref.		Yes/No	Notes
1.	What are the main activities/operations at the above address?	-	The temporary structure at the south-eastern portion of the site is being used as temporary storage of construction materials / equipment / tool. The residential house and temporary structures in open yard at the south portion within the site is occupied by domestic use.
2.	How long have you been occupying the site?	-	Since 2008
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	No	No available information
4.	Prior to your occupancy, who occupied the site?	-	The site was vacant, and the house was abandoned before the occupancy.
5.	What were the main activities/operations during their occupancy?	-	For residential purpose.
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	-	No.
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	No	No available information.
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	-
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	-
10.	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	The temporary structure at the south-eastern portion of the site is being used as temporary storage of construction materials / equipment / tool. No chemical used and chemical / chemical waste stored within the site.
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	No	
	• Where do you store these chemicals?	-	
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	
13.	Has the facility produced a separate hazardous substance inventory?	No	
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes,	No	

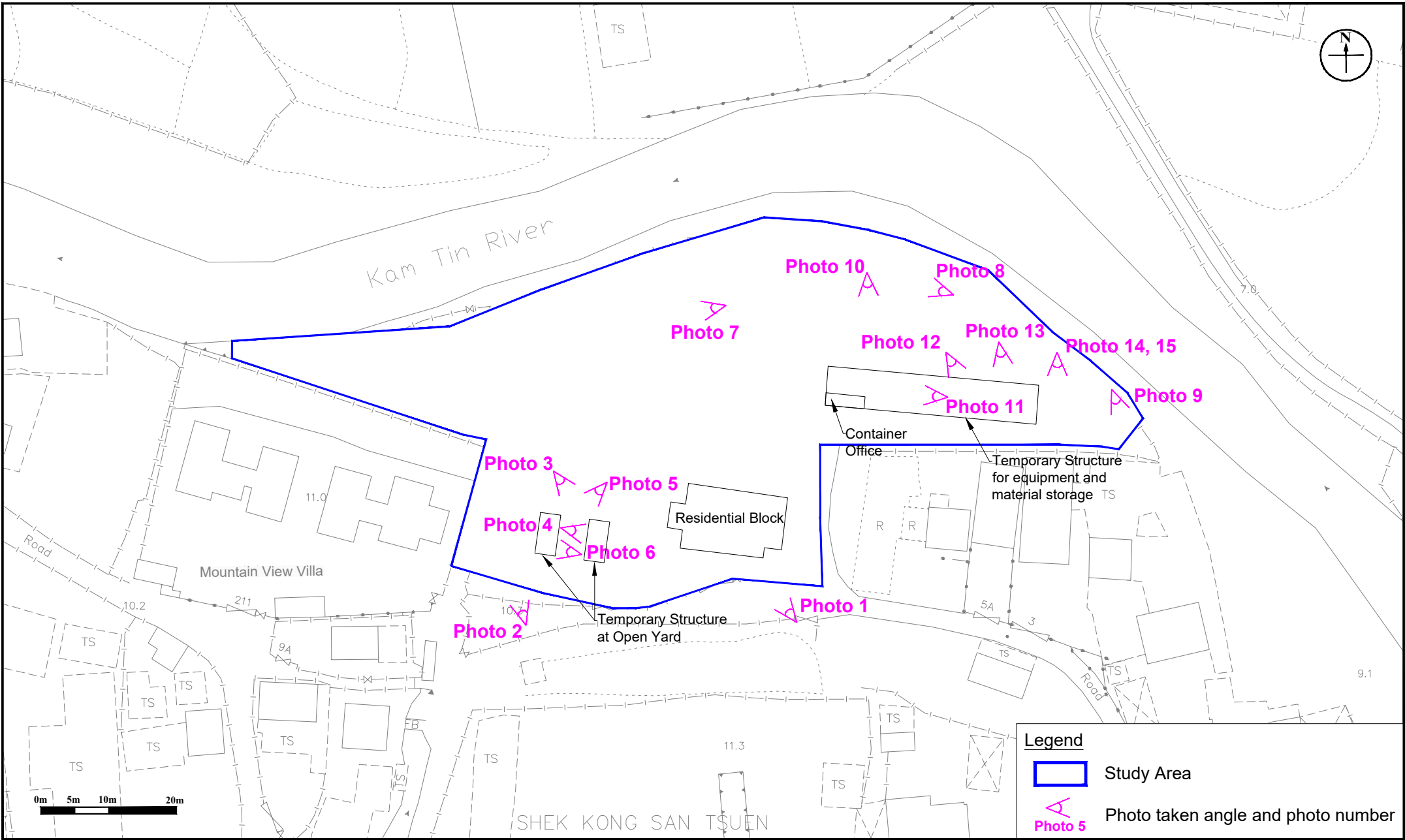
	please provide details.)		
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	-	The temporary structure at the south-eastern portion of the site is being used as temporary storage of construction materials / equipment / tool.
16.	Do you have any underground storage tanks? (If yes, please provide details.)	No	-
	<ul style="list-style-type: none"> ▪ How many underground storage tanks do you have on site? 	-	-
	<ul style="list-style-type: none"> ▪ What are the tanks constructed of? 	-	-
	<ul style="list-style-type: none"> ▪ What are the contents of these tanks? 	-	-
	<ul style="list-style-type: none"> ▪ Are the pipelines above or below ground? 	-	-
	<ul style="list-style-type: none"> ▪ If the pipelines are below ground, has any leak and integrity testing been performed? 	-	-
	<ul style="list-style-type: none"> ▪ Have there been any spills associated with these tanks? 	-	-
17.	Are there any disused underground storage tanks?	No	-
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	No	No chemical and chemical waste stored and handled within the site.
19.	How are the wastes disposed of?	-	The temporary structure at the south-eastern portion of the site is being used as temporary storage of construction materials / equipment / tool.
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	-
21.	Have any spills occurred on site? (If yes, please provide details.)	No	-
	<ul style="list-style-type: none"> • When did the spill occur? 	-	-
	<ul style="list-style-type: none"> • What were the substances spilled? 	-	-
	<ul style="list-style-type: none"> • What was the quantity of material spilled? 	-	-
	<ul style="list-style-type: none"> • Did you notify the relevant departments of the spill? 	-	-
	<ul style="list-style-type: none"> • What were the actions taken to clean up the spill? 	-	-
	<ul style="list-style-type: none"> • What were the areas affected? 	-	-
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	-
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	-
24.	Are there any known contaminations on site? (If yes, please provide details.)	No	-
25.	Has the site ever been remediated? (If yes, please provide details.)	No	-

Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	Majority of the site is vacant and construction materials / equipment / tool stored within temporary structure at the south-eastern portion of the site. Residential house and its associated open yard for residential purpose located at the southern portion of the site. No chemical and chemical waste observed within the site.
2.	What are the conditions of the bund walls and floors?	-	The areas at / adjacent to the temporary structure at the south-eastern portion of the site are mostly paved by concrete in good condition.
3.	Are any surface water drains located near to drum storage and unloading areas?	No	Majority of the site is vacant and construction materials / equipment / tool stored within temporary structure at the south-eastern portion of the site.
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	The site is mostly paved by concrete.
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?	No	-
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	Majority of the site is vacant and construction materials / equipment / tool stored within temporary structure at the south-eastern portion of the site.
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	Residential house and its associated open yard for residential purpose located at the southern portion of the site. No chemical and chemical waste observed within the site.

Appendix F

Photo Records of the Site Visit



Appendix: F		RAMBOLL
Title:	Location of Site Visit Photo Records	Drawn by: PL
Project:	Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Checked by: ZC
		Rev.: 1.0
		Date: Jul 2025

Photo Records (Site Visits on 22 Apr 2025)



Photo 1:
South: Existing residential house



Photo 2:
South: Open yard at the existing residential house



Photo 3:
South: Temporary structure at western side of the existing residential house for domestic storage



Photo 4:
South: Temporary structure at western side of the existing residential house for domestic storage



Photo 5:
South: Temporary structure at western side of the existing residential house for domestic use



Photo 6:
South: Temporary structure at western side of the existing residential house for domestic use



Photo 7:
West: Vacant with natural vegetation



Photo 8:
North: Vacant with natural vegetation



Photo 9:
East: Natural vegetation



Photo 10:
South East: Temporary structure for storage of construction
equipment and material



Photo 11:
One container office and temporary storage of empty cage,
equipment / tools within the temporary structure



Photo 12:
Temporary storage of construction equipment / tools within the
temporary structure



Photo 13:
Temporary storage of construction materials including used
timber, empty containers, tarpaulin sheets, tiles within the
temporary structure



Photo 14:
Temporary storage of steel bars and tiles



Photo 15:
Temporary storage of tiles