Appendix B

Air Quality Impact Review

Prepared for

Ten Choice Development Limited

Prepared by

Ramboll Hong Kong Limited

SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8), YUEN LONG, NEW TERRITORIES

AIR QUALITY IMPACT REVIEW

Date	**21 September 2026**
Prepared by	**Tony Ling** **Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	**SHKPS-EHEI00**
Document No.	**R10252_v1.1_260921.docx**

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CHAPTERS

Page

1. INTRODUCTION 2

1.1 Background and Objectives 2
1.2 Project Location and Description 2
1.3 Air Quality Environment Appraisal 2

2. OPERATIONAL PHASE REVIEW 2

2.1 Scope of Work 2
2.2 Relevant Legislations, Standards and Guidelines 2
2.3 Potential Impacts on the Proposed RCHE – Operation Phase 4
2.4 Conclusion 5

3. CONSTRUCTION PHASE REVIEW 7

3.1 Scope of Work 7
3.2 Relevant Legislations, Standards and Guidelines 7
3.3 Surrounding Air Sensitive Receivers 7
3.4 Review of the Construction Phase Impact 7

4. OVERALL CONCLUSION 10

4.1 Overall Summary 10

FIGURES

Figure 1.1 Location of Application Premises and its Environs
Figure 1.2 Layout of the Proposed RCHE
Figure 2.1 200m and 500m Assessment Area from the Proposed RCHE
Figure 2.2 Buffer Distance from the Road Kerb of Palm Springs Boulevard
Figure 3.1 Location of Nearest Air Sensitive Uses

APPENDICES

Appendix 1.1 Approved General Building Plan

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises"). Ramboll Hong Kong Limited (the Consultant) has been commissioned by the Applicant to conduct this Air Quality Impact Review.

1.2 Project Location and Description

1.2.1 The Palm Springs Plaza is located at the middle of the Palm Springs.

1.2.2 **Figure 1.1** shows the location and the environs of the Palm Springs Plaza.

1.2.3 The approved general building plan of the plaza can be found in **Appendix 1.1**.

1.2.4 The applicant proposes to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces. The layout of the Proposed RCHE is shown in **Figure 1.2**.

1.3 Air Quality Environment Appraisal

1.3.1 The Palm Springs Plaza is located at the middle of the Palm Springs and surrounded by residential houses. The Proposed RCHE is located at the western part of the ground floor of the plaza, i.e. there is no major construction activities involving. The construction would involve alternation and addition works of the ground floor of the plaza.

1.3.2 The major air quality source affecting the proposed RCHE is the Palm Springs Boulevard, which is a local road. The major roads in the area, such as the Castle Peak Road and San Tin Highway are located about 380m away from the proposed RCHE with clusters of residential blocks located in between.

1.3.3 The Palm Springs is supported by an on-site sewage treatment plant with internal drains connecting premises to it. The location of the on-site sewage treatment plant is at the northwestern end of the Palm Springs with a separation from the Palm Springs Plaza of around 530m with residential houses located in between.

1.3.4 Section 2 reviews whether the Proposed RCHE will be subject to any adverse air quality impact.

1.3.5 Section 3 reviews the potential construction impact to the surroundings.

2. OPERATIONAL PHASE REVIEW

2.1 Scope of Work

2.1.1 The aim of this study is to review the potential air quality impact associated with the operation of the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8). Mitigation measures may be required if any adverse impact is identified.

2.2 Relevant Legislations, Standards and Guidelines

2.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Air Pollution Control (Construction Dust) Regulation
- Recommended Pollution Control Clauses for Construction Contracts
- Control of Air Pollution in Car Parks (ProPECC PN 2/96)
- Hong Kong Planning Standards and Guidelines (HKPSG)
- Criteria for Evaluating Air Quality Impact (Annex 4 of the EIAO-TM)

Air Pollution Control Ordinance (CAP 311)

2.2.2 To achieve as soon as reasonably practicable and to maintain thereafter to safeguard the health of the community, a set of Air Quality Objectives (AQOs) is established under the Air Pollution Control Ordinance (Cap. 311). The current set of AQOs that came into effect on 11 April 2025 is presented in **Table 2.1**.

Table 2.1 Current Hong Kong Air Quality Objectives (AQOs)

Pollutants	Average Time	Standard [i] (µg/m3)	No. of exceedances allowed
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 mean suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.

[iii] Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.

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

2.2.3 The Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, which aims to control emissions from non-road mobile machinery (NRMMs) to improve air quality, became effective on 1 June 2015. NRMMs include non-road vehicles, as well as mobile machines and equipment (regulated machines) such as crawler cranes, excavators and air compressors.

