
Attachment 2

Revised Environmental Assessment

Prepared by

Ramboll Hong Kong Limited

**SECTION 16 PLANNING APPLICATION FOR PROPOSED
COMMERCIAL USE AT PHASE IIA DEVELOPMENT OF AN
APPROVED MASTER LAYOUT PLAN (MLP) WITH MINOR
RELAXATION OF PLOT RATIO RESTRICTION (PROPOSED
AMENDMENTS TO THE APPROVED MLP FOR
COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL
WELFARE FACILITY AND PUBLIC VEHICLE PARK
DEVELOPMENT; WITH MINOR RELAXATION OF PLOT RATIO
RESTRICTION APPROVED AT PHASE III)**
ENVIRONMENTAL ASSESSMENT

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Project Reference

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1. INTRODUCTION

1.1 Background

- 1.1.1 The Application Site is zoned "Comprehensive Development Area" ("CDA") on the Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/28 which is subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. It is the subject of a previous planning application No. A/YL/298 approved by the TPB on 31 March 2023.
- 1.1.2 The Proposed Comprehensive Development at the Application Site is implemented in phases. Phase I (existing YOHO Midtown) is already implemented. Phase II of the Proposed Development was divided into two sub-phases and planned with hotel (for Phase IIa) and residential uses (for Phase IIb). The previous planning application No. A/YL/298 focused on Phase III for subsidized sale flats with social welfare facility was planned and is currently under construction.
- 1.1.3 Based on the latest proposal, Phase IIa of the Proposed Development will be designed for office, commercial and retail uses (i.e. Proposed Commercial Development).
- 1.1.4 In accordance with the submission requirement for the subject "CDA" zone under the Notes of the OZP, the current planning application covers the majority of "CDA" zone including the subject commercial development at Phase IIa, the planned residential development at Phase IIb, the already completed Phase I development and Phase III development under the approved planning application No. A/YL/298 which is currently under construction and is tentatively scheduled for completion by 2030. It should be emphasized that the subject matter of the current planning application is the Proposed Commercial Development at the Phase IIa development site of the "CDA" zone, and therefore the focus of this report. No change is proposed for Phases I, IIb, and III developments.
- 1.1.5 Ramboll Hong Kong Limited is commissioned by the Applicant to prepare this Environmental Assessment based on the indicative MLP. Potential environmental noise, air quality, water quality impacts and waste implication have been discussed in this context.

1.2 Phase IIa Development Site and its Environs

- 1.2.1 The Phase II Development Site is located to the immediate south of Castle Peak Road in Area 12, Yuen Long, to the immediate west of Phase I (existing YOHO Midtown), and to the immediate northeast of Yau Tin East Road. Phase IIa occupies northern plus western portion of Phase II Development Site ("L" shaped form). It covers an area of about 1,230 m². Most of the Site is occupied by temporary building structures with some trees observed.
- 1.2.2 Other nearby developments include Grand YOHO, Sun Yuen Long Centre and recently completed YOHO Hub located on the northern side of Castle Peak Road (Yuen Long section), Shap Pat Heung Rural Committee building to the west and other existing residential developments (Ho Shun Yee Building, Man Fung Building, Wing Fu Mansion, etc.) on the southwest side of Yau Tin East Road.
- 1.2.3 To the southeast of Phase IIa Development Site is the planned residential development at Phase IIb and planned subsidized sale flats with social welfare facility under Phase III of the approved planning application (No. A/YL/298) at the same CDA Zone. To the immediate west is a planned composite building (about +75mPD) comprising

Residential Care Home for the Elderly (RCHE), Special Child Care Centre (SCCC) and youth hostel.

- 1.2.4 In general, Phase IIa Development Site is surrounded by residential, retail and institutional uses. **Figure 1.1** shows the location of the Application Site and its environment.

