Prepared for

Glory Time Development Limited

Prepared by

Ramboll Hong Kong Limited

APPLICATION FOR PERMISSION UNDER SECTION 16 PROPOSED RESIDENTIAL DEVELOPMENT (HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION IN "RESIDENTIAL (GROUPC) 2" AND "RESIDENTIAL (GROUP D)" ZONES, LOT 624 (PART) & 787 IN D.D. 110 AND ADJOINING GOVERNMENT LAND, KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG

ENVIRONMENTAL ASSESSMENT

Date	**July 2026**
Prepared by	**Mike Kwan** **Environmental Consultant**
Signed	
Approved by	**Zoe CHAN** **Senior Manager**
Signed	
Project Reference	[redacted]
Document No.	[redacted]

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1. INTRODUCTION

1.1 Project Background

1.1.1 The Project Proponent, Glory Time Development Limited, is planning to develop private residential development at Lot. No. 624(Part) & 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Application Site). The Application Site is currently zoned as "Residential (Group C2)" and "Residential (Group D)" under the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.

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 in 2025.

1.1.4 Ramboll Hong Kong Limited is also commissioned by the applicant to prepare an Environmental Assessment (EA) in support of the latest planning scheme. This EA report will assess the major environmental issues (i.e. environmental noise, air quality, construction phase environmental impact and land contamination) of the Application Site and the surrounding area.

1.2 Application Site and its Environ

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**.

1.3 Proposed Development

1.3.1 The Proposed Development consists of 22 residential blocks. The residential blocks are divided into 3 portions. Block 1 to Block 8 are located at the southwestern corner. Block 9 to Block 16 are located at the north of the Application Site. Block 17 to Block 22 is situated atop of one storey clubhouse and E&M facilities. The maximum building height of the residential block is 8m.

1.3.2 The tentative population intake year of the proposed development is 2033.

1.3.3 The master layout plan and section plan of the Proposed Development are given in **Appendix 1.1.**

1.4 Appraisal of Environmental Impact

Noise

1.4.1 Road traffic noise was identified as one of the major environmental impacts on the Proposed Development. Kam Tin Road to the south of the Application Site is the major road traffic noise source when compared to other local carriageways and proposed access road. The potential road traffic noise impact has been assessed in this study. Direct noise mitigation measures have been recommended to minimise the potential road traffic noise impact.

1.4.2 Onsite survey has been conducted on 26 May 2026 to verify and identify any environmental nuisance. Noisy facilities have been identified within 300m assessment area, including warehouse, garage, and open storage. Quantitative fixed noise impact assessment has been conducted to evaluate the potential fixed noise impact. Direct noise mitigation measures have been recommended to minimise the fixed noise impact.

1.4.3 The development is not environmentally polluting in nature. Should there be any fixed noisy facilities (e.g. E&M plant room, clubhouse) provided in future, it will be designed to follow the HKPSG requirement (i.e. acceptable noise level minus 5 decibels) to ensure that there is no adverse impact on any noise sensitive use in the surrounding.

Aircraft and Helicopter Noise

1.4.4 During the site surveys, aircraft and helicopter noise from the Shek Kong Barrack was not detected. The noise environment at the Subject Site is dominated by road traffic from Kam Tin Road and fixed noise from the surrounding area. Yet, to be prudent, better insulation will be adopted for the Proposed Development on voluntary basis (e.g. 8mm glass or better instead of nominal glass pane of 6mm thickness).

Air Quality

1.4.5 With respect to the potential vehicular emission impact, the Application Site is affected by open road emissions from nearby carriageways such as Kam Tin Road, proposed access road, and local village road. The separation from the carriageways have been evaluated based on desktop survey.

1.4.6 The potential odour sources within the 500m assessment area are identified and assessed. There is absence of chimney emission observed within the 200m study area.

1.4.7 A qualitative air quality impact assessment is prepared to address the potential air quality impact that would be generated from the aforementioned emissions.

Potential Land Contamination Review

1.4.8 The Application Site is currently occupied by natural vegetation, temporary structures for residential and storage uses. Based on the site inspection and review of historical land uses, no potential land contamination concern is anticipated within the Application Site. The detailed discussion is provided in **Section 6**.

Operation Phase Waste Management

1.4.9 During the operation of the project, there will be waste generation from the residential and clubhouse uses such as glass, metals, plastics, food wastes, textile, wood, household hazardous wastes and others. Adequate waste collection/storage facilities will be provided for collection and storage of sorted recyclable wastes (glass, paper, metal, plastic) to enable recycling.

1.4.10 Based on Waste Statistics for 2024, the per capita disposal rates of municipal solid waste, domestic waste, commercial & industrial waste are respectively 1.40kg/person/day, 0.86kg/person/day and 0.53kg/person/day (Plate 2.7 of Waste Statistics for 2024). Among domestic and commercial waste, the recovery rate are 22% and 48% respectively (Plate 3.2 of Waste Statistics for 2024). Based on the Proposed Development with around 154 residential population and 5 working population, there will be around 175kg/day of waste generation (i.e. 0.86/(1-22%) x 154 + 0.53/(1-48%) x 5). With adequate waste collection/storage facilities provided to segregate recyclable and non-recyclable wastes, the burden of waste treatment facilities in Hong Kong will be reduced. In addition, the applicant will explore in detailed design stage to collect food waste alongside these recyclable wastes mentioned above to further reduce waste generation.

Construction Phase Environmental Impact

1.4.11 The major air quality impact during construction should be fugitive dust impact in relation to dusty activity & emission from dusty materials and gaseous & particulate matter (PM) emissions form the construction vehicles and powered mechanical equipment (PME). Best management practice and practical mitigation measures will be adopted where appropriate.

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

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

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

1.4.15 With adequate mitigation measures incorporated during construction of the project, no significant construction phase environmental impact is anticipated. Further discussion on construction phase environmental impact is also included in **Section 5**.

1.5 Organisations of the Report

1.5.1 This Environmental Assessment report contains the following chapters:

- Chapter 2 to evaluate and assess potential road traffic noise impact on the Proposed Development at the Application Site, and propose practicable noise mitigation measures to attenuate the impact;
- Chapter 3 to evaluate and assess potential fixed noise impact on the Proposed Development at the Application Site, and propose practicable noise mitigation measures to attenuate the impact;
- Chapter 4 to evaluate the potential air quality impact on the Proposed Development at the Application Site, and propose practicable mitigation measures to attenuate the impact;
- Chapter 5 to generally discuss potential environmental noise, fugitive dust, water, waste impact during construction of the project and propose effective and practicable mitigation measures to attenuate the impact; and

- Chapter 6 to discuss the likeliness of land contamination due to historical use of the Application Site and necessity of further investigation.

2. TRAFFIC NOISE IMPACT ASSESSMENT

2.1 Introduction

2.1.1 This road traffic noise impact assessment is prepared to address potential road traffic noise impact on the noise sensitive uses of the Proposed Development and to recommend mitigation measures where practicable to attenuate the impact.

2.2 Assessment Criteria

2.2.1 Noise standards are recommended in the Hong Kong Planning Standards and Guidelines (HKPSG) for planning against noise impact from road traffic.

2.2.2 The Proposed Development comprises is residential in nature. Associated facilities such as clubhouse and plantrooms are not considered noise sensitive uses. According to the guidelines, the maximum noise level from road traffic, measured in terms of L_{10} (1-hr) is recommended to be 70 dB(A) at typical facades of new dwellings.

2.3 Assessment Methodology

2.3.1 In this assessment, the potential road traffic noise impact arising from nearby existing and future road carriageways on the development has been assessed based on the further finetuned layout. It involved the prediction of future noise impacts on Noise Sensitive Receivers (NSRs) arising from traffic flows along existing and future road carriageways situated within or in the vicinity of the Application Site. Calculation of predicted road traffic noise were based on the worst case peak hour traffic flows projected within a 15-year period from the target completion date (Year 2033) of the Proposed Development. For worst-case scenario evaluation, the assessment year was chosen to be year 2048, which has the maximum forecasted traffic flow within the 15-year period including the operation of the proposed transitional to represent the worst scenario. The year 2048 traffic forecast data is prepared by MVA and attached in **Appendix 2.1**. Endorsement from Transport Department (TD) on the methodology of the traffic forecast and confirmation from project traffic consultant strictly following the endorsed methodology are also included in the same appendix.

2.3.2 The U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" (CRTN) was used to predict the hourly $L_{10(1\text{-hour})}$ noise levels generated from road traffic at selected representative NSRs. Practicable environmental mitigation measures have been recommended, where necessary. The predicted noise levels were compared with the relevant HKPSG noise standards (i.e. $L_{10(1\text{-hour})}$ 70dB(A)).

2.4 Noise Sensitive Receivers

2.4.1 A number of Noise Sensitive Receivers (NSRs), which are likely to be subject to worst road traffic noise impact of the corresponding habitable rooms, were selected for the assessment. All assessment points were taken at 1.2m above the floor and 1m away from the façade of openable windows (which would be for ventilation purpose) of rooms of sensitive use (living rooms and bedrooms).

2.4.2 **Figure 2.1** illustrates the locations of the selected representative NSRs for road traffic noise impact assessment.

2.5 Predicted Road Traffic Noise Levels under Base Scenario

2.5.1 The predicted road traffic noise level (L_{10}(1-hr)) under base case scenario for the Proposed Development (without any noise mitigation measures) is presented in **Appendix 2.2**.

2.5.2 According to the assessment result, minor exceedances of the road traffic noise criterion are predicted at House 1 and House 22, mainly due to traffic noise from Kam Tin Road to the south of the Site.

Impact due to the Proposed Revamped Access Road

2.5.3 According to the traffic forecast presented in **Appendix 2.1,** the predicted traffic flow of the Proposed Revamped Access Road (Access Road 13) during PM peak hour is 10 vehicle per hour with 23% of heavy vehicle. It is anticipated that the road traffic noise impact arising from the Proposed Revamp of Existing Access Road would be very insignificant (i.e. no adverse road traffic noise impact) on existing NSRs in the surroundings as the predicted traffic flow of the road is very low. It is expected that the road traffic noise impact on the existing NSRs is mainly from Kam Tin Road and the contribution of road traffic noise impact from the Proposed Revamped Access Road to the cumulative road traffic noise impact should be insignificant (i.e. increase in noise level should be less than 1.0dB(A)). Therefore, no adverse road traffic noise impact on the existing NSRs would be anticipated due to the Proposed Revamped Access Road.

2.5.4 The Proposed Revamped Access Road is presented in **Figure 4.2**. The proposed road work is commenced in 2033.

2.6 Proposed Noise Mitigation Measures

2.5m High Solid Concrete Fence Wall

2.6.1 As the principal road traffic noise source is Kam Tin Road located to the south of the Site, a 2.5 m high solid concrete fence wall is proposed along the southern site boundary to provide noise screening to the proposed houses. The fence wall extends generally from the western to eastern side of the Site. The noise shielding effect of solid fence wall is modelled following CRTN.

Partition Wall

2.6.2 To reduce the road traffic noise impact, solid partition walls will be proposed and erected at locations sufficient to provide shielding for the affected assessment points against traffic noise from Kam Tin Road. A 1.1m high partition wall is proposed at House 1 (1/F), and a 0.5m high partition wall is proposed at House 22 (1/F).

Fixed Glazing with or without Maintenance Window

2.6.3 For those window façades that are not necessary to serve ventilation purpose yet exposed to adverse road traffic noise, Fixed Glazing with or without Maintenance Window is proposed. The fixed glazing of not less than 8mm will be equipped with well gasketed maintenance window, if any, and a removable handle or key lock system to ensure the maintenance window remains locked except for cleaning and maintenance purpose. The intention of provision of maintenance window not for ventilation purpose will be clearly stated in sales brochure and Deed of Mutual Covenant (DMC) to inform the future occupants.

2.6.4 The locations and arrangements of the proposed noise mitigation measures, including solid fence wall, solid partition wall and fixed glazing with or without maintenance

window, are shown in **Figure 2.2**. A summary of the proposed noise mitigation measures is provided in **Table 2.1**.

Table 2.1 Schedule of Noise Mitigation Measures

House	Noise Mitigation Measures
All proposed houses	2.5 m high solid fence wall along the southern site boundary facing Kam Tin Road
House 1	1.1 m high solid partition wall for bedroom1 at 1/F
House 22	0.5 m high solid partition wall for bedroom 1 at 1/F Fixed glazing with or without maintenance window for living room at G/F and master bedroom at 2/F

2.7 Road Traffic Noise Impact Assessment Result (Mitigated)

2.7.1 The predicted road traffic noise impact on the selected representative NSRs based on the proposed noise mitigation measures discussed above have been assessed. The predicted results are shown in **Appendix 2.3**.

2.7.2 With the implementation of the proposed noise mitigation measures, the predicted results at all representative NSRs could comply with the relevant standard. Therefore, no adverse road traffic noise impact on the Proposed Development would be anticipated.

2.8 Conclusion

2.8.1 Road traffic noise impact assessment has been carried out for the Proposed Development. The noise mitigation measures are tentative only and subject to future scheme refinement. With the implementation of the proposed noise mitigation measures, no adverse road traffic noise impact on the Proposed Development anticipated. The feasibility of meeting relevant road traffic noise standard is demonstrated.

3. FIXED NOISE IMPACT ASSESSMENT

3.1 Introduction

3.1.1 This fixed noise impact assessment is prepared to address potential fixed noise impact on the Proposed Development arising from the existing and planned fixed noise sources. Practicable noise mitigation measures would be recommended where necessary.

3.2 Identification of Fixed Noise Sources

3.2.1 Various fixed noise sources have been identified through desktop review and site survey conducted in July 2021, July 2025, October 2025, and May 2026 to identify any presence of industrial/fixed noisy facilities/activities and evaluate the strength during daytime periods. Site survey had also been conducted in July 2025 to identify any nighttime operation of the fixed noise sources. Based on daytime onsite survey conducted in May 2026, except S5, the identified fixed noise sources are still valid.

3.2.2 Vehicle service centres (S1 to S11) along Kam Tin Road were observed and the opening of the repairing workshop within the vehicle service centres are facing Kam Tin Road. However, noticeable equipment and potential activities would be carried out for some of the vehicle service centres. There were no activities and audible noise observed from the daytime and nighttime survey, sound power level of comparable equipment based on the "Technical Memorandum on Noise from Construction Work Other than Percussive Piling" (TM) and findings in previous environmental assessment studies have been referenced.

3.2.3 Open storage for materials (e.g. bricks, sand) (S12 to S13) at Kam Tai Road were found but no activities were observed during the daytime and nighttime site surveys. The noise levels of the open storage are referenced based on TM for the assessment.

3.2.4 Details of identified fixed noise sources are listed as follows:

新昇汽車零件公司 (S1)

新昇汽車零件公司 is located at the east of the Application Site, with approximately 130m of separation from the nearest site boundary. The warehouse mainly used as storage of car parts and dismantled car. An electrical forklift is observed from the site survey on 31 October 2025. No audible noise and activity are detected from the electrical forklift during the surveys. During the daytime survey on 23 May 2026, electrical forklift is observed onsite and no operation is observed. During the nighttime site survey on 14 July 2025, the warehouse is close gated and has no operation. Nighttime fixed noise impact from the warehouse is not anticipated. The Sound Power Level (SWL) of an electrical forklift based on the TM has been referenced for the fixed noise assessment.

合成汽車服務 (S4)

合成汽車服務 is located at the south of the Application Site, with approximately 24m of separation from the nearest site boundary. The garage is used as dismantle of used car. The operation activities of garages involve using vehicle lifting machines and hand-held pneumatic tools, hammering, and grinding works. No audible noise and activity was observed from the site survey on 9 July 2025. During the site survey on 31 October 2025 and 23 May 2026, the garage was found closed with no operation and noisy activity was not observed. During the nighttime site survey on 14 July 2025, the garage was found closed with no operation. The noise level based on the findings in

"Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (Approved Planning Application: A/YL/304) have been referenced. SWL of 97.0dB(A) has been referenced and adopted in this assessment.

LSD (S5)

LSD is located at the southwest of the Application Site with approximately 20m distant from the nearest site boundary. LSD provide service including car washing, polishing, and coating. Noisy activity and audible noise were not observed during the daytime survey on 23 May 2026. The noise level of the car workshop based on the findings in Approved Planning Application: A/YL/304 have been referenced. By considering the operation activities involved in the workshop, SWL of 87.9dB(A) have been referenced for both daytime fixed noise assessment.

何榮記鋼鐵工程 (S8)

何榮記鋼鐵工程 is located at the southwest of the Application Site, with approximately 105m of separation from the nearest site boundary. During the site survey, metal tube and various construction items arewere observed in the workshop. An electrical hoist is also observed during site survey on 9 July 2025, and it is expected to use the electric hoist for loading and unloading of material. During site survey on 31 October 2025, the workshop was found close gated and no operation and noisy activity was detected. According to the site survey on 14 July 2025, the workshop was found is closed and nighttime operation is not observed. No activity and audible noise were observed from the site survey. The noise level based on TM have been referenced. SWL of electric hoist (CNP 122) have been referenced and adopted in this assessment.

Top Torque Motorsport (S9)

Top Torque Motorsport is located at the southwest of the Application Site, with approximately 140m of separation from the nearest site boundary. Top Torque Motorsport provide service including car washing, waxing, coating, and polishing. Noisy activity and audible noise were not observed from the daytime site survey on 9 July and 31 October 2025. The workshop is found in operation during the nighttime survey on 14 July 2025. Car repairing using handheld tools is observed. Audible noise is not detected during the visit. The noise level of the car workshop based on the findings in Approved Planning Application: A/YL/304 have been referenced. By considering the operation activities involved in the workshop, SWL of 87.9dB(A) have been referenced for both daytime and nighttime fixed noise assessment.

高記貨倉 (S12) & Unnamed Open Storage (S13)

高記貨倉 & Unnamed Open Storage are located at north of the Application Site, with more than 200m apart from the nearest site boundary. These warehouses are used as open storage for inert materials (e.g. sand) and construction material (e.g. bricks) During the site visit on 9 July 2025, lorry with crane is observed at 高記貨倉 for loading and unloading. Another visit to 高記貨倉 was conducted on 31 October 2025, lorry with crane and an electrical forklift were observed with no operation. Lorry with crane is not observed in Unnamed Open Storage during both site surveys. However, it is assumed both warehouses would have similar fixed noise equipment for this assessment. No noisy activity and audible noise were observed from the site surveys. Another survey was conducted on 23 May 2026 to verified the activity of these locations. Both warehouses are in operation but no noisy activity and equipment were observed. During nighttime survey on 14 July 2025, operation is not observed for both warehouses as they are closed. The noise level of the lorry with crane/grab from TM have been referenced. SWL of lorry with crane/grab (5.5 tons < gross vehicle weight

< 38tons), 105dB(A) have been reference and applied in this assessment. The Sound Power Level (SWL) of an electrical forklift based on the TM has been referenced for the fixed noise assessment.

3.2.5 Locations of the identified fixed noise sources are indicated in **Figure 3.1**. Site Survey photo records and details are shown in **Appendix 3.1**. Summary of SWLs applied in fixed noise impact assessment is included in **Appendix 3.2**.

3.3 Assessment Criteria

3.3.1 According to the "*Technical Memorandum For The Assessment Of Noise From Places Other Than Domestic Premises, Public Places Or Construction Sites*" (IND-TM) issued under the Noise Control Ordinance (NCO), the airborne noise shall comply with the Acceptable Noise Level (ANL), which depends on the Area Sensitive Rating (ASR).

3.3.2 In setting the ANL, reference has to be made to the Area Sensitive Rating ("ASR") in Table 1 of IND-TM reflecting the type of area where the noise sensitive receivers ("NSRs") are situated. As discussed before, the Application Site is situated in R(C) and R(D) zones, which are intended for low-rise, low-density residential development. Future noise sensitive uses of the Proposed Development are not expected to be directly affected by influencing factors ("IF") such as major roads with Annual Average Daily Traffic ("ADDT") in excess of 30,000 or significant scale of industrial operations. The Application Site is also not within 100m of "Industrial" or "Industrial Estate" zones. An ASR of "A" is considered representative of the noise sensitive uses.

Table 3.1 Area Sensitivity Rating of NSRs

Type of Area Containing NSR	Degree to which NSR is affected by Influencing Factors (IFs)		
	Not Affected	Indirectly Affected	Directly Affected
i. Rural area, including country parks, or village type development	A	B	B
ii. Low density residential area consisting of low-rise or isolated high-rise developments	A	B	C
iii. Urban area	B	C	C
iv. Area other than those above	B	B	C

Table 3.2 Acceptable Noise Level

Time Period	ASR "A", Leq (30 min), dB(A)
Day & Evening (0700 – 2300 hours)	60
Night (2300 – 0700 hours)	50

3.4 Assessment Methodology

3.4.1 Standard acoustic principles were adopted for prediction of cumulative fixed noise impact. The shortest horizontal distances between noise sensitive receivers (NSRs) of the Proposed Development and identified fixed noise sources were assessed as a conservative assessment approach.

3.4.2 The assessment has taken into account the distance attenuation, screen effect, tonality and façade effect where appropriate. Prediction of the fixed source noise level can be represented by the formula below:

$$SPL_{NSR} = SWL_{source} + Corr_{dist} + Corr_{bar} + Corr_{ton} + Corr_{fac}$$

where

SPL_{NSR} = Predicted Noise level at the Representative NSR [$Leq_{(30\ min)}$ dB(A)]

SWL_{source} = Sound Power Level of the Identified Fixed Noise Sources [dB(A)]

$Corr_{dist}$ = Distance Correction [-20 x Log (Distance between NSR and Source) – 8]

$Corr_{bar}$ = Barrier Correction [-10dB(A) where applicable]

$Corr_{ton}$ = Tonality Correction [+3dB(A), where applicable]

$Corr_{fac}$ = Façade Correction [+3dB(A)]

3.5 Representative Noise Sensitive Receivers

3.5.1 A total of 18 representative NSRs are selected. The southwest façade of H1, H2 and H8 are having direct line of sight to most of the identified noise sources at south and southwest side of the Assessment Area (e.g. S4, S5, S8 & S9). H16 and H12 are also have direct line of sight to the identified noise sources at the east and north side of the Assessment Area (e.g. S1, S12, S13). Facades that are having direct line of sight to the identified fixed noise sources are selected as representative NSRs for the assessment. The NSR is assumed at the same height of the identified fixed noise sources for conservative assessment approach. Assessment points are taken at 1.2m above floor and 1m away from façade with openable window of NSRs for natural ventilation.

3.5.2 **Figure 3.2** shows the location of the representative NSRs.

3.6 Fixed Noise Impact Assessment Result (Base Case Scenario)

3.6.1 The predicted cumulative noise level at the representative NSRs under base case scenario (i.e. no noise mitigation measures incorporated) has been calculated and detailed calculations are shown in **Appendix 3.4.**

3.6.2 According to the results of the fixed noise impact assessment, it has been found that the major fixed noise source with a significant contributions to the fixed noise at the Assessment Area is identified noise source S4 which is nearest to the Proposed Development. Noise exceedances were observed during day and evening time scenario.

3.7 Proposed Fixed Noise Mitigation Measures

Fixed Glazing with Maintenance Window

3.7.1 For those window facades that are not necessary to serve ventilation purpose yet exposed to adverse fixed noise, Fixed Glazing with Maintenance Window is proposed at H8. The fixed glazing will be equipped with well gasketed maintenance window, and

a removable handle or key lock system to ensure the maintenance window remains locked except for cleaning and maintenance purpose.

Enhanced Acoustic Balcony (Baffle Type) (AW(BT) / EAB(BT))

3.7.2 Similar to the railway noise impact assessment, enhanced acoustic balcony (baffle type) are also proposed for attenuating fixed noise at H1 and H2. The EAB(BT) consist of two layers of door with openings at offset location to reduce noise penetrating into the units.

3.7.3 Since EPD-PN provides noise reduction level with respect to road traffic noise only, the purchaser intends to design the EAB(BT) to mitigate the fixed noise impact. The mock-up test will be conducted at the project early stage for assessment purpose (with some buffer during design stage), and conduct commissioning test before occupation. It is noted that details of EAB(BT) specific to the Proposed Development will be designed later and a mock-up test for the specific design will be conducted to demonstrate the noise reduction effectiveness. The relevant testing methodology will be submitted to EPD for review before conducting the mock-up test.

2.5m High Solid Concrete Fence Wall at Ground Level

3.7.4 2.5m high solid concrete fence wall is proposed around the site boundary of the proposed development at ground level. Shielding effect of the 2.5m high solid concrete fence wall at ground level for H1 Living/Dining Room is shown in **Appendix 3.7**.

3.7.5 The proposed fixed noise mitigation measures are shown in **Figure 3.3**.

3.8 Fixed Noise Impact Assessment Result (Mitigation Case Scenario)

3.8.1 The predicted noise level at the representative NSRs for mitigated case scenario is presented in **Appendix 3.5**. The noise reduction of the EAB(BT) is assumed -2 dB(A) in the assessment. With the proposed mitigation measures in place, all NSRs comply with fixed noise standard.

3.9 Fixed Noise from Podium of the Proposed Development

3.9.1 In addition to the above noise sources, the Proposed Development includes a one storey podium accommodating E&M plant room and clubhouse facility, which would be enclosed and served with central air-conditioning. It is noted that the detailed design is subject to finetuning and after respective contractors engaged. In all circumstances, requirement to meet HKPSG standard with respect to fixed noise impact will be explicated in the tender document so that future contractors will strictly follow. As such, the surroundings including the village houses would not be affected by the fixed noise impact (if any) generated by the Proposed Development.

3.10 Conclusion

3.10.1 A fixed noise impact assessment has been carried out.

3.10.2 All practical and effective noise mitigation measures have been explored, which include use of fixed glazing with or without maintenance window, enhanced acoustic balcony (baffle type), and 2.5m high solid concrete fence wall at ground level.

3.10.3 After mitigation, the fixed noise impact assessment result reveals that all noise sensitive receivers would comply with the fixed noise standard. Therefore, the Proposed Development would not subject to any adverse fixed noise impact.

3.10.4 The purchaser will design the enhanced acoustic balcony (baffle type) to mitigate the noise impact. The mock-up test will be conducted at the project early stage for assessment purpose (with some buffer during design stage), and conduct commissioning test before occupation. The relevant testing methodology will be submitted to EPD for review before conducting the mock-up test. Sufficient buffer will be provided during mock-up test, which the exact configuration and attenuation will be included in the mock-up test report for agreement. Updated noise impact assessment based on mock-up test result will be submitted afterwards.

3.10.5 In order to avoid adverse noise impact of the future fixed 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 and the NCO.

4. AIR QUALITY IMPACT ASSESSMENT

4.1 Introduction

4.1.1 This section evaluates the air quality impact during operation of the project. Table 3.1 in Chapter 9 of the HKPSG has been referenced for provision of buffer separation from identified air pollution sources in the surrounding.

4.2 Legislative Requirements and Evaluation Criteria

Assessment Criteria

4.2.1 The principal legislation for the management of air quality in Hong Kong is the *Air Pollution Control Ordinance (APCO)* (Cap. 311). The Hong Kong AQOs enacted on 11 April 2025 are listed in **Table 4.1** below.

Table 4.1 Hong Kong Air Quality Objectives

Pollutants	Average Time	Standard [i] (μg/m³)	No. of exceedances allowed per calendar year
SO_2	10-min	500	3
	24-Hour	40	3
RSP (PM_{10}) [ii]	24-Hour	75	9
	Annual	30	NA
FSP ($PM_{2.5}$) [iii]	24-Hour	37.5	18
	Annual	15	NA
NO_2	1-Hour	200	18
	24-Hour	120	9
	Annual	40	NA
Ozone (O_3)	8-Hour	160	9
	Peak Season	100	NA
Carbon Monoxide (CO)	1-Hour	30,000	0
	8-Hour	10,000	0
	24-Hour	4,000	0
Lead (Pb)	Annual	0.5	NA

Notes:

[i] All measurements of the concentration of gaseous air pollutants, i.e. sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.

[ii] Respirable suspended particulates (PM_{10}) means suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.

[iii] Fine suspended particulates ($PM_{2.5}$) means suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.

Air Pollution Control (Construction Dust) Regulation

4.2.2 Notifiable and regulatory works are under the control of Air Pollution Control (Construction Dust) Regulation. Notifiable works include site formation, reclamation, demolition, foundation and superstructure construction for buildings and road construction. Regulatory works include building renovation, road opening and resurfacing, slope stabilisation, and other activities including stockpiling, dusty material handling, excavation, concrete production, etc. The Project is expected to

include notifiable works (site formation, demolition, foundation and superstructure construction for buildings) and regulatory works (dusty material handling and excavation). Contractors and site agents are required to inform EPD and adopt dust reduction measures to minimize dust emissions, while carrying out construction works, to the acceptable level.

Air Pollution Control (Non-road Mobile Machinery)(Emission) Regulation

4.2.3 The Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation comes into operation on 1 June 2015. Under the Regulation, Non-road mobile machinery (NRMMs), except those exempted, are required to comply with the prescribed emission standards. From 1 September 2015, all regulated machines sold or leased for use in Hong Kong must be approved or exempted with a proper label in a prescribed format issued by EPD. Starting from 1 December 2015, only approved or exempted NRMMs with a proper label are allowed to be used in specified activities and locations including construction sites. The Contractor is required to ensure the adopted machines or non-road vehicle under the Project could meet the prescribed emission standards and requirement.

Air Pollution Control (Fuel Restriction) Regulations

4.2.4 The Air Pollution Control (Fuel Restriction) Regulations were enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO_2) emissions. In November 2024, the Regulations were amended to further tighten the control requirements of liquid fuels and remove the restrictions on the use of liquid and solid fuel in Sha Tin Fuel Restriction Area. The Regulations do not apply to any fuel-using equipment that is used or operated in premises used solely as a dwelling or is used or operated in or on a vessel, motor vehicle, railway locomotive or aircraft. Gaseous fuel, conventional solid fuel with a sulphur content not exceeding 1% by weight or liquid fuel with a sulphur content not exceeding 0.001% by weight and a viscosity not more than 6 centistokes at 40°C, such as Ultra Low Sulphur Diesel (ULSD) are permitted to be used in commercial and industrial processes.

Recommended Pollution Control Clauses for Construction Contracts

4.2.5 The Recommended Pollution Control Clauses (RPCC) are generally good engineering practice to minimize inconvenience and environmental nuisance to nearby residents and other sensitive receivers. The Contractor shall undertake environmental protection measures to reduce the environmental impacts arising from the execution of the Works and to minimise the effects on the air, noise, water quality as well as nuisance of waste within and outside the Site, on transport routes and at the loading, dredging and dumping areas.

Hong Kong Planning Standards and Guidelines

4.2.6 Section 3 in Chapter 9 of the Hong Kong Planning Standards and Guidelines (the HKPSG) presents the principal framework for planning against air pollution and a summary of common pollution sources, which includes industrial processes, motor vehicles, construction and reclamation sites, odour sources, dusty uses, etc. The recommended buffer distances are reproduced in **Table 4.2** to **Table 4.4**.

Table 4.2 HKPSG's Recommended Minimum Buffer Distance

Type of Road	Buffer Distance	Permitted Uses
Trunk Road (including expressway) and Primary Distributor	> 20 m	Active and passive recreation uses
	3 – 20 m	Passive recreational uses
	< 3 m	Amenity areas
District Distributor	> 10 m	Active and passive recreational uses
	< 10 m	Passive recreational uses
Local Distributor	> 5 m	Active and passive recreational uses
	< 5 m	Passive recreational uses
Under Flyovers	-	Passive recreational uses

Table 4.3 HKPSG's Recommended Minimum Buffer Distance from Industrial Chimneys

Difference in Height between Industrial Chimney Exit and the Site	Buffer Distance	Permitted Uses
< 20 m	> 200 m	Active and passive recreation uses
	5 – 200 m	Passive recreational uses
20 m – 30 m	> 100 m	Active and passive recreational uses
	5 – 100 m	Passive recreational uses
30 m – 40 m	> 50 m	Active and passive recreational uses
	5 – 50 m	Passive recreational uses
> 40 m	> 10 m	Active & Passive recreational uses

Table 4.4 HKPSG's Recommended Minimum Buffer Distance from Odour Source

Buffer Distance	Permitted Uses
> 200 m	Sensitive uses

4.3 Existing Air Quality

4.3.1 The nearest air quality monitoring station (AQMS) to the Application Site is the Yuen Long AQMS. The five most recent years of air quality monitoring data, 2021 to 2025, from the Yuen Long Air Quality Monitoring Station (AQMS) are summarized in **Table 4.5**. According to the AQMS monitoring data presented in **Table 4.5**, exceedances in 24-hour average FSP concentrations were recorded in Year 2022 and Year 2024. Exceedances in annual average FSP concentrations were recorded between Year 2021 and Year 2025. Exceedances in 8-hour average O_3 concentration were recorded in Year 2021, Year 2022 and Year 2024, while all other pollutants have compiled with the AQOs.

4.3.1.1 As the tentative year of completion of the Proposed Development is 2033, the year of 2030 hourly background concentrations from the PATH v3.0 model has been adopted for the purpose of this assessment, which is considered as a more conservative approach. The data for Year 2030 was extracted from the *Pollutants in the Atmosphere*

and the Transport over Hong Kong-model version 3.0 (PATH v3.0) developed and released by EPD in January 2024 (Grids (30, 47) and (30, 46)). According to **Table 4.5** there would be no exceedance of AQOs for the future background air quality pollutants except O_3.