2.2.4 Under the regulation, regulated machines have to comply with the Stage IIIA emission standards of the European Union (EU). It also requires all regulated machines sold or leased for use in Hong Kong to bear an approval or exemption label issued to them by the EPD, started from 1 September 2015. It restricts specified activities and locations including construction sites, designated waste disposal facilities and specified processes to use only NRMMs that bear an approval or exemption label issued to them by the EPD, with effect from 1 December 2015.

Hong Kong Planning Standards and Guidelines (HKPSG)

2.2.5 Potential air quality impacts associated with the surrounding road carriageways and chimney emission from industrial stack shall be evaluated in accordance with the guidelines set out in the HKPSG.

2.2.6 Table 3.1 of Chapter 9 of the HKPSG provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. road traffic. The recommended buffer distances are reproduced in **Table 2.2**.

Table 2.2 Recommended Minimum Buffer Distance from Roads

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	Type of Road		
	Trunk Road 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

Source: HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

2.2.7 Table 3.1 of Chapter 9 of the HKPSG also provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. industrial chimneys emissions. The recommended buffer distances are reproduced in **Table 2.3**.

Table 2.3 Recommended Minimum Buffer Distance from Industrial Chimneys

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	< 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

Notes:

(i) In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.

(ii) The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.

(iii) The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishment which are likely to be significant air pollution sources. Consult EPD when planning open spaces close to such establishments.

(iv) Amenity areas are permitted in any situation.

Source: HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

2.3 Potential Impacts on the Proposed RCHE – Operation Phase

Review on Industrial Emission Impact

2.3.1 The buffer distance of 200m from the Application Premises is shown in **Figure 2.1**. Site survey was conducted in Jun 2026 to verify the presence of chimneys. There were no chimney or industrial activities identified within 200m from the Application Premises. The buffer distance requirement under the Hong Kong Planning Standards and Guidelines (HKPSG) listed in Table 2.3 above could be met, no adverse air quality impact from the chimney/industrial emission source is anticipated. As such, it is anticipated that the Proposed RCHE would not be subject to unacceptable industrial emission impact.

Review on Vehicular Emission Impact

2.3.2 The Palm Springs Plaza is located at the middle of the Palm Springs which is surrounded by residential houses. The major roads of the area (Castle Peak Road and San Tin Highway) are located far away from the plaza (~380m) and are separated by clusters of houses in between.

2.3.3 The Application Site is mainly bounded by the Palm Springs Boulevard to the south and the Sunflower Path to the north. The road classification of the nearby road network provided by project traffic consultant is shown in **Figure 2.2**.

2.3.4 The Sunflower Path is an internal road of Palm Springs with gate bar at the entrance for restriction of access. This road mainly serves 10 detached houses and the existing open carpark for the Palm Springs Plaza only. Although the building layout of Palm Springs Plaza imposes physical constraints on the proposed RCHE for maintaining sufficient buffer distance from Sunflower Path, there would be very limited number of private cars travelling along this internal road. As such, this

internal road is not anticipated to induce any adverse air quality impact on the Proposed RCHE.

2.3.5 There is an open carpark for the Palm Springs Plaza to the west of the air sensitive receivers of the Proposed RCHE. This ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, only the visitors to the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

2.3.6 The Palm Springs Boulevard is the internal road of Palm Springs. The traffic is considered limited since it is mainly induced by the private cars of the residents of detached houses. Also, the separation from the air sensitive use of the Proposed RCHE is around 10m to the Palm Springs Boulevard. Therefore, a minimum separation distance of >5m setback for local distributor under the HKPSG in **Table 2.2** can be fulfilled. As shown in **Figure 2.2**, the setback from the road kerb of Palm Springs Boulevard is around 10m which is well above the HKPSG recommended buffer distance for vehicular emission. With limited traffic travelling on this internal road and with sufficient buffer distance, it is anticipated that this internal road would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

2.3.7 In view of above, the proposed RCHE would not be subject to adverse air quality impacts.

Review on Odour Impact

2.3.8 According to site survey carried in Jun 2026, there is no odour emission source within 500m assessment area from the proposed RCHE. The location of the on-site sewage treatment plant for Palm Springs is at the northwestern end of the Palm Springs with the separation from the Palm Springs Plaza is around 530m with residential houses located in between, such that the buffer distance requirement of 200m under Chapter 9 of HKPSG can be fulfilled. Therefore, no adverse odour impact is anticipated. Location of the Palm Springs On-Site Sewage Treatment Plant is also shown in **Figure 2.1**.

2.4 Conclusion

2.4.1 In view of above, the proposed RCHE would not be subject to any adverse air quality impacts.

3. CONSTRUCTION PHASE REVIEW

3.1 Scope of Work

3.1.1 The aim of this study is to review whether the construction of the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) would induce any adverse air quality impact upon the surrounding air sensitive use. Mitigation measures may be required if any adverse impact is identified. The construction works for the proposed RCHE involves decoration and renovation works only.