1.3 Proposed Scheme

- 1.3.1 The Proposed Commercial Development at Phase IIa Development Site consists of G/F for vehicular access and as entrance lobby, M/F & 1/F for E&M rooms and commercial/retail, 2/F & 3/F for car park, 5/F for E&M rooms and podium roof car park, and 6/F to 32/F (13/F, 14/F, 24/F omitted; and 19/F as refuge floor) for commercial/offices. The building is elevated at not more than +145mPD.
- 1.3.2 The Proposed Commercial Development will not rely on openable window for ventilation purpose. AC system (e.g. chiller, VRV) will be located at either 2/F & 3/F or main roof. Alternatively, split type AC may be provided for typical floors. It is assumed to operate during day and evening time only (0700-2300).
- 1.3.3 The indicative Master Layout Plan, Floor Plans and Section of the Proposed Commercial Development are shown in **Appendix 1.1**.

1.4 Appraisal of Environmental Impacts

EIA Ordinance Implication

- 1.4.1 The Proposed Commercial Development is not considered a designated project under the Environmental Impact Assessment (EIA) Ordinance (Cap.499).

Noise Impact

- 1.4.2 The Proposed Commercial Development will not rely on openable window for ventilation purpose and is noise tolerant in nature. Proper insulation such as Insulated Glazing Unit (IGU) will be provided so that residual environmental noise penetrating into the development will not be a concern.
- 1.4.3 On the other hand, the development will be equipped with air conditioning system. Potentially noisy facilities such as heating, ventilation and air conditioning (HVAC) system will be installed onsite. Since it is in early planning stage, there is no detail regarding equipment type, model, quantity to be adopted. However, as it is close to existing and planned noise sensitive uses (e.g. YOHO Midtown), for the purpose of better planning, the maximum permissible noise strength of the noisy equipment at tentative location (rooftop, which is typical of arrangement of office development) is deduced so that it will be strictly followed in detailed design of the project (detailed in **Section 2**).

Air Quality Impact

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

Water Quality Impact

- 1.4.5 There is no water pond, natural stream and other water body within site. There is a nullah aligned on southwest side separated by Yau Tin East Road. The development is

land based. Possible water pollution due to the development includes surface runoff/ sewage/ chemical spillage during construction of the project and stormwater/sewage discharge during operation (detailed in **Section 4**).

- 1.4.6 Proper drainage and sewerage system and measures such as sand trap, oil interceptors will be constructed to connect to public drainage and sewerage system which are available on northern and southwest sides of Phase IIa Development Site for the operation of the Proposed Commercial Development so that untreated discharge of wastewater to surrounding water body including nullah is avoided. No adverse water quality impact is anticipated during operation of the Proposed Commercial Development.
- 1.4.7 Relevant practice notes such as ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and PN 2/24 "Construction Site Drainage", as well as EPD's recommended pollution control clauses for construction contracts will be referenced and followed so that proper measures will be incorporated during construction of the project and facilities such as sand trap/oil interceptors will be properly installed for operation of the project. Water quality impact is not envisaged to be significant. Discussion on construction phase environmental impact is included in **Section 5**.

Land Contamination

- 1.4.8 The Phase IIa Development Site is currently occupied by temporary structure with construction site office. Any potential contamination problem would not be anticipated for the current uses within the Phase IIa Development Site based on onsite survey and historical record.
- 1.4.9 Historic land use and aerial photo discussion are detailed in **Section 5**.

Construction Phase Environmental Impact

- 1.4.10 The major air quality impact during construction should be fugitive dust impact in relation to dusty activity and emission from dusty materials. Best management practice and practical mitigation measures will be adopted, where appropriate.
- 1.4.11 Construction noise will be controlled with reference to relevant technical memorandum.
- 1.4.12 As for water quality aspect, during construction of the development, water pollution is likely due to sediments, construction runoff and drainage, sewage effluent and liquid spillage if not mitigated. Best management practice will be adopted. No sewage effluent discharge will be allowed. ProPECC PN 2/24 on construction site drainage will be observed and followed.
- 1.4.13 Waste generation during construction will be sorted and handled in compliance with the Waste Disposal Ordinance and regulations.
- 1.4.14 With adequate mitigation measures incorporated during construction of the project, no significant construction phase environmental impact is anticipated.
- 1.4.15 Discussion on construction phase environmental impact is included in **Section 5**.