Table 4.5 EPD Air Quality Monitoring Data in Yuen Long AQMS and PATH-v3.0 (Grids (37, 51) and (38, 51), Year 2030)

Pollutant	Averaging time	Parameter	AQO (μg/m³)	Concentration [1] (μg/m³)						
				2021	2022	2023	2024	2025	PATH in Year 2030 (30, 47)	PATH in Year 2030 (30, 46)
RSP (PM_{10})	24-hour	10th highest	75	73	56	59	61	63	53.32	50.33
	Annual	Maximum	30	30	25	26	25	26	20.38	19.35
FSP ($PM_{2.5}$)	24-hour	19th highest	37.5	36	**38**	34	**38**	37	31.83	29.6
	Annual	Maximum	15	**17**	**16**	**16**	**17**	**16**	12.71	11.87
NO_2	1-hour	19th highest	200	148	122	130	125	134	56.97	56
	24-hour	10th highest	120	78	68	67	66	72	21.99	22.31
	Annual	Maximum	40	40	37	37	35	36	11.29	11.44
SO_2	10-minute	4th highest	500	24	21	20	14	22	24.57	23.71
	24-hour	4th highest	40	14	7	10	5	5	6.43	6.55
O_3	8-hour	10th highest	160	**178**	**194**	155	**168**	141	182.15	185.47
	Peak Season	Maximum	100	84	95	84	92	84	120.43	122.71
CO	1-Hour	Maximum	30,000	2090	1700	1580	1920	2000	514.31	514.91
	8-Hour	Maximum	10,000	1591	1519	1273	1778	1500	483.55	482.9
	24-hour	Maximum	4,000	1183	1159	1047	1342	1400	450.52	450.26

Notes:
[1] Bolded and underlined values exceed the relevant AQO.

4.4 Identification of Air Sensitive Receivers

4.4.1 Air Sensitive Receivers (ASRs) of the Proposed Development comprises residential houses, clubhouses that are considered air sensitive in nature. Clubhouse will be provided with central air conditioning system with fresh air intake provision. Individual car port and plant room are provided in the Proposed Development, and they are non-air sensitive in nature.

4.5 Potential Air Quality Impact on Proposed Development

Identification of Industrial Emission Sources

4.5.1 According to the field surveys on 22 April, 14 July, 31 October 2025, and 23 May 2026, there is no chimney stack identified within 500m assessment area of the Subject Site (see **Figure 4.1**) so that the 200m horizontal buffer distance requirement stipulated in the HKPSG is deemed complied with. Therefore, no adverse air quality impacts from chimney stack emissions are anticipated. Same observation as the previous approved application.

Identification of Vehicular Emission Sources

4.5.2 **Figure 4.2** shows the separation distance from nearby road network provided and the buffer zone according to Table 3.1 in Chapter 9 of the HKPSG. Nearby access roads (including Kam Tin Road & proposed new local access road) and blocks of the Proposed Development.

4.5.3 The distance between the kerb side of Kam Tin Road and the nearest building block of the Proposed Development are greater than 35m. According to MVA, Kam Tin Road is classified as rural road (usually analogous to district distributor in urban area) and can meet the buffer separation distance even assumed as primary distributor.

4.5.4 Other than Kam Tin Road, a new local access road would be included in the Proposed Development. According to MVA, the proposed new local access road is classified as local road (usually analogous to local distributor). A 5m separation distance from road kerb of the proposed carriageway is therefore developed to indicate buffer separation from the kerb side of the proposed new access road. Based on block disposition of the MLP, no air sensitive outdoor recreational uses and residential houses will be within the buffer area. Also, the roads within the Proposed Development are Emergency Vehicular Access (EVA) as such buffer distance should not be applicable.

4.5.5 Based on the proposed design measures, the buffer separation from ASRs including openable window, fresh air intake and outdoor recreational area can meet the buffer separation requirement. No excessive air quality impact due to vehicular emission is anticipated.

4.6 Potential Odour Impact on Proposed Development

Identification of Odour Sources

4.6.1 Since the RCP at Kam Tin Road (as the potential odour source) is located away about 60m at the southwest from the Application Site, odour surveys were conducted on 22 April, 14 July 2025 and 23 May 2026 along the boundary of the Application Site and the RCP. The RCP comprises three enclosed collection bins equipped with sensor-operated openings. The RCP is managed by FEHD in which the waste will be collected regularly. Significant odour from waste accumulation is not anticipated. The chicken farm is located about 400m northwest of the Application Site, odour survey on 31 October 2025 and 23 May 2026 were conducted to identify its potential odour impact. During the odour surveys, no odour was detected along the boundary of the Application Site and the potential odour emission sources. The location of the potential odour emission sources within the 500m Assessment Area are presented in **Figure 4.3**. The record of the odour surveys is provided in **Appendix 4.1**. In this connection, no odour impact from the operation of the RCP and the chicken farm to the Application Site are anticipated.

4.7 Potential Air Quality Impact arising from Proposed Development

Operational Phase

4.7.1 The Proposed Development at the Application Site is not considered environmentally polluting in nature.

4.8 Conclusion

4.8.1 As confirmed in field survey, there is no existing and planned industrial source / chimney identified within 200m from the Application Site. The air sensitive uses in the MLP is designed such that all residential houses will be disposited outside the buffer

area. In addition, the fresh air intake location of central air-conditioned uses (clubhouse) and outdoor recreational area (garden) will be outside the buffer area. No adverse air quality impact from the chimney, odour, dust, and vehicular emissions is anticipated.

4.8.2 The Proposed Development will be designed so that there are no air-sensitive uses of the proposed development, including openable windows and fresh air intake, falling within the buffer zones as stipulated in the HKPSG.

4.8.3 According to the findings from the site visit, adverse odour impact on the Application Site would not be anticipated.

4.8.4 Control measures stipulated under the Air Pollution Control (Construction Dust) Regulation and good practices will be adopted during construction of the project. It is expected that construction fugitive dust and gaseous emission can be controlled.

5. CONSTRUCTION PHASE ENVIRONMETAL IMPACT

5.1 Introduction

5.1.1 During the construction phase of the Proposed Development, there may be potential air quality, noise and water quality impacts upon the nearby sensitive receivers. Waste generation is another consideration. Practicable environmental mitigation measures are recommended to reduce these impacts to acceptable ranges.

5.2 Construction Air Quality Impact

Construction Fugitive Dust Impact

5.2.1 The major air quality impact of concern during the construction phase will be the potential fugitive dust emission. The major dust emission sources during the construction phase of the Proposed Development are expected to arise from construction activities such as:

- Demolition of existing building structures;
- Earthworks (minor excavation and backfilling activities);
- Wind effect on material stockpiling; and
- Vehicle movements on haul roads and over the construction site.

5.2.2 The Proposed Development consists of 22 residential blocks. The residential blocks are one to three storeys aboveground. There is no basement proposed and no excavation work is conducted.

5.2.3 For the demolition of existing building, C&D materials generated is estimated to be around .

5.2.4 However, demolition of the existing building structures is required. It is estimated that about 14,500m^3 of demolished and excavated material will be generated. Assuming a period of 1 year for demolition, site formation and excavation, about 1 truckload per hour will be generated.

5.2.5 On the other hand, there is a proposed public housing development (Approved Planning Application: A/FSS/295) situated to the immediate east of the Application Site. It is tentatively to be completed by year 2029. Given the tentative completion year for the Proposed Development is year 2031, overlapping of construction work is expected and cumulative fugitive dust mitigation measures should be implemented for the Proposed Development as well as the concurrent project. Further, it is recommended that the contractors of the concurrent projects should have close liaison to minimize dusty activities to be taken place at the same time as far as practicable.

Construction Gaseous Emission Impact

5.2.6 There will be potential impacts from the criteria pollutants (e.g. nitrogen oxides (NOx), sulphur dioxide (SO_2), and carbon monoxide (CO)). Emission from diesel trucks for the haulage of materials and construction plants will contain high percentage of smoke particulate and unburned hydrocarbons in comparison with petrol driven vehicles. Ultra-low sulphur diesel (ULSD) with sulphur content not exceeding 0.001% by weight will be used as fuel to minimize SO_2 emission. In all circumstances, the contractor will be required to observe all relevant regulations and maintain all equipment in good condition to avoid any excessive emission. Under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, only approved or exempted non-road mobile

machineries (including mobile generator, air compressor, excavator, crawler crane, bulldozer and etc.) with a proper label are allowed to be used in the construction site.

5.2.7 In addition, availability of electricity supply during construction of the project will be explored and such requirement will be specified in future contract. If available, contractor should maximise use of electricity and with least reliance of diesel fuelled equipment (e.g. for electricity powered stationary equipment such as pump instead of using generator).

5.2.8 There are existing village houses located within close proximity to the Application Site, which are considered as both Air and Noise Sensitive Receivers. These representative ASRs are shown in **Figure 5.1** and tabulated below.

Table 5.1 Summary of Representative Air and Noise Sensitive Receivers

ID	Description	Land Uses	Approximate Horizontal Distance to the Application Site
SR01	Shek Kong Barracks (Block N)	Residential	~60m to the south
SR02	Shek Kong Camp Dental Centre	Residential	~145m to the south
SR03	Shek Kong Camp Theatre	Residential	~100m to the southeast
SR04	Shek Kong Camp Educational Centre	Residential	~215m to the southeast
SR05	Shek Kong Camp Basketball Court	Residential	~14m to the east
SR06	Seasons Villas	Residential	~145m to the northeast
SR07	Seasons Monarch	Residential	~260m to the west
SR08	Pak Ka Tsuen (Village House)	Residential	~215m to the west
SR09	Mountain View Villa (Village House)	Residential	~3m to the west
SR10	Kam Tin Clinic	Residential	~290m to the west

**Tentative in operation by year 2033*

Mitigation Measures for Fugitive Dust and Gaseous Emission

5.2.9 Fugitive dust and gaseous emission arising from construction activities can be effectively suppressed by incorporating proper mitigation measures into work procedures through contractual clauses, good site management, and close monitoring by the resident engineers. The contractor shall be required to follow the requirements of the Air Pollution Control (Construction Dust) Regulations. With the adoption of good practices, it is expected that emission of construction dust can be kept at an acceptable level. The recommended mitigation measures are described below. In addition, EPD's recommended pollution control clause for construction contracts will be incorporated

and required in future tender document to ensure that all relevant environmental protection and pollution control ordinances are observed and complied with.

General Site Management

5.2.10 Appropriate working methods should be devised and arranged to minimise dust emissions and to ensure any installed control system and/or measures are operated and/or implemented in accordance with their design merits. No free falling of construction debris should be allowed, which should be let down by hoist or enclosed tunnel to the ground.

5.2.11 Frequent mist/ water spraying should be applied on dusty areas. The frequency of spraying will depend upon local conditions such as rainfall, temperature, wind speed and humidity. The amount of water spraying should be just enough to dampen the material without over-watering which could result in surface water runoff.

5.2.12 Hoarding of not less than 2.4m high from ground level along site boundary, which is next to a road or other public area should be provided. Higher hoarding should be considered for boundary close to nearest air sensitive uses (Mountain View Villa and Shek Kong San Tsuen).

Vehicles and Unpaved Site Roads

5.2.13 Dust emission from unpaved roads comes predominantly from travelling of vehicles. Areas within the site where there are regular vehicle movements should have an approved hard surface. Speed controls at an upper limit of 10km/hr should be imposed and their movements should be confined to designed roadways within the site. All dusty vehicle loads should have side and tail boards covered by tarpaulin extending at least 300mm over the edges of the side and tail boards. Wheel-wash troughs and hoses should be provided at exit points of the site.

Material Stockpiling and Handling

5.2.14 The amount of stockpiling should be minimised where possible. Construction material or debris should be covered and stored inside enclosed areas. Other control measures such as enclosed or semi-enclosed windboard should be used, where applicable, to minimise dust emission. Regular watering is needed at areas such as storage piles, where there could be potential dust emission. Placing dusty material storage piles near ASRs should be prevented.

Maximising Use of Electric Power Supply

5.2.15 Only approved Non-road Mobile Machinery (NRMM) should be used for construction work with respect to the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation. Exempted NRMMs shall be avoided. Electrified NRMMs should be deployed as far as practicable. In addition, electric power supply shall be provided for onsite machinery as far as practicable to minimize PM and gaseous emissions.

5.2.16 The dust control measures detailed below shall also be incorporated into the Contract Specification where practicable as an integral part of good construction practices:

- The area at which demolition work takes place shall be sprayed with water or a dust suppression chemical immediately before, during and immediately after the operation so as to maintain the entire surface wet;
- Impervious dust screens or sheeting shall be used to enclose the whole wall to a height of at least 1m higher than the highest level of the structure being demolished;

- Any dusty materials remaining after a stockpile is removed shall be wetted with water and cleared from the surface of roads or streets.
- Plan site layout so that machineries, dust causing activities and stockpiling are away from receptors as far as possible;
- Higher site hoarding (not less than 2.4m) should be implemented where there are receptors at close proximity to the construction site and dusty activities; and
- Haul road shall be away from the project boundary as much as possible.

5.3 Construction Noise Impact

5.3.1 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.

Construction Noise Criteria

5.3.2 Construction noise is controlled under the Noise Control Ordinance (NCO) which prohibits the use of 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.

5.3.3 With effect from 1 November 96, 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).

5.3.4 Percussive pilling is controlled similarly by a construction noise permit system and described in the NCO and the "*Technical Memorandum On Noise From Percussive Pilling*" (TM3), which restricts the number of hours during which pilling can be conducted. Percussive pilling is prohibited between 7 p.m. to 7 a.m. and on holidays (including Sundays). Percussing pilling during the daytime (i.e. between (7 a.m. to 7 p.m. on any day not being a holiday) may be carried out in accordance with the permitted hours and other conditions under a valid construction noise permit.

5.3.5 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 Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/24 "*Minimizing Noise from Construction Activities*" issued by EPD.

Table 5.2 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 examinations)

Notes:

(i) The above standards apply to uses which rely on opened windows for ventilation;

(ii) The above standards shall be viewed as the maximum permissible noise levels assessed at 1 m from the external façade.

Identification of Potential Noise Impacts

5.3.6 The potential sources of noise impact during the construction phase of the Proposed Development would be the use of Powered Mechanical Equipment (PME) for various construction activities. The key construction activities to be carried out which are relevant to the construction noise impact include:

- Demolition of Existing Building;
- Construction of Foundation (percussive piling);
- Construction of Pile Cap; and
- Construction of Superstructure.

The use of PMEs for the construction works would likely cause potential noise impact on the NSRs located in the vicinity of the Project Site. The potential construction noise impacts should be able to be mitigated by the implementation of noise mitigation measures and discussed below. Since the detailed information on construction activities of the Project and PMEs to be used are unavailable at this stage, a quantitative construction noise impact assessment is recommended to be conducted by the Project Proponent/Contractor during detailed design stage to assess the construction noise impact and to formulate the mitigation measures required for implementation.

Noise Mitigation Measures

5.3.7 Noise mitigation measures are recommended to be introduced to alleviate potential noise impacts. 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 onsite electricity (to avoid using genset or

pneumatic equipment), 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.

5.3.8 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.;
- Making use of onsite electricity and 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;
- Schedule of noisy operations during non-restricted hours where possible; and
- Quieter construction method & equipment such as using high pressure water jetting, quieter type wire saws or diamond wire saws, hydraulic crusher for concrete breaking for demolition works, handheld concrete crushers, silent piling by press-in method for foundation works.

5.3.9 The above-mentioned noise mitigation measures, and all other relevant measures in "Recommended Pollution Control Clauses for Construction Contracts" from EPD website and ProPECC PN 1/24 will be included in the contractual clauses for the contractor(s) to follow and implement during the construction stage for construction of the proposed development. Furthermore, the Project Proponent will be recommended to specify the quieter construction equipment/methods in the construction contract to adopt through the preparation of a Construction Noise Management Plan (CNMP) by the successful tenderer with reference to ProPECC PN 1/24. With these measures in place, construction noise due to the Proposed Development can be minimized, and no significant noise impact is anticipated.

5.4 Water Quality Impact

Relevant Legislation, Standards and Guidelines

5.4.1 Relevant legislations and standards include:

- Water Pollution Control Ordinance (Cap. 358); and
- Hong Kong Planning Standards and Guidelines.

5.4.2 Other relevant guidelines include:

- Water Supplies Department (WSD) Water Quality Criteria;
- Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS);
- Professional Persons Environmental Consultative Committee Practice Note 2/24 "Construction Site Drainage" (ProPECC PN 2/24);
- Professional Persons Environmental Consultative Committee Practice Note 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" (ProPECC PN 1/23); and
- Sewerage Manual (SM) and the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF).
- Environmental, Transport and Works Bureau (ETWB) Technical Circular (Works) No. 5/2005 Protection of natural streams/rivers from adverse impacts arising from construction works
- Drainage Services Department (DSD) Technical Circular and Practice Notes
- EPD Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (version 1.0) (Report No. EPD/TP 1/05)

Water Sensitive Receivers

5.4.3 Water sensitive receivers (WSRs) are identified in the surrounding of the Proposed Development (see **Figure 5.2**). There is no watercourse found within the Application Site. The nearest WSR is WSR 02 (Kam Tin River), which is located ~1m to the north of the Application Site.

Table 5.3 Summary of Water Sensitive Receivers in the Surrounding

WSR	Nature	Approximate Horizontal Separation from Nearest Site Boundary
WSR 01 Watercourse	Natural or Channelized Watercourses	~180m to the north
WSR 02 Kam Tin River	River	~1m to the north
WSR 03 Pond	Ponds	~430m to the north
WSR 04 Watercourse	Natural or Channelized Watercourses	~180m to the north
WSR 05 Watercourse	Natural or Channelized Watercourses	~260m to the north
WSR 06 Pond	Ponds	~80m to the west
WSR 05 Watercourse	Natural or Channelized Watercourses	~4m to the south
WSR 07 Watercourse	Natural or Channelized Watercourses	~260m to the south

Source of Construction Wastewater

5.4.4 Construction activities including site clearance and formation, foundation work (piling), excavation and superstructure construction, etc. would inevitably have the potential to generate wastewater and affect the nearby water quality. Works should be carried out in such a manner so as to minimise significant impacts on local water bodies. Activities that are likely to cause water pollution include:

- Demolition and construction runoff and drainage;
- Sewage effluent from the site; and
- Liquid spillage, e.g. oil, diesel, solvents etc.

5.4.5 Demolition and construction runoff contain increased loads of sediments, other suspended solids and contaminants. Potential sources of pollution include runoff and erosion from the site surfaces, drainage channels, bentonite slurries and runoff from dust suppression sprays, fuel, oil and lubricants from vehicles and other equipment.

5.4.6 Sewage effluent could be potentially generated from eating areas, temporary site facilities (e.g. toilets) and waste disposal area for onsite construction workforce. The sewage effluent is characterized by high levels of biochemical oxygen demand (BOD), ammonia, E. coli and some oil/ grease.

5.4.7 Liquid spillage could be caused by general construction works to contaminate surface soils, e.g. oil, diesel, solvents etc. The contaminated soil may be washed away through runoff from construction site and enter nearby stormwater drains, thus leading to negative water quality impact.

5.4.8 The effects on water quality from these construction activities are likely to be minimal provided that site boundaries are well maintained a goods site practice is observed to ensure that litter and fuels are managed, stored, and handled properly. Below are some mitigation measures to avoid and minimize potential water quality impacts on the WSRs.

Mitigation Measures

5.4.9 The good practice given in the ProPECC PN 2/24 in controlling water pollution at construction site shall be implemented during the construction phase of the Proposed Development. Soil erosion from the construction site can be minimised through good onsite management practices by implementing viable erosion control measures, which should be incorporated in contract clauses. The main practices provided in ProPECC PN 2/24 are also summarized in the following paragraphs, which should be enforced to prevent adverse construction stage impacts and for compliance with the statutory criteria.

Construction Site Runoff

- Exposed soil surfaces should be protected from rainfall through, for example, by covering temporarily exposed slope surfaces or stockpiles with impervious tarpaulin and protect temporary access roads by crushed stone or gravel;
- Exposed soil areas should be minimized to reduce the potential for increased siltation and contamination of runoff;
- Minimise the time that soil surfaces are exposed;
- Slow down water run-off flowing across exposed soil surfaces;

- Channels, earth bunds or sandbag barriers should be provided on-site to properly direct surface runoff through drainage systems. The construction runoff will be controlled in such a way that there will be no spillage of site runoff into adjacent areas or into the nearby bay;
- Oil interceptors are also recommended to be provided for stormwater drains near plant maintenance/repair areas, where necessary;
- Manholes (including newly constructed ones) should be adequately covered or temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system;
- Construction works should be programmed to minimise soil excavation works where practical during rainy conditions; and

Ground Water

- Groundwater pumped out of wells, etc. for the lowing of ground water level in basement or foundation construction, and groundwater seepage pumped out of tunnels or caverns under construction should be discharged into storm water drains after the removal of silt in silt removal facilities.

Boring and Drilling Water

- Water used in ground boring and drilling for site investigation or rock/soil anchoring should as far as practicable be recirculated after sedimentation. When there is a need for final disposal, the wastewater should be discharged into storm drains via silt removal facilities.

Bentonite Slurries

- Bentonite slurries used in diaphragm wall and bore-pile construction should be reconditioned and reused wherever practicable. If the disposal of a certain residual quantity cannot be avoided, used bentonite slurry (if mixed with only inert fill materials) should be dewatered, and disposed of at a public fill reception facility/ area or the marine spoil ground (as a last resort) subject to obtaining a marine dumping licence from EPD on a case-by-case basis; and
- The water generated from the dewatering process should be treated to the respective effluent standards applicable to foul sewers, storm water drains or the receiving waters as set out in the Technical Memorandum on Effluent Standards under the WPCO.

Wastewater from Construction Sites

- Sewerage generated from the construction workforce should be contained by chemical toilets before connection to public foul sewer can be provided. Sufficient chemical toilets should be provided in the construction site. The facility should be serviced and cleaned by a licensed contractor at regular intervals;
- Foul water from canteens on-site, if any, should also be contained by chemical toilets before connection to public foul sewer can be provided;
- A vehicle wheel washing facility should be provided at every site exit such that earth, mud, debris, etc. deposited onto the vehicle wheels or body can be washed off before leaving the sites; and

- Section of the construction road between the wheel washing bay and the public road should be paved to reduce vehicle tracking of soil and to prevent site runoff from entering public road drains.

Liquid Spillage

- Spillage of fuel oils or other polluting fluids should be prevented at source. It is recommended that all stocks should be stored inside proper containers and sited on sealed areas, preferably surrounded by berms;
- Regular site inspections to ensure the proper implementation of the above measures shall be carried out;
- A chemical waste producer must be registered by the Contractor if chemical waste would be produced from the construction site;
- Control of chemical waste shall observe and comply with the Waste Disposal Ordinance (Cap. 354) and its subsidiary regulations, particularly the Waste Disposal (Chemical Waste) (General) Regulation;
- Any maintenance facilities should be located on hard standings within a bunded area, and sumps and oil interceptors should be provided; and
- Maintenance of vehicles and equipment involving activities with potential for leakage and spillage should be undertaken with the areas appropriately equipped to control these discharges.

5.4.10 Regular site inspections to ensure the proper implementation of the above measures shall be carried out.

5.5 Construction Waste Disposal

Legislations and Guidelines

5.5.1 The principal legislation controlling waste materials in Hong Kong is the Waste Disposal Ordinance (WDO) (Cap. 354) and its subsidiary regulations including Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) and Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Other relevant ordinance includes Land (Miscellaneous Provisions) Ordinance (Cap 28) and Public Health and Municipal Services Ordinance (Cap 132) - Public Cleansing and Prevention of Nuisances Regulation. Other relevant guidelines which cover how applicant and contractor should comply with the regulations are as follows:

- Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 9 – Environment, Hong Kong SAR Government;
- Work Branch Technical Circular (WBTC) No. 2/93, Public Dumps, Works Branch, Hong Kong Government;
- WBTC No. 2/93B, Public Filling Facilities, Works Branch, Hong Kong Government;
- WBTC No. 12/2000, Fill Management; Works Bureau, Hong Kong SAR Government;
- WBTC No. 12/2002, Specification Facilitating the Use of Recycled Aggregates, Works Bureau, Hong Kong SAR Government;

- Environmental, Transport and Works Bureau Technical Circular (Works) ("ETWB TC(W)") No. 19/2005, Environmental Management on Construction Sites, Hong Kong SAR Government;
- Development Bureau Technical Circular (Works) ("DEVB TC(W)") No. 6/2010, Trip Ticket System for Disposal of Construction & Demolition Materials, Hong Kong SAR Government;
- DEVB TC(W) No. 8/2010, Enhanced Specification for Site Cleanliness and Tidiness, Hong Kong SAR Government;
- DEVB TC(W) No. 9/2011, Enhanced Control Measures for Management of Public Fill, Hong Kong SAR Government;
- 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);
- Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes (2023), Hong Kong SAR Government;
- A Guide to the Registration of Chemical Waste Producers (2023), Hong Kong SAR Government;
- A Guide to the Chemical Waste Control Scheme (2023), Hong Kong SAR Government;
- Monitoring of Solid Waste in Hong Kong (2023), Hong Kong SAR Government; and
- Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease, Lands Department, Hong Kong SAR Government.

Waste Generation

5.5.2 Construction activities for the Proposed Development will generate waste materials requiring appropriate management and disposal. Likely range of waste types includes based on major works below:

- Construction & Demolition (C&D) materials due to excavation, demolition and site clearance;
- Asbestos containing materials (ACM);
- General refuse generated by the workforce; and
- Scrap, effluent, other chemicals and oily wastes from construction activities and equipment maintenance.

C&D Materials

5.5.3 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 and excavation works). 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:

- Non-inert C&D materials (e.g. bamboo, timber, paper, metal, glass, plastic, packaging wastes, etc.) decompose or are not suitable for land reclamation and should be reused or recycled as far as possible. Those non-inert C&D materials that cannot be reused or recycled should be disposed of at landfill as a last resort.
- Inert C&D materials (e.g. soil, rock debris, rubble earth, concrete, etc.) do not decompose and are suitable for reuse as filling materials for land reclamation and site formation. Inert C&D materials could be reused on-site as filling materials. Those inert C&D materials that cannot be reused should be delivered to Public Fill Reception Facilities.

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

Identification and Evaluation of Waste Management Implications in Construction Phase

C&D Material

5.5.5 The Application Site consist of 5 numbers of existing temporary structure will be demolished and no basement will be proposed for the proposed development, there will be limited site clearance and site formation waste. An approximate total of 600m^3 C&D material will be generated during demolition stage. Approximately 500m^3 of inert C&D Materials (i.e. 80% of total demolition materials) and 100m^3 of non-inert C&D materials (i.e. 20% of total demolition materials) will be generated during the demolition works.

5.5.6 In accordance with the Reduction of Construction Waste Final Report published by the Hong Kong Polytechnic University (1993), a C&D materials generation rate of 0.1 m^3 per 1m^2 of gross floor area (GFA) is adopted. The total estimated GFA of the proposed development is about 2,720m^2. Therefore, approximately 300m^3 of C&D materials would be generated during the superstructure works. Approximately 100m^3 inert C&D materials and approximately 200m^3 of non-inert C&D materials will be generated during the superstructure works.

Chemical Waste

5.5.7 Construction plant and equipment will require regular maintenance and servicing, which would generate waste such as solvents, lubrication oil and fuel, etc. The amount of chemical waste generated will be small. Overall, some hundred litres of chemical waste is expected to be generated. It will be quantified in the Environmental Management Plan (EMP) to be prepared by the Contractor. 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.

5.5.8 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.

5.5.9 Chemical wastes such as wasted solvents, lubrication oil and fuel, etc. will need special handling and storage arrangements and should be collected by licensed collectors for subsequent disposal and appropriate treatment at licensed waste disposal facilities, for example the Chemical Waste Treatment 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.

General Refuse

5.5.10 The volume of general site wastes to be generated will depend on the Contractor's operating procedure and practices. In addition, during the construction phase, the construction workforce would generate general refuse, comprising food scraps, paper, empty containers etc. Rapid and effective collection of site wastes will be required to prevent waste materials being blown around by wind, flushed or leached into the environment, and odour nuisance. The amount of general refuse which is likely to arise will be largely dependent on the size of the workforce employed by the Contractor(s).

5.5.11 As no information regarding the number of workers onsite is available at this early project state, it has been assumed that about 30 workers in average will work on the Application Site during site formation at any one time. Based on a generation rate of 0.65kg per worker per day, the daily arising of general refuse would be approximately 19.5kg/day.

Yard Waste

5.5.12 It is understood that yard waste will be anticipated from construction activities, mainly from site clearance. They will be handled in accordance with the waste management hierarchy. Relevant guidelines from EPD[1] and Y Park[2] will be taken into account when handling yard waste, where applicable. To minimize the generation of yard waste, it is recommended to:

- Avoid unnecessary removal or excessive pruning of trees. Preserve trees in their original locations and implement tree transplanting when on-site preservation is not feasible;
- Segregate various types of yard waste and shred wood to facilitate reuse and recycling;
- Reuse yard waste on-site for a variety of purposes (e.g., decomposition and composting, recreational and decorative uses, and mulching in planting areas, etc.); and
- Identify recycling options (e.g. delivery to Y-park) for yard waste that cannot be directly reused on-site.

Where yard waste generation is unavoidable, sorting of yard waste for recycling and reuse on site will be the priority. Yard waste will be separated from C&D material to facilitate recycling, such as delivering them to Y-park so as to minimize the quantity of waste to be disposed at landfill site. Where appropriate, the Contractor should be responsible to cut and shred the yard waste in order to meet the collection requirement of the recycling outlet for processing. Disposal of yard waste directly at landfills will only be regarded as the last resort, when no alternatives are available.

[1] EPD, "Yard Waste Recycling Centre"
https://www.epd.gov.hk/epd/english/environmentinhk/waste/manage_facility/ypark.html

[2] EPD, "Y PARK"
https://www.ypark.hk/zh-hant/

Table 5.4 Estimated Quantities of Waste during Construction Phase

Type of Waste	Estimated Waste Generation	Proposed Handling Method and Destination
Inert C&D Materials	~600m^3 (100m^3 during demolition period; 500m^3 during superstructure period)	~1% (i.e. ~60m^3) would be reused onsite and the remaining (i.e. 99% or ~540m^3) would be delivered off-site to public fill reception facilities
Non-inert C&D Materials	~300m^3 (200m^3 during demolition period; 100m^3 during superstructure period)	Recyclables waste to be sorted and segregated from non-recyclable waste; Non-recyclables to landfill; Yard waste that cannot be reused onsite will be delivered to Y-Park
General Refuse	~19.5kg/day	Recyclables to recyclers; Non-recyclables to landfill
Chemical Waste	Anticipated to be limited (around some hundred litres at most)	To be collected by licensed chemical waste collector and delivered to CWTC

Notes:

(i) The above estimated quantities are subject to the detailed design stage.

(ii) 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

(iii) The disposal of non-inert C&D materials at designated landfill shall be subject to agreement with the relevant section of the EPD

Mitigation Measures during Construction Phase

5.5.13 The various waste management options are categorised in terms of preference from an environmental viewpoint. The options considered to be most preferable have the least environmental impacts and are more sustainable in the long term. The hierarchy is as follows. The waste management strategy is to avoid waste generation in the first place (i.e. in descending order of preference as listed below).

- Avoidance and reduction;
- Reuse of materials;
- Recovery and recycling; and
- Treatment and disposal.

5.5.14 The following section describes the best management practices in construction site to avoid or further reduce the potential environmental impacts associated with the handling, collection and disposal of construction and chemical wastes arising from the construction of the Proposed Development.

5.5.15 Contractor will be required to develop and implement a proper waste management plan (WMP) according to the PNAP ADV-19. The WMP should include designation of areas for the segregation and temporary storage of materials for future use or recycling, the hierarchy for waste management on and off-site as well as a complete list of mitigation measures for handling excavated materials.

5.5.16 It will be the contractor's responsibility to ensure that only reputable licensed waste collectors are used and that appropriate measures to reduce adverse impacts, including windblown litter and dust from the transportation of these wastes, are employed. In addition, the contractor must ensure that all the necessary permits or licences required under the Waste Disposal Ordinance are obtained for the construction phase.

5.5.17 It can be achieved through careful planning of works method and material consumption before ordering of materials. Material should be properly stored and protected to reduce damage and contamination to reduce waste generation as well. Non-timber formwork, or used timber, instead of virgin timber, should be adopted where possible.

5.5.18 If that is unavoidable, source reduction and segregation should be exercised as far as practicable and at the same time, recycling and reuse should be adopted to salvage as much as possible all the recyclable and reusable materials.

5.5.19 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 Contractor. Reference shall be made to DEVB TCW No.6/2010 for details.

C&D Materials

5.5.20 On-site sorting of C&D materials will be recommended. On-site sorting can be achieved by avoiding the generation of "mixed waste" through good site control. Waste generated by construction activities should be sorted into inert C&D materials and non-inert C&D materials. Adequate areas for sorting and storage of segregated materials should be provided onsite. The inert C&D materials which comprise soil, rock, concrete, brick, cement plaster/mortar, inert building debris, aggregates and asphalt shall be reused in site formation works (such as backfilling).

5.5.21 Used timber in good condition will be reused in other contract and construction site of the contractor to reduce the amount of timber wastes.

5.5.22 Surplus inert construction material and other non-inert C&D materials which comprises metal, timber, paper, glass, etc. shall be recycled. Recycle bins should be provided onsite and workers should be trained and encouraged to segregate recyclable and non-recyclable wastes upon disposal.