3.2 Relevant Legislations, Standards and Guidelines

3.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Recommended Pollution Control Clauses for Construction Contracts

Air Pollution Control (Construction Dust) Regulation

3.2.2 Made under Section 43 of the APCO, this Regulation defines notifiable and regulatory works for achieving the purpose of dust control for a number of activities. The Regulation requires that any notifiable work shall give advance notice to EPD, and the Contractors shall ensure that the notifiable and regulatory works are carried out in accordance with the Schedule of the Regulation. Dust control and suppression measures are also provided in the Schedule.

3.2.3 The proposed construction works for the proposed Project involve alternation and addition works within the premises. Therefore, piling works nor excavation works would not be required. Dusty material handling is likely be the potential sources of fugitive dust emissions as detailed under Parts I to IV of the Schedule on Dust Control Requirements.

Air Pollution Control (Fuel Restriction) Regulations

3.2.4 The Air Pollution Control (Fuel Restriction) Regulations was 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 (SO2) emissions. In June 2008, the Regulation was amended to tighten the control requirements of liquid fuels. On 1 April 2025, the sulphur content of liquid fuel is further tightened to 0.001% by weight.

3.3 Surrounding Air Sensitive Receivers

3.3.1 Figure 3.1 shows the nearest surrounding air sensitive uses. The nearest air sensitive uses is the House no. 11 of Palm Springs north of the proposed RCHE.

3.4 Review of the Construction Phase Impact

3.4.1 The proposed RCHE is located at the western end of the ground floor of the Palm Springs Plaza, i.e. the project is located at indoor area of the plaza. The Proposed RCHE only involves alteration and addition (A&A) works to the ground floor of the Palm Springs Plaza. All the works will be carried out indoor, and the works would involve mainly the decoration or renovation works. Therefore, it is anticipated that no major construction works or dusty works will be involved and there would be any significant dusty construction works to be carried out.

3.4.2 Further, during the construction, just like the common commercial mall renovation works, the external façade will be enclosed by hoarding that if there is any dust

generated during the renovation works, the potential dust impact to the surrounding air sensitive uses will be minimized and enclosed in indoor area.

4. OVERALL CONCLUSION

4.1 Overall Summary

4.1.1 The Applicant proposed to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces. Surrounding the Palm Springs Plaza, residential houses are the uses.

4.1.2 With sufficient buffer separation, the proposed RCHE would not be subject to any adverse air quality impact.

4.1.3 The construction of the Proposed RCHE will involve only alternation and addition works, i.e. similar to renovation activities. There are no major construction activities that would generate dust. Also, all the works will be carried out at indoor. The surrounding air sensitive uses is unlikely to be subject to any significant construction dust impact due to the Proposed RCHE.