Waste Management for Operational Phase

- 1.4.16 During operation of the project, there will be waste generation from office, commercial and retail uses such as glass, metals, paper, plastics, food wastes, textile, wood and others. Adequate waste collection/storage facilities will be provided for collection and storage of sorted recyclable wastes (glass, paper, metal, plastic) to enable recycling. Based on Waste Statistics for 2024, the per capita disposal rates of municipal solid

waste, domestic waste, commercial & industrial waste are respectively 1.40 kg/person/day, 0.86 kg/person/day and 0.53 kg/person/day (Plate 2.7 of Waste Statistics for 2024). Among commercial waste, the recyclable wastes totalled about 48% (Plate 3.2 of Waste Statistics for 2024). Based on the Proposed Development with around 489 working population, there will be around 500 kg/day of waste generation (i.e. $0.53 \div (1 - 48\%) \times 489$). With adequate waste collection/storage facilities provided to segregate recyclable (i.e. paper, plastic bottles and aluminium cans) and non-recyclable wastes, it is assumed that up to around 40% of waste can be recycled, which will reduce the burden of waste treatment facilities in Hong Kong.

- 1.4.17 The removal of general refuse from the site will be recommended to arrange 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. Recyclable waste will be removed under as-needed basis by recycle contractor.

1.5 Organization of this Report

- 1.5.1 Based on the discussions above, it is considered that environmental noise such as road traffic noise, industrial/fixed noise and railway noise impact on the Proposed Development are unlikely to be a concern because the Proposed Commercial Development will not rely on openable window for ventilation purpose and is noise tolerant in nature.
- 1.5.2 Fixed noise impact on the surrounding noise sensitive receivers, air quality of the Proposed Commercial Development and water quality impact arising from the development would be further addressed in this study. In addition, construction phase environmental impact is more thoroughly discussed as well in this report.
- 1.5.3 The organization of remaining section of this report is as follows:
- Section 2 is a noise impact assessment;
 - Section 3 is an air quality impact assessment;
 - Section 4 is a water quality impact assessment;
 - Section 5 includes discussion of construction phase air quality, noise, water quality and waste management (including land contamination) issues; and
 - Section 6 is a concluding summary.

2. NOISE IMPACT ASSESSMENT

2.1 Introduction

- 2.1.1 As discussed, the Proposed Commercial Development will not rely on openable window for ventilation purpose and is noise tolerant in nature. Environmental noise impact on the development will not be a concern.
- 2.1.2 The Proposed Commercial Development will be provided with air conditioning system. It means that noisy facilities such as chiller, cooling tower, or at least VRVs are required and likely be present in future.
- 2.1.3 In this assessment, maximum permissible noise strength from future noisy facilities of the proposed commercial development has been deduced so that it can be followed in subsequent stages of the design to assure no adverse noise impact on any surrounding noise sensitive use.

2.2 Assessment Criteria

- 2.2.1 The Phase IIa Development Site is located in urbanised area in Yuen Long. It is assumed that surrounding noise sensitive receivers (NSRs) would not be affected by any Influencing Factor (IF) (e.g. Castle Peak Road – Yuen Long to the north with AADT over 30,000 vehicles according to Annual Traffic Census 2024) as conservative approach so that Area Sensitivity Rating (ASR) “B” is considered appropriate with respect to the “Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites” (IND-TM). The Acceptable Noise Level (ANL) is therefore $Leq(30min)$ 65dB(A) (0700-2300) and 55dB(A) (2300-0700). The ASR and the ANL assumed in the EA are for indicative assessment only.
- 2.2.2 According to Table 4.1 in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), for planning fixed noise source, the applicable standard should be 5dB(A) below the appropriate ANL and the prevailing background noise levels whichever is lower. The Phase IIa Development site is bounded by Castle Peak Road – Yuen Long to the north and other local roads on southwest side so that the background noise level is on the high side in general, the applicable standard is regarded as
- $Leq(30min)$ 60dB(A) (0700-2300); and
 - $Leq(30min)$ 50dB(A) (2300-0700).
- 2.2.3 For the purpose to define the maximum permissible noise strength, both the limits during 0700-2300 and 2300-0700 will be determined.