5.5.23 The Applicant and its contractor will consider to use dump trucks equipped with GPS or an equivalent system for tracking the delivery of inert and non-inert C&D material from the site to the designated disposal location. The trip-ticket system and other measures for transportation, storage and collection of waste, such as using trucks with cover or enclosed containers for waste transportation will be implemented. Disposal and transportation of C&D materials are recommended before foreseeable inclement weather such as typhoon or heavy rain. The stockpiled soil shall be properly covered with tarpaulin when heavy storms are forecast.

Chemical Waste

5.5.24 Any unused chemicals and those with remaining functional capacity should be recycled as far as possible. Chemical waste will be handled in accordance with the Code of Practice on the Packaging, Handling and Storage of Chemical Wastes. All chemical waste that cannot be recycled or re-refined in the case of waste lubricants should be collected by a licensed chemical waste collector and disposed of Chemical Waste Treatment Centre (CWTC) at Tsing Yi. Provided that the handling, storage and disposal

of chemical waste are in accordance with these requirements, adverse waste management implications, including the potential hazards, air and odour emissions, noise, wastewater discharge, ecology and public transport, associated with handling, storage and disposal of chemical waste are not expected.

5.5.25 Chemical and oily wastes generated from the construction activities, vehicle and plant maintenance and oil interceptors should be disposed of as chemical waste in strict compliance with the Waste Disposal (Chemical Waste) (General) Regulations. Any person who produces or causes to produce chemical waste is required to register with EPD. The Applicant and its contractor will duly follow the requirement and register with EPD as a chemical waste producer.

General Refuse

5.5.26 Waste such as bamboo, contaminated plastic and glass, packaging waste and other organic materials will be considered as non-recyclable waste and disposed to landfills.

5.5.27 For general refuse (including food waste, paper, plastic bottles and aluminium cans, etc.), mitigation measures should include provision of a collection area where waste can be sorted, stored and loaded prior to removal from the site. Recyclable materials (i.e. 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.

5.5.28 The removal of general refuse from the site will be arranged on a daily basis or at least on every second day to minimize any potential odour impacts. Disposal of general refuse is recommended before foreseeable inclement weather such as typhoon or heavy rain.

5.5.29 The Applicant and its contractor will consider if recycling of food waste is practicable during the construction phase.

5.5.30 Waste disposal from construction site is subject to control under the Waste Disposal Ordinance.

Yard Waste

5.5.31 The Applicant and its contractor should consider if any yard waste is appropriate to be sent to the Yard Waste Recycling Centre in Y-Park for recycling prior to disposal at the designated landfill site.

5.5.32 Used timber in good condition will be reused in other contract and construction site of the contractor to reduce the amount of timber wastes.

5.5.33 With the implementation of the recommended mitigation measures in the "*Recommended Pollution Control Clauses for Construction Contracts*" available in EPD website, the potential environmental impacts resulting from the storage, handling and transportation of inert C&D materials, non-inert C&D materials, chemical wastes, general site wastes, yard waste and potential asbestos containing materials would be minimal.

5.6 Conclusion

5.6.1 Potential environment impacts arising from construction activated of the Proposed Development, including air quality, construction wastewater, noise and waste impacts have been qualitatively assessed. Potential environmental impacts are anticipated to be acceptable with the implementation of effective environmental mitigation measures.

5.6.2 In conclusion, it is envisaged that construction phase environmental impacts arising from the Proposed Development would be acceptable.

6. LAND CONTAMINATION REVIEW

6.1 Legislation and Guidelines

6.1.1 The following guidelines published by EPD have been followed:

- Guidance Manual for Use of Risk-Based Remediation Goals for Contaminated Land Management (RBRGs), revised in April 2023;
- Guidance Note for Contaminated Land Assessment and Remediation, dated 15 August 2007; and
- Practice Guide for Investigation and Remediation of Contaminated Land (EPD's Practice Guide), revised in April 2023.

6.1.2 The criteria and the requirements stated in the above guidelines will be adopted in this Land Contamination Review.

6.2 Assessment Methodology

6.2.1 Land contamination review was carried out according to the Guidance Manual, the Guidance Note and the Practice Guide. Site appraisals, including site survey and desktop review, were conducted to identify the potentially contaminating activities that may pose adverse impact to the Application Site. Site survey was conducted within the Application Site to review the general site conditions and to identify any sources of land contamination (or 'hot spots'). For the desktop review, the following information was reviewed:

- Selected historical aerial photos and topographic maps held by the Lands Department (LD); and
- Records on dangerous goods (DGs), chemical wastes, chemical spillage/leakage incidents and Chemical Waste Producers registry from Fire Services Department (FSD) and Environmental Protection Department (EPD).

6.2.2 Subject to the assessment outcome, the Contamination Assessment Plan (CAP) and, subsequently, the Contamination Assessment Report (CAR) and Remediation Action Plan (RAP) may be required in later stages to identify the potential land contamination issues in the Application Site. The land contamination assessment and/ or remediation works shall be completed according to EPD guidelines before the commencement of any construction works for the development.

6.3 Current and Historical Land Uses

6.3.1 The Application Site 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 south west. It is currently occupied by some vegetation and some temporary structures.

6.3.2 Historical aerial photos taken in year 1964, 1981, 1990, 2001, 2008, 2018, 2020, 2023, 2024 and 2025 are shown in **Appendix 6.1** to present the land use status (**Table 6.1** also refers).

6.3.3 Historical aerial photographs indicate that the Application Site was occupied by farmland, several farmhouses, and natural vegetation between 1964 and 1981. By 1990, the farmlands had been replaced by natural vegetation, while a residential house with an associated open yard was present in the southern portion. In 2018, temporary structures associated with storage use were observed within the Application Site, and this land use has remained unchanged to the present.

Table 6.1 Land Use Summary on the Application Site

Period / Year	Land Use / Description	Owner / Occupier	Source of Information	Off-site Property Affected?
1964	Northern portion: vacant land with natural vegetation. Southern portion: farmlands with several farmhouses.	No information available	Aerial Photos from LD	No.
1981	Northern portion: converted to farmlands. Southern portion: no significant changes, although the farmhouses had been removed.	No information available	Aerial Photos from LD	No.
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 information available	Aerial Photos from LD	No.
2001	Natural vegetation within the Application Site remained and the house with associated open yard still occupied at the southern portion.	No information available	Aerial Photos from LD	No.
2008	Natural vegetation within the Application Site was cut down and a house still occupied at the southern portion. As advised by the Project Proponent, the Application 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.	• Project Proponent • Government Land	Aerial Photos from LD	No.
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.	• Project Proponent • Government Land	Aerial Photos from LD	No.
2020	No significant changes were observed compared with the 2018 aerial photograph.	• Project Proponent • Government Land	Aerial Photos from LD	No.
2023	No significant changes were observed compared with the 2020 aerial photograph.	• Project Proponent • Government Land	Aerial Photos from LD	No.

Period / Year	Land Use / Description	Owner / Occupier	Source of Information	Off-site Property Affected?
2024	No significant changes were observed compared with the 2023 aerial photograph.	• Project Proponent • Government Land	Aerial Photos from LD	No.
2025	No significant changes were observed compared with the 2025 aerial photograph.	• Project Proponent • Government Land	Aerial Photos from LD	No.

6.4 Information from Government Departments

6.4.1 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 use status and records of land contamination and/or spillage of the Application Site. The summary of correspondences is tabulated in **Table 6.2** below. Copy of letters which the Consultant sent to various Government Departments and relevant replies are shown in **Appendix 6.2.**

6.4.2 Building Records Access and Viewing On-line (BRAVO) of Building Departments (BD) was visited on 16 July 2026 to obtain records for completed private buildings. There are neither records of building, structure, drainage, alternation & additions, site formation, minor works nor any existing building available at the Application Site. The captured screen of BRAVO is provided in **Appendix 6.3**.

6.4.3 An enquiry letter was sent to the Environmental Protection Department (EPD) regarding the Application Site. According to the response dated 15 May 2025, there is no record of chemical spillage / leakage incidents, violations of environmental legislation, complaints, or land contamination assessment reports relating to the Application Site during the past 3 years. The Consultant also visited the EPD office on 22 May 2025 to review the Chemical Waste Producer Registration records maintained by the Territory Control Office. No record of registered chemical waste producers was identified for the Application Site.

6.4.4 An enquiry letter was sent to the Fire Services Department (FSD) regarding the Application Site. According to the response dated 12 June 2025, there are neither records of dangerous goods licences, fire incidents, nor incidents of spillage / leakage of dangerous goods associated with the Application Site.

Table 6.2 Enquires and Responses on Land Contamination Related Records in the Application Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
GTDSKST-EI00_0_0002L.25	Environmental Protection Department	( ) EP910/E6/1	15 May 2025	• No record of chemical spillage / leakage incidents, violations of environmental legislation, complaints, or land contamination assessment reports relating to the Application Site during the past 3 years. • The Consultant visited the EPD office on 22 May 2025 and reviewed the Chemical Waste Producer Registration records maintained by the Territory Control Office. No record of registered chemical waste producers was identified for the Application Site.
GTDSKST-EI00_0_0003L.25	Fire Services Department	(41) in FSD GR 6-5/4 R Pt. 58	12 Jun 2025	• Neither records of dangerous goods licences, fire incidents, nor incidents of spillage / leakage of dangerous goods were found at the Application Site.

6.5 Discussion and Site Observation

6.5.1 Based on the above, the desktop review of historical information indicated that the Application Site was used as farmland, residential use and temporary structures.

6.5.2 As advised by the Project Proponent, they have owned the Application Site since 2008. Based on their best knowledge regarding the condition of the Application Site before their occupancy, the condition of the northern portion of the Application 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 Application 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

6.5.3 Site visit was conducted on 22 Apr 2025. The Application Site is flat terrain at two different levels.

6.5.4 At the time of the site visit, a house with its associated open yard at the southern portion of the Application 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 Application Site including the temporary structure was paved with concrete ground in good condition.

6.5.5 The western, northern and eastern portions of the Application 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 Application 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.

6.5.6 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 Application Site.

6.5.7 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).

6.5.8 A Site Walkover Checklist has been completed with the site owner as required in the *Practice Guide* and attached **Appendix 6.4**. Photo records of the Application Site taken during the site surveys are presented in **Appendix 6.5**.

6.5.9 In addition, under Planning Application No. A/YL-KTN/761, a Contamination Assessment Plan (CAP) for the Application Site was submitted and approved. According to the approved CAP, no land contamination impact is anticipated at the Application Site. The approved CAP and the corresponding approval letter are provided in **Appendix 6.6**.

6.5.10 No previous record of chemical waste disposal/ spillage / leakage records, dangerous goods license, fire incidents, incidents of spillage / leakage of dangerous goods or any potential land contamination activities were found at Application Site.

6.5.11 Due to the above-mentioned findings, it is anticipated that the Application Site has no potential land contamination issues from the past and current activities / facilities.

6.6 Conclusion

6.6.1 The above review from different sources of information including aerial photos, replies from the various Government Department, recent walkover site surveys and interview with the site owner appears no potential land contamination at the Application Site from the past and current land uses. Thus, no land contamination assessment is considered necessary.

7. CONCLUSION

7.1.1 An environmental assessment has been conducted for the Proposed Development to address the potential environmental noise, air quality, construction phase environmental impacts and risk of land contamination.

Noise

7.1.2 According to the result of road traffic noise impact assessment, no adverse road traffic noise impact due to surrounding roads on the Proposed Development is anticipated with the recommended noise mitigation measures in place. Noise mitigation measures include 2.5m high solid concrete fence wall at ground level, partition wall on balcony side wall, and fixed glazing with or without maintenance window. With these noise mitigation measures incorporated, the Proposed Development would not be subject to adverse road traffic noise impact.

7.1.3 Fixed noise impact assessment has also been conducted. Mitigation measures including 2.5m high solid concrete fence wall at ground level, fixed glazing with or without maintenance window, and enhanced acoustic balcony (baffle type) are incorporated in the Proposed Development. With the proposed noise mitigation measures implemented, no adverse fixed noise impact is anticipated.

7.1.4 To minimize nuisance due to aircraft and helicopter noise from Shek Kong Barrack, better insulation will be adopted for the Proposed Development on voluntary basis (e.g. 8mm glass or better instead of nominal glass pane of 6mm thickness).

7.1.5 In addition, as the nature of the Proposed Development is for residential use only, there is no industrial activity allowed. The ventilation system will be designed to follow the recommendation in the HKPSG (acceptable noise level minus 5dB(A) or prevailing background whichever is lower) to ensure that there will not be any adverse fixed noise impact arising from its operation. It is noted that the detailed design is subject to finetuning and after respective contractors are engaged. The potential impact and appropriate noise mitigation measures should be reviewed and approval from relevant authorities should be sought.

Air Quality

As confirmed in site survey, there is no existing and planned industrial source / chimney identified within 200m from the Application Site. The Proposed Development will be designed so that there are no air-sensitive uses of the proposed development, including openable windows and fresh air intake, falling within the buffer zones as stipulated in the HKPSG. There is no odour and other air pollutant emission identified within the 500m Assessment Area. Therefore, no adverse air quality impact on the Proposed Development would be anticipated.

Construction Phase Environmental Impact

7.1.6 Potential environmental impacts arising from construction activities of the Proposed Development, including air quality, construction wastewater, noise and waste impacts have been qualitatively assessed. Potential environmental impacts are anticipated to be insignificant with the implementation of effective environmental mitigation measures.

Land Contamination

7.1.7 Based on the appraisal of risk of land contamination including historical uses, current condition and any other records available from relevant governmental departments,

risk of land contamination is unlikely. No further investigation and remediation work is recommended.

7.1.8 Based on the environmental assessment results, it is concluded that the Proposed Development is environmentally acceptable with the recommended measures in place and remediation work (if required) implemented.

Figures

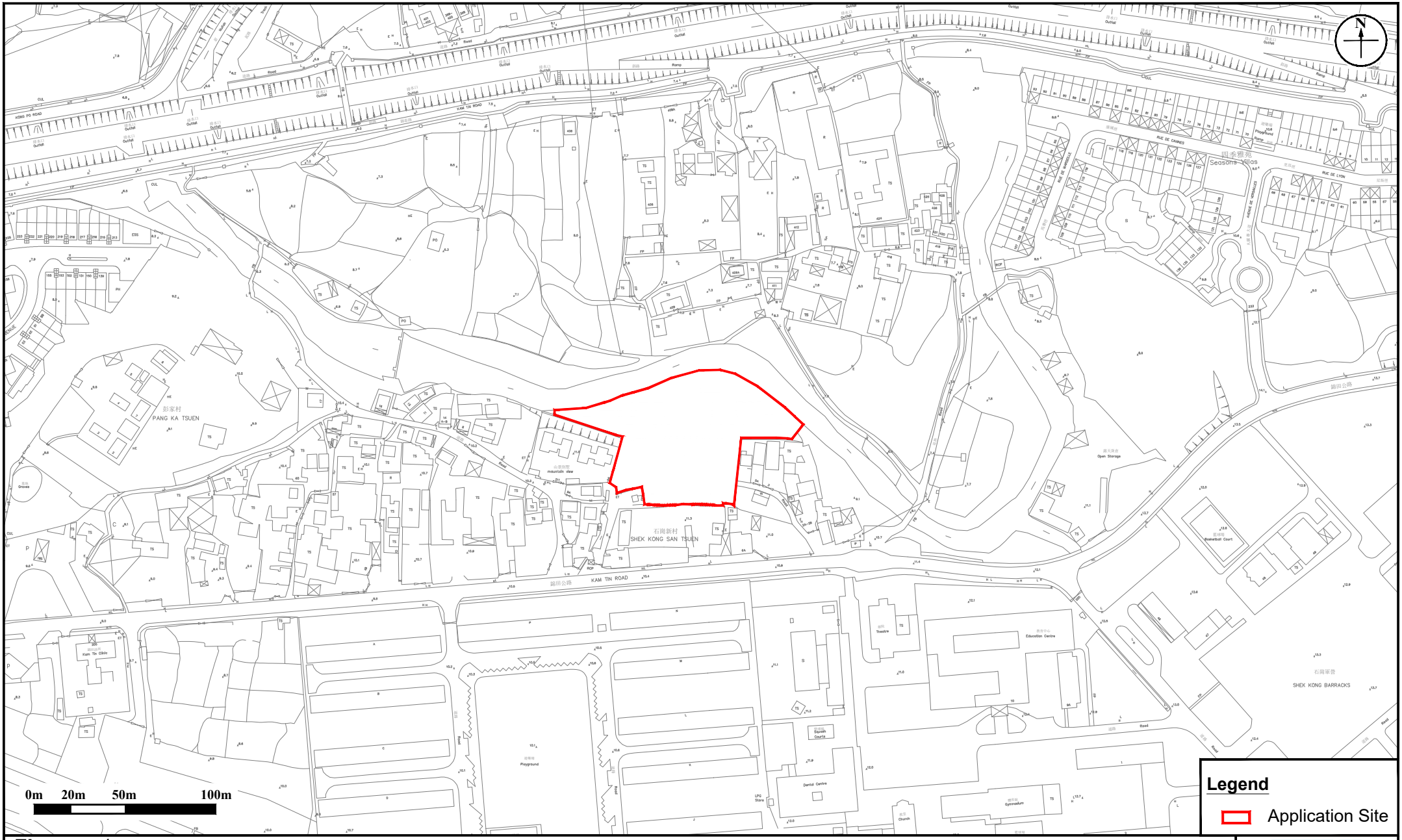


Figure: 1

Title: Application Site and Its Environs

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C) 2" and "Residential (Group D)" Zones, Lot 624(part) & 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.: 1.0

Date: Jul 2026



Figure: 2.1a

Title: Locations of Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (House 1 to 16, G/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

RAMBOLL

Drawn by:	KL
Checked by:	ZC
Rev.:	1.0
Date:	July 2026

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Figure: 2.1b

Title: Locations of Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (House 1-22, 1/F) & (House 17-22, G/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Date:	July 2026

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Figure: 2.1c

Title: Locations of Representative Noise Sensitive Receivers for Road Traffic Noise Impact Assessment (House 1-22, 2/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Rev.:	1.0
Date:	July 2026

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Figure: 2.2a

Title: Road Traffic Noise Mitigation Measures (House 1 to 16, G/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Rev.:	1.0
Date:	July 2026

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Figure: 2.2b

Title: Road Traffic Noise Mitigation Measures (House 1-22, 1/F) & (House 17-22, G/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Figure: 2.2c

Title: Road Traffic Noise Mitigation Measures (House 1-22, 2/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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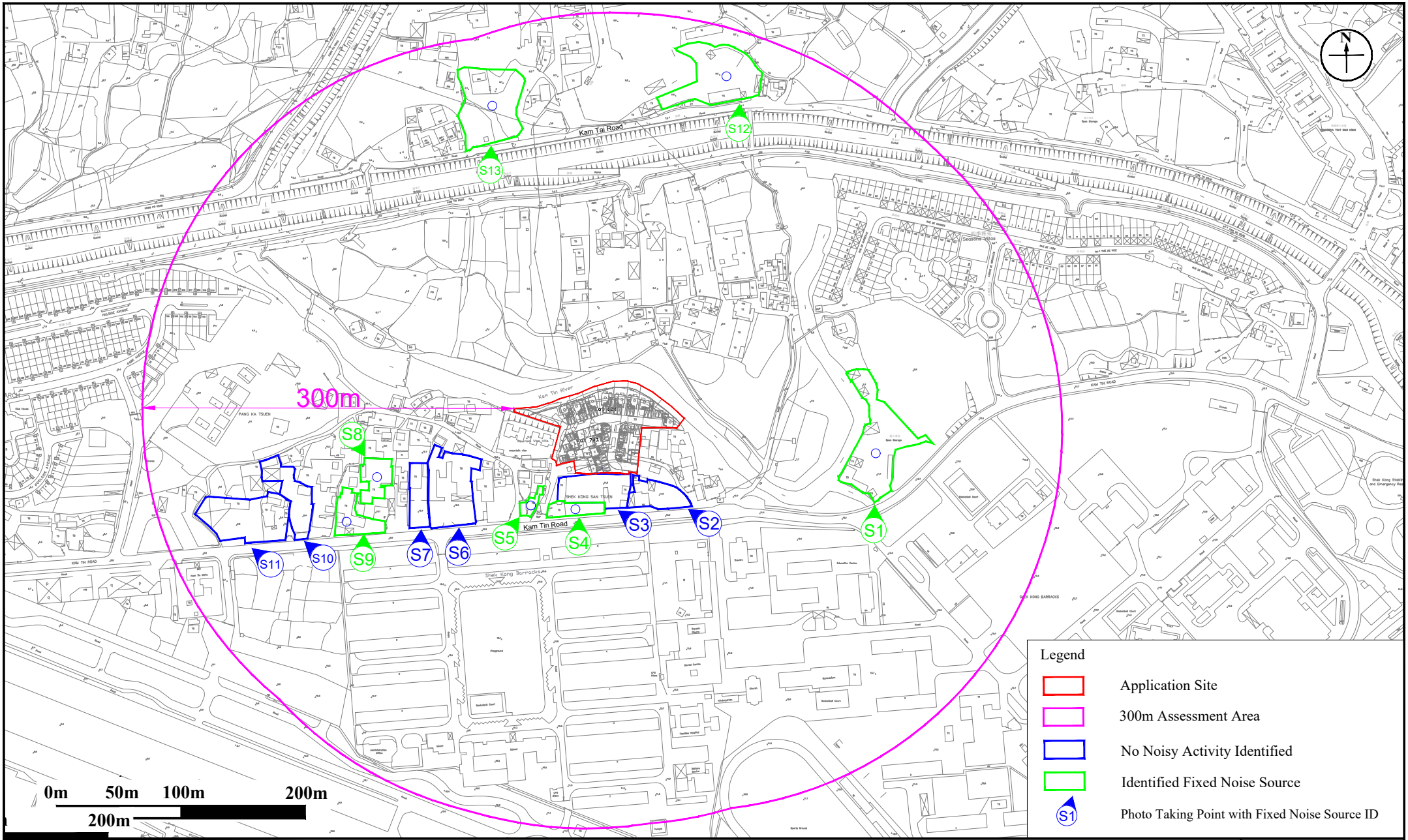


Figure:	3.1
Title:	Location of Identified Fixed Noise Sources
Project:	Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Date:	Jul 2026

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Figure: 3.2a

Title: Locations of Representative Noise Sensitive Receivers for Fixed Noise Impact Assessment (G/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Rev.:	1.0
Date:	Jul 2026

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Figure: 3.2b

Title: Locations of Representative Noise Sensitive Receivers for Fixed Noise Impact Assessment (1/F & 2/F)

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Date:	Jul 2026

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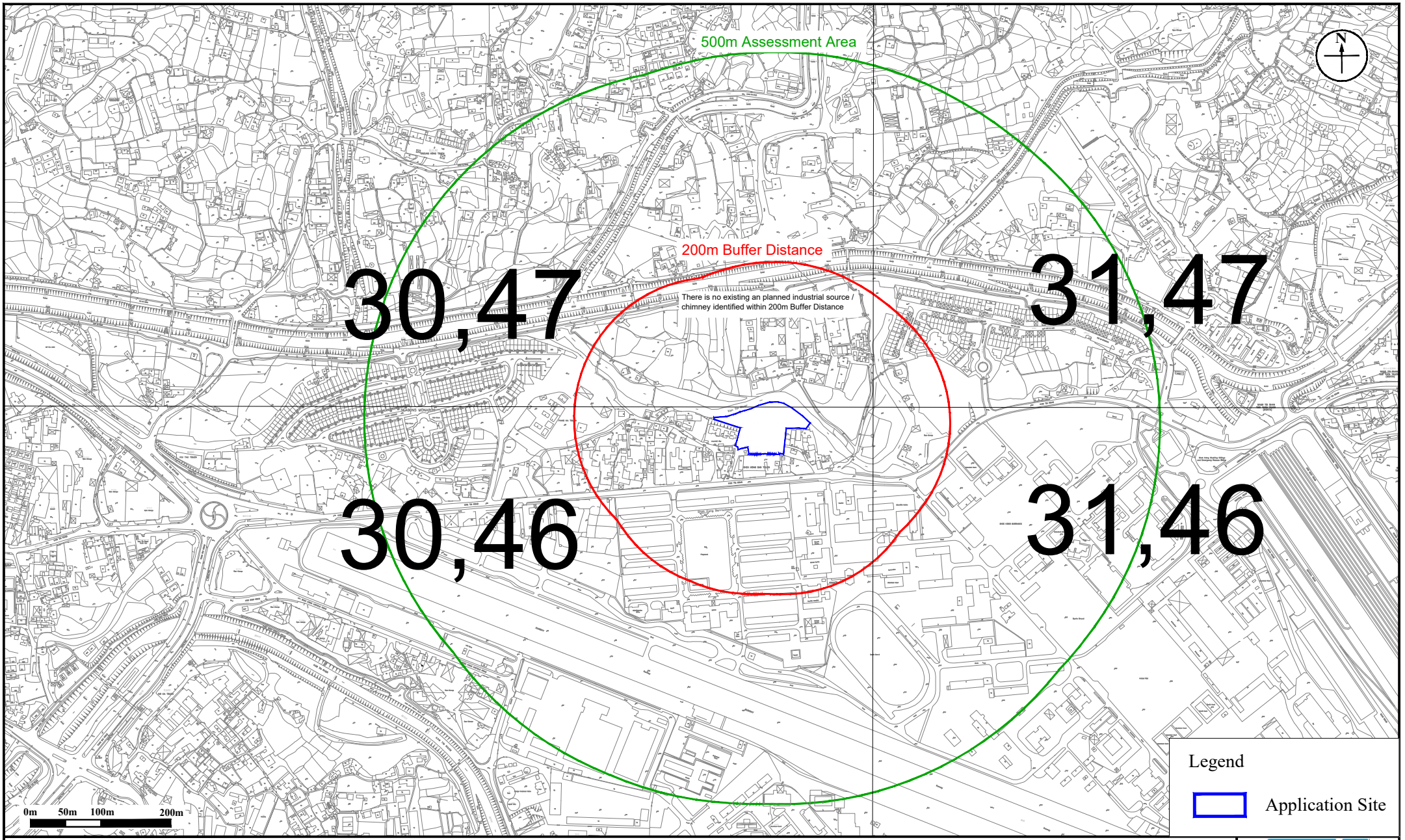


Figure: 4.1	RAMBOLL
Title: Assessment Area of 500m from the Application Site	Drawn by: MK Checked by: ZC
Project: Application for Permission Under Section 16 Proposed Residential Development (House) and Minor Relaxation of Building Height & Plot Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624 (Part) & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: Jul 2026

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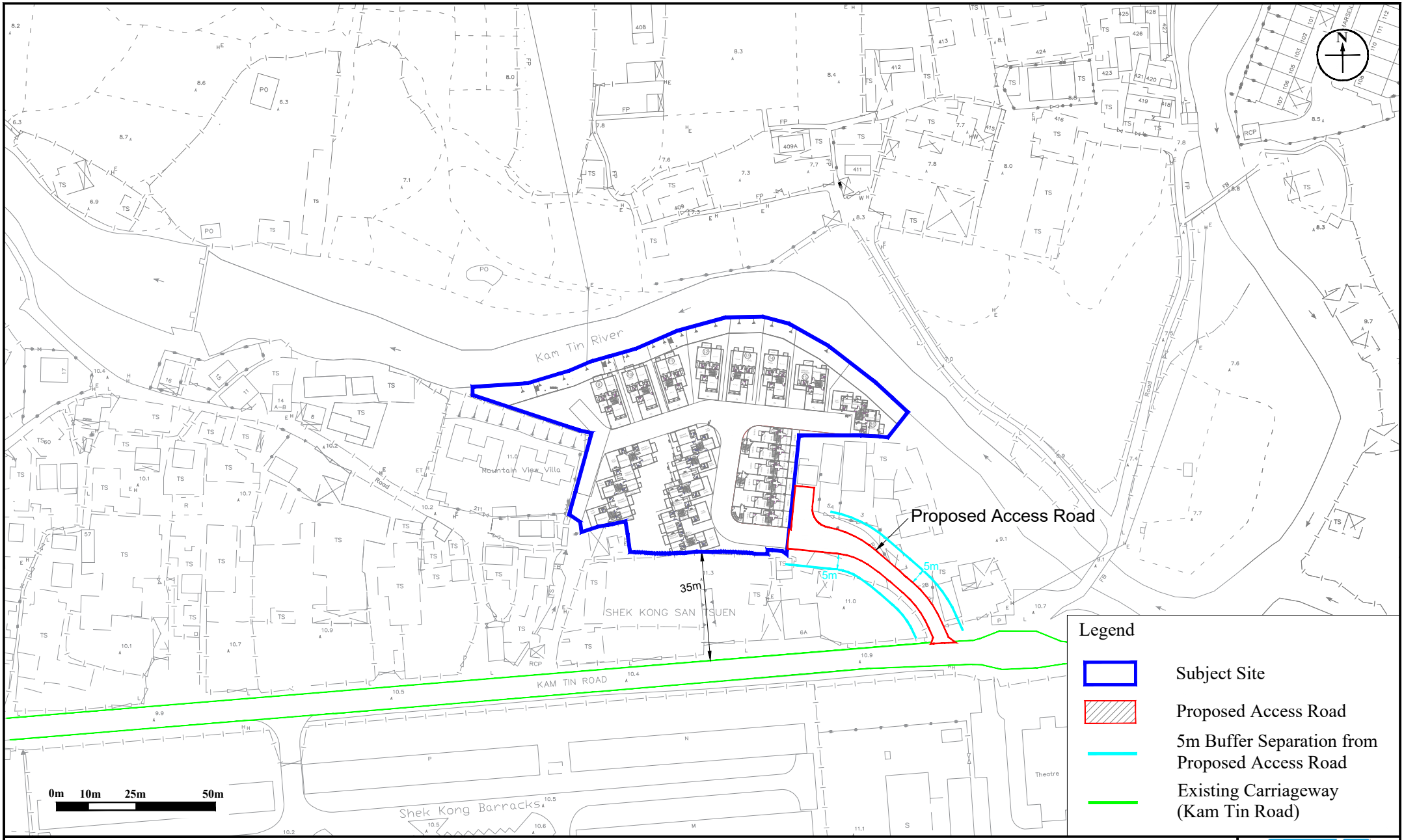


Figure: 4.2

Title: HKPSG Vehicular Emission Buffer Distance for Nearby Road Network

Project: Application for Permission Under Section 16 Proposed Residential Development (House) and Minor Relaxation of Building Height & Plot Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624 (Part) & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Date:	Jul 2026

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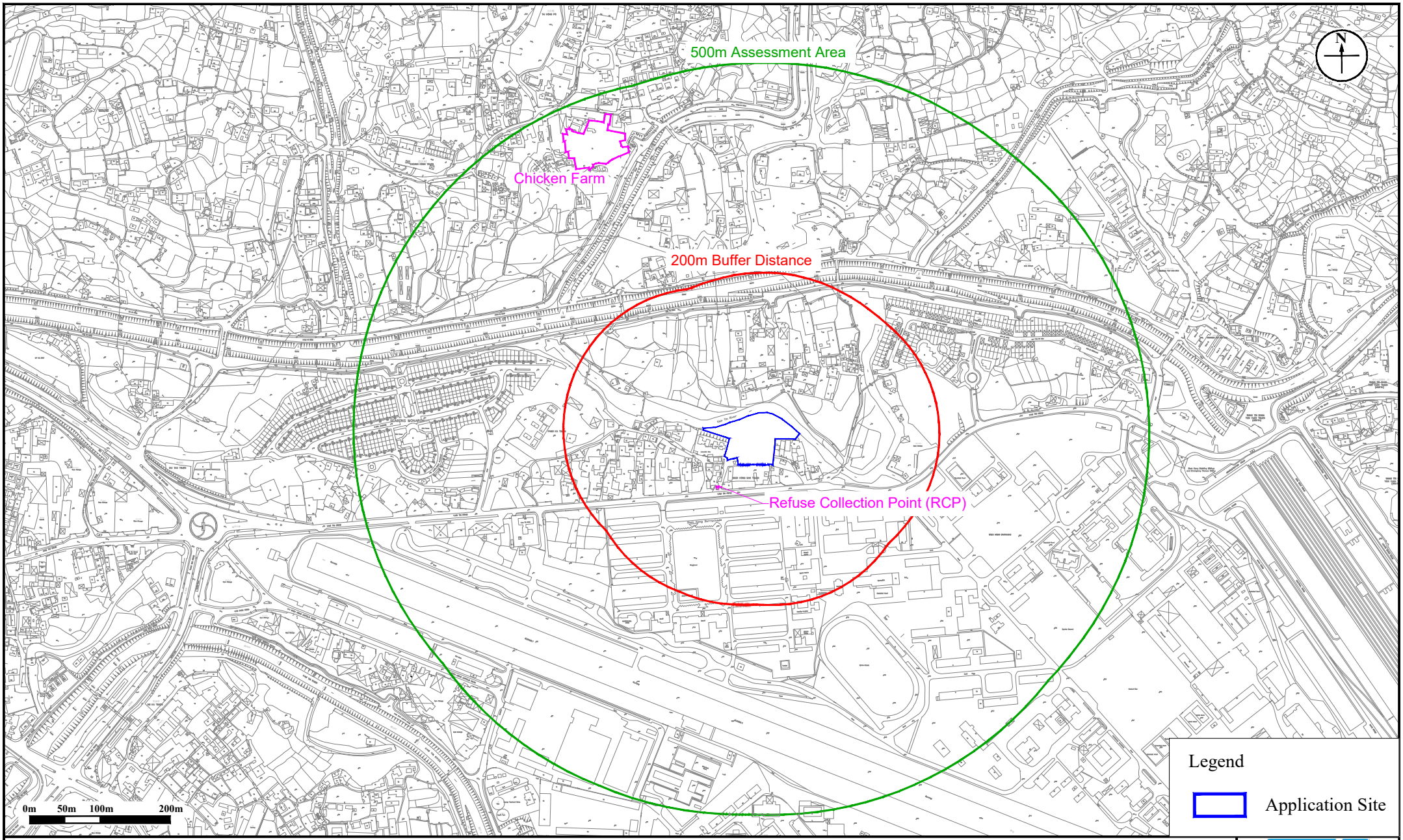