Figures

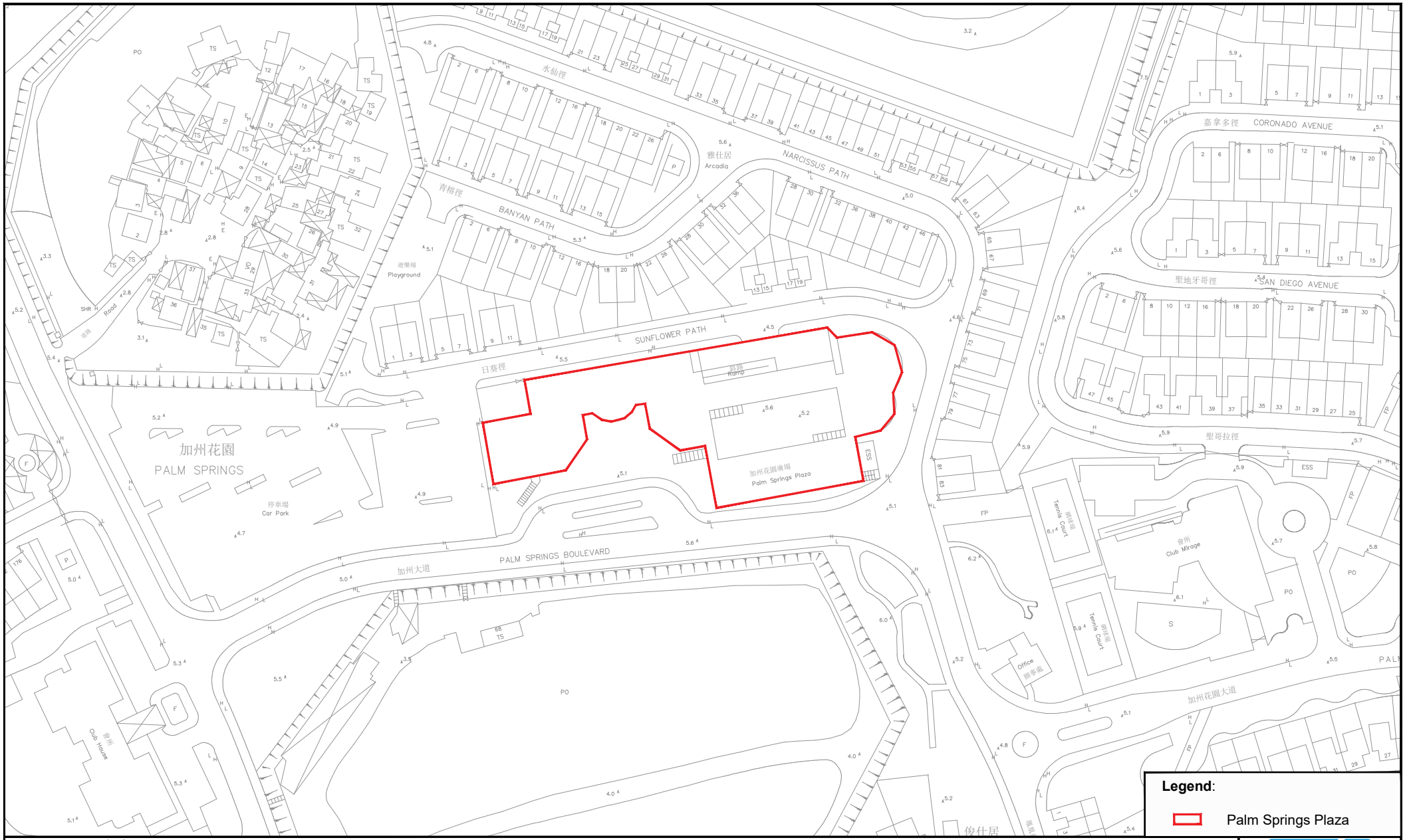

Figure: 1.1	RAMBOLL
Title: Location of Palm Springs Plaza and its Environs	Drawn by: TL
	Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0
	Date: Jul 2026

Q:\Projects\SHKPS-EHEI00\05 Assessments\01 Air\AQIA_v1.0.dwg

Figure:	1.2	RAMBOLL
Title:	Layout of the Proposed RCHE	Drawn by: TL Checked by: TC
Project:	Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

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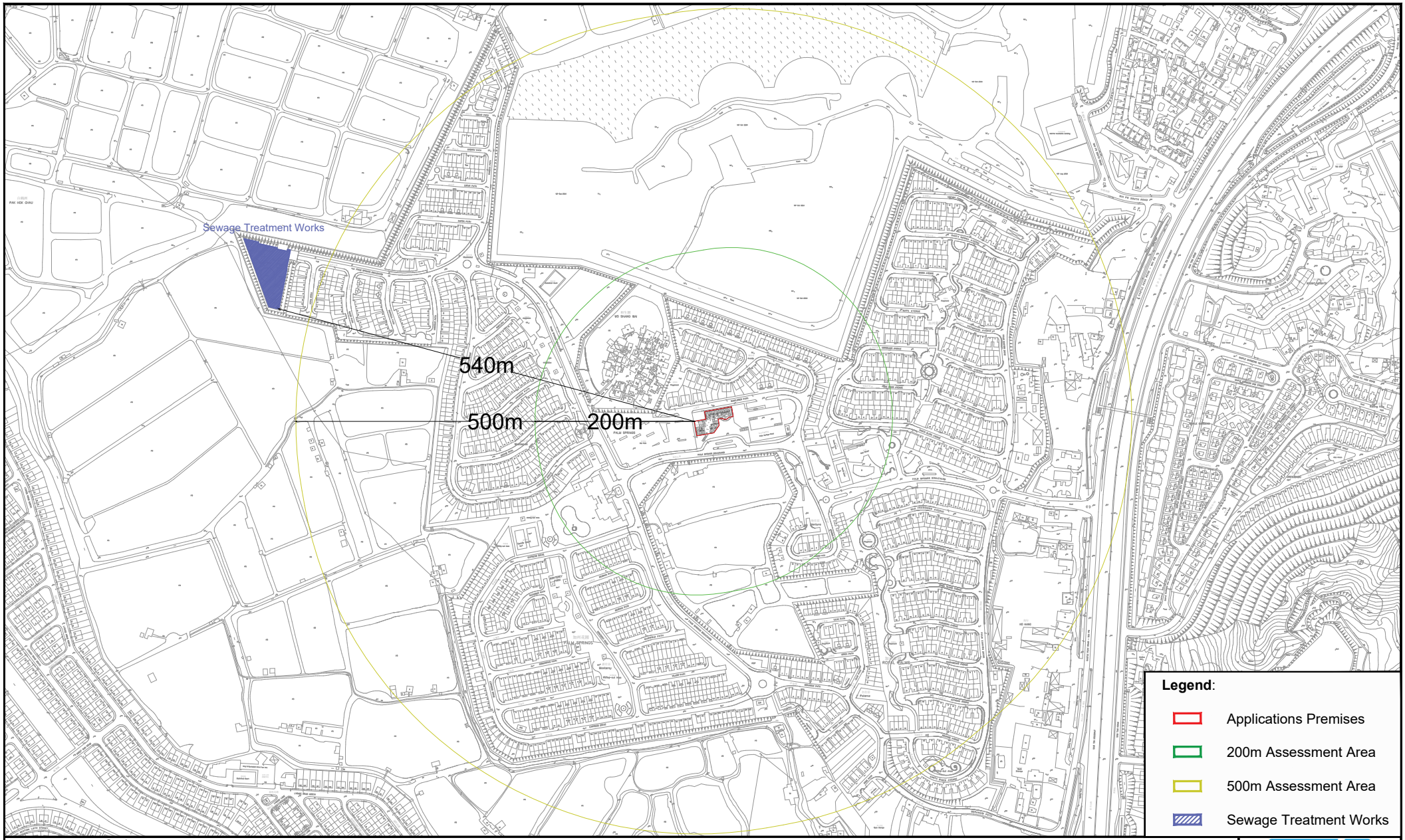