2.3 Assessment Methodology

- 2.3.1 Assessment of noise impact arising from fixed noise sources has been based on standard acoustic principles and procedures given in the IND-TM. Noise impacts due to individual noise sources are calculated and logarithmically summed at each NSR to represent the overall impacts:

$$\sum PNL_i = \sum [SWL_i + C_{distance} + C_{barrier} + C_{impulse} + C_{tonality} + C_{facade}]$$

where

PNL_i	= Predicted noise level, i.e. the overall sound pressure level arising from noise sources after various corrections
SWL_i	= Derived sound power level of noise sources
$C_{distance}$	= Correction for distance attenuation (for simplicity, only <u>horizontal distance</u> is considered in this study)
$C_{barrier}$	= Correction for substantial shielding by building structure (no shielding assumed and no correction applied in this study)
$C_{impulse}$	= According to the nature of the identified noise sources in the surrounding, noise of impulsive nature is not expected. No correction is recommended
$C_{tonality}$	= Correction for tonality as in IND-TM. For the conservative approach, a tonal correction of + 6 dB(A) is assumed
C_{facade}	= Correction (+3 dB(A)) for façade reflection at receiver

2.4 Noise Sensitive Receivers

2.4.1 The location of representative NSRs in the surrounding are shown in **Figure 5.1** and summarized in **Table 2.1**. The assessment points of existing noise sensitive uses are situated at 1m away from the external façade.

Table 2.1 Representative Noise Sensitive Receivers

ID	Identified NSR	Status	Height or number of storeys	Separation Distance from Phase IIa Site Boundary
NSR1	Planned RCHE+SCCC+Youth Hostel	Planned	75mPD	to the immediate west
NSR2	Approved SSF Development in Phase III	Planned	137mPD	~32m to the southeast
NSR3	YOHO Midtown (Phase I)	Existing	33 storeys	~25m to the east
NSR4	Ho Shun Yee Building	Existing	19 storeys	~37m to the south
NSR5	YOHO Hub	Existing	48 storeys	~48m to the north
NSR6	Wing Fu Mansion	Existing	17 storeys	~49m to the southwest
NSR7	Sun Yuen Long Centre	Existing	28 storeys	~90m to the northeast
NSR8	Planned Phase IIb Development	Planned	109.85mPD	to the immediate east/ southeast

2.4.2 Regarding the planned composite building to the immediate west (NSR1), it is elevated about +75mPD and much lower than the Proposed Commercial Development. The composite development will have openable window facing away from the proposed commercial development (i.e. facing south, west and north; no opening facing east) in order to comply with buildings regulations regarding prescribed ventilation requirement. Therefore, there is no direct line of sight of future opening of NSR1 with the proposed office block.

- 2.4.3 As for the planned Phase IIb residential development to the immediate east/southeast (NSR8), the residential block is disposed to the south of the proposed commercial development. its noise sensitive façade is facing south which means that the proposed representative NSRs are facing away from the proposed commercial development.
- 2.4.4 The remaining nearest and representative NSR (measured from assessment point of planned/existing noise sensitive uses or from site boundary of planned uses) is identified to be NSR 3, YOHO Midtown Tower M1. The shortest horizontal separation from the office tower is measured to be not less than 25m and there is direct line of sight between the NSR and Phase IIa Development Site. It is considered that NSR 3 should represent worst affected noise sensitive uses potentially impacted by the proposed commercial development.