Figure: 4.3

Title: Odour Sources Identified within 500m Assessment Area

Project: Application for Permission Under Section 16 Proposed Residential Development (House) and Minor Relaxation of Building Height & Plot Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624 (Part) & 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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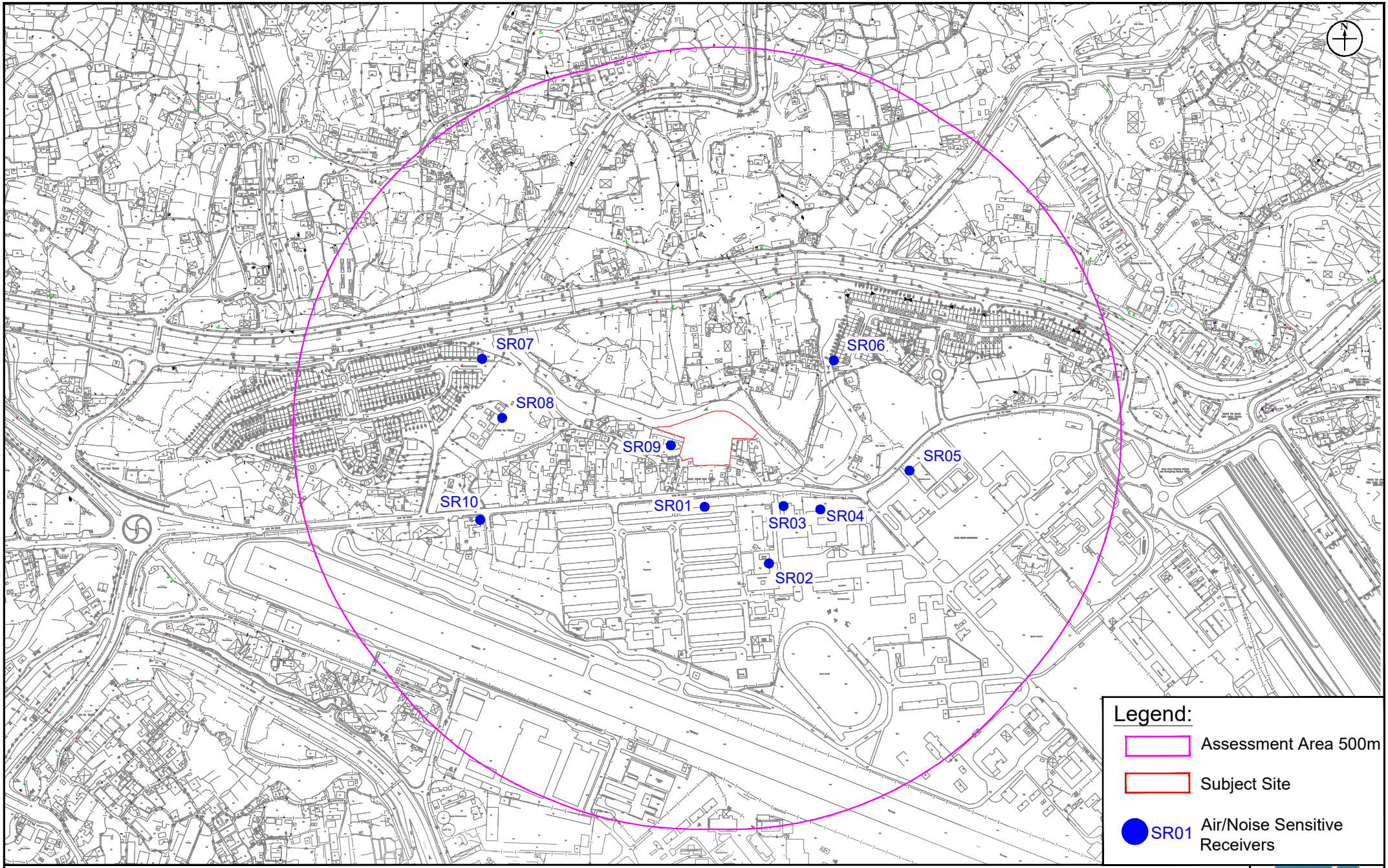


Figure: 5.1

Title: Location of Representative Air and Noise Sensitive Receivers for Construction Phase and Concurrent Construction Works

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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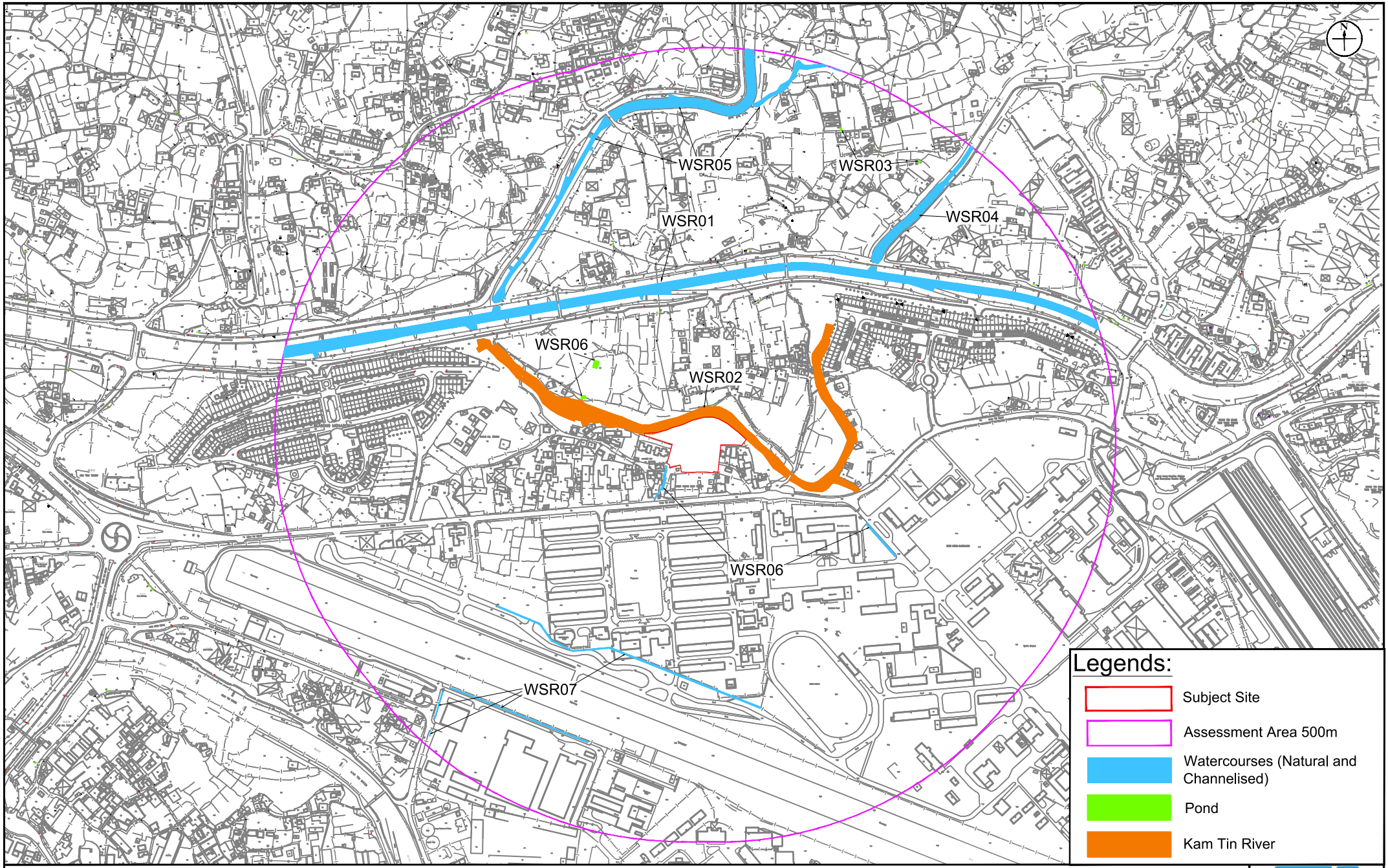


Figure: 5.2

Title: Location of Water Sensitive Receivers

Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

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Checked by:	ZC
Rev.:	1.0
Date:	Jul 2026

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Appendix 1.1 Layouts and Section of the Proposed Development

SITE AREA	: 5,663.6m² (2,983.5m² EXISTING LOT AREA, 2,680 m² GOVERNMENT LAND)
NO. OF BLOCK	: 22
TOTAL GFA	: 2,718.48 m² [101.60 x 2 (FOR HOUSE 1-2) 132.70 x 6 (FOR HOUSE 3-8) 161.02 x 8 (FOR HOUSE 9-16) 71.82 x 6 (FOR HOUSE 17-22)]
SITE COVERAGE	: NOT MORE THAN 41%
PLOT RATIO	: NOT MORE THAN 0.48
BUILDING HEIGHT	: 8m (FOR HOUSE 1-16) 9.9m (FOR HOUSE 17-22)

KAM TIN RIVER

N

5M CLEARANCE OF SITE FORMATION CONSTRUCTION

5000

ACCESS ROAD

6500

10.91

DRAINAGE RESERVE AREA

L0T 816

TS

10.6

GOVERNMENT LAND

ADJOINING GOVERNMENT LAND

EX. BUILDING

L0T 664

SHEK KONG SAN TSUEN

*666S.B.

L0T 667

663S.B. PR

665S.B.

11.3

11.0

10.9

10.4

KAM TIN ROAD

LEGEND:

APPLICATION SITE BOUNDARY

PROPOSED REVAMP OF EXISTING ACCESS ROAD

CHIH Design Ltd

PLAN 6 MASTER LAYOUT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 31 - 07 - 2026
SCALE : 1:500 on A3

LEGEND:

E&M AREA

RESIDENT'S RECREATIONAL CLUB

5M CLEARANCE OF SITE FORMATION CONSTRUCTION

5000

6500

ACCESS ROAD

10.91

DRAINAGE RESERVE AREA

EVA

L0T 816

GOVERNMENT LAND

ADJOINING GOVERNMENT LAND

MOTORCYCLE PARKING SPACE

L/UL

RESIDENTS' RECREATIONAL FACILITES

E&M AREA

ELEC. METER ROOM

SWITCH ROOM

TRANSFORMER ROOM

OFFICE FOR WATCHMAN AND CARETAKERS

OUTDOOR STAIRCASE FOR HOUSE 17 & 18

OUTDOOR STAIRCASE FOR HOUSE 19 & 20

OUTDOOR STAIRCASE FOR HOUSE 21 & 22

EX. BUILDING

House

T.S.

ESS.

Canopy

CHIH Design Ltd

PLAN 7 GROUND FLOOR PLAN (REV. C)

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES
at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 30 - 07- 2026
SCALE : 1:300 on A3



CHIH Design Ltd

PLAN 8 FIRST FLOOR PLAN (REV. C)

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION
IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES
at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 30 - 07- 2026
SCALE : 1:300 on A3

T 816

ACCESS ROAD
10.91

GOVERNMENT LAND

ADJOINING GOVERNMENT LAND

DRAINAGE RESERVE AREA

DRAINAGE RESERVE AREA

5000

5000

6500

6500

6500

10.91

10.91

10.91

10.91

1 FLAT ROOF 19.06 17.15
2 FLAT ROOF 19.06 17.15
3 FLAT ROOF 19.06 17.15
4 FLAT ROOF 19.06 17.15
5 FLAT ROOF 19.06 17.15
6 FLAT ROOF 19.06 17.15
7 FLAT ROOF 19.06 17.15
8 FLAT ROOF 19.06 17.15
9 FLAT ROOF 19.06 17.15
10 FLAT ROOF 19.06 17.15
11 FLAT ROOF 19.06 17.15
12 FLAT ROOF 19.06 17.15
13 FLAT ROOF 19.06 17.15
14 FLAT ROOF 19.06 17.15
15 FLAT ROOF 19.06 17.15
16 FLAT ROOF 19.06 17.15
17 FLAT ROOF 20.96 19.26
18 FLAT ROOF 20.96 19.26
19 FLAT ROOF 20.96 19.26
20 FLAT ROOF 20.96 19.26
21 FLAT ROOF 20.96 19.26
22 FLAT ROOF 20.96 19.26

EX. BUILDING
EX. BUILDING
EX. BUILDING
House
House
T.S.
ESS.
Canopy
TS
5A
3

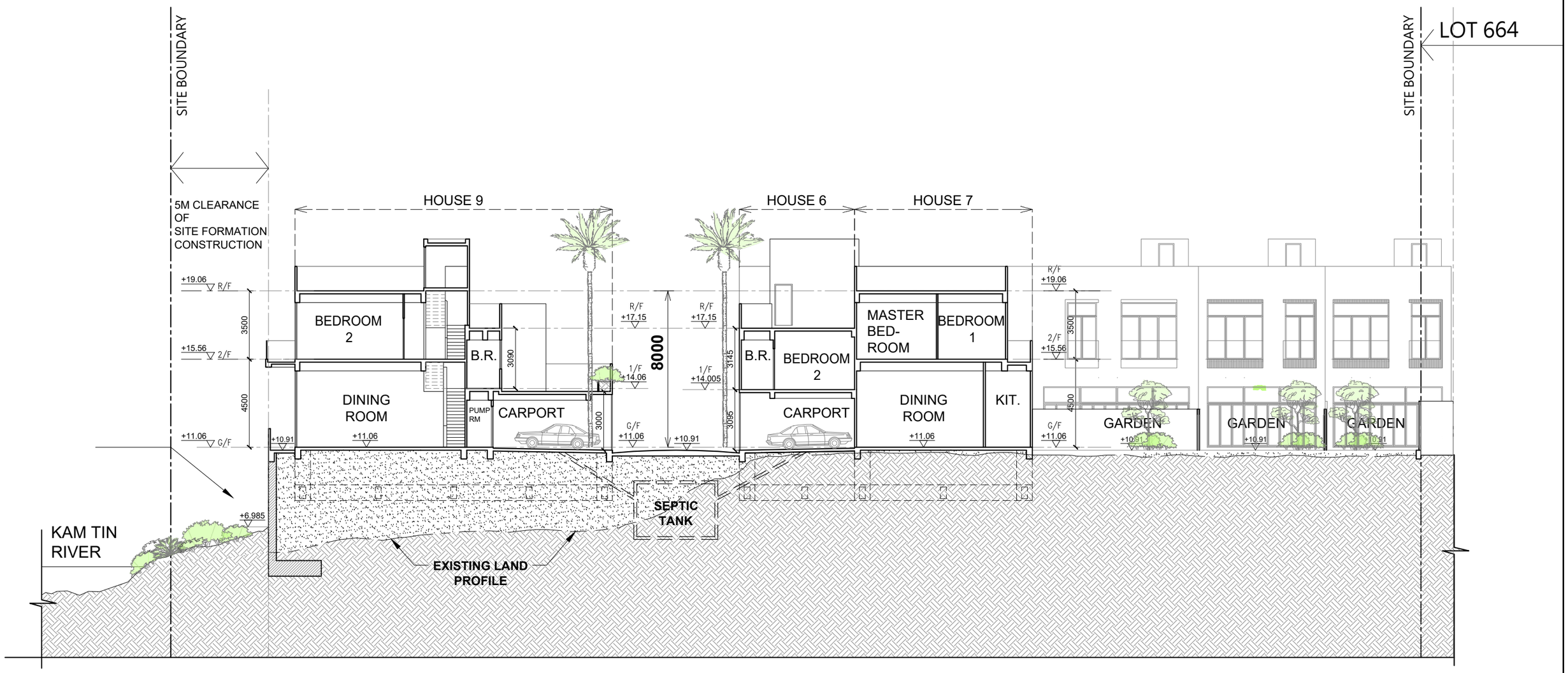
T27 T28 T29 T30 T35 T36 T16 T17

CHIH Design Ltd

PLAN 9 ROOF FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION
IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES
at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 30 - 07- 2026
SCALE : 1:300 on A3

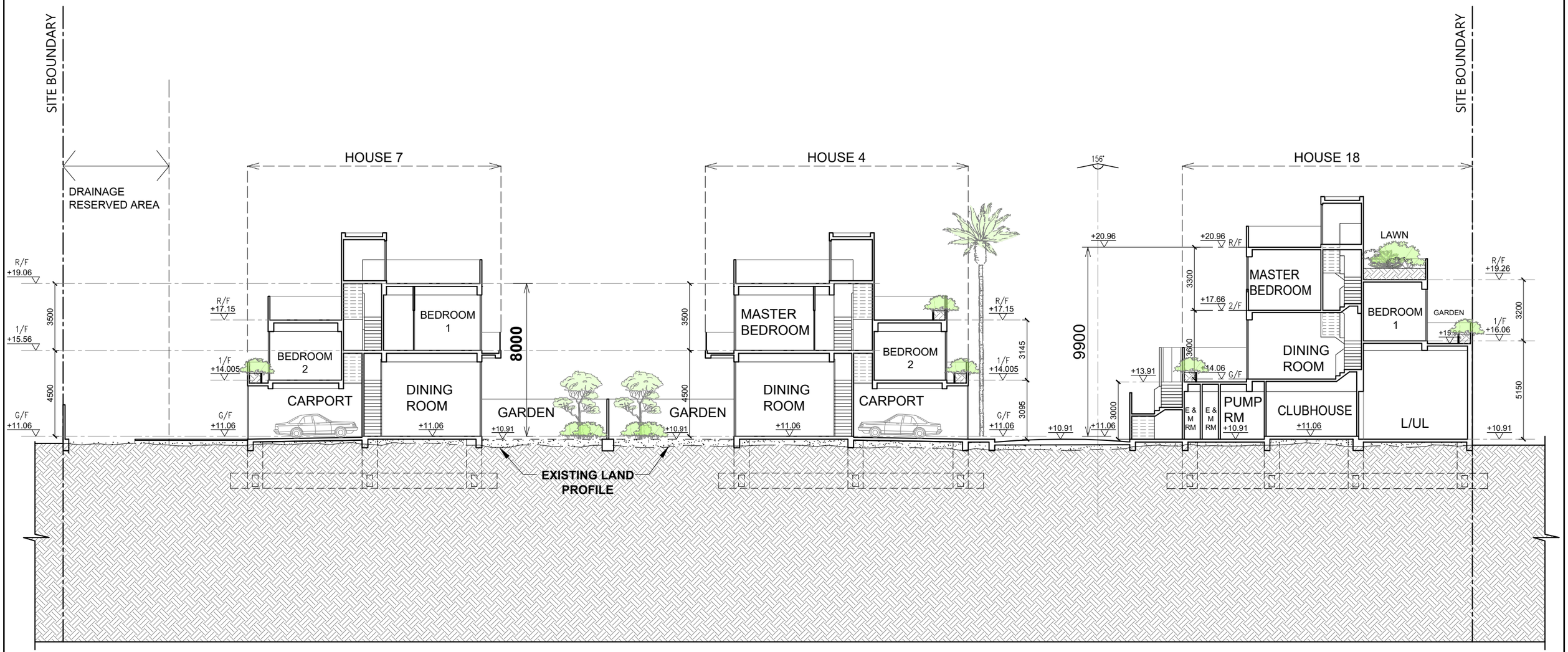


CHIH Design Ltd

PLAN 10 SECTION A-A'

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION
IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES
at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 30 - 07 - 2026
SCALE : 1:200 on A3

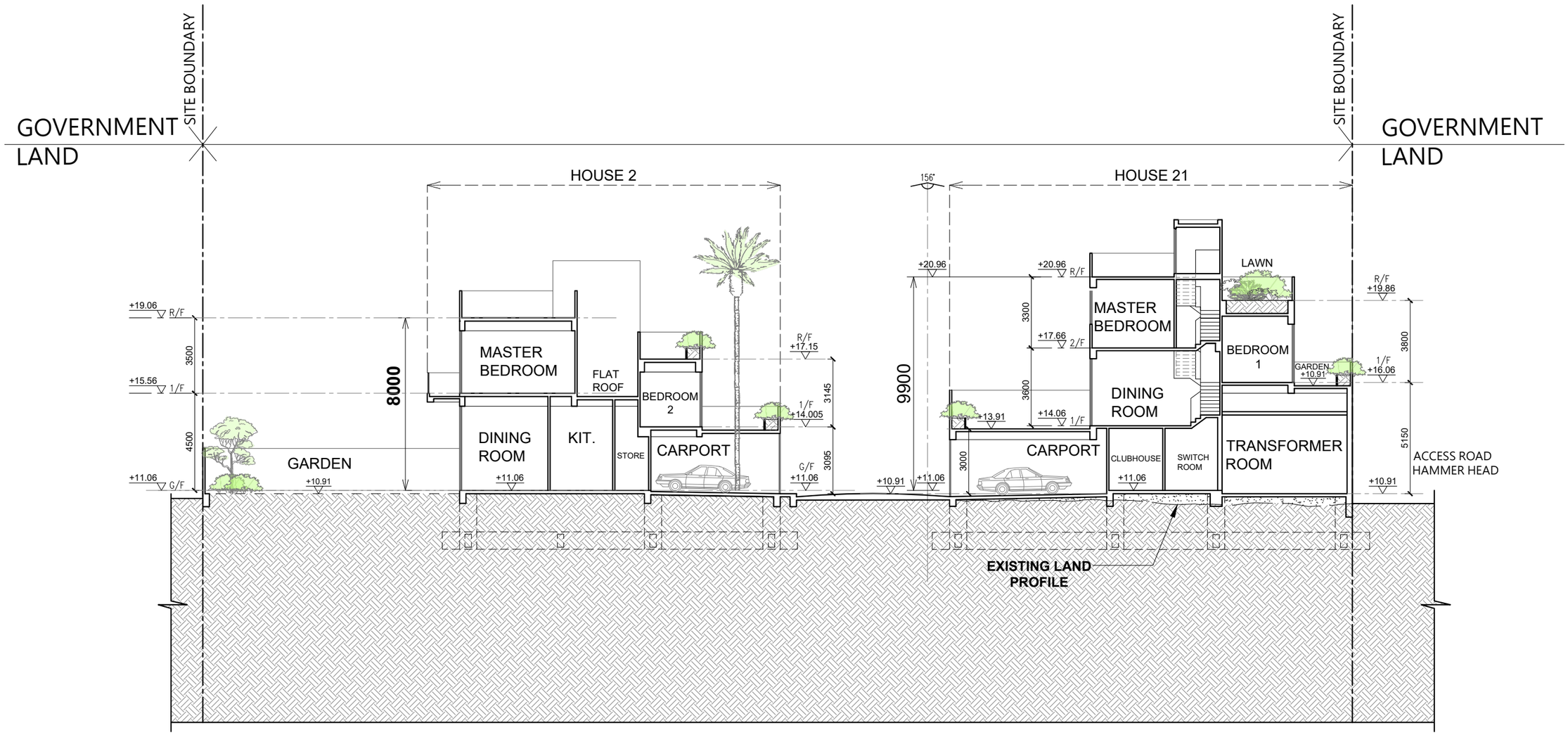


CHIH Design Ltd

PLAN 11 SECTION B-B'

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION
IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES
at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 30 - 07 - 2027
SCALE : 1:200 on A3



CHIH Design Ltd

PLAN 12 SECTION C-C'

PROPOSED RESIDENTIAL DEVELOPMENT(HOUSES) AND MINOR RELAXATION OF BUILDING HEIGHT & PLOT RATIO RESTRICTION
IN "RESIDENTIAL (GROUP C)2" AND "RESIDENTIAL (GROUP D)" ZONES
at Lot 624 (PART) & 787 in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 30 - 07 - 2026
SCALE : 1:200 on A3

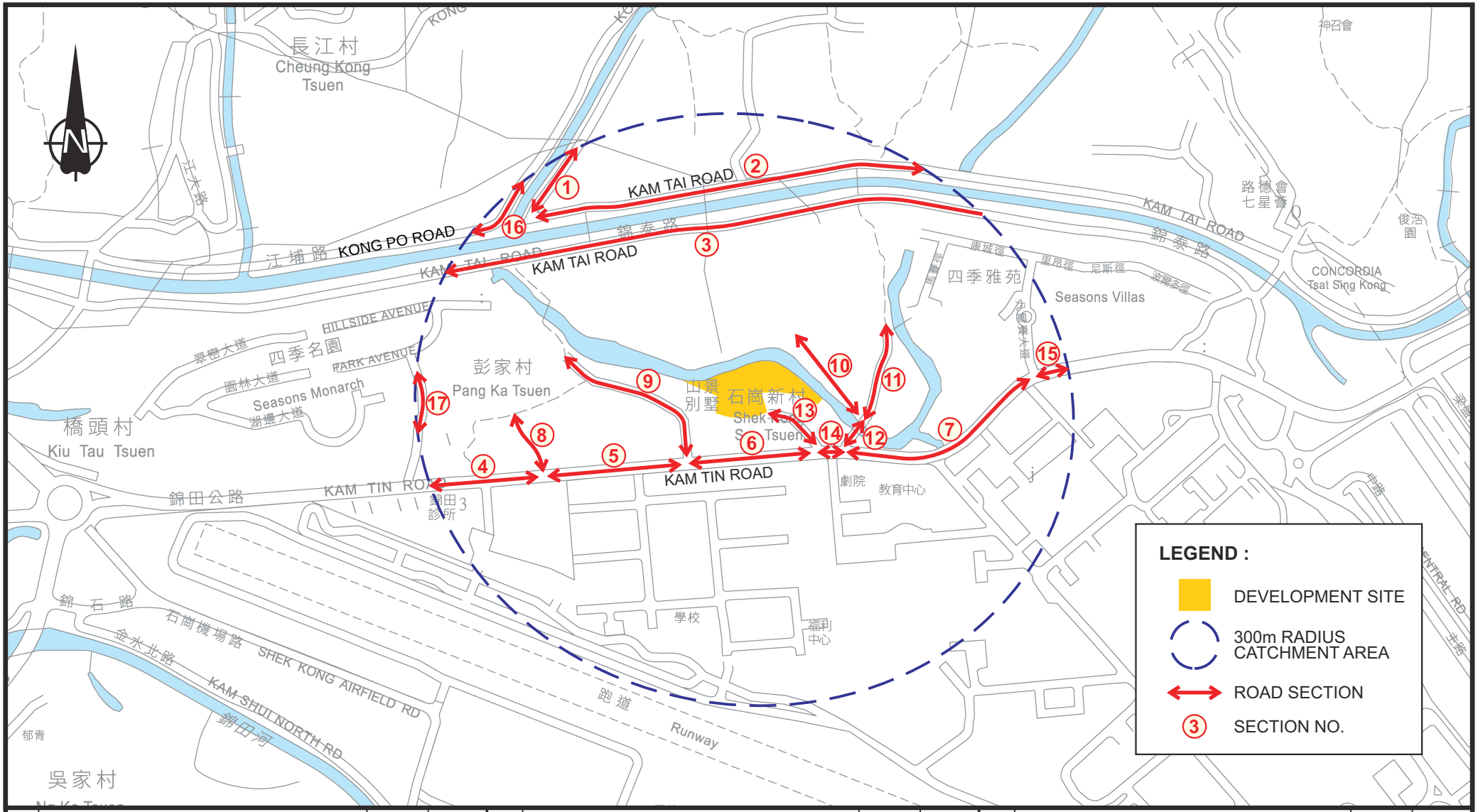
Appendix 2.1 Endorsement from Transport Department and Year 2048 Traffic Forecast (15 Years from 2033)

SKST - Year 2048 Peak Hour Traffic Forecast for NIA

Index No.	Road Name [1]	Direction	Speed Limit (km/hr)	AM Peak		PM Peak	
				Total Flows (Veh/Hr) [2]	HV% [3]	Total Flows (Veh/Hr) [2]	HV% [3]
1	Access Road	2-way	50	40	32%	30	15%
2	Kam Tai Road	2-way	50	40	32%	30	15%
3	Kam Tai Road	WB	50	50	51%	50	16%
4	Kam Tin Road	2-way	50	1,880	27%	1,870	24%
5	Kam Tin Road	2-way	50	1,880	27%	1,870	24%
6	Kam Tin Road	2-way	50	1,880	27%	1,870	24%
7	Kam Tin Road	2-way	50	1,880	27%	1,870	24%
8	Access Road	2-way	50	10	10%	10	10%
9	Access Road	2-way	50	10	10%	10	10%
10	Access Road	2-way	50	10	10%	10	10%
11	Access Road	2-way	50	10	10%	10	10%
12	Access Road	2-way	50	10	10%	10	10%
13	Access Road	2-way	50	10	10%	10	10%
14	Kam Tin Road	2-way	50	1,880	27%	1,870	24%
15	Kam Tin Road	2-way	50	1,880	27%	1,870	24%
16	Kong Po Road	2-way	50	30	25%	30	25%
17	Access Road	2-way	50	40	15%	40	15%

Notes:

1) Refer to **Drawing No 1**;
2) Traffic flows are rounded up to the nearest 10 veh/hr;
3) Heavy vehicles include all categories of motor vehicles except private car, taxi and motorcycle



Rev.	Description	Checked	Date
-	-	-	-

Rev.	Description	Checked	Date
-	-	-	-

Rev.	Description	Checked	Date
-	-	-	-

Project Title

PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 624 & LOT 787 BOTH IN D.D.110 AND ADJOINING GOVERNMENT LAND AT KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG, NEW TERRITORIES

Drawing Title

INDEX PLAN

Designed	Checked	Scale	Date	Drawing No.	Rev.
MYC	CFC	NTS	JUN 2025	1	-

SYSTRA MVA

CHK50736810/NIA/F1.CDR/LLH/27JUN25

Original Size : A4

Appendix 2.2 Results of Road Traffic Noise Impact Assessment (Base Case Scenario)

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Base Case (AM Peak Flow)

House 1 to House 8 (G/F)

Floor	mPD	H1_GF_01	H2_GF_01	H3_GF_01	H4_GF_01	H5_GF_01	H6_GF_01	H6_GF_02	H7_GF_01	H8_GF_01
G/F	11.06	**71**	70	58	51	57	58	64	64	67
Max Noise Level		71	70	58	51	57	58	64	64	67
Exceedance		1	0	0	0	0	0		0	0

House 1 to House 8 (1/F)

Floor	mPD	H1_1F_01	H2_1F_01	H3_1F_01	H4_1F_01	H5_1F_01	H6_1F_01	H7_1F_01	H8_1F_01	H8_1F_02
1/F	14.01	70	66	63	62	62	58	60	69	59
Max Noise Level		70	66	63	62	62	58	60	69	59
Exceedance		0	0	0	0	0	0	0	0	

House 1 to House 8 (2/F)

Floor	mPD	H1_2F_01	H1_2F_02	H2_2F_01	H2_2F_02	H3_2F_01	H3_2F_02	H4_2F_01	H4_2F_02	H5_2F_01	H5_2F_02	H6_2F_01	H6_2F_02	H7_2F_01	H7_2F_02	H8_2F_01	H8_2F_02
2/F	15.56	**72**	**71**	70	70	58	63	57	59	57	61	60	65	64	67	67	69
Max Noise Level		72	71	70	70	58	63	57	59	57	61	60	65	64	67	67	69
Exceedance		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (G/F)

Floor	mPD	H9_GF_01	H9_GF_02	H10_GF_01	H10_GF_02	H11_GF_01	H11_GF_02	H12_GF_01	H12_GF_02	H13_GF_01	H13_GF_02	H14_GF_01	H14_GF_02	H15_GF_01	H16_GF_01
G/F	11.06	54	54	53	53	53	53	57	57	57	58	58	59	63	68
Max Noise Level		54	54	53	53	53	53	57	57	57	58	58	59	63	68
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (1/F)

Floor	mPD	H9_1F_01	H10_1F_01	H11_1F_01	H12_1F_01	H13_1F_01	H14_1F_01	H15_1F_01	H16_1F_01	H16_1F_02	H16_1F_03
1/F	14.06	57	58	60	59	61	63	65	61	61	63
Max Noise Level		57	58	60	59	61	63	65	61	61	63
Exceedance		0	0	0	0	0	0	0	0		0

House 9 to House 16 (2/F)

Floor	mPD	H9_2F_01	H9_2F_02	H10_2F_01	H10_2F_02	H11_2F_01	H11_2F_02	H12_2F_01	H12_2F_02	H13_2F_01	H13_2F_02	H14_2F_01	H14_2F_02	H15_2F_01	H15_2F_02	H16_2F_01	H16_2F_02
2/F	15.56	56	56	56	56	56	56	58	59	59	59	60	60	60	64	67	69
Max Noise Level		56	56	56	56	56	56	58	59	59	59	60	60	60	64	67	69
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Base Case (AM Peak Flow)

House 17 to House 22 (G/F)