Figure: 2.1		RAMBOLL
Title: 200m and 500m Assessment Area from the Proposed RCHE		Drawn by: TL
		Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories		Rev.: 1.0
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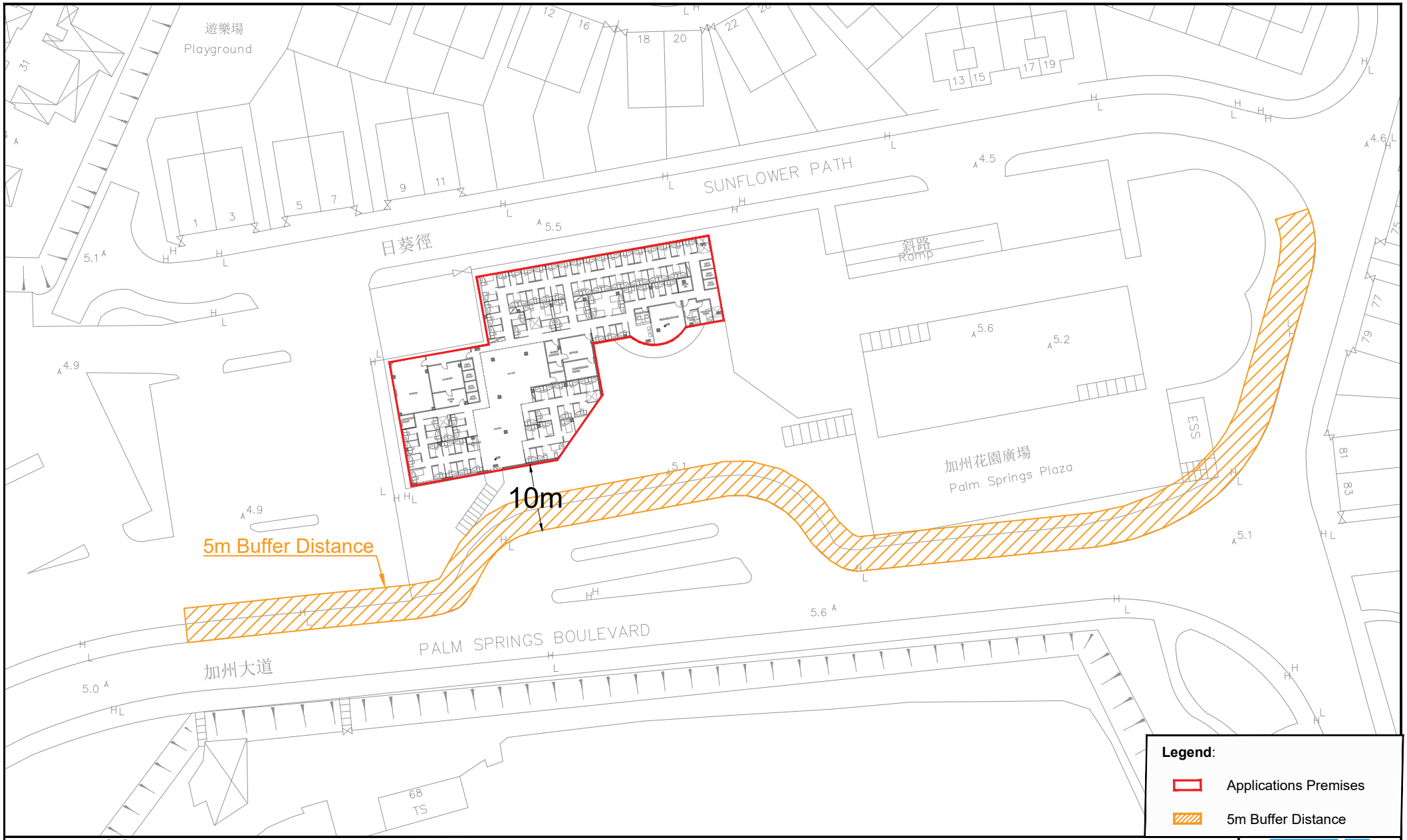