2.5 Deduced Maximum Permissible Noise Strength

- 2.5.1 In general, noisy central air conditioning system are commonly provided at rooftop of the building and such assumption is adopted in this study.
- 2.5.2 The maximum permissible noise strength in terms of sound power level (SWL) in dB(A) is derived below.

$$PNL = SWL + C_{distance} + C_{tonality} + C_{facade}$$

$$PNL = SWL + [-20 \times \log(D) - 8] + [+6] + [+3]$$

$$SWL = PNL - [-20 \times \log(D) - 8] - [+6] - [+3]$$

- 2.5.3 Horizontal separation is adopted in this study for conservative scenario. Based on a minimum separation of 25m, the maximum permissible noise strengths during different periods are derived based on PNL of 60dB(A) and 50dB(A) respectively during time periods of 0700-2300 and 2300-0700 as:

Maximum permission SWL = 86 dB(A) (0700-2300)

Maximum permission SWL = 76 dB(A) (2300-0700)

- 2.5.4 At this early planning stage, the details and design for the fixed noise equipment such as Variable Refrigerant Volume (VRV)/chillers/ventilation fan is not yet available. In subsequent stages of design of the Proposed Commercial Development including selection of HVAC system, the sound power level will be controlled by various means such as selection of more quiet equipment, use of at-source noise barrier, semi-enclosure, full-enclosure, silencer, etc. so that the cumulative noise strength (after mitigations at-source) will not exceed the deduced maximum permissible SWL. The recommendations under HKPSG (i.e. to meet the standard of Acceptable Noise Level – 5 dB(A) or prevailing background whichever is lower for existing/planned noise sensitive receiver in the surrounding and proposed noise sensitive receiver due to future operation of the fixed noisy equipment) is observed and will be strictly followed. Requirements on the maximum permissible SWL will be imposed for future detailed design, tender and testing & commissioning process (after contractor engaged) to ensure that the targeted standard can be met. It is considered that the maximum permissible SWL requirement can be met by practical means such as locating the noisy facilities away from NSR, selection of more quiet equipment, use of purpose-built barrier, semi- or full-enclosure, silencer, acoustic louver, etc. Therefore, unacceptable noise impact due to operation of fixed noisy equipment in future is not anticipated. Detailed noise impact assessment with respect to day & evening time period and night time period including details of equipment & its noise strength, location of outdoor noisy equipment and louver opening, operating period etc. can be provided for checking

and record upon detailed design stage to demonstrate compliance with the HKPSG standard when building services design and equipment information are available.

2.6 Conclusion

- 2.6.1 The Proposed Commercial Development will not rely on openable window for ventilation purpose. Environmental noise impact on the development will not be a concern.
- 2.6.2 Maximum permissible sound power level of future noisy facilities of the Proposed Commercial Development has been deduced so that it can be followed in subsequent stages of the design to ensure compliance with HKPSG requirement and assure no adverse noise impact on any surrounding noise sensitive use.

3. AIR QUALITY IMPACT ASSESSMENT

3.1 Introduction

3.1.1 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.

3.2 Relevant Legislation, Standards and Background Air Quality

3.2.1 The Air Pollution Control Ordinance (APCO) provides the statutory authority for controlling air pollutants from a variety of sources. The Hong Kong Air Quality Objectives (AQOs), which stipulate the maximum allowable concentrations over specific periods for typical pollutants, should be met. AQOs of these pollutants are listed below in **Table 3.1**.

Table 3.1 Hong Kong Air Quality Objectives (AQOs)

Pollutants	Averaging Time	Concentration Limit ($\mu\text{g} / \text{m}^3$) ⁽¹⁾	Number of Exceedance Allowed
Sulphur Dioxide (SO_2)	10-minute	500	3
	24-hour	40	3
Respirable Suspended Particulates (RSP , PM_{10}) ⁽²⁾	24-hour	75	9
	Annual	30	Not Applicable
Fine Suspended Particulates (FSP , $\text{PM}_{2.5}$) ⁽³⁾	24-hour	37.5	18
	Annual	15	Not Applicable
Nitrogen Dioxide (NO_2)	1-hour	200	18
	24-hour	120	9
	Annual	40	Not Applicable
Ozone (O_3)	8-hour	160	9
	Peak Season	100	Not Applicable
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
	24-hour	4,000	0
Lead (Pb)	Annual	0.5	Not Applicable

Note:

- 1) 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 293K and a reference pressure of 101.325kPa.
- 2) Respirable suspended particulates (PM_{10}) means suspended particles in air with a nominal aerodynamic diameter of $10\mu\text{m}$ or less.
- 3) Fine suspended particulates ($\text{PM}_{2.5}$) means suspended particles in air with a nominal aerodynamic diameter of $2.5\mu\text{m}$ or less.