Floor	mPD	H17_GF_01	H17_GF_02	H17_GF_03	H18_GF_01	H18_GF_02	H18_GF_03	H19_GF_01	H19_GF_02	H19_GF_03	H20_GF_01	H20_GF_02	H20_GF_03	H21_GF_01	H21_GF_02	H21_GF_03	H22_GF_01	H22_GF_02	H22_GF_03
G/F	14.06	54	60	53	55	61	52	56	62	57	59	64	56	62	67	66	65	69	**72**
Max Noise Level		54	60	53	55	61	52	56	62	57	59	64	56	62	67	66	65	69	72
Exceedance		0			0			0			0			0			1		

House 17 to House 22 (1/F)

Floor	mPD	H17_1F_01	H17_1F_02	H18_1F_01	H18_1F_02	H19_1F_01	H19_1F_02	H20_1F_01	H20_1F_02	H21_1F_01	H21_1F_02	H22_1F_01	H22_1F_02
1/F	16.06	67	68	68	68	68	68	69	69	69	70	70	**71**
Max Noise Level		67	68	68	68	68	68	69	69	69	70	70	71
Exceedance		0	0	0	0	0	0	0	0	0	0	0	1

House 17 to House 22 (2/F)

Floor	mPD	H17_2F_01	H17_2F_02	H17_2F_03	H18_2F_01	H18_2F_02	H18_2F_03	H19_2F_01	H19_2F_02	H19_2F_03	H20_2F_01	H20_2F_02	H20_2F_03	H21_2F_01	H21_2F_02	H21_2F_03	H22_2F_01	H22_2F_02	H22_2F_03
2/F	17.66	59	64	58	60	65	57	61	66	62	63	68	61	66	69	67	66	70	**72**
Max Noise Level		59	64	58	60	65	57	61	66	62	63	68	61	66	69	67	66	70	72
Exceedance		0			0			0			0			0			1		

Total no. of Flats:	95
Total no. of Exceedance:	6
Compliance Level:	94%
Max. Noise Level:	72.4

Notes:

71 Noise level exceed stardand of 70 dB(A)

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Base Case (PM Peak Flow)

House 1 to House 8 (G/F)

Floor	mPD	H1_GF_01	H2_GF_01	H3_GF_01	H4_GF_01	H5_GF_01	H6_GF_01	H6_GF_02	H7_GF_01	H8_GF_01
G/F	11.06	**71**	69	57	51	57	58	64	64	67
Max Noise Level		71	69	57	51	57	58	64	64	67
Exceedance		1	0	0	0	0	0		0	0

House 1 to House 8 (1/F)

Floor	mPD	H1_1F_01	H2_1F_01	H3_1F_01	H4_1F_01	H5_1F_01	H6_1F_01	H7_1F_01	H8_1F_01	H8_1F_02
1/F	14.01	69	66	62	61	62	57	60	68	58
Max Noise Level		69	66	62	61	62	57	60	68	58
Exceedance		0	0	0	0	0	0	0	0	

House 1 to House 8 (2/F)

Floor	mPD	H1_2F_01	H1_2F_02	H2_2F_01	H2_2F_02	H3_2F_01	H3_2F_02	H4_2F_01	H4_2F_02	H5_2F_01	H5_2F_02	H6_2F_01	H6_2F_02	H7_2F_01	H7_2F_02	H8_2F_01	H8_2F_02
2/F	15.56	**72**	**71**	70	69	57	63	56	58	56	60	59	64	64	67	67	69
Max Noise Level		72	71	70	69	57	63	56	58	56	60	59	64	64	67	67	69
Exceedance		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (G/F)

Floor	mPD	H9_GF_01	H9_GF_02	H10_GF_01	H10_GF_02	H11_GF_01	H11_GF_02	H12_GF_01	H12_GF_02	H13_GF_01	H13_GF_02	H14_GF_01	H14_GF_02	H15_GF_01	H16_GF_01
G/F	11.06	51	51	51	51	51	51	56	56	56	57	58	59	63	68
Max Noise Level		51	51	51	51	51	51	56	56	56	57	58	59	63	68
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (1/F)

Floor	mPD	H9_1F_01	H10_1F_01	H11_1F_01	H12_1F_01	H13_1F_01	H14_1F_01	H15_1F_01	H16_1F_01	H16_1F_02	H16_1F_03
1/F	14.06	57	58	60	58	61	63	65	61	61	63
Max Noise Level		57	58	60	58	61	63	65	61	61	63
Exceedance		0	0	0	0	0	0	0	0		0

House 9 to House 16 (2/F)

Floor	mPD	H9_2F_01	H9_2F_02	H10_2F_01	H10_2F_02	H11_2F_01	H11_2F_02	H12_2F_01	H12_2F_02	H13_2F_01	H13_2F_02	H14_2F_01	H14_2F_02	H15_2F_01	H15_2F_02	H16_2F_01	H16_2F_02
2/F	15.56	55	55	54	54	54	54	57	58	58	58	59	60	60	63	67	69
Max Noise Level		55	55	54	54	54	54	57	58	58	58	59	60	60	63	67	69
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Base Case (PM Peak Flow)

House 17 to House 22 (G/F)

Floor	mPD	H17_GF_01	H17_GF_02	H17_GF_03	H18_GF_01	H18_GF_02	H18_GF_03	H19_GF_01	H19_GF_02	H19_GF_03	H20_GF_01	H20_GF_02	H20_GF_03	H21_GF_01	H21_GF_02	H21_GF_03	H22_GF_01	H22_GF_02	H22_GF_03
G/F	14.06	54	59	53	55	60	52	56	62	56	59	64	56	62	66	65	65	69	**72**
Max Noise Level		54	59	53	55	60	52	56	62	56	59	64	56	62	66	65	65	69	72
Exceedance		0			0			0			0			0			1		

House 17 to House 22 (1/F)

Floor	mPD	H17_1F_01	H17_1F_02	H18_1F_01	H18_1F_02	H19_1F_01	H19_1F_02	H20_1F_01	H20_1F_02	H21_1F_01	H21_1F_02	H22_1F_01	H22_1F_02
1/F	16.06	67	67	68	68	68	68	68	68	69	69	70	70
Max Noise Level		67	67	68	68	68	68	68	68	69	69	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0

House 17 to House 22 (2/F)

Floor	mPD	H17_2F_01	H17_2F_02	H17_2F_03	H18_2F_01	H18_2F_02	H18_2F_03	H19_2F_01	H19_2F_02	H19_2F_03	H20_2F_01	H20_2F_02	H20_2F_03	H21_2F_01	H21_2F_02	H21_2F_03	H22_2F_01	H22_2F_02	H22_2F_03
2/F	17.66	58	64	57	60	65	56	61	66	61	63	67	61	65	68	66	66	69	**72**
Max Noise Level		58	64	57	60	65	56	61	66	61	63	67	61	65	68	66	66	69	72
Exceedance		0			0			0			0			0			1		

Total no. of Flats:	95
Total no. of Exceedance:	5
Compliance Level:	95%
Max. Noise Level:	72.0

Notes:

71 Noise level exceed stardand of 70 dB(A)

Appendix 2.3 Results of Road Traffic Noise Impact Assessment (Mitigated Scenario)

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Mitigated Case (PM Peak Flow)

House 1 to House 8 (G/F)

Floor	mPD	H1_GF_01	H2_GF_01	H3_GF_01	H4_GF_01	H5_GF_01	H6_GF_01	H6_GF_02	H7_GF_01	H8_GF_01
G/F	11.06	61	61	54	51	53	53	56	57	59
Max Noise Level		61	61	54	51	53	53	56	57	59
Exceedance		0	0	0	0	0	0		0	0

House 1 to House 8 (1/F)

Floor	mPD	H1_1F_01	H2_1F_01	H3_1F_01	H4_1F_01	H5_1F_01	H6_1F_01	H7_1F_01	H8_1F_01	H8_1F_02
1/F	14.01	70	66	63	62	62	58	60	69	59
Max Noise Level		70	66	63	62	62	58	60	69	59
Exceedance		0	0	0	0	0	0	0	0	

House 1 to House 8 (2/F)

Floor	mPD	H1_2F_01	H1_2F_02	H2_2F_01	H2_2F_02	H3_2F_01	H3_2F_02	H4_2F_01	H4_2F_02	H5_2F_01	H5_2F_02	H6_2F_01	H6_2F_02	H7_2F_01	H7_2F_02	H8_2F_01	H8_2F_02
2/F	15.56	70	70	70	69	58	63	57	59	57	61	60	65	64	67	67	69
Max Noise Level		70	70	70	69	58	63	57	59	57	61	60	65	64	67	67	69
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (G/F)

Floor	mPD	H9_GF_01	H9_GF_02	H10_GF_01	H10_GF_02	H11_GF_01	H11_GF_02	H12_GF_01	H12_GF_02	H13_GF_01	H13_GF_02	H14_GF_01	H14_GF_02	H15_GF_01	H16_GF_01
G/F	11.06	54	54	53	53	53	53	57	57	57	58	58	59	62	59
Max Noise Level		54	54	53	53	53	53	57	57	57	58	58	59	62	59
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (1/F)

Floor	mPD	H9_1F_01	H10_1F_01	H11_1F_01	H12_1F_01	H13_1F_01	H14_1F_01	H15_1F_01	H16_1F_01	H16_1F_02	H16_1F_03
1/F	14.06	57	58	60	59	61	63	65	61	61	63
Max Noise Level		57	58	60	59	61	63	65	61	61	63
Exceedance		0	0	0	0	0	0	0	0		0

House 9 to House 16 (2/F)

Floor	mPD	H9_2F_01	H9_2F_02	H10_2F_01	H10_2F_02	H11_2F_01	H11_2F_02	H12_2F_01	H12_2F_02	H13_2F_01	H13_2F_02	H14_2F_01	H14_2F_02	H15_2F_01	H15_2F_02	H16_2F_01	H16_2F_02
2/F	15.56	56	56	56	56	56	56	58	59	59	59	60	60	60	64	67	69
Max Noise Level		56	56	56	56	56	56	58	59	59	59	60	60	60	64	67	69
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Mitigated Case (PM Peak Flow)

House 17 to House 22 (G/F)

Floor	mPD	H17_GF_01	H17_GF_02	H17_GF_03	H18_GF_01	H18_GF_02	H18_GF_03	H19_GF_01	H19_GF_02	H19_GF_03	H20_GF_01	H20_GF_02	H20_GF_03	H21_GF_01	H21_GF_02	H21_GF_03	H22_GF_01	H22_GF_02	H22_GF_03
G/F	14.06	54	59	53	55	60	52	56	61	57	58	63	56	61	65	64	64	68	-
Max Noise Level		54	59	53	55	60	52	56	61	57	58	63	56	61	65	64	64	68	0
Exceedance		0			0			0			0			0			0		

House 17 to House 22 (1/F)

Floor	mPD	H17_1F_01	H17_1F_02	H18_1F_01	H18_1F_02	H19_1F_01	H19_1F_02	H20_1F_01	H20_1F_02	H21_1F_01	H21_1F_02	H22_1F_01	H22_1F_02
1/F	16.06	67	68	68	68	68	68	69	69	69	69	70	70
Max Noise Level		67	68	68	68	68	68	69	69	69	69	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0

House 17 to House 22 (2/F)

Floor	mPD	H17_2F_01	H17_2F_02	H17_2F_03	H18_2F_01	H18_2F_02	H18_2F_03	H19_2F_01	H19_2F_02	H19_2F_03	H20_2F_01	H20_2F_02	H20_2F_03	H21_2F_01	H21_2F_02	H21_2F_03	H22_2F_01	H22_2F_02	H22_2F_03
2/F	17.66	59	64	58	60	65	57	61	66	62	63	68	61	66	69	67	66	70	-
Max Noise Level		59	64	58	60	65	57	61	66	62	63	68	61	66	69	67	66	70	0
Exceedance		0			0			0			0			0			0		

Total no. of Flats:	95
Total no. of Exceedance:	0
Compliance Level:	100%
Max. Noise Level:	70.3

Notes:

71	Noise level exceed stardand of 70 dB(A)
	Fixed Glazing with or without Maintenance Window

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Mitigated Case (PM Peak Flow)

House 1 to House 8 (G/F)

Floor	mPD	H1_GF_01	H2_GF_01	H3_GF_01	H4_GF_01	H5_GF_01	H6_GF_01	H6_GF_02	H7_GF_01	H8_GF_01
G/F	11.06	61	60	53	51	52	52	56	56	58
Max Noise Level		61	60	53	51	52	52	56	56	58
Exceedance		0	0	0	0	0	0		0	0

House 1 to House 8 (1/F)

Floor	mPD	H1_1F_01	H2_1F_01	H3_1F_01	H4_1F_01	H5_1F_01	H6_1F_01	H7_1F_01	H8_1F_01	H8_1F_02
1/F	14.01	69	66	62	61	62	57	60	68	58
Max Noise Level		69	66	62	61	62	57	60	68	58
Exceedance		0	0	0	0	0	0	0	0	

House 1 to House 8 (2/F)

Floor	mPD	H1_2F_01	H1_2F_02	H2_2F_01	H2_2F_02	H3_2F_01	H3_2F_02	H4_2F_01	H4_2F_02	H5_2F_01	H5_2F_02	H6_2F_01	H6_2F_02	H7_2F_01	H7_2F_02	H8_2F_01	H8_2F_02
2/F	15.56	70	70	69	69	57	63	56	58	56	60	59	64	64	67	67	69
Max Noise Level		70	70	69	69	57	63	56	58	56	60	59	64	64	67	67	69
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (G/F)

Floor	mPD	H9_GF_01	H9_GF_02	H10_GF_01	H10_GF_02	H11_GF_01	H11_GF_02	H12_GF_01	H12_GF_02	H13_GF_01	H13_GF_02	H14_GF_01	H14_GF_02	H15_GF_01	H16_GF_01
G/F	11.06	51	51	51	51	51	51	56	56	56	57	58	59	61	59
Max Noise Level		51	51	51	51	51	51	56	56	56	57	58	59	61	59
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0

House 9 to House 16 (1/F)

Floor	mPD	H9_1F_01	H10_1F_01	H11_1F_01	H12_1F_01	H13_1F_01	H14_1F_01	H15_1F_01	H16_1F_01	H16_1F_02	H16_1F_03
1/F	14.06	57	58	60	58	61	63	65	61	61	63
Max Noise Level		57	58	60	58	61	63	65	61	61	63
Exceedance		0	0	0	0	0	0	0	0		0

House 9 to House 16 (2/F)

Floor	mPD	H9_2F_01	H9_2F_02	H10_2F_01	H10_2F_02	H11_2F_01	H11_2F_02	H12_2F_01	H12_2F_02	H13_2F_01	H13_2F_02	H14_2F_01	H14_2F_02	H15_2F_01	H15_2F_02	H16_2F_01	H16_2F_02
2/F	15.56	55	55	54	54	54	54	57	58	58	58	59	60	60	63	67	69
Max Noise Level		55	55	54	54	54	54	57	58	58	58	59	60	60	63	67	69
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Predicted Road Traffic Noise (L10, dB(A)) at Selected Sensitive Receivers
Mitigated Case (PM Peak Flow)

House 17 to House 22 (G/F)

Floor	mPD	H17_GF_01	H17_GF_02	H17_GF_03	H18_GF_01	H18_GF_02	H18_GF_03	H19_GF_01	H19_GF_02	H19_GF_03	H20_GF_01	H20_GF_02	H20_GF_03	H21_GF_01	H21_GF_02	H21_GF_03	H22_GF_01	H22_GF_02	H22_GF_03
G/F	14.06	54	59	53	55	59	52	56	61	56	58	63	56	61	65	64	63	67	-
Max Noise Level		54	59	53	55	59	52	56	61	56	58	63	56	61	65	64	63	67	0
Exceedance		0			0			0			0			0			0		

House 17 to House 22 (1/F)

Floor	mPD	H17_1F_01	H17_1F_02	H18_1F_01	H18_1F_02	H19_1F_01	H19_1F_02	H20_1F_01	H20_1F_02	H21_1F_01	H21_1F_02	H22_1F_01	H22_1F_02
1/F	16.06	67	67	68	68	68	68	68	68	69	69	70	70
Max Noise Level		67	67	68	68	68	68	68	68	69	69	70	70
Exceedance		0	0	0	0	0	0	0	0	0	0	0	0

House 17 to House 22 (2/F)

Floor	mPD	H17_2F_01	H17_2F_02	H17_2F_03	H18_2F_01	H18_2F_02	H18_2F_03	H19_2F_01	H19_2F_02	H19_2F_03	H20_2F_01	H20_2F_02	H20_2F_03	H21_2F_01	H21_2F_02	H21_2F_03	H22_2F_01	H22_2F_02	H22_2F_03
2/F	17.66	58	64	57	60	65	56	61	66	61	63	67	61	65	68	66	66	69	-
Max Noise Level		58	64	57	60	65	56	61	66	61	63	67	61	65	68	66	66	69	0
Exceedance		0			0			0			0			0			0		

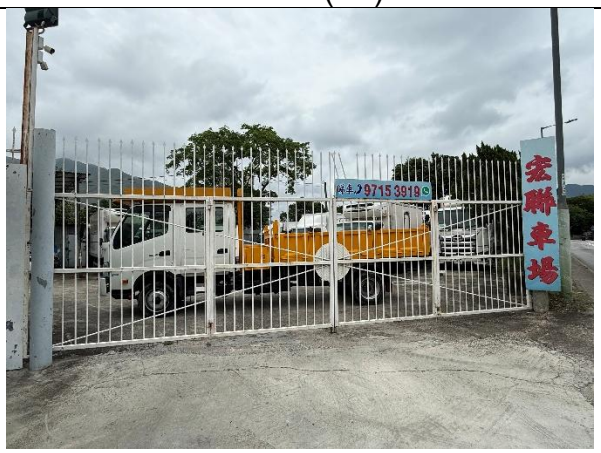
Total no. of Flats:	95
Total no. of Exceedance:	0
Compliance Level:	100%
Max. Noise Level:	70.0

Notes:

71	Noise level exceed stardand of 70 dB(A)
	Fixed Glazing with or without Maintenance Window

Appendix 3.1 Site Survey Photo Records

May 2026 Day Time Survey

	
1. 新昇汽車零件有限公司. Warehouse and storage area of car parts was observed on-site. (S1)	2. 新昇汽車零件有限公司. The warehouse was used to store car parts and Forklift was observed on-site. (S1)
	
3. 宏聯車行 Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S2)	4. 宏聯車行. Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S2)
	
5. 慶聯車行. Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S3)	6. 慶聯車行. Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S3)

	
7. 合成汽車服務. Car service was provided. (S4)	8. LSD. Car service shop was observed. According to previous study, this site was unoccupied. No noisy activity nor equipment were observed. (S5)
	
9. LSD. Car service shop was observed. According to previous study, this site was unoccupied. No noisy activity nor equipment were observed. (S5)	10. 鴻泰車行. Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S6)
	
11. 環保優質汽車中心. Car retail shop with car parking on-site. No noisy activity nor equipment was observed. (S7)	12. 何榮記鋼鐵工程. Warehouse with electrical hoist was observed. Loading and unloading of material is expected. (S8)

	
13. Top Torque Motorsport. Car washing and reparing were observed. No noisy operation was observed. (S9)	14. 日富汽車零件. Retail shop of car parts. No noisy activity nor equipment was observed. (S10)
	
15. 東泰汽車有限公司. Truck retail shop with parking on-site. No noisy activity nor equipment was observed. (S11)	16. 東泰汽車有限公司. Parking of truck for sale was observed. (S11)
	
17. 高記貨倉. Storage of construction materials (i.e. sand) and parking of vehciles were observed. Loading and unloading with lorry is expected. (S12)	18. Unnamed open storage. Storage of construction material (i.e. bricks and sand) is observed. Loading and unloading with lorry is expected. (S13)

14 July 2025 Nighttime Survey

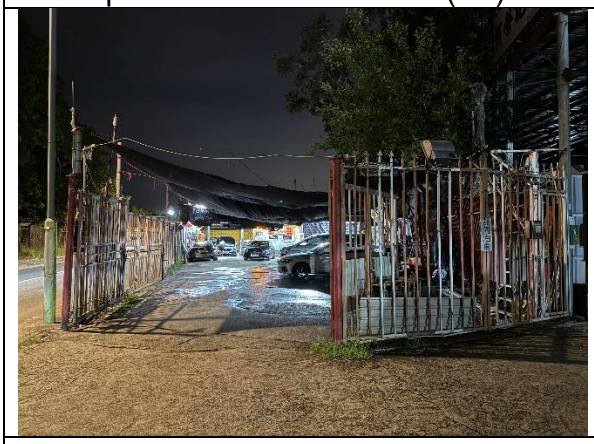
<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>1. 新昇汽車零件有限公司. Closed and no night time operation was observed. (S1)</td><td>2. 宏聯車行. Closed and no night time operation was observed. (S2)</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>3. 慶聯車行. Closed and no night time operation was observed. (S3)</td><td>4. 合成汽車服務. Closed and no night time operation was observed. (S4)</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>7. Previously 雄才汽車服務中心 is close gated and has no night time operation during site survey. (S5)</td><td>8. 鴻泰車行. Closed and no night time operation was observed. (S6)</td></tr>
</table>



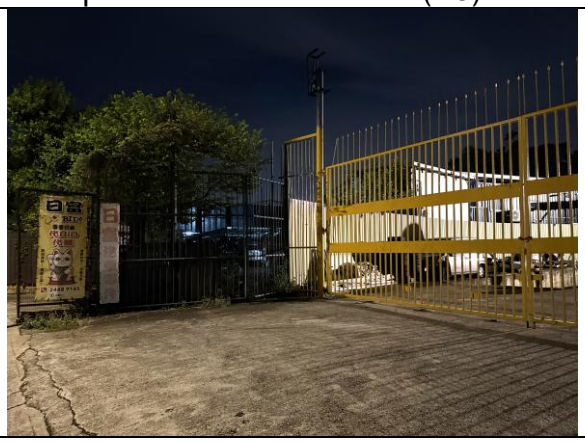
9. 環保優質汽車中心. Closed and no night time operation was observed. (S7)



10. 何榮記鋼鐵工程. Closed and no night time operation was observed. (S8)



11. Top Torque Motorsport. Car repairing using hand-held tool was observed. Audible noise nor use of noisy equipment was not observed. (S9)



12. 日富汽車零件. Closed and no night time operation was observed. (S10)



13. 東泰汽車有限公司. Closed and no night time operation was observed. (S11)



14. 高記貨倉. Closed and no night time operation was observed. (S12)

	
15. Unnamed open storage. Closed and no night time operation was observed. (S13)	

Appendix 3.2 Sound Power Levels of Identified Fixed Noise Sources

Identification Code	Description	Sound Power Level (dB(A))
CNP 047	Concrete pump, stationary/lorry mounted	109
CNP 048	Crane, mobile/barge mounted (diesel)	112
CNP 049	Crane, tower (electric)	95
CNP 050	Compactor, vibratory	105
CNP 061	Derrick barge	104
CNP 062	Dredger, chain bucket	118
CNP 063	Dredger, grab	112
CNP 064	Drill, percussive, hand-held (electric)	103
CNP 065	Drill/grinder, hand-held (electric)	98
CNP 066	Dumper	106
CNP 067	Dump truck	117
CNP 081	Excavator/loader, wheeled/tracked	112
CNP 101	Generator, standard	108
CNP 102	Generator, silenced, 75 dB(A) at 7 m	100
CNP 103	Generator, super silenced, 70 dB(A) at 7 m	95
CNP 104	Grader	113
CNP 121	Hoist, passenger/material (pneumatic)	108
CNP 122	Hoist, passenger/material (electric)	95
CNP 123	Hoist, passenger/material (petrol)	104
CNP 141	Lorry	112
CNP 161	Paint line marker	90
CNP 162	Piling, diaphragm wall, bentonite filtering plant	105
CNP 163	Piling, diaphragm wall, hydraulic extractor	90
CNP 164	Piling, large diameter bored, grab and chisel	115
CNP 165	Piling, large diameter bored, oscillator	115
CNP 166	Piling, large diameter bored, reverse circulation drill	100
CNP 167	Piling, earth auger, auger	114
CNP 168	Power pack for hand-held items of PME	100
CNP 169	Power rammer (petrol)	108
CNP 170	Poker, vibratory, hand-held	113
CNP 171	Planer, wood, hand-held (electric)	117
CNP 181	Rock drill, crawler mounted (pneumatic)	128

Sound power levels of other commonly used PME

Very often, applicants for Construction Noise Permit (CNP) would use some items of Powered Mechanical Equipment (PME) not appearing in Table 3 of the "Technical Memorandum on Noise from Construction Work other than Percussive Piling". Under section 2.8 of the said Technical Memorandum, the Authority may make use of such sound power level as it considers appropriate for the purpose of CNP application assessment. Here below are some sound power levels of a number of commonly used PME which have been used by the Authority for processing CNP application.

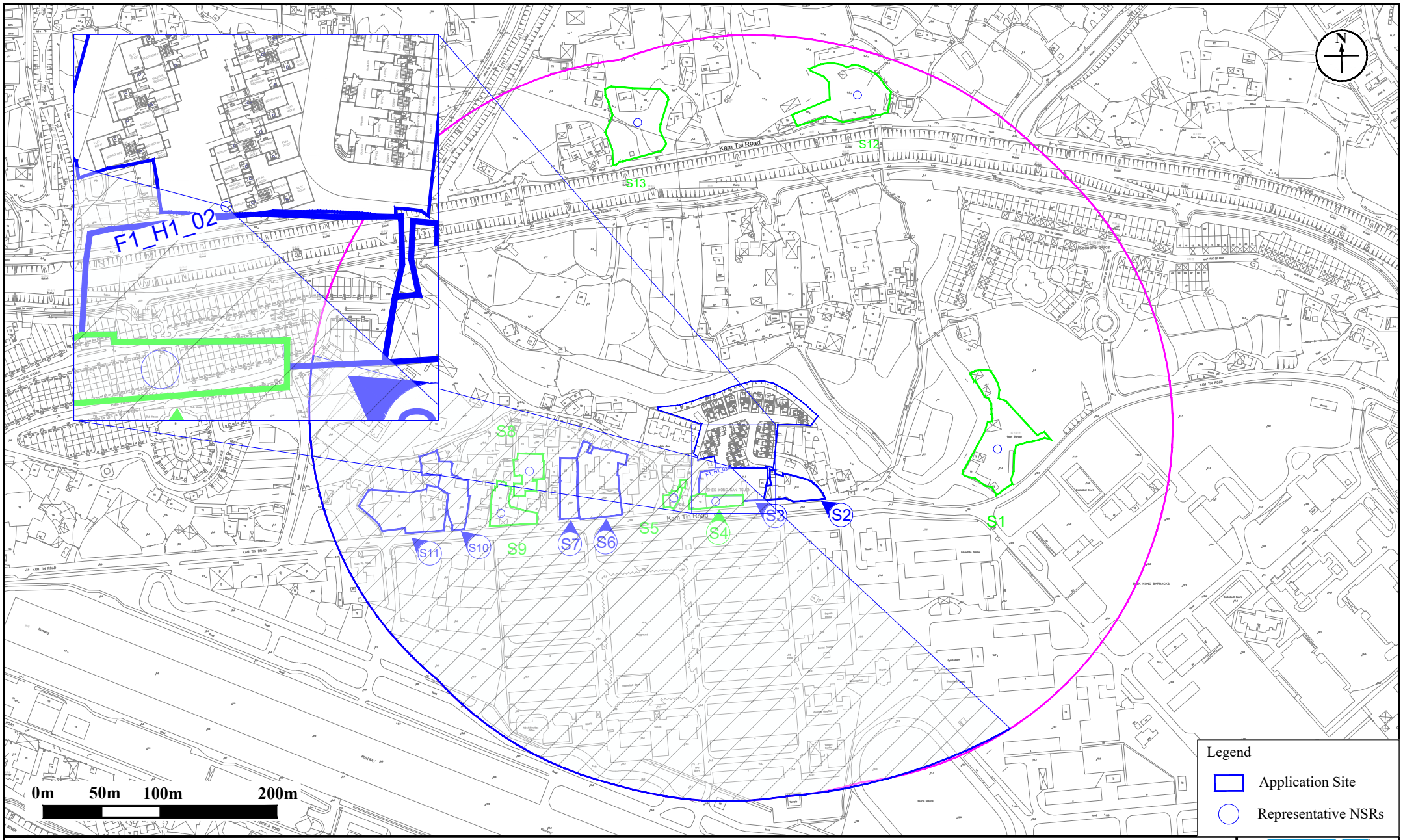
Identification Code	Description	Sound power level dB(A)
--	Aerial work platform, working height ≤ 13m	95
--	Agitator (electric)	90
--	Air blower (electric)	95
--	Air blower (electric), diameter ≤ 300mm	93
--	Battery power supply system, rated power ≤ 400kVA	90
--	Breaker, electric hand-held, 10kg < mass < 18kg	103
--	Breaker, electric hand-held, 18kg ≤ mass ≤ 35kg	108
--	Breaker, mini-robot mounted	115
--	Crane, mobile (diesel), output power ≤ 250kW (with QPME label)	108
--	Crane, mobile (diesel), 250kW < output power ≤ 500kW (with QPME label)	110
--	Concrete burster	90
--	Concrete crusher mini-robot mounted	94
--	Concrete crusher, hand held	97
--	Concrete pump (electric)	109
--	Concrete crusher, excavator mounted	103
--	Cutter, circular, steel (electric)	112
--	Dredger, suction	103
--	Drill, hand-held (battery)	89
--	Drill rig, rotary type (diesel)	110
--	Excavator, mini-robot mounted	94
--	Excavator, hybrid and tracked (with QPME label)	98
--	Forklift (electric), speed ≤ 5km/hr	84
--	Forklift, LPG, output power ≤ 32kW, speed ≤ 10km/hr	104
--	Forklift, LPG, output power ≤ 32kW, 10km/hr < speed ≤ 15km/hr	116
--	Forklift, LPG, 32kW < output power ≤ 57kW, speed ≤ 15km/hr	122
--	Grout mixer	90
--	Grout pump	105
--	Generator, portable	100
--	Generator, output power ≤ 50kW (with QPME label)	98

--	Hydraulic concrete crusher	94
--	Jig-saw, hand-held, wood (electric)	99
--	Loader, mini-wheeled, output power ≤ 41kW, speed ≤ 15km/hr	103
--	Piling, vibrating hammer	115
--	Poker, vibratory, hand-held (electric)	102
--	Power pack (diesel)	100
--	Power swivel	100
--	Paint line marker (low pressure)	87
--	Paint line remover	104
--	Road grinder (petrol)	108
--	Road sweeper	107
--	Road ripper, mini-robot mounted	97
--	Road ripper, excavator mounted	105
--	Saw, wire	101
--	Scissor platform	93
--	Screwdriver (battery)	88
--	Soil pump	103
--	Tunnel boring machine (TBM), outside diameter ≤ 14m	108
--	Water jetting unit (diesel), silenced	94
--	Water jetting unit (diesel), standard	107
--	Water jetting unit (electric)	94
--	Welding machine	80
--	Light goods vehicle, gross vehicle weight ≤ 5.5 tonne	101
--	Lorry, gross vehicle weight > 38 tonne	112
--	Lorry, 5.5 tonne < gross vehicle weight ≤ 38 tonne	105
--	Lorry, with crane/grab, gross vehicle weight > 38 tonne	112
--	Lorry, with crane/grab, 5.5 tonne < gross vehicle weight ≤ 38 tonne	105
--	Dump truck, gross vehicle weight > 38 tonne	117
--	Dump truck, 5.5 tonne < gross vehicle weight ≤ 38 tonne	105
--	Dump truck, with grab, 5.5 tonne < gross vehicle weight ≤ 38 tonne	105

Remarks :

This table is to facilitate the construction industry in CNP application to find out the most appropriate sound power levels for some commonly used powered mechanical equipment which do not appear in Table 3 of the "Technical Memorandum on Noise from Construction Work other than Percussive Piling". The information contained in this table may not be exhaustive and EPD reserves the right to update this table at any time without prior notice.