Figure:	2.2	RAMBOLL
Title:	Buffer Distance from the Road Kerb of Palm Springs Boulevard	Drawn by: TL Checked by: TC
Project:	Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

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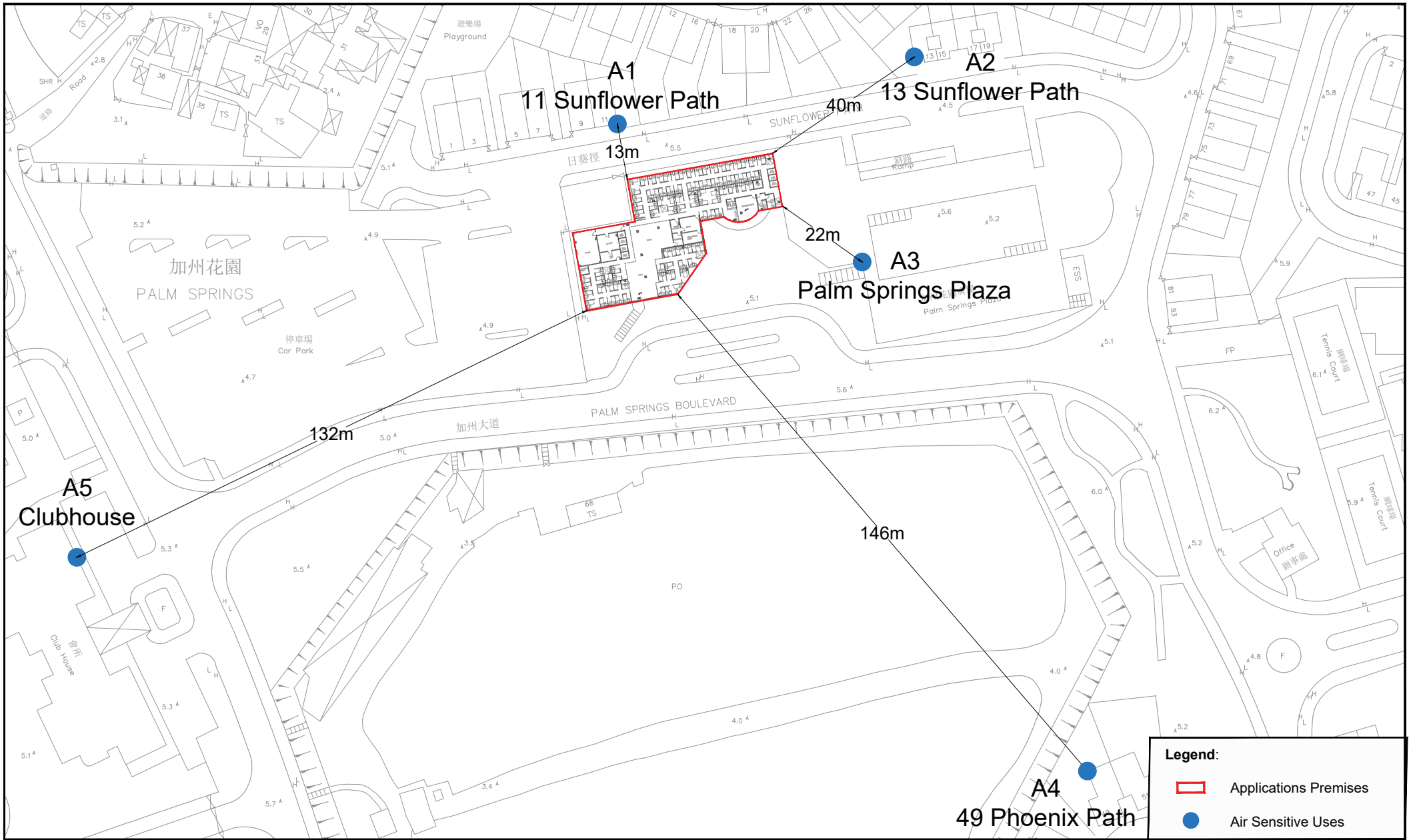

Figure: 3.1		RAMBOLL
Title: Location of Nearest Air Sensitive Uses		Drawn by: TL
		Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories		Rev.: 1.0
		Date: Jul 2026