3.2.2 In addition, the following legislations, technical circulars and guidelines are relevant and should be observed and complied with or followed as practicably possible.

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

- Air Pollution Control (Fuel Restriction) Regulations (i.e. using liquid fuel with a sulphur content of less than 0.001% by weight)
 - Recommended Pollution Control Clauses for Construction Contracts
- 3.2.3 With the implementation of air quality control measures as stipulated under the APCO, Air Pollution Control (Construction Dust) Regulation (Cap 311R), controlling exhaust emission by following Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and relevant Air Pollution Control (Fuel Restriction) Regulations, as well as adoption of good site practices, fugitive dust and gaseous emission arising from the earthworks, etc. can be effectively controlled. Good site practices will be implemented through contractual clauses and close enforcement of the resident engineers. The Contractor(s) shall be required to follow the requirements of the Air Pollution Control (Construction Dust) Regulation which requires notification before carrying out demolition works or construction works and to adopt air quality control measures while carrying out demolition activities or construction activities.
- 3.2.4 Under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, only approved or exempted non-road mobile machineries (including mobile generator, air compressor, crawler crane, bulldozer, and etc.) with a proper label are allowed to be used in the construction site.
- 3.2.5 For SO₂ emission, under Air Pollution Control (Fuel Restriction) Regulations, only liquid fuel with a sulphur content of less than 0.001% by weight are allowed to be used in the construction site.
- 3.2.6 The Recommended Pollution Control Clause for Construction Contracts available on the EPD website set out the recommended air pollution control measures to be implemented by the contractor(s) during the construction stage of the Project.

3.3 Existing and Future Predicted Air Quality

- 3.3.1 The Proposed Commercial Development Site is situated in Yuen Long district and the tentative completion year is 2030. Therefore, the year of 2030 background concentrations in Grid (26, 47) extracted from the PATH-v3.0 released by EPD in January 2024 has been adopted and shown in **Table 3.2**. The nearest general air quality monitoring station (AQMS) to the Proposed Commercial Development is the Yuen Long AQMS. The five most recent years of air quality monitoring data, 2021 to 2025, from this station are summarized in **Table 3.2**.
- 3.3.2 According to the AQMS monitoring data presented in **Table 3.2**, the exceedances in 24-hour average FSP concentration in 2022 and 2024, annual average FSP concentration between 2021 and 2025, and 8-hour average O₃ concentration in 2021, 2022 and 2024 were recorded. According to **Table 3.2**, there would be no exceedance of AQOs for the future background air quality pollutants except O₃.

Table 3.2 EPD Air Quality Monitoring Data in Yuen Long AQMS and PATH-v3.0 (Grid 26, 47)

Pollutant	Averaging time	Parameter	AQO ($\mu\text{g}/\text{m}^3$)	Concentration ^[1] ($\mu\text{g}/\text{m}^3$)					
				2021	2022	2023	2024	2025	PATH in Year 2030 (26, 47)
RSP (PM ₁₀)	24-hour	10 th highest	75	73	56	59	61	63	54
	Annual	Maximum	30	30	25	26	25	26	21
FSP (PM _{2.5})	24-hour	19 th highest	37.5	36	38	34	38	37	32
	Annual	Maximum	15	17	16	16	17	16	13
NO ₂	1-hour	19 th highest	200	148	122	130	125	134	78
	24-hour	10 th highest	120	78	68	67	66	72	32
	Annual	Maximum	40	40	37	37	35	36	17
SO ₂	10-minute	4 th highest	