Appendix 3.3 Sample of View Angle from NSRs to the Identified Fixed Noise Sources



Appendix: 3.3

Title: Sample of View Angle from NSRs to the Identified Fixed Noise Sources - F1_H1_02

Project: Application for Permission Under Section 16 Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 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.:	1.0
Date:	Jul 2026

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Appendix 3.4 Predicted Fixed Noise Impact Assessment Result (Base Case Scenario)

Proposed Residential Development at Shek Kong San Tsuen, Yuen Long
Predicted Noise Level for Fixed Noise Impact Assessment - Base Case Scenario

Day and Evening Time

NSR	Noise Criteria, dB(A)	Predicted Noise Level, dB(A)	Exceedance
F1_H1_01	60	**61.9**	Y
F1_H1_02	60	**62.2**	Y
F1_H1_03	60	**61.6**	Y
F2_H2_01	60	**60.8**	Y
F2_H2_02	60	**61.0**	Y
F2_H2_03	60	60.4	N
F3_H8_01	60	**61.2**	Y
F3_H8_02	60	56.0	N
F4_H12_01	60	55.1	N
F4_H12_02	60	55.0	N
F4_H12_03	60	55.1	N
F4_H12_04	60	55.0	N
F5_H16_01	60	52.0	N
F5_H16_02	60	52.1	N
F5_H16_03	60	54.5	N
F5_H16_04	60	54.4	N
F5_H16_05	60	52.0	N
F5_H16_06	60	52.0	N

Night Time

NSR	Noise Criteria, dB(A)	Predicted Noise Level, dB(A)	Exceedance
F1_H1_01	50	38.6	N
F1_H1_02	50	38.6	N
F1_H1_03	50	38.6	N
F2_H2_01	50	38.7	N
F2_H2_02	50	38.7	N
F2_H2_03	50	38.7	N
F3_H8_01	50	39.6	N
F3_H8_02	50	39.5	N
F4_H12_01	50	27.3	N
F4_H12_02	50	27.2	N
F4_H12_03	50	27.3	N
F4_H12_04	50	27.2	N
F5_H16_01	50	25.9	N
F5_H16_02	50	26.2	N
F5_H16_03	50	26.1	N
F5_H16_04	50	26.0	N
F5_H16_05	50	25.9	N
F5_H16_06	50	25.9	N

Appendix 3.5 Predicted Fixed Noise Impact Assessment Result (Mitigated Case Scenario)

Predicted Noise Level for Fixed Noise Impact Assessment - Mitigated Case Scenario

Day and Evening Time

NSR	Noise Criteria, dB(A)	Predicted Noise Level, dB(A)	Exceedance
F1_H1_01	60	53.2	N
F1_H1_02	60	60.4	N
F1_H1_03	60	60.4	N
F2_H2_01	60	52.4	N
F2_H2_02	60	60.4	N
F2_H2_03	60	60.4	N
F3_H8_01	60	-	-
F3_H8_02	60	56.0	N
F4_H12_01	60	55.1	N
F4_H12_02	60	55.0	N
F4_H12_03	60	55.1	N
F4_H12_04	60	55.0	N
F5_H16_01	60	52.0	N
F5_H16_02	60	52.1	N
F5_H16_03	60	54.5	N
F5_H16_04	60	54.4	N
F5_H16_05	60	52.0	N
F5_H16_06	60	52.0	N

Appendix 3.6 Sample Calculation of Fixed Noise Impact Assessment

Appendix 3.6 Summary of Sound Power Level of Fixed Noise

Proposed Residential Development at Shek Kong San Tsuen, Yuen Long
Appendix 3.6 Summary of Sound Power Level of Fixed Noise Sources

Source ID	Location	Description	Coordinate		Referenced SWL, dB(A)		Adopted SWL, dB(A)	
			x	y	Day and Evening Time	Night time	Day and Evening Time	Night time
S1	新昇汽車零件有限公司	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	84.0	0.0
S4	合成汽車服務	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	97.0	0.0
S5	LSD	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	89.7	0.0
S8	何榮記鋼鐵工程	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	95.0	0.0
S9	Top Torque Motorsport	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	89.7	89.7
S12	高記貨倉	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	105.0	0.0
		Electrical Forklift (1)			84.0	0.0		
S13	Unnamed Open Storage	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	105.0	0.0
		Electrical Forklift (1)			84.0	0.0		

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F1_H1_01	826067.7	833498.1	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	231.1	-55.3	-10	0	3	21.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	33.8	-38.6	0	0	3	61.4	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	55.7	-42.9	0	0	3	49.8	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	172.1	-52.7	0	0	3	45.3	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	201.1	-54.1	0	0	3	38.6	38.6
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	336.5	-58.5	-10	0	3	39.5	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	304.6	-57.7	-10	0	3	40.4	0.0
				Electrical Forklift (1)											
													Total	**61.9**	**38.6**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F1_H1_02	826068.2	833496.6	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	230.7	-55.3	-10	0	3	21.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	32.6	-38.3	0	0	3	61.7	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	55.3	-42.9	0	0	3	49.8	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	172.5	-52.7	0	0	3	45.3	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	201.2	-54.1	0	0	3	38.6	38.6
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	337.7	-58.6	-10	0	3	39.5	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	306.2	-57.7	-10	0	3	40.3	0.0
				Electrical Forklift (1)											
													Total	**62.2**	**38.6**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F1_H1_03	826067.2	833499.5	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	231.4	-55.3	-10	0	3	21.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	35.0	-38.9	0	0	3	61.1	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	56.0	-43.0	0	0	3	49.7	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	171.7	-52.7	0	0	3	45.3	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	200.9	-54.1	0	0	3	38.6	38.6
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	335.3	-58.5	-10	0	3	39.5	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	303.2	-57.6	-10	0	3	40.4	0.0
				Electrical Forklift (1)											
													Total	**61.6**	**38.6**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F2_H2_01	826065.7	833504.1	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	232.7	-55.3	-10	0	3	21.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	39.0	-39.8	0	0	3	60.2	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	57.5	-43.2	0	0	3	49.5	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	170.5	-52.6	0	0	3	45.4	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	200.5	-54.0	0	0	3	38.7	38.7
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	331.4	-58.4	-10	0	3	39.6	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	298.2	-57.5	-10	0	3	40.5	0.0
				Electrical Forklift (1)											
													Total	**60.8**	**38.7**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F2_H2_02	826066.2	833502.7	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	232.3	-55.3	-10	0	3	21.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	37.8	-39.5	0	0	3	60.5	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	57.0	-43.1	0	0	3	49.6	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	170.8	-52.7	0	0	3	45.3	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	200.6	-54.0	0	0	3	38.7	38.7
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	332.6	-58.4	-10	0	3	39.6	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	299.7	-57.5	-10	0	3	40.5	0.0
				Electrical Forklift (1)											
													Total	**61.0**	**38.7**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F2_H2_03	826065.0	833506.4	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	233.4	-55.4	-10	0	3	21.6	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	41.1	-40.3	0	0	3	59.7	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	58.3	-43.3	0	0	3	49.4	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	169.9	-52.6	0	0	3	45.4	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	200.4	-54.0	0	0	3	38.7	38.7
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	329.5	-58.4	-10	0	3	39.7	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	295.8	-57.4	-10	0	3	40.6	0.0
				Electrical Forklift (1)											
													Total	**60.4**	**38.7**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F3_H8_01	826044.3	833505.1	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	254.1	-56.1	-10	0	3	20.9	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	40.4	-40.1	0	0	3	59.9	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	43.2	-40.7	0	0	3	52.0	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	149.2	-51.5	0	0	3	46.5	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	180.1	-53.1	0	0	3	39.6	39.6
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	338.3	-58.6	-10	0	3	39.4	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	292.5	-57.3	0	0	3	50.7	0.0
				Electrical Forklift (1)											
													Total	**61.2**	**39.6**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F3_H8_02	826045.5	833508.5	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	252.9	-56.1	-10	0	3	20.9	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	43.4	-40.8	-10	0	3	49.2	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	46.7	-41.4	0	0	3	51.3	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	150.7	-51.6	0	0	3	46.4	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	182.2	-53.2	0	0	3	39.5	39.5
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	334.7	-58.5	-10	0	3	39.5	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	289.4	-57.2	0	0	3	50.8	0.0
				Electrical Forklift (1)											
													Total	**56.0**	**39.5**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F4_H12_01	826080.5	833561.2	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	223.5	-55.0	-10	0	3	22.0	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	97.9	-47.8	-10	0	3	42.2	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	109.9	-48.8	-10	0	3	33.9	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	197.2	-53.9	-10	0	3	34.1	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	234.3	-55.4	-10	0	3	27.3	27.3
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	272.8	-56.7	0	0	3	51.3	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	248.6	-55.9	0	0	3	52.1	0.0
				Electrical Forklift (1)											
													Total	**55.1**	**27.3**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F4_H12_02	826084.4	833560.8	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	219.6	-54.8	-10	0	3	22.2	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	98.6	-47.9	-10	0	3	42.1	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	111.8	-49.0	-10	0	3	33.7	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	200.8	-54.1	-10	0	3	33.9	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	237.6	-55.5	-10	0	3	27.2	27.2
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	271.8	-56.7	0	0	3	51.4	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	250.5	-56.0	0	0	3	52.1	0.0
				Electrical Forklift (1)											
													Total	**55.0**	**27.2**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F4_H12_03	826079.8	833561.3	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	224.2	-55.0	-10	0	3	22.0	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	97.8	-47.8	-10	0	3	42.2	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	109.6	-48.8	-10	0	3	33.9	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	196.6	-53.9	-10	0	3	34.1	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	233.7	-55.4	-10	0	3	27.3	27.3
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	272.9	-56.7	0	0	3	51.3	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	248.3	-55.9	0	0	3	52.1	0.0
				Electrical Forklift (1)											
													Total	**55.1**	**27.3**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F4_H12_04	826083.4	833560.9	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	220.5	-54.9	-10	0	3	22.1	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	98.4	-47.9	-10	0	3	42.1	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	111.3	-48.9	-10	0	3	33.8	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	199.9	-54.0	-10	0	3	34.0	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	236.8	-55.5	-10	0	3	27.2	27.2
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	272.0	-56.7	0	0	3	51.3	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	250.0	-56.0	0	0	3	52.1	0.0
				Electrical Forklift (1)											
													Total	**55.0**	**27.2**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F5_H16_01	826136.0	833535.6	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	164.2	-52.3	0	0	3	34.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	105.8	-48.5	-10	0	3	41.5	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	133.6	-50.5	-10	0	3	32.2	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	244.2	-55.8	-10	0	3	32.2	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	276.6	-56.8	-10	0	3	25.9	25.9
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	283.5	-57.1	0	0	3	51.0	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	295.9	-57.4	-10	0	3	40.6	0.0
				Electrical Forklift (1)											
													Total	**52.0**	**25.9**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F5_H16_02	826121.8	833543.6	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	179.5	-53.1	-10	0	3	23.9	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	101.4	-48.1	-10	0	3	41.9	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	126.0	-50.0	-10	0	3	32.7	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	231.8	-55.3	-10	0	3	32.7	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	265.5	-56.5	-10	0	3	26.2	26.2
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	278.1	-56.9	0	0	3	51.1	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	282.1	-57.0	-10	0	3	41.0	0.0
				Electrical Forklift (1)											
													Total	**52.1**	**26.2**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F5_H16_03	826125.1	833545.8	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	176.7	-52.9	0	0	3	34.1	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	105.3	-48.4	-10	0	3	41.6	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	129.9	-50.3	-10	0	3	32.4	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	235.6	-55.4	-10	0	3	32.6	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	269.4	-56.6	-10	0	3	26.1	26.1
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	275.3	-56.8	0	0	3	51.2	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	281.7	-57.0	0	0	3	51.0	0.0
				Electrical Forklift (1)											
													Total	**54.5**	**26.1**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F5_H16_04	826128.3	833544.8	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	173.3	-52.8	0	0	3	34.2	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	106.7	-48.6	-10	0	3	41.4	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	132.0	-50.4	-10	0	3	32.3	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	238.5	-55.6	-10	0	3	32.4	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	272.2	-56.7	-10	0	3	26.0	26.0
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	275.7	-56.8	0	0	3	51.2	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	284.1	-57.1	0	0	3	51.0	0.0
				Electrical Forklift (1)											
													Total	**54.4**	**26.0**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F5_H16_05	826134.9	833538.0	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	165.6	-52.4	0	0	3	34.6	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	106.6	-48.6	-10	0	3	41.4	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	133.9	-50.5	-10	0	3	32.2	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	243.5	-55.7	-10	0	3	32.3	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	276.3	-56.8	-10	0	3	25.9	25.9
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	281.2	-57.0	0	0	3	51.1	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	293.2	-57.3	-10	0	3	40.7	0.0
				Electrical Forklift (1)											
													Total	**52.0**	**25.9**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

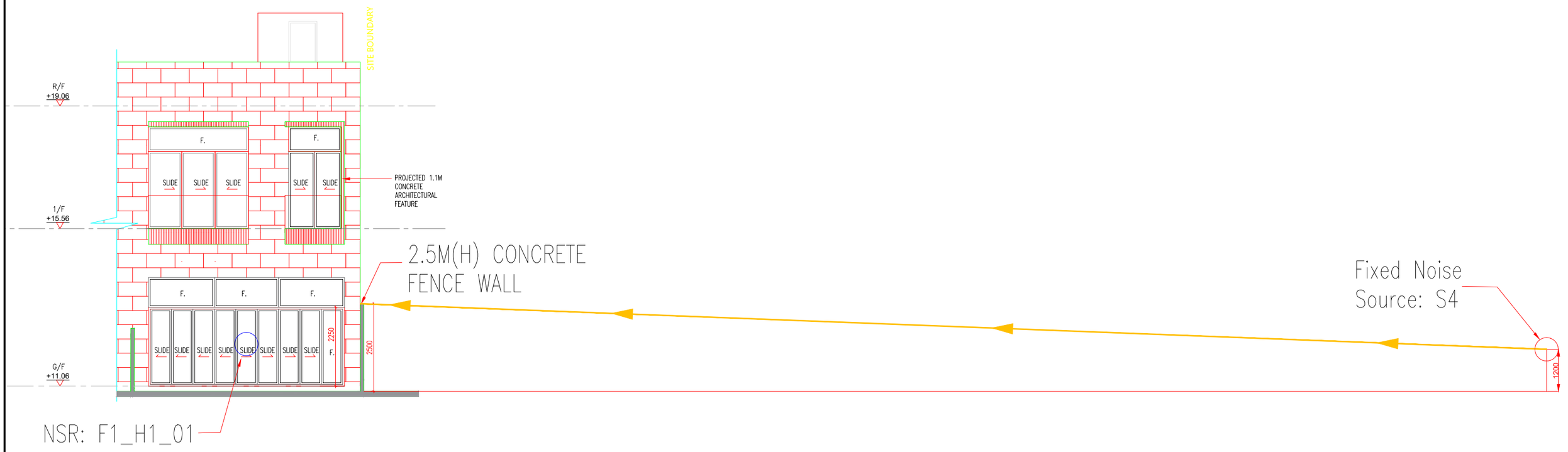
Detailed Calculations for Fixed Noise Impact Assessment

Noise Sensitive Receiver (NSR)	NSR (x)	NSR (y)	Noise Source (NS)	Description	Noise Source (x)	Noise Source (y)	Daytime and Evening SWL, dB(A)	Nighttime SWL, dB(A)	Horizontal Distance from Noise Source to Receiver[3] (NSR), m	Distance Correction, dB(A)	Barrier Correction, dB(A)	Tonality Correction, dB(A)	Façade Correction, dB(A)	Daytime and Evening SPL, dB(A), $L_{eq\ (30\ min)}$	Nighttime SPL, dB(A), $L_{eq\ (30\ min)}$
F5_H16_06	826135.9	833534.5	S1	Car Parts Warehouse (with Electical Forklift)(1)	826298.4	833511.5	84.0	0.0	164.1	-52.3	0	0	3	34.7	0.0
ASR	**A**		S4	Garage (with tyre replacement)(2)	826056.0	833466.4	97.0	0.0	105.0	-48.4	-10	0	3	41.6	0.0
Day Time ANL	**60**		S5	Car Beauty, Washing, and Repairing(2)	826019.9	833469.4	89.7	0.0	132.9	-50.5	-10	0	3	32.2	0.0
NightTime ANL	**50**		S8	Loading and unloading (with electic hoist)(1)	825895.7	833492.2	95.0	0.0	243.9	-55.7	-10	0	3	32.3	0.0
			S9	Car Beauty, Washing, and Repairing(2)	825871.0	833456.2	89.7	89.7	276.2	-56.8	-10	0	3	25.9	25.9
			S12	Loading and unloading (with lorry with crane/grab)(1)	826177.8	833816.0	105.0	0.0	284.6	-57.1	0	0	3	50.9	0.0
				Electrical Forklift (1)											
			S13	Loading and unloading (with lorry with crane/grab)(1)	825988.7	833792.3	105.0	0.0	296.8	-57.4	-10	0	3	40.6	0.0
				Electrical Forklift (1)											
													Total	**52.0**	**25.9**

Note: (1) Noise data referenced from Technical Memorandum on Noise from Construction Work other than Percussive Piling
(2) Noise data referenced from Approved Planning Application "Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362" (A/YL/304)
(3) Horizontal distance has been applied for a conservative approach.

Appendix 3.7 Shielding Effect of the 2.5m High Solid Concrete Fence Wall at G/F

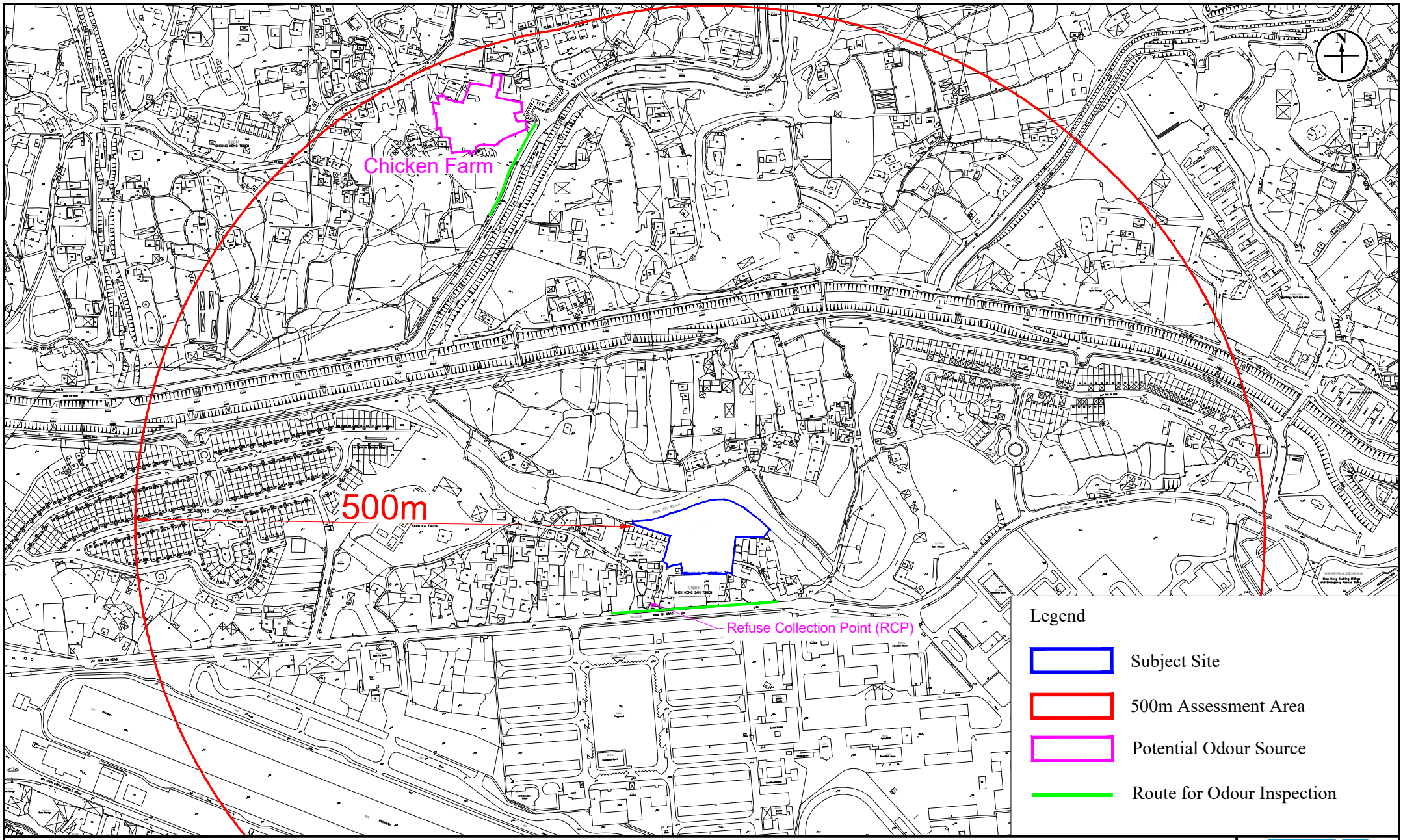
H1 Living & Dinning
(NSR ID: F1_H1_01)



Appendix: 3.7	RAMBOLL
Title: Shielding Effect of the 2.5m High Solid Fence Wall at G/F	Drawn by: MK Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: Jul 2026

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Appendix 4.1 Odour Survey Record



Appendix: 4.1

Title: Route of Odour Survey

Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 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.:	1.0
Date:	Jul 2026

Q:\Projects\GTDSKST-EI02\04 Deliverables\01 EA Report\02 Appendix\App4.1_Route for SIte Inspection for Odour.dwg

Record of Site Odour Survey

General Information

Date:	22 April 2025
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:	Rachel Wong
Position:	Senior Environmental Consultant

Weather Information:

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

Observation:

Odour Detected?	No
Remarks:	No odour was detected along the inspection route. The RCP comprises three enclosed collection bins equipped with sensor-operated openings. The RCP is managed by FEHD in which the waste will be collected regularly.

Photo Record:



Record of Site Odour Survey

General Information

Date:	14 July 2025
Time:	20:00 to 21:00 (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:	33ºC
Humidity:	68%

Observation:

Odour Detected?	No
Remarks:	No odour was detected along the inspection route during night time survey.

Photo Record:



Record of Site Odour Survey

General Information

Date:	31 October 2025
Time:	12:00 to 13:00 (P.M.)
Route(s) / Location(s) for Inspection:	Along Kong Po Road near the entrance of the identified chicken farm

Person Conducting the Site Inspection:

Name:	Mike Kwan
Position:	Environmental Consultant

Weather Information:

Weather Condition:	Sunny and light wind from the northwest
Temperature:	32ºC
Humidity:	58%

Observation:

Odour Detected?	No
Remarks:	The identified chicken farm was found to be closed and under construction, and no operational activities and odour emissions were detected during the survey

Photo Record:



Record of Site Odour Survey

General Information

Date:	22 July 2026
Time:	12:00 to 13:00 (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 Along Kong Po Road near the entrance of the identified chicken farm

Person Conducting the Site Inspection:

Name:	Zoe Chan
Position:	Senior Manager

Weather Information:

Weather Condition:	Cloudy
Temperature:	30ºC
Humidity:	68%

Observation:

Odour Detected?	No
Remarks:	No odour was detected along the inspection route. The RCP comprises three enclosed collection bins equipped with sensor-operated openings. The RCP is managed by FEHD in which the waste will be collected regularly. The identified chicken farm was found to be closed. No operational activities and odour emissions were detected during the survey

Photo Record:





Appendix 6.1 Historic Aerial Photo



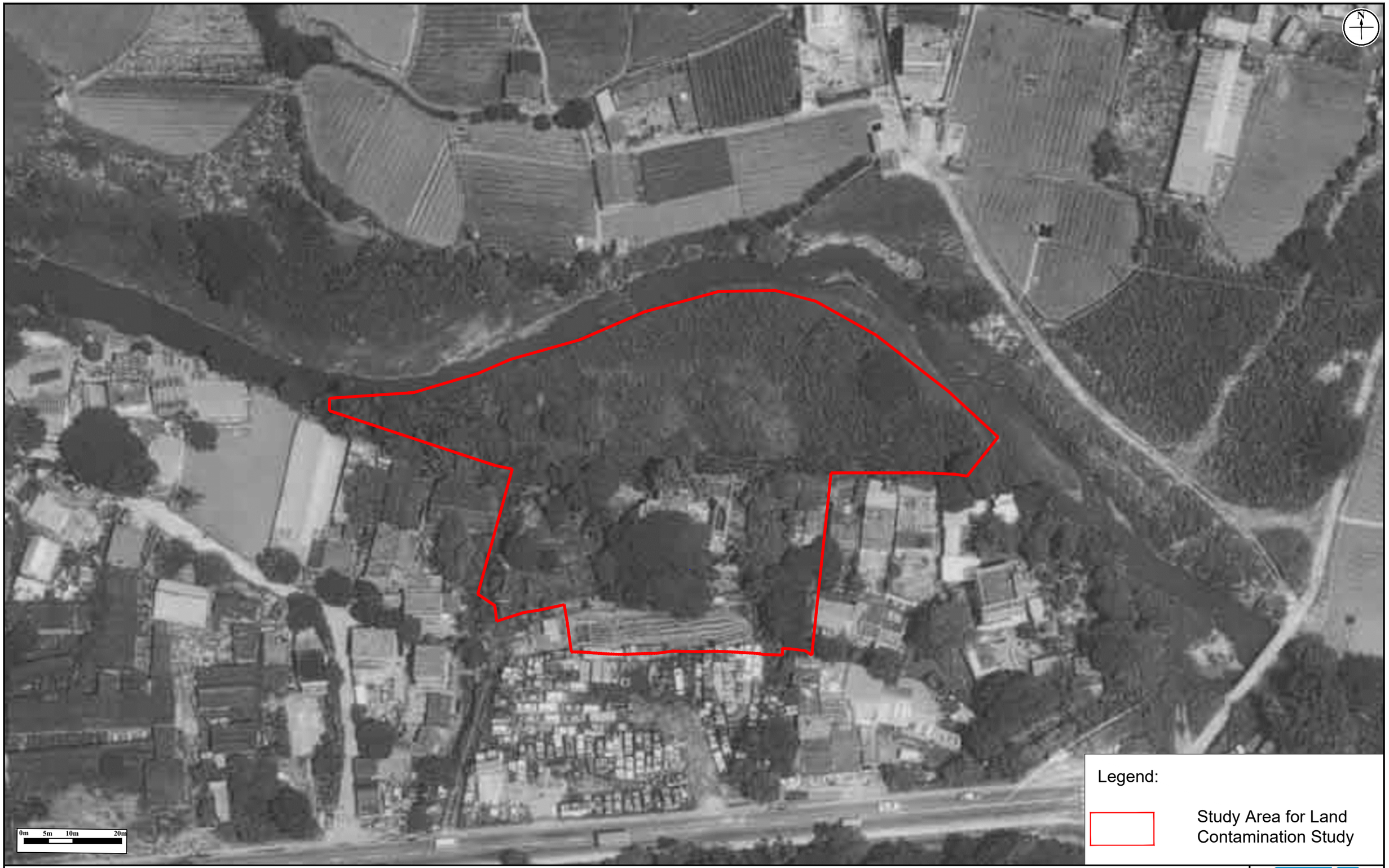
Appendix: 6.1	RAMBOLL
Title: Historical Aerial Photo (1964)	Drawn by: KL Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix: 6.1	RAMBOLL
Title: Historical Aerial Photo (1981)	Drawn by: KL Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix: 6.1	RAMBOLL
Title: Historical Aerial Photo (1990)	Drawn by: KL Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix:	6.1	RAMBOLL
Title:	Historical Aerial Photo (2001)	Drawn by: KL Checked by: ZC
Project:	Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix: 6.1	RAMBOLL
Title: Historical Aerial Photo (2008)	Drawn by: KL Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix:	6.1	RAMBOLL	
Title:	Historical Aerial Photo (2018)	Drawn by:	KL
		Checked by:	ZC
Project:	Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.:	1.0
		Date:	July 2026

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Appendix:	6.1	RAMBOLL
Title:	Historical Aerial Photo (2020)	Drawn by: KL Checked by: ZC
Project:	Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in “Residential (Group C)2” and “Residential (Group D)” Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix:	6.1	RAMBOLL
Title:	Historical Aerial Photo (2023)	Drawn by: KL Checked by: ZC
Project:	Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix:	6.1	RAMBOLL
Title:	Historical Aerial Photo (2024)	Drawn by: KL Checked by: ZC
Project:	Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: July 2026

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Appendix: 6.1	RAMBOLL
Title: Historical Aerial Photo (2025)	Drawn by: KL
	Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0
	Date: July 2026

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Appendix 6.2 Correspondence with Various Departments

[redacted] 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 [redacted] & Post

Attention: [redacted] [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.

[redacted]

Ramboll Hong Kong Limited 英環香港有限公司
[redacted]

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.

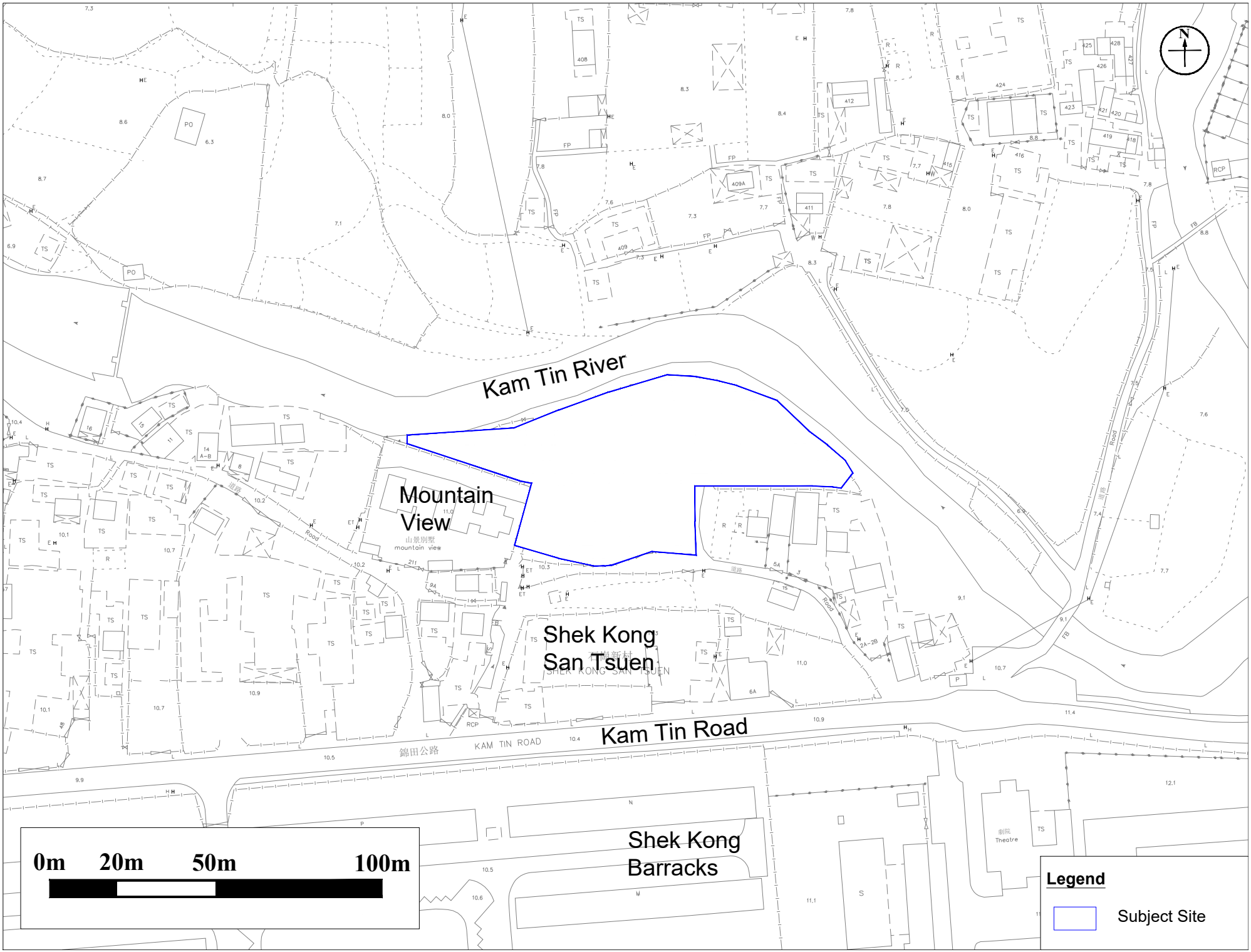
Thank you for your attention.

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



Zoe Chan
Senior Manager

Encl.


Kam Tin River
Mountain View
山景別墅
mountain view
Shek Kong San Tsuen
SHEK KONG SAN TSUEN
Kam Tin Road
KAM TIN ROAD
錦田公路
Shek Kong Barracks
Theatre
N
0m 20m 50m 100m
Legend
Subject Site

[redacted]

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
19/F., Shatin Government Offices,
1 Sheung Wo Che Road,
Shatin, N.T.

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

HOMEPAGE : http://www.epd.gov.hk/

RECEIVED
MAY 2025
BY:.....

Fax [redacted] & Mail

15 May 2025

Ramboll Hong Kong Limited
[redacted]

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 [redacted] for making an appointment to view the records.

Ramboll Hong [redacted]

[redacted]

Yours faithfully,

(CHAU Tsz-yan)
for Director of Environmental Protection

Yes N
Document Scan
Keep Hard Copy

[redacted] 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 [redacted] & Post

Attn: [redacted] (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.

[redacted]

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.