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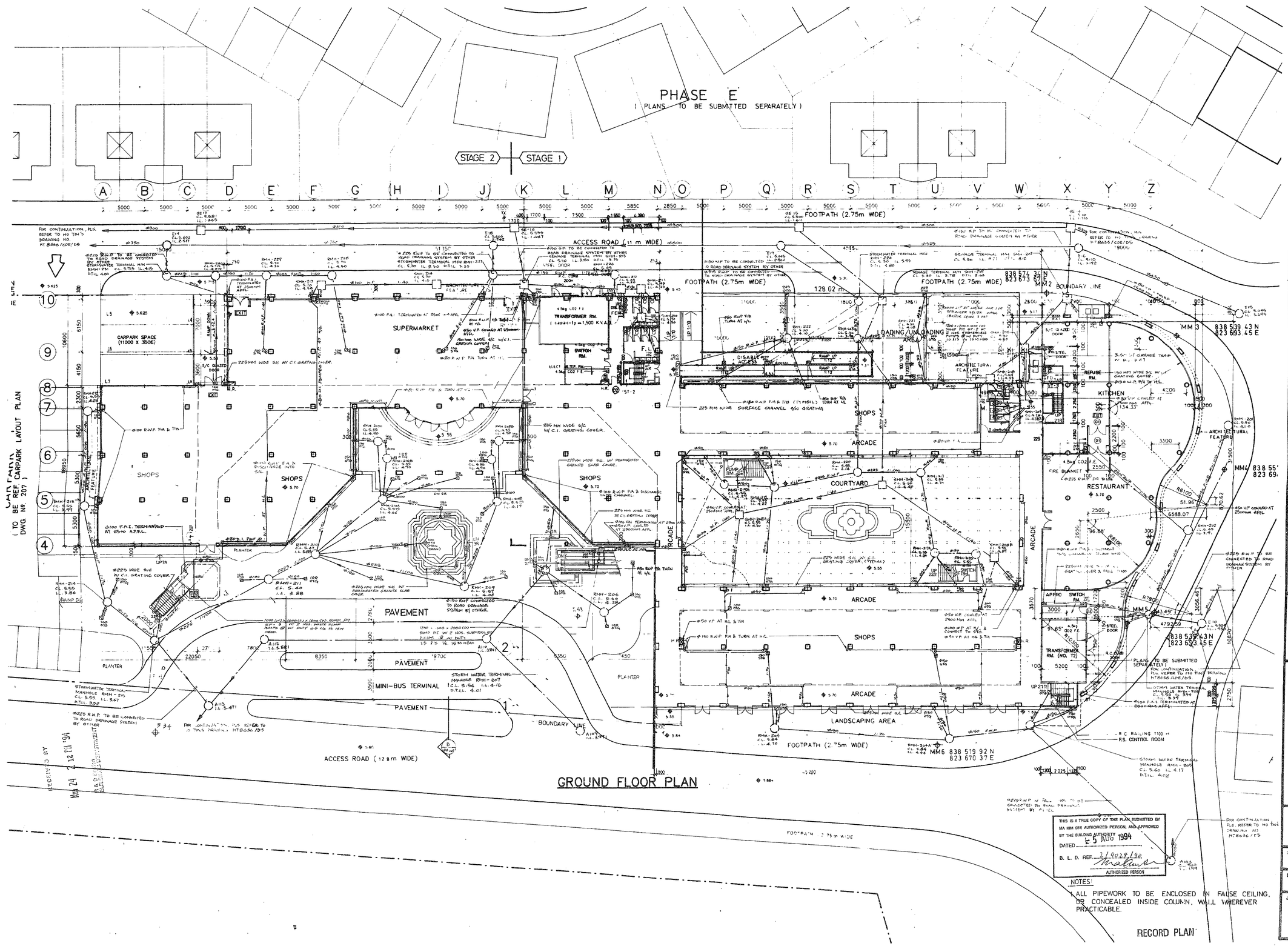
Appendix 1.1 Approved General Building Plan



B.L.D. REFERENCE
2/9024/90
F.S.D. REFERENCE
8/21357
W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH. PLAN	1/94	ST.
B	GENERAL REVISION TO SUIT SITE SITUATION	6/94	TC.
C	DRAINAGE LAYOUT REVISED AT ENTRANCE PLAZA	3/94	TC
D	DRAINAGE LAYOUT AT ENTRANCE PLAZA HAS BEEN REVISED	4/94	ST
E	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

ARCHITECT

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ARCHITECTS & ENGINEERS (HONG KONG) LTD.
馬梁程顯師事務所(香港)有限公司