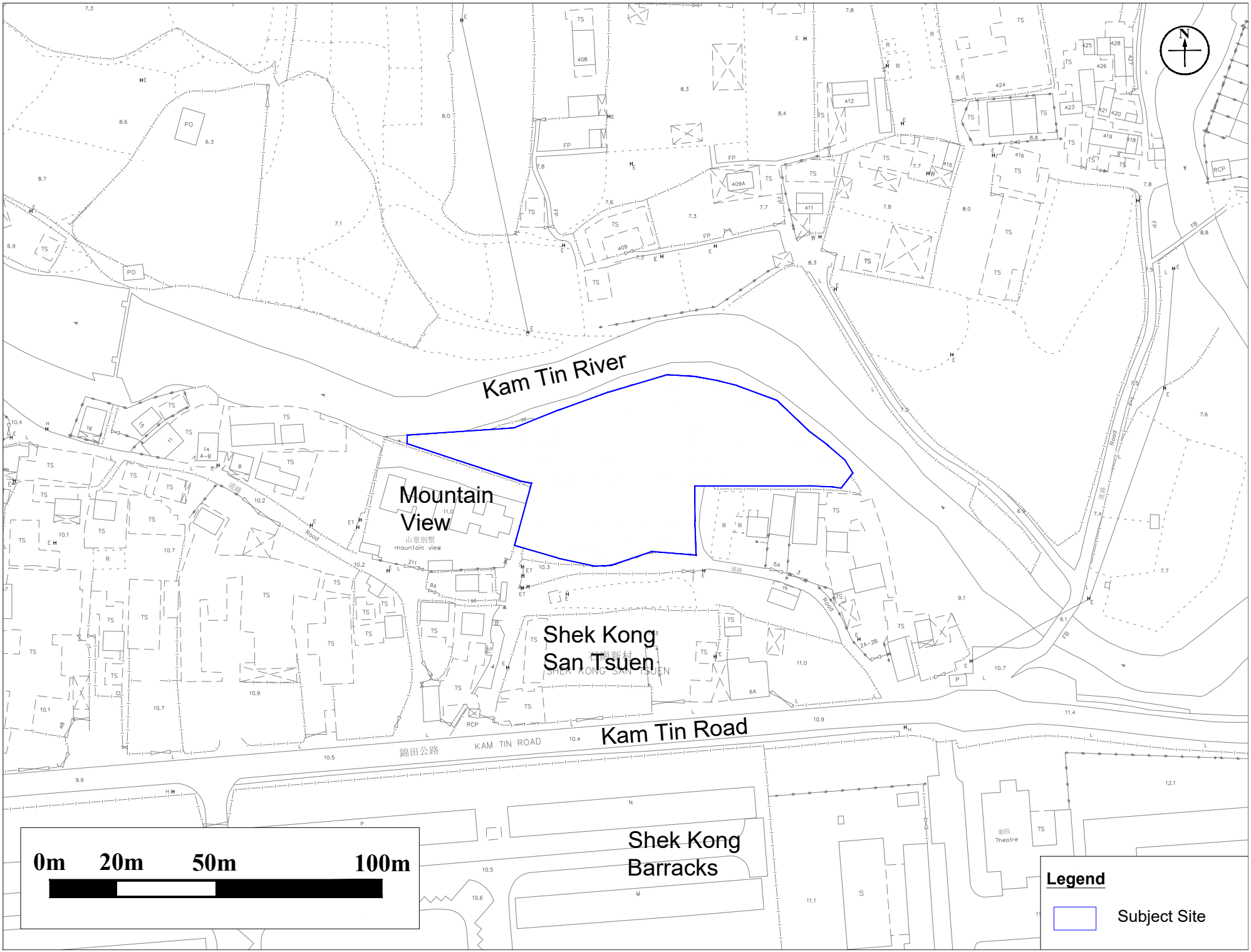
Thank you for your attention.

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



Zoe Chan
Senior Manager

Encl.


Kam Tin River
Mountain View
山景別墅
mountain view
Shek Kong San Tsuen
SHEK KONG SAN TSUEN
Kam Tin Road
KAM TIN ROAD
錦田公路
Shek Kong Barracks
Theatre
N
0m 20m 50m 100m
Legend
Subject Site

Zoe Chan

From: [redacted]
Sent: Thursday, 12 June 2025 9:58 am
To: Zoe Chan
Cc: [redacted]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

[redacted]

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,

[redacted]
Assistant Divisional Officer (Legal Affairs)
Corporate Services Division
Fire Services Department

Tel.: [redacted]

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: [redacted]FSD
Cc: [redacted]/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
[redacted]
Ramboll Hong Kong Limited

Classification: Confidential

From: [redacted]
Sent: Tuesday, 13 May 2025 4:09 pm
To: Zoe Chan <[redacted]
Cc: [redacted]
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 [redacted]

[redacted]

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,

[redacted]
Assistant Divisional Officer (Legal Affairs)
Corporate Services Division
Fire Services Department

[redacted]

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

From: "Zoe Chan" [redacted]
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

[redacted]

From: Zoe Chan
Sent: Tuesday, 13 May 2025 12:08 pm
To: [redacted]
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
[redacted]

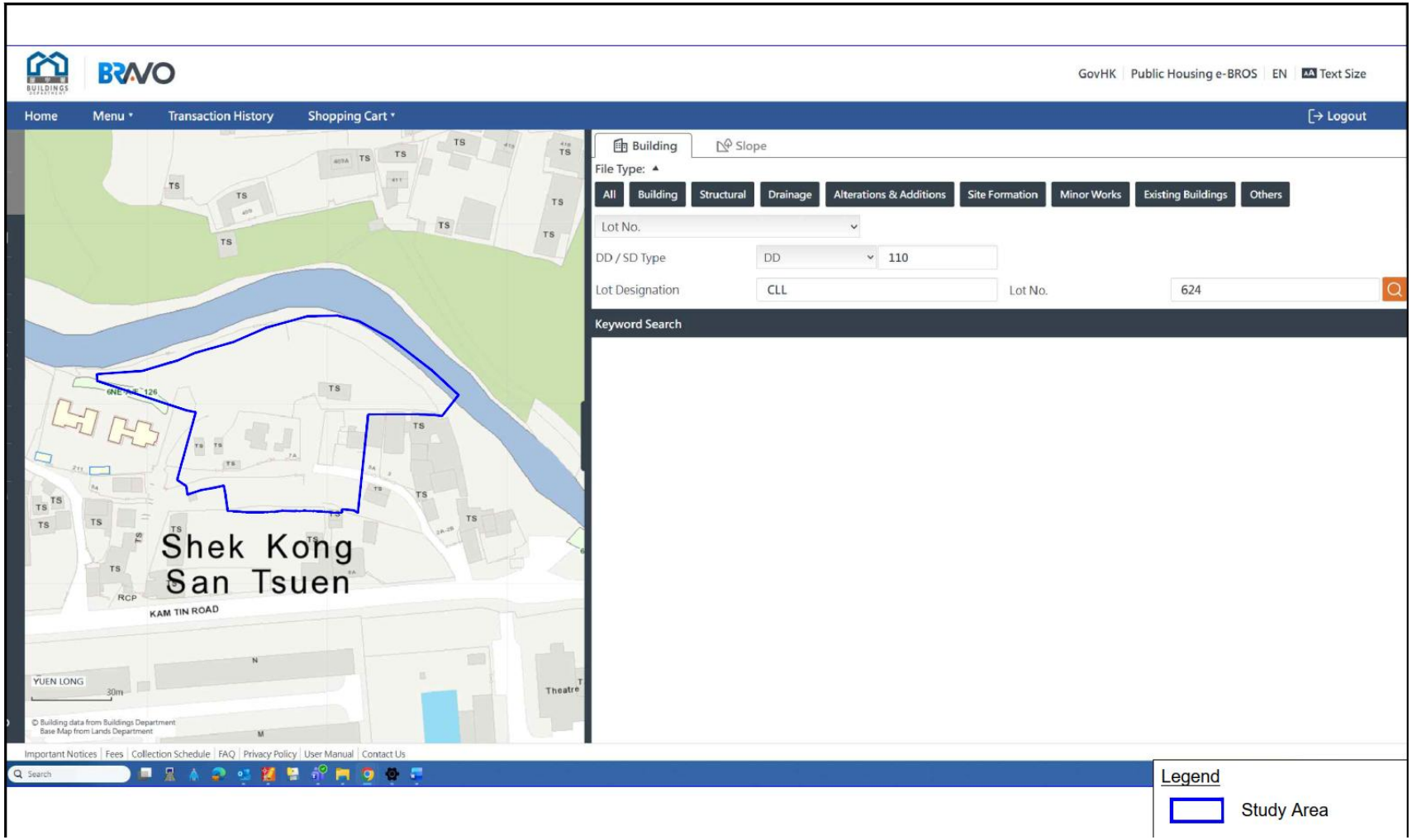
[redacted]

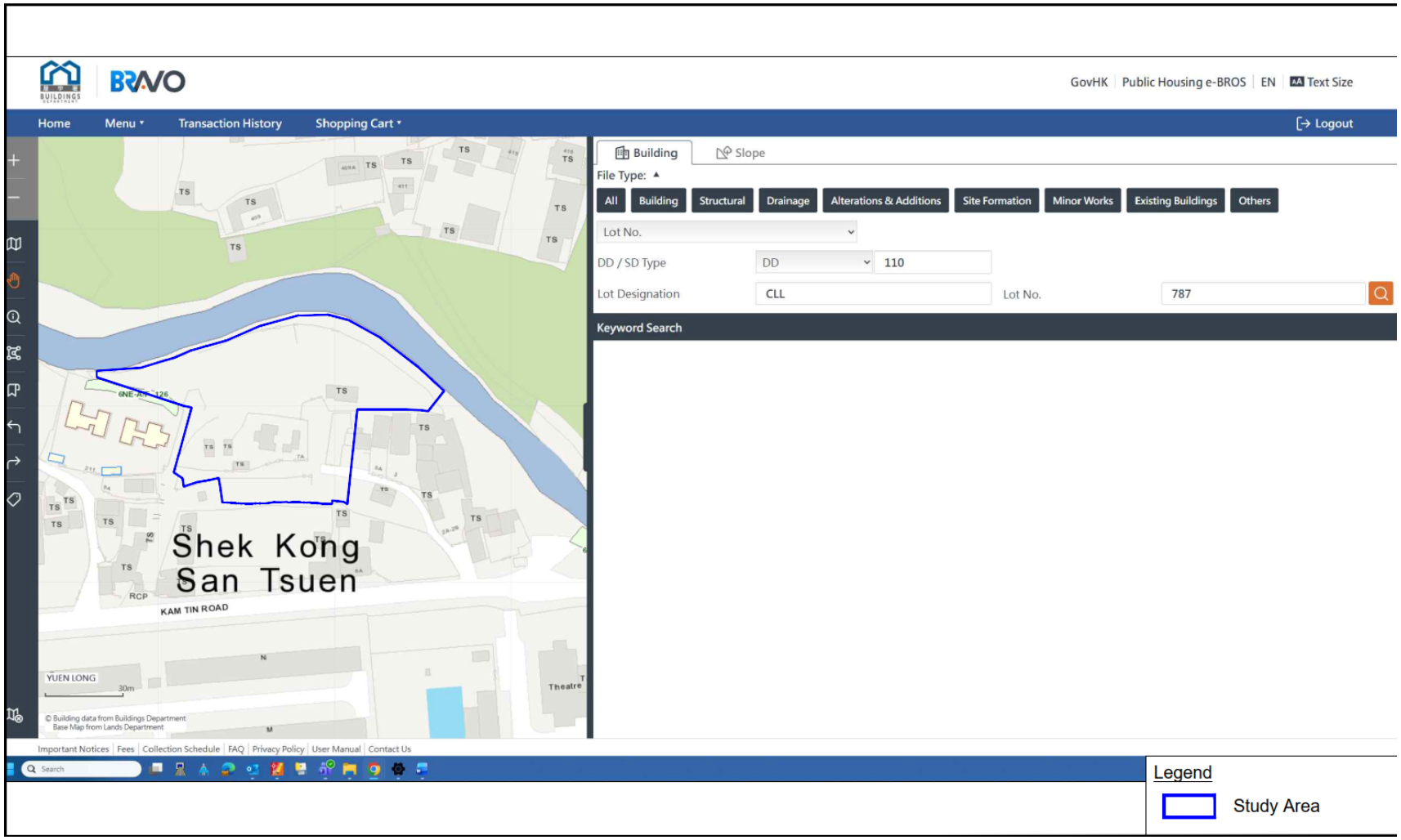
_____
Ramboll
[redacted]

[redacted]

Appendix 6.3 Screen Capture of BRAVO Record

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




BRAVO
GovHK | Public Housing e-BROS | 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.
DD / SD Type
DD
110
Lot Designation
CLL
Lot No.
787
Keyword Search
Shek Kong
San Tsuen
KAM TIN ROAD
YUEN LONG
30m
Important Notices | Fees | Collection Schedule | FAQ | Privacy Policy | User Manual | Contact Us
Legend
Study Area

Appendix 6.4 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:	N/A
	Temporary/Seasonal:	Temporary storage of the construction materials / equipment / tool
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: Approximate 4,000m^2

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)

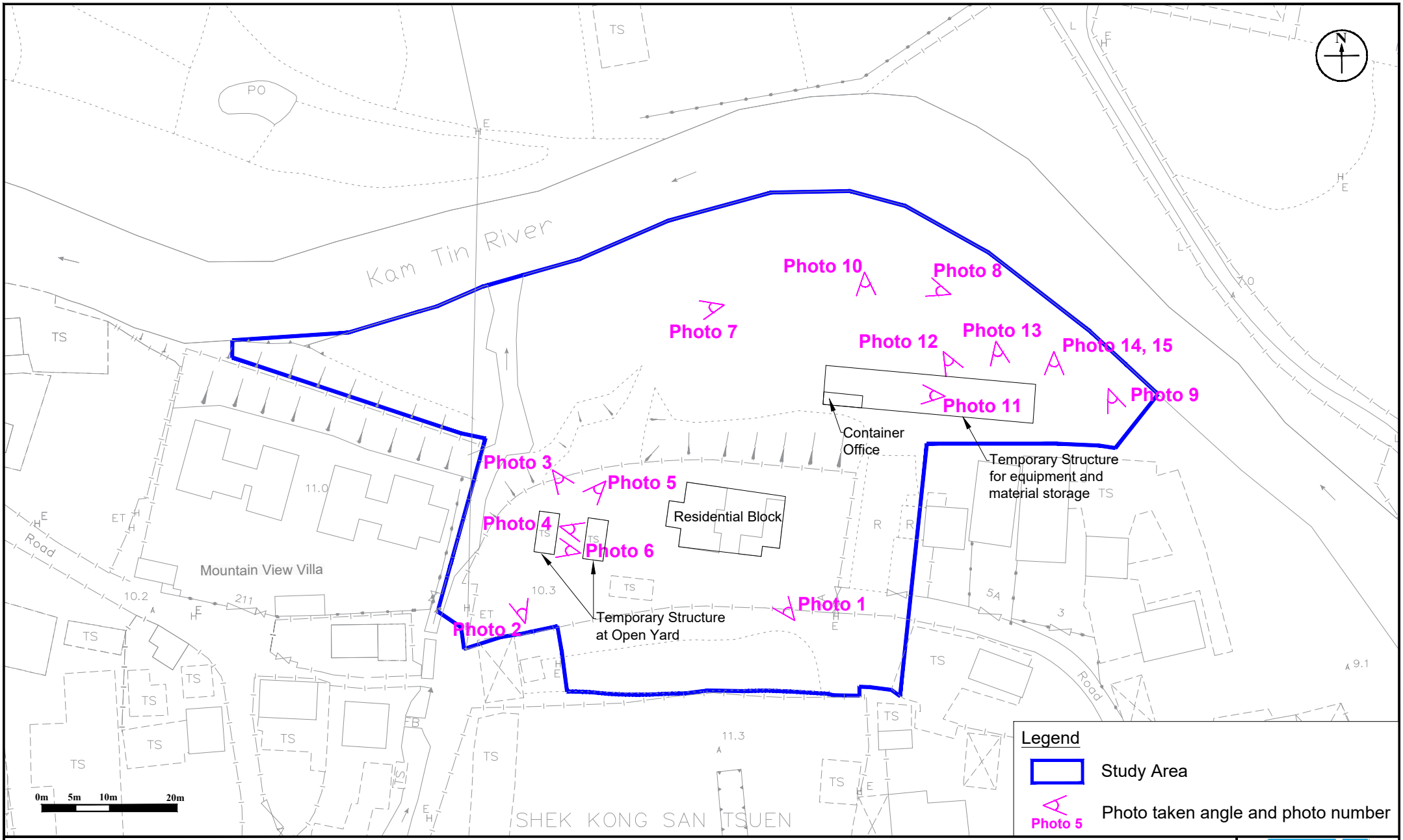
Ref.		Yes/No	Notes
1.	What are the main activities/operations at the above address?	-	The temporary structure at the south-eastern portion of the site is being used as temporary storage of construction materials / equipment / tool. The residential house and temporary structures in open yard at the south 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	-
	▪ How many underground storage tanks do you have on site?	-	-
	▪ What are the tanks constructed of?	-	-
	▪ What are the contents of these tanks?	-	-
	▪ Are the pipelines above or below ground?	-	-
	▪ If the pipelines are below ground, has any leak and integrity testing been performed?	-	-
	▪ 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	-
	• When did the spill occur?	-	-
	• What were the substances spilled?	-	-
	• What was the quantity of material spilled?	-	-
	• Did you notify the relevant departments of the spill?	-	-
	• What were the actions taken to clean up the spill?	-	-
	• 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. Residential house and its associated open yard for residential purpose located at the southern 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. 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.
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 6.5 Site Survey Photo Records



Appendix: 6.5	RAMBOLL
Title: Location of Site Visit Photo Records	Drawn by: GW Checked by: ZC
Project: Proposed Residential Development (Houses) and Minor Relaxation of Building Height & Plot Ratio Restriction in "Residential (Group C)2" and "Residential (Group D)" Zones, Lot 624(part) & 787 in D.D.110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: Jul 2026

Q:\Projects\GTDSKST-EI02\05 Assessments\04 LD\v1.0_20260715\Appendix\Working\App6.5_Photo Records.dwg

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 domastic 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 consturction 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

Appendix 6.6 Approved Contamination Assessment Plan (CAP) and Approval Letter under Planning Application No. A/YL-KTN/761

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/761
電話號碼 Tel. No. : [redacted]
傳真機號碼 Fax No. :

RECEIVED - 3 SEP 2025

By Post

[redacted]
(Attn: Chih Ming Yuen)

25 August 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (h)
- the Submission of a Contamination Assessment Plan, and Submission and Implementation of the Remediation Action Plan Identified Therein, Prior to Commencement of Construction for the Contaminated Areas of the Development

Proposed Residential Development (Houses) in "Residential (Group C)2" and "Residential (Group D)" Zones, Lots 624 (Part) and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
(Application No. A/YL-KTN/761)

I refer to your submission dated 11.7.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in ***Appendix***.

Should you have any queries, please contact [redacted] of the Environmental Protection Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
DEP (Attn.: Mr. Kin Wa WONG)

Internal
CTP/TPB

JL/AY/jc

Prepared for

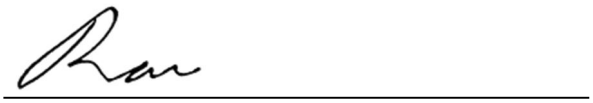
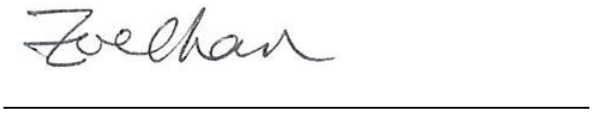
Glory Time Development Limited

Prepared by

Ramboll Hong Kong Limited

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

CONTAMINATION ASSESSMENT PLAN (CAP)

Date	3 July 2025
Prepared by	Rachel WONG et. Al Senior Environmental Consultant
Signed	
Approved by	Zoe CHAN Senior Manager
Signed	
Project Reference	[redacted]
Document No.	[redacted]

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CHAPTERS

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1. INTRODUCTION

1.1 Background Information

1.1.1 The Project Proponent, Glory Time Development Limited, is planning to develop a residential (Houses) development at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Subject Site). The Subject Site is located within areas which are currently zoned Residential (Group C) ("R(C)") and Residential (Group D) ("R(D)") under the Approved Kam Tin North Outline Zoning Plan (OZP) no. S/YL-KTN/11. The Subject Site is illustrated in Figure 1.

1.1.2 A Section 16A planning application has been approved by the Town Planning Board (TPB) on 1 March 2024 with conditions to permit the proposed residential development (houses) at the Subject Site. Among the approval conditions, Condition (h) requires "the submission of a contamination assessment plan, and submission and implementation of the remediation action plan identified therein, prior to commencement of construction for the contaminated areas of the development to the satisfaction of the Director of Environmental Protection or of the TPB".

1.1.3 Ramboll Hong Kong Limited (the Consultant) has been commissioned by the Project Proponent to carry out the land contamination study and prepare the Contamination Assessment Plan (CAP) for the Subject Site as the first step to assess the contamination status and identify possible remedial measures if necessary (hereafter as "this Assignment").

1.2 Objectives and Outline

- The objectives of this Assignment is to assess the potential land contamination impact at the Subject Site due to previous land uses and/or existing site condition and land use.

1.3 Reporting Structure

1.3.1 The remainder of this CAP is structured as:

- Section 2 presents the guidelines adopted for this Assignment;
- Section 3 presents the review of the relevant reports and documents; and
- Section 4 presents forthcoming tasks for this Assignment.

2. LEGISLATION AND GUIDELINES

2.1.1 This CAP has been prepared following the guidance and steps outlined in the guidelines published by EPD listed below:

- *Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management (Guidance Manual), dated December 2007 (Revised in April 2023);*
- *Guidance Note for Contaminated Land Assessment and Remediation (Guidance Note), dated 15 August 2007 (Revised in April 2023); and*
- *Practice Guide for Investigation and Remediation of Contaminated Land (Practice Guide), dated August 2011 (Revised in April 2023).*

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 4,000m^2. 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	➢ 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	➢ 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.

3.4.4 Therefore, no potential land contamination activities and facilities identified in the Subject Site.

4. CONCLUSION

4.1.1 The Project Proponent, Glory Time Development Limited, is planning to develop a residential (Houses) development at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (the Subject Site). The Subject Site is located within areas which are currently zoned Residential (Group C) ("R(C)") and Residential (Group D) ("R(D)") under the Approved Kam Tin North Outline Zoning Plan (OZP) no. S/YL-KTN/11. A Section 16A planning application has been approved by the Town Planning Board (TPB) on 1 March 2024 with conditions to permit the proposed residential development (houses) at the Subject Site. Among the approval conditions, Condition (h) requires "the submission of a contamination assessment plan, and submission and implementation of the remediation action plan identified therein, prior to commencement of construction for the contaminated areas of the development to the satisfaction of the Director of Environmental Protection or of the TPB".

4.1.2 Summarizing all findings from the land contamination appraisal and presented in this CAP, the Subject Site is mainly used for residential use and construction material storage. All of these activities do not appear to bring any significant contamination to the land.

4.1.3 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.

4.1.4 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.

4.1.5 During the site inspection, 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. Therefore, land contamination issue is unlikely during the land use / operation of the Subject Site.

4.1.6 Based on the information above, no land contamination issue is posed from the past and current landuse within the Subject Site. Thus, it is considered that the Subject Site would not have any land contamination impact. No further site investigation and land contamination assessment are required for the Subject Site.

Figures

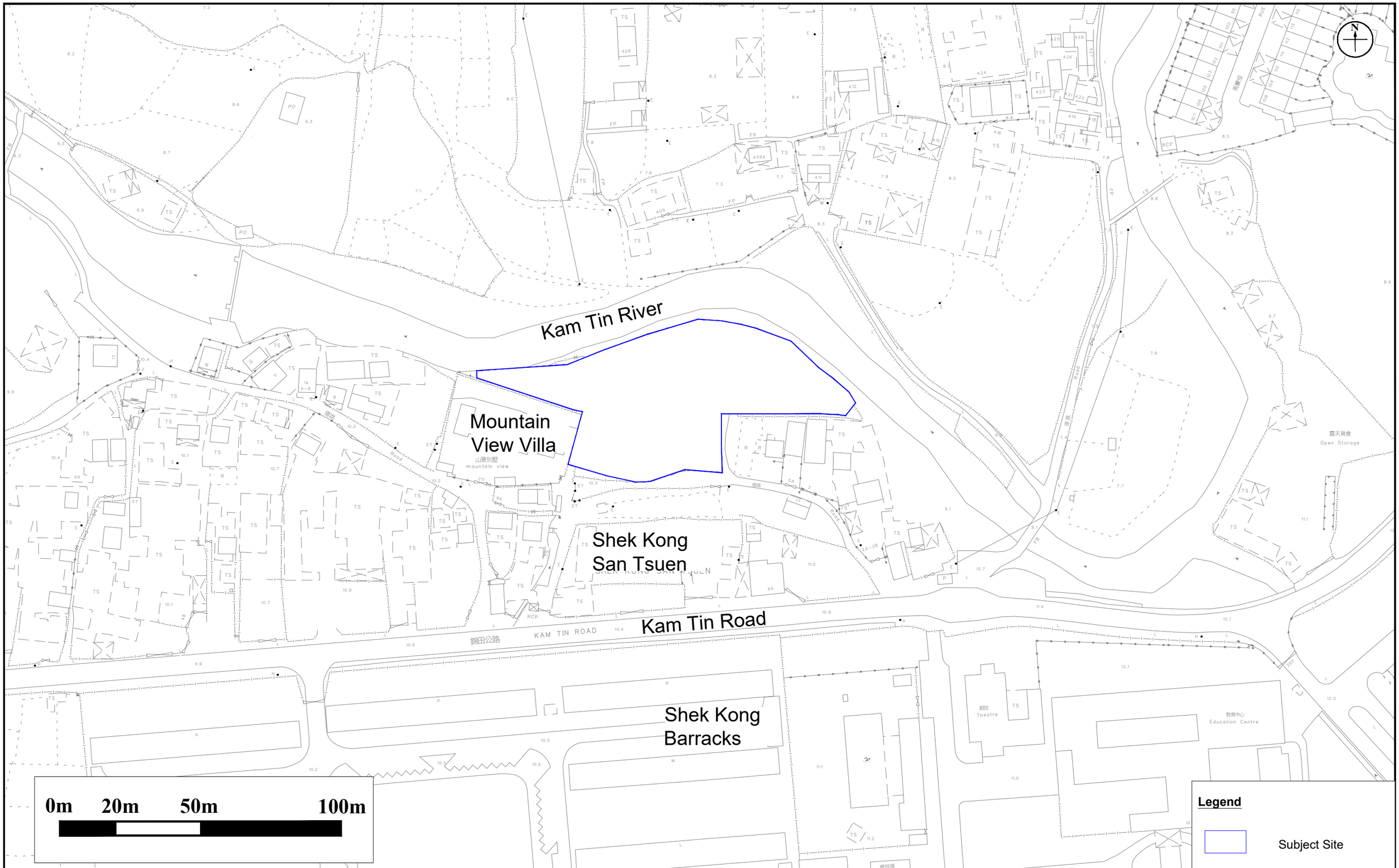


Figure: 1

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

RAMBOLL

Drawn by:	GW
Checked by:	ZC
Rev.:	1.0
Date:	Jun 2025

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Appendix A

Historical Aerial Photos



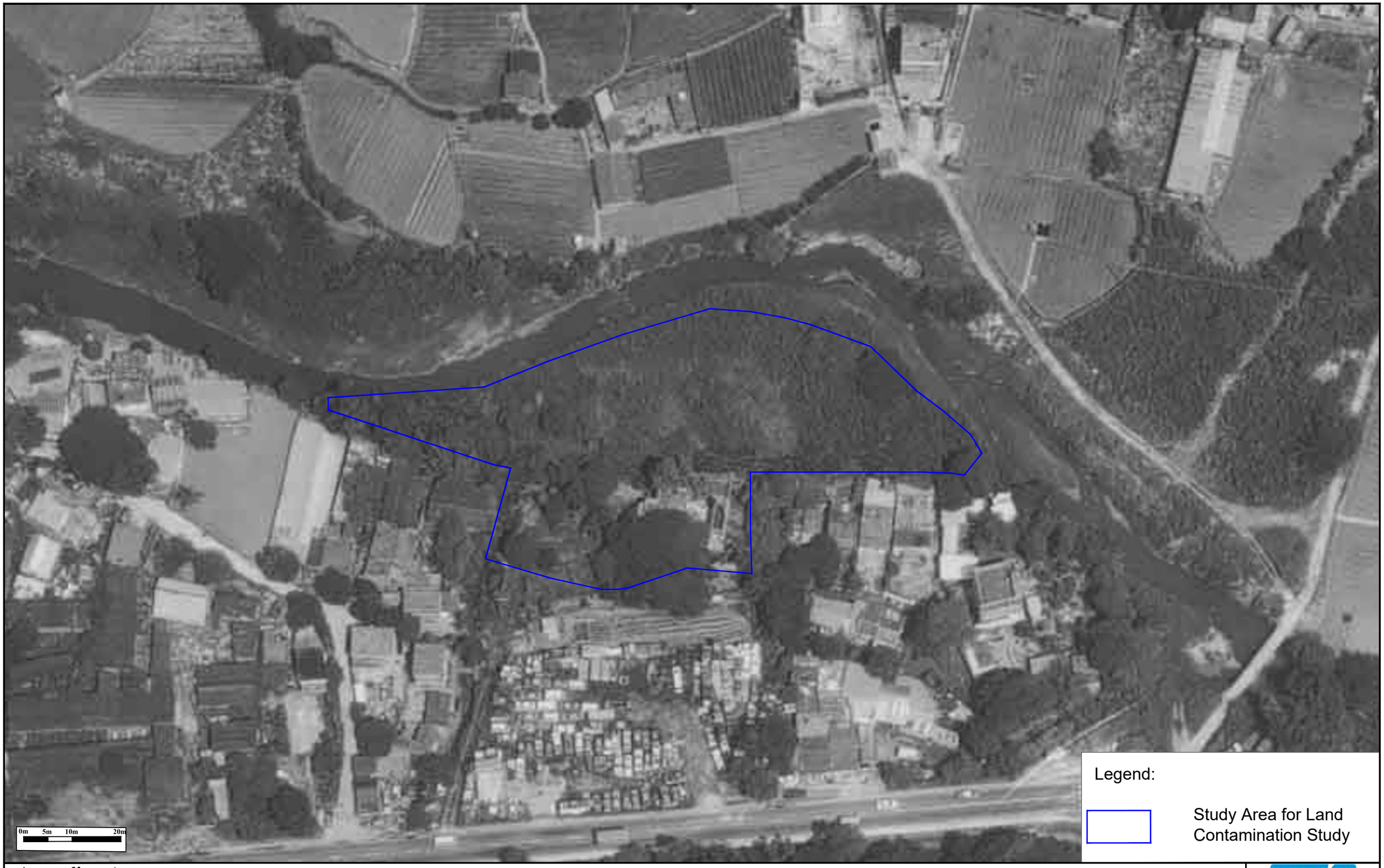
Appendix: A	RAMBOLL
Title: Historical Aerial Photo (1964)	Drawn by: GW Checked by: ZC
Project: Proposed Residential Development (Houses) at Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long	Rev.: 1.0 Date: Jun 2025

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Appendix: A	RAMBOLL
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

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Appendix: A	RAMBOLL
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

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Appendix:	A	RAMBOLL
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

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Appendix:	A
Title:	Historical Aerial Photo (2008)
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

RAMBOLL

Drawn by:	GW
Checked by:	ZC
Rev.:	1.0
Date:	Jun 2025

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Appendix:	A	RAMBOLL
Title:	Historical Aerial Photo (2018)	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

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Appendix: A	RAMBOLL
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

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Appendix:	A	RAMBOLL
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

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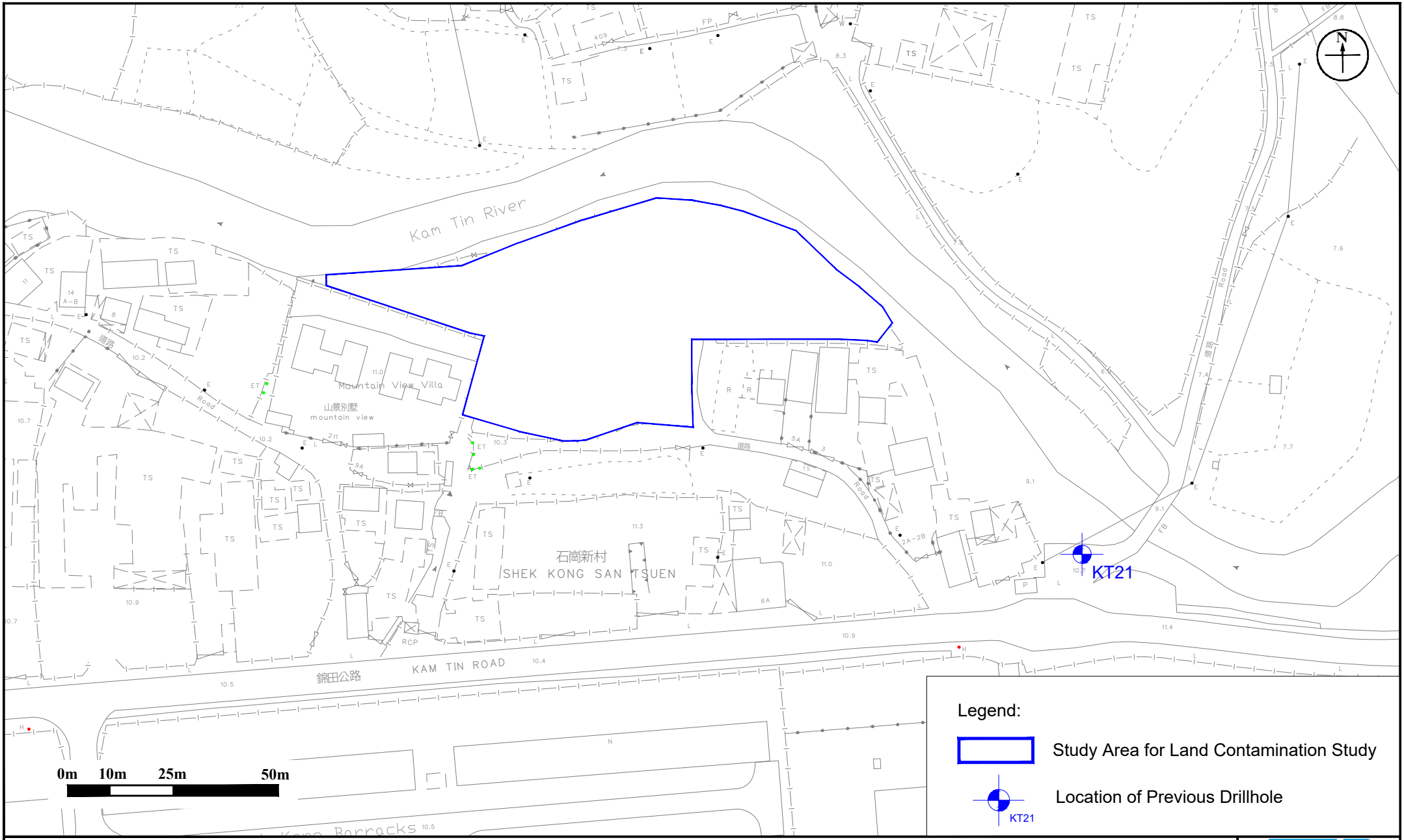


Appendix:	A	RAMBOLL
Title:	Historical Aerial Photo (2024)	Drawn by: GW Checked by: ZC
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Appendix B

Previous Drillhole Records



Appendix:	B
Title:	Previous Drillhole Records
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

RAMBOLL

Drawn by:	GW
Checked by:	ZC
Rev.:	1.0
Date:	Jul 2025

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JCRIC

VIBRO (H.K.) LTD.