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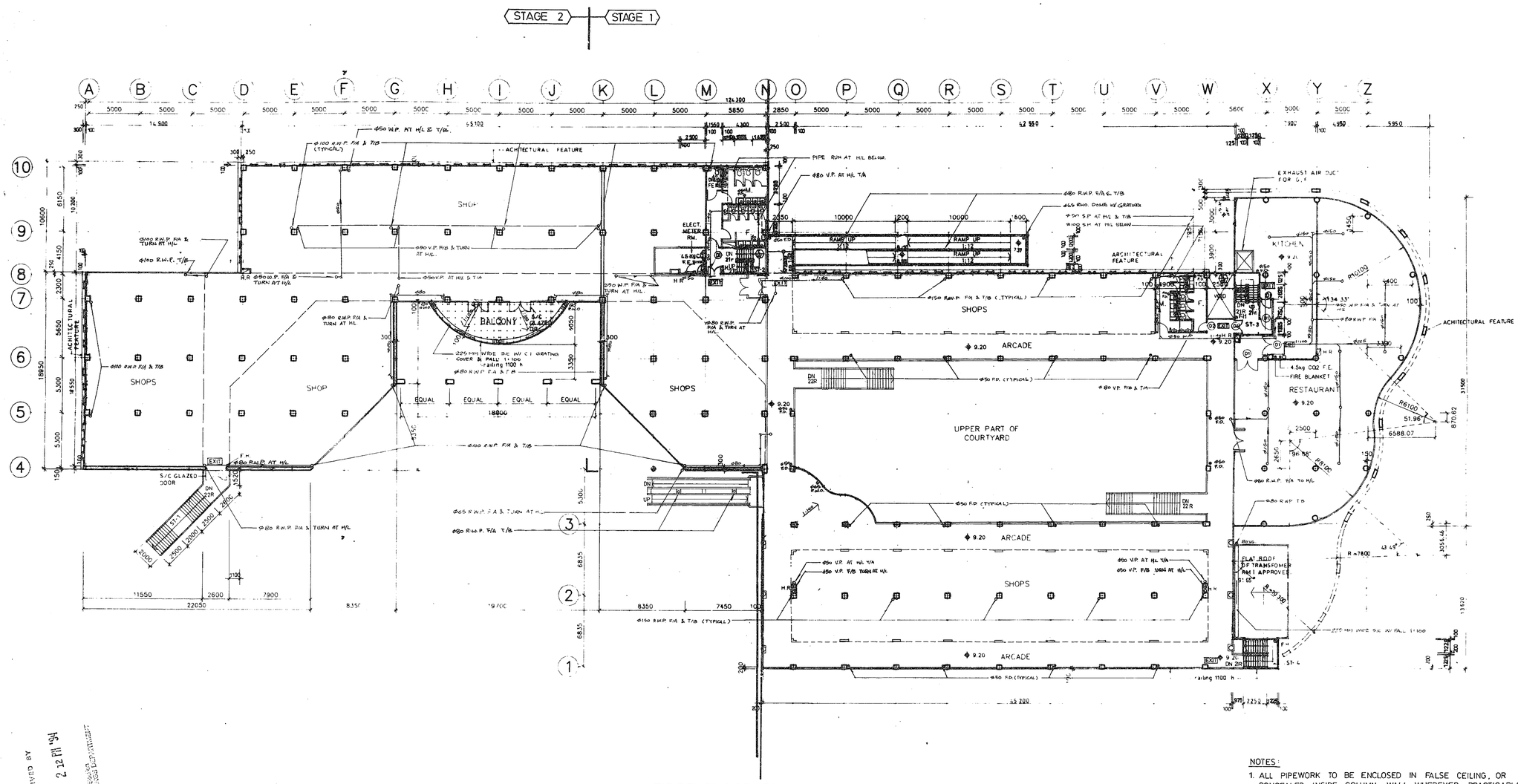
DRAINAGE LAYOUT FOR GROUND FLOOR (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO.	DRAWING NO.	REV.
CCE 484/CC/	D-6	E.

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM SEE AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY
DATED 5 AUG 1994
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

NOTES:
1. ALL PIPEWORK TO BE ENCLOSED IN FALSE CEILING, OR CONCEALED INSIDE COLUMN, WALL WHEREVER PRACTICABLE.



FIRST FLOOR PLAN

1 : 200

SUPERIMPOSED LOAD = 4kPa
AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

NOTES :

1. ALL PIPEWORK TO BE ENCLOSED IN FALSE CEILING, OR CONCEALED INSIDE COLUMN, WALL WHEREVER PRACTICABLE.

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM BEE AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY
DATED 5 AUG 1994
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

RECORD PLAN

RECEIVED AT
Nov 24 2 12 PM '94
B.S. & S.D. DIVISION
BUILDING DEPARTMENT

B.L.D. REFERENCE
2/9024/90
F.S.D. REFERENCE
8/21357
W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
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D	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	T.C.

ARCHITECT

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PROJECT

WO SHANG WAI DEVELOPMENT PHASE I

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DRAINAGE LAYOUT FOR FIRST FLOOR (COMMERCIAL CENTRE)

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1 : 200	SEPT, 92
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CCE484/CC/	D	D