SITE INVESTIGATION DEPARTMENT

DRILLHOLE No. KT21

DRILLHOLE RECORD

SHEET 1 OF 3

PROJECT	Agreement No. 2/99 Improvement to Kam Tin Road, Stage 2 Design and Construction Assignment, Ground Investigation			CONTRACT No.	GE/99/07
METHOD	Rotary	CO-ORDINATES	E 826186.33	WORKS ORDER No.	GE/99/07.34
MACHINE & No.	VDP34		N 833481.17	DATE	06/09/2000 to 12/09/2000
FLUSHING MEDIUM	Water	GROUND LEVEL	+11.09mPD	ORIENTATION	Vertical

Drilling Progress	Casing Depth/Size	Water Depth (m)	Water Returns %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	F.I. / Test Depths	Tests	Samples No. Type Depth	Reduced Level	Depth	Legend	Grade	Description
06/09/2000	SW										11.09	0.00			CONCRETE.
										1 0.45	10.94	0.15			Grey (7.5YR 6/1) and reddish brown (5YR 4/3), silty fine to coarse SAND with some angular fine to coarse gravel of concrete and brick. Occasional wood fragments. (FILL)
										2 0.95 INSPECTION PIT					
										3 1.45	9.59	1.50			Firm, reddish brown (5YR 4/3), fine to coarse sandy clayey SILT with occasional angular to subangular fine gravel of concrete. (FILL)
2 06/09/2000 07/09/2000			40	32						4 1.95 2.00 T2|01	9.09	2.00			Grey (7.5YR 6/1) and greyish brown (2.5Y 5/2), silty sandy angular to subangular medium to coarse GRAVEL with some cobbles. (FILL)
			40	63						2.40 T2|01					
										2.70	8.39	2.70			
3	SW 3.00 PW		40	23											Greyish brown (2.5Y 5/2), silty/clayey subangular to subrounded fine to coarse GRAVEL with occasional cobbles of concrete, quartz and moderately decomposed rock fragments. (FILL)
										5 3.85 3.70 T2|01					
4			40	50						4.20 T2|01					
			40	67					4.50 4,5 7,10,11,9 N=37	6 4.50	6.59	4.50			Very stiff, reddish brown (5YR 4/3), fine to coarse sandy clayey SILT with occasional subrounded fine to medium gravel. (ALLUVIUM)
5									5.00	7 4.90 8 5.00	6.09	5.00			Firm, reddish brown (5YR 4/3) and light grey (N7), fine to coarse sandy SILT/CLAY with much subangular to subrounded medium to coarse gravel and cobbles of moderately decomposed rock fragments. (ALLUVIUM)
			40	65											
6 07/09/2000 08/09/2000		1.20m at 16:30 3.30m at 07:30							6.10 2,2 2,5,6,6 N=19	9 6.05 10 6.10	4.99	6.10			Medium dense, reddish brown (5YR 4/3), silty fine to medium SAND. (ALLUVIUM)
									6.50	11 6.50	4.29	6.80			
7			40	0						7.00					Reddish brown (5YR 4/3) and grey (N6), silty sandy subangular to subrounded coarse GRAVEL and COBBLES of moderately decomposed tuff. (ALLUVIUM)
			40	43						12 7.45 7.50 T2|01					
8		4.00m at 16:30							7.80 4,11 12,9,9,9 N=39	13 7.80	3.29	7.80			Dense, dark grey (N4), silty fine to medium SAND with occasional subangular fine gravel of moderately decomposed tuff. (ALLUVIUM)
08/09/2000 09/09/2000		3.88m at 07:30								14 8.20 8.30	2.79	8.30			Yellow (10YR 7/8), silty angular to subangular fine to coarse GRAVEL with occasional cobbles of highly to moderately decomposed tuff. (ALLUVIUM)
9			40	0					9.20	D					
			40	60					9.85 7,4 2,2,3,5 N=12	15 9.35 9.40 T2|01 16 9.85	1.44	9.85		V	Extremely weak, light grey, streaked brown, completely decomposed fine ash TUFF. (Slightly fine to medium sandy
10															

- Small disturbed sample
- Large disturbed sample
- SPT liner sample
- U76 undisturbed sample
- U100 undisturbed sample
- Mazier sample or PTTS sample
- Piston sample
- Water sample
- Piezometer / standpipe tip
- Ground movement Probe tube
- Standard penetration test
- Pressuremeter test
- Water absorption test or Permeability test
- Impression packer test
- In-situ vane sheer test

LOGGED	SWY
DATE	14/09/2000
CHECKED	SMP
DATE	18/09/2000

REMARKS

1. Prior to drilling an inspection pit was excavated by hand to 2.00m.
2. Falling head permeability test carried out from 5.00 to 6.50m.
3. A standpipe was installed at 9.20m with a response zone from 3.90 to 9.20m and Hakrow buckets from 1.50 to 6.00m at 0.50m intervals.

VIBRO (H.K.) LTD.

SITE INVESTIGATION DEPARTMENT

DRILLHOLE No. KT21

DRILLHOLE RECORD

PROJECT	Agreement No. 2/99 Improvement to Kam Tin Road, Stage 2 Design and Construction Assignment, Ground Investigation			CONTRACT No.	GE/99/07
METHOD	Rotary	CO-ORDINATES	E 826186.33	WORKS ORDER No.	GE/99/07.34
MACHINE & No.	VDP34		N 833481.17	DATE	06/09/2000 to 12/09/2000
FLUSHING MEDIUM	Water	GROUND LEVEL	+11.09mPD	ORIENTATION	Vertical

Drilling Progress	Casing Depth/Size	Water Depth (m)	Water Returns %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	F.I. / Test Depths	Tests	Samples No. Type Depth	Reduced Level	Depth	Legend	Grade	Description
										17 10.05 18 10.10	1.09	10.00			SILT)
			40	60											
										19 11.15 20 11.20					
			40	50											
										21 12.25 22 12.30	-1.21	12.30		V	Extremely weak, light grey, completely decomposed fine ash TUFF. (Silty fine to medium SAND)
		3.25m at 18:30						12.30	2,4 6,8,13,16 N=43						
09/09/2000 11/09/2000		3.85m at 07:30	40	62						23 12.70 24 12.80					
										25 13.85 26 13.90					
								13.90	11,32 62,100/65mm (162/140mm)	27 14.14	-3.41	14.50		V/IV	Extremely weak to very weak, light grey, dappled dark grey, completely to highly decomposed fine ash TUFF (Silty fine to medium SAND with a little to some angular fine gravel of moderately decomposed tuff and occasional iron and manganese stained relict joints)
										28 14.80					
			40	30											
	PW 15.80 HW									29 15.85 30 15.90					
			40	64											
										31 16.55 32 16.72					
								16.80	43,7/10mm 81,19/10mm (100/85mm)						
	HW 17.70									17.70	-6.61 -6.71	17.70 17.80		III III/II	Moderately strong to strong, light grey, spotted black and white, moderately to slightly decomposed fine ash TUFF. Joints are medium spaced, locally very closely to closely spaced, rough planar and stepped, extremely narrow, iron and manganese stained, occasionally chlorite coated, dipping 20° to 30°, 40° to 50° and 50° to 60°. Occasional quartz bands (up to 4mm thick) and impersistant healed joints. From 17.70 to 17.80m : Moderately decomposed. From 18.76 to 18.89m : No core recovered, assumed to be completely to highly decomposed tuff.
			40	95	79	62	NI 3.1 NR	17.70 17.80 18.76 18.89	T2101		-7.67 -7.80	18.76 18.89		V/IV III/II	
										19.13					
			40	97	52	52	3.2		T2101						

- Small disturbed sample
- Large disturbed sample
- SPT liner sample
- U76 undisturbed sample
- U100 undisturbed sample
- Mazier sample or PTTS sample
- Piston sample
- Water sample
- Piezometer / standpipe tip
- Ground movement Probe tube
- Standard penetration test
- Pressuremeter test
- Water absorption test or Permeability test
- Impression packer test
- In-situ vane shear test

LOGGED	SWY
DATE	14/09/2000
CHECKED	SMP
DATE	18/09/2000

REMARKS

JCRIC

VIBRO (H.K.) LTD.

SITE INVESTIGATION DEPARTMENT

DRILLHOLE No. KT21

DRILLHOLE RECORD

SHEET 3 OF 3

PROJECT	Agreement No. 2/99 Improvement to Kam Tin Road, Stage 2 Design and Construction Assignment, Ground Investigation			CONTRACT No.	GE/99/07
METHOD	Rotary	CO-ORDINATES	E 826186.33	WORKS ORDER No.	GE/99/07.34
MACHINE & No.	VDP34		N 833481.17	DATE	06/09/2000 to 12/09/2000
FLUSHING MEDIUM	Water	GROUND LEVEL	+11.09mPD	ORIENTATION	Vertical

Drilling Progress	Casing Depth/Size	Water Depth (m)	Water Returns %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	F.I. / Test Depths	Tests	Samples No. Type Depth	Reduced Level	Depth	Legend	Grade	Description
											-8.91	20.00			
11/09/2000		4.50m at 18:30	40				>20	20.46 20.56		T2IO1 20.56					
12/09/2000		4.05m at 07:30					2.2								
21			50	97	90	55		21.45		T2IO1	-10.41	21.50		IV/III	From 21.50 to 22.32m : Highly to moderately decomposed.
							7.5			22.06					
22			50	100	81	0	>20	22.12 22.32		T2IO1 22.53	-11.23	22.32		III/II	
23			50	100	96	85				T2IO1					
24							2.6			24.12					
25			50	98	98	92				T2IO1					
										25.62					
26			50	96	86	14	>20	25.72 25.82		T2IO1					
							4.7	26.25							
		2.80m at 18:30					12.5			26.73	-15.64	26.73			
12/09/2000															End of Investigation Hole at 26.73m.
27															
28															
29															
30															

- Small disturbed sample
- Large disturbed sample
- SPT liner sample
- U76 undisturbed sample
- U100 undisturbed sample
- Mazier sample or PTTS sample
- Piston sample
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- Piezometer / standpipe tip
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- Impression packer test
- In-situ vane shear test

LOGGED	SWY
DATE	14/09/2000
CHECKED	SMP
DATE	18/09/2000

REMARKS

JCRIC

Appendix C

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

[redacted] 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 [redacted] & Post

Attention: [redacted] [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.

[redacted]

Ramboll Hong Kong Limited 英環香港有限公司
[redacted]

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.

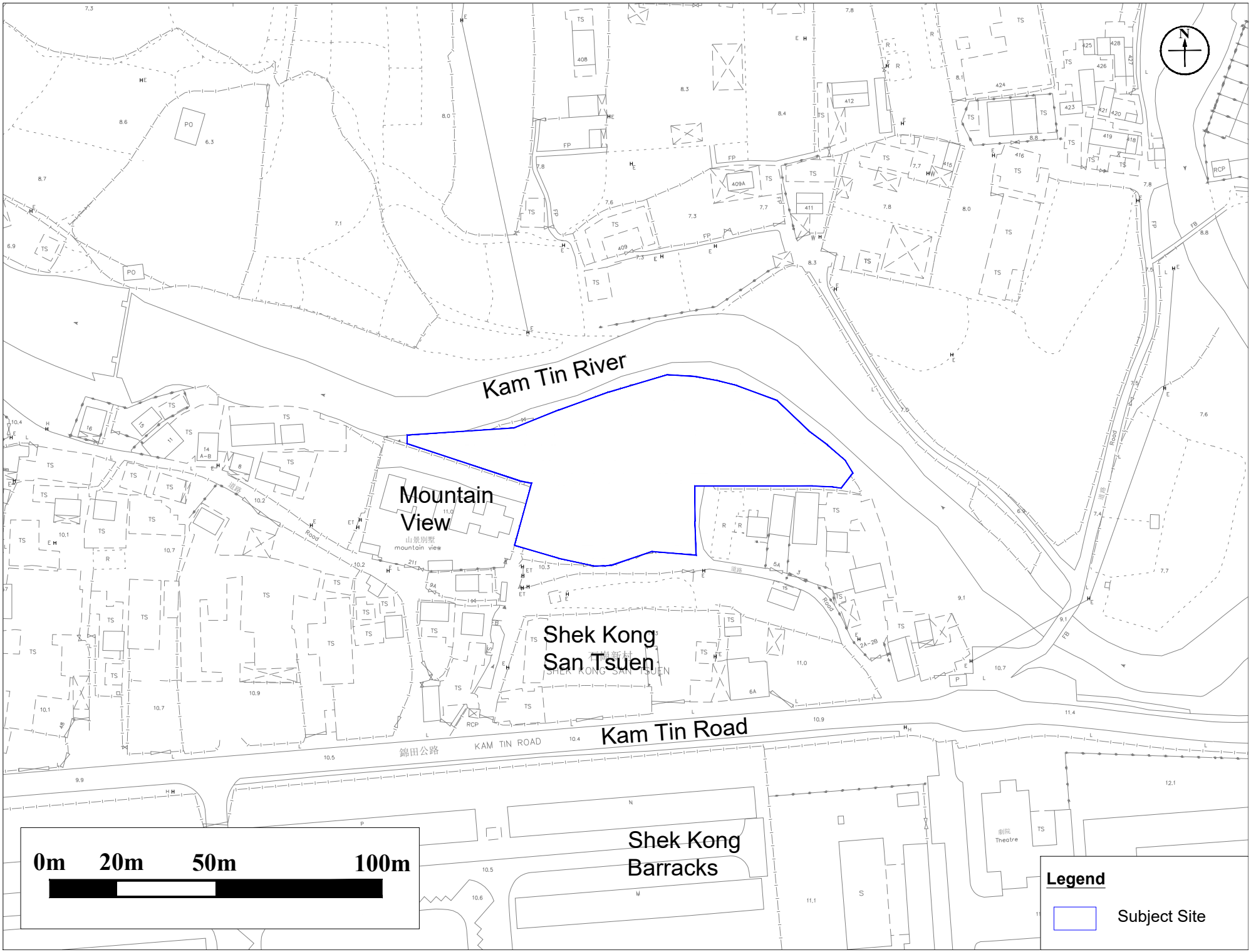
Thank you for your attention.

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



Zoe Chan
Senior Manager

Encl.


Kam Tin River
Mountain View
山景別墅
mountain view
Shek Kong San Tsuen
SHEK KONG SAN TSUEN
Kam Tin Road
KAM TIN ROAD
錦田公路
Shek Kong Barracks
Theatre
N
0m 20m 50m 100m
Legend
Subject Site

[redacted]

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
19/F., Shatin Government Offices,
1 Sheung Wo Che Road,
Shatin, N.T.

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

網　址
HOMEPAGE : http://www.epd.gov.hk/

EIVE
MAY 2025
BY:.....

Fax [redacted] & Mail

15 May 2025

Ramboll Hong Kong Limited
[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 [redacted] for making an appointment to view the records.

Ramboll Hong [redacted]

[redacted]

Yours faithfully,

(CHAU Tsz-yan)
for Director of Environmental Protection

Yes
Document Scan
Keep Hard Copy

[redacted]

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 [redacted] & Post

Attn: [redacted] (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.

[redacted]

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.

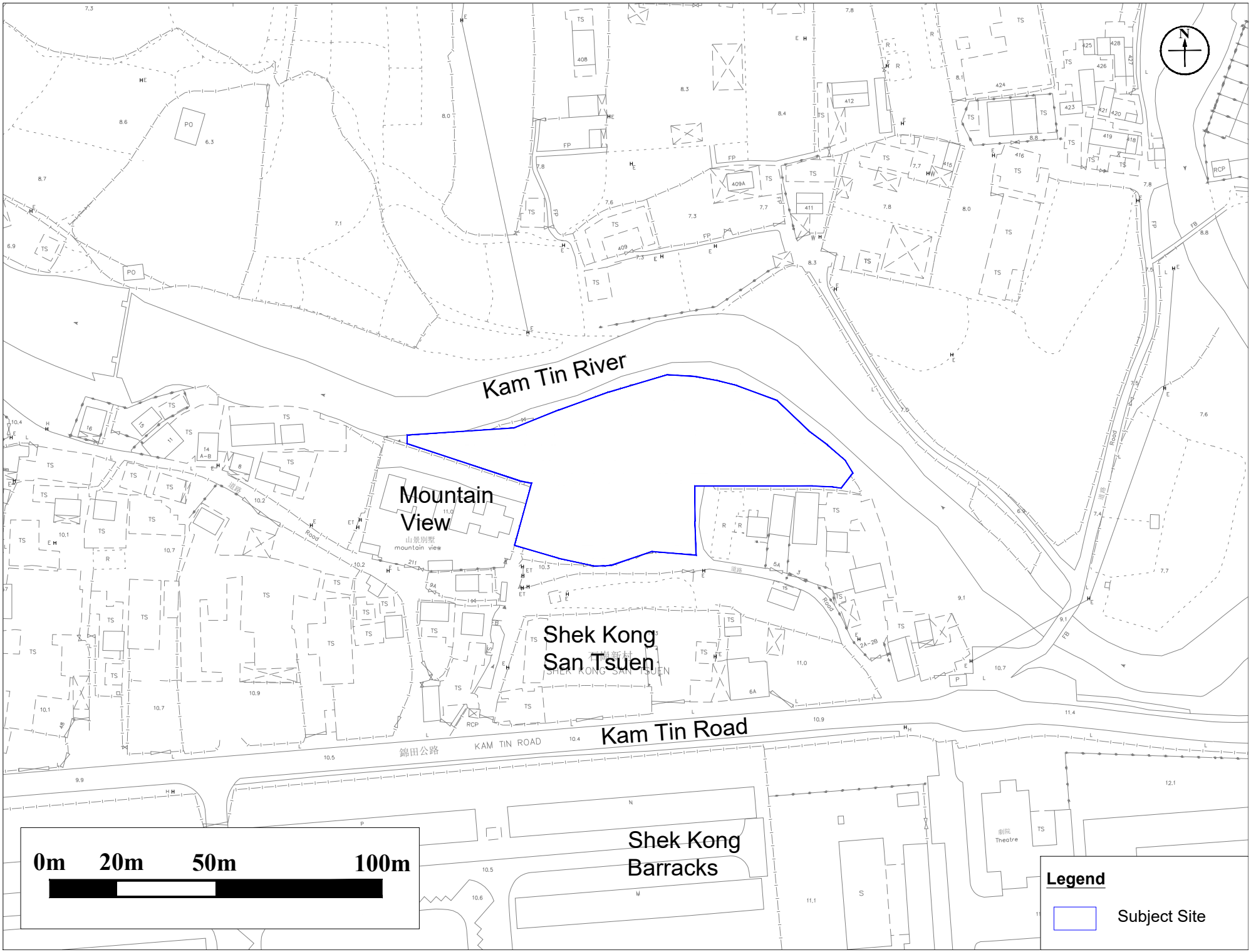
Yours sincerely,
For and on behalf of
Ramboll Hong Kong Limited



Zoe Chan
Senior Manager

Encl.

[redacted]


Kam Tin River
Mountain View
山景別墅
mountain view
Shek Kong San Tsuen
SHEK KONG SAN TSUEN
Kam Tin Road
KAM TIN ROAD
錦田公路
Shek Kong Barracks
Theatre
N
0m 20m 50m 100m
Legend
Subject Site

Zoe Chan

From: [redacted]
Sent: Thursday, 12 June 2025 9:58 am
To: Zoe Chan
Cc: [redacted]
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

[redacted]

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

[redacted]

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: [redacted]
Cc: [redacted]
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
[redacted]
Ramboll Hong Kong Limited

[redacted]

From: [redacted]
Sent: Tuesday, 13 May 2025 4:09 pm
To: Zoe Chan [redacted]
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 a[redacted]

[redacted]

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

[redacted]

----- [redacted]

From: "Zoe Chan" [redacted]
To: [redacted]
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

[redacted]

From: Zoe Chan
Sent: Tuesday, 13 May 2025 12:08 pm
To: [redacted]
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]

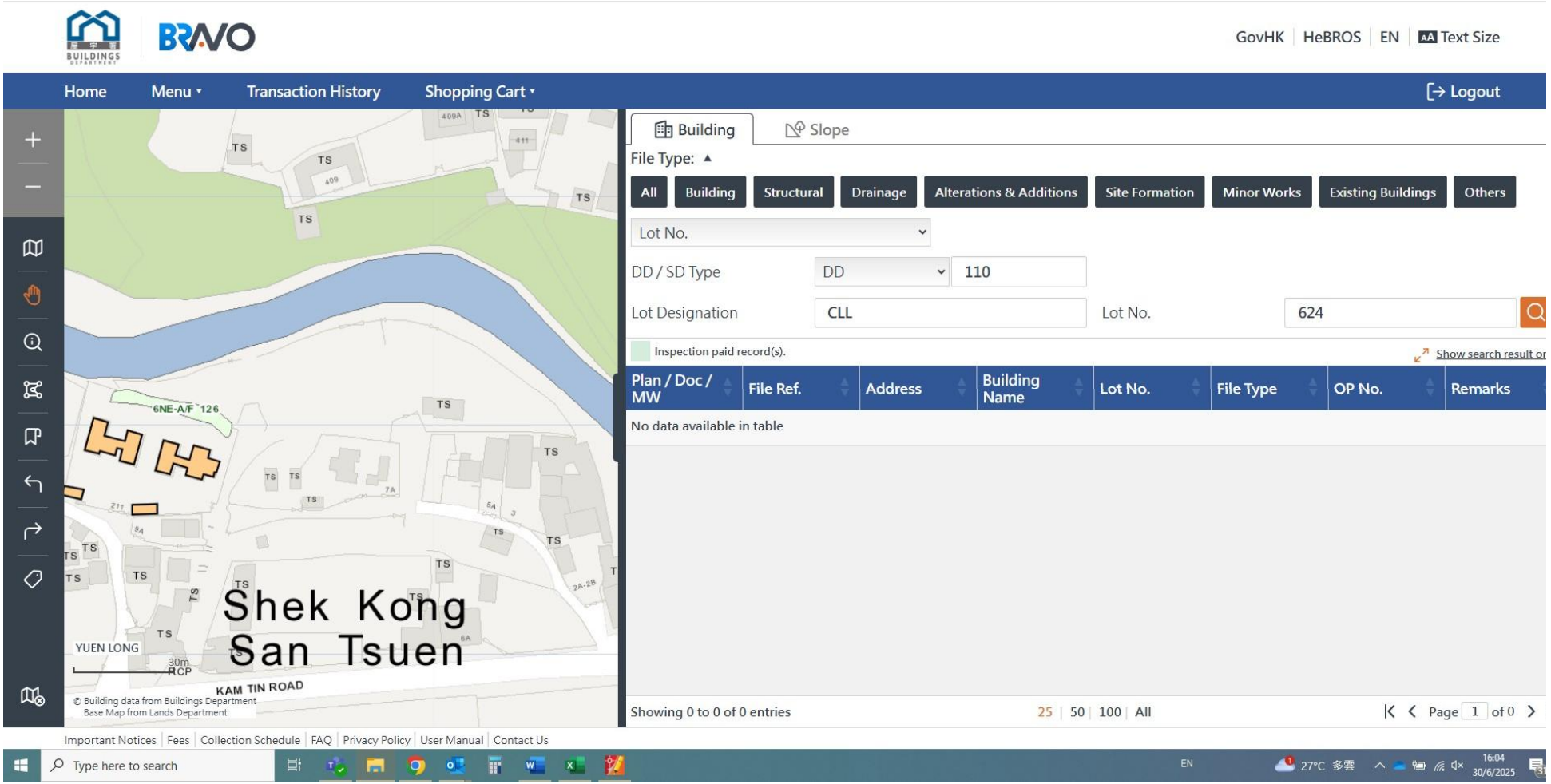
_____
Ramboll
[redacted]
Ramboll Hong Kong Limited

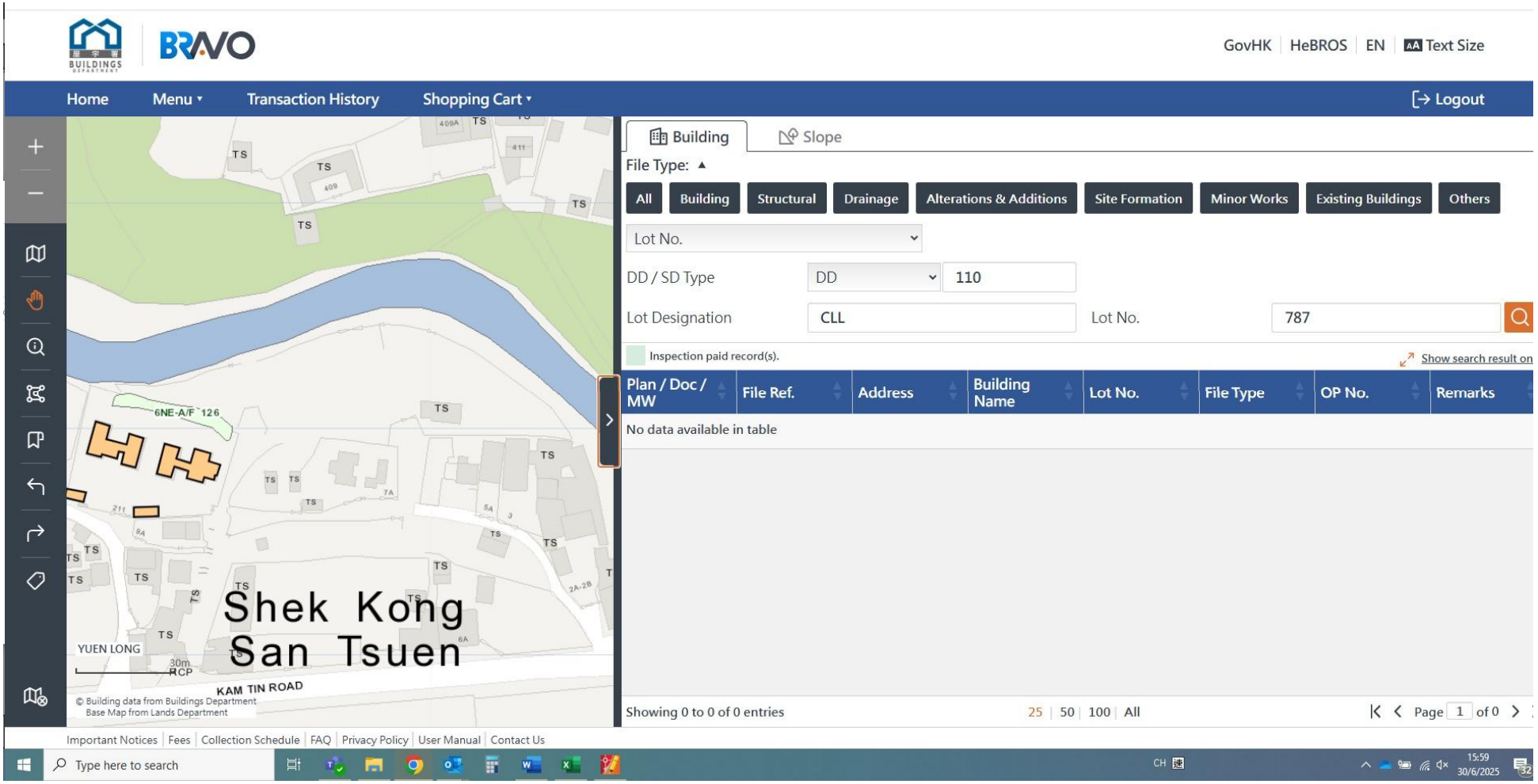
[redacted]

Appendix D

Screen Capture of BRAVO

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




BRAVO
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.
DD / SD Type
DD
110
Lot Designation
CLL
Lot No.
787
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
Shek Kong San Tsuen
YUEN LONG
KAM TIN ROAD
6NE-A/F 126
© Building data from Buildings Department
Base Map from Lands Department
Showing 0 to 0 of 0 entries
25 | 50 | 100 | All
Page 1 of 0
Important Notices | Fees | Collection Schedule | FAQ | Privacy Policy | User Manual | Contact Us
Type here to search
15:59
30/6/2025

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:	N/A
	Temporary/Seasonal:	Temporary storage of the construction materials / equipment / tool
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

Confidential

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 4,000m^2

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

Confidential

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	

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	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	-
	▪ How many underground storage tanks do you have on site?	-	-
	▪ What are the tanks constructed of?	-	-
	▪ What are the contents of these tanks?	-	-
	▪ Are the pipelines above or below ground?	-	-
	▪ If the pipelines are below ground, has any leak and integrity testing been performed?	-	-
	▪ 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	-
	• When did the spill occur?	-	-
	• What were the substances spilled?	-	-
	• What was the quantity of material spilled?	-	-
	• Did you notify the relevant departments of the spill?	-	-
	• What were the actions taken to clean up the spill?	-	-
	• 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	-

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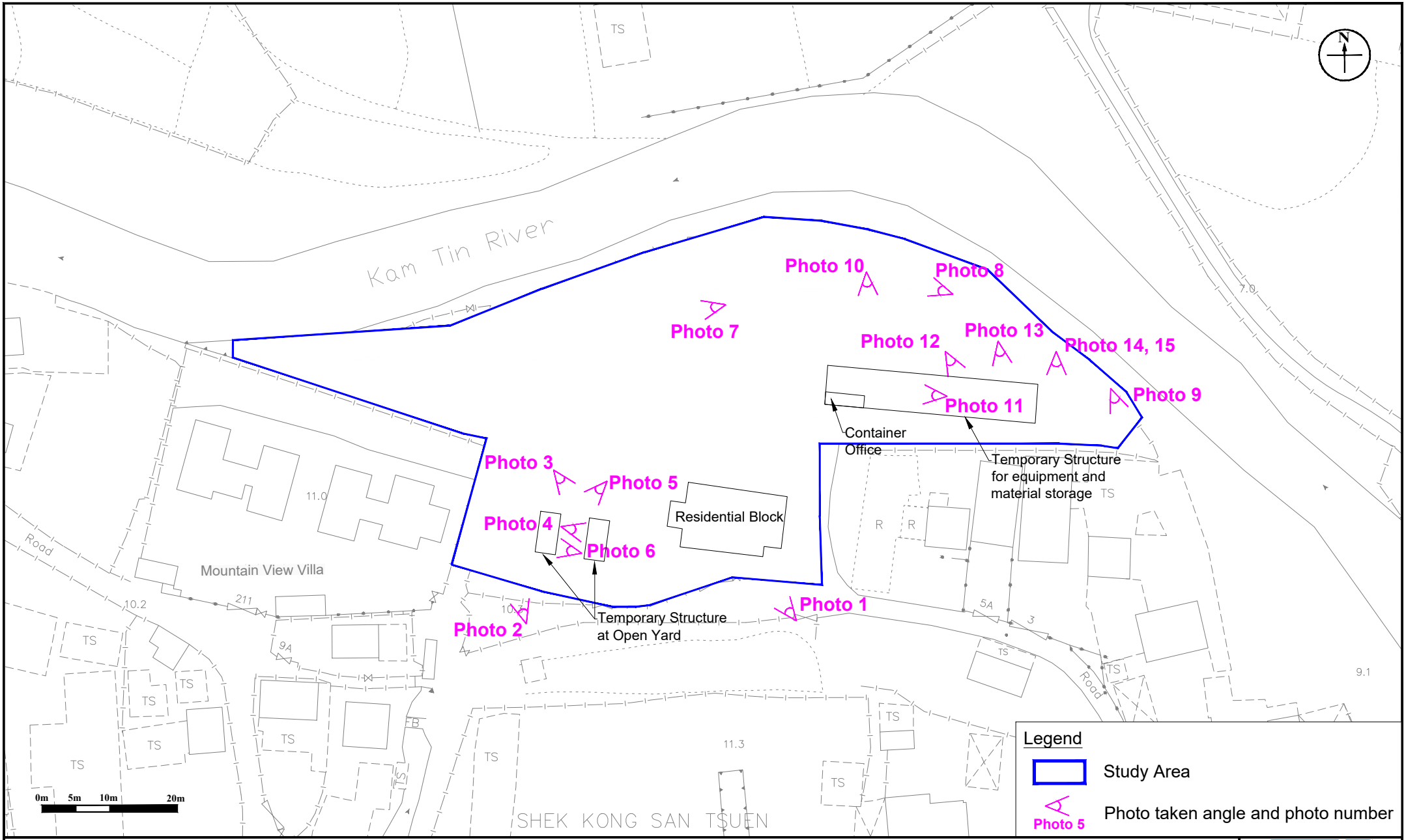
Observations

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. Residential house and its associated open yard for residential purpose located at the southern 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. 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.
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	

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Appendix F

Photo Records of the Site Visit



Appendix: F	RAMBOLL
Title: Location of Site Visit Photo Records	Drawn by: PL
	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: Jul 2025

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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 domastic 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 consturction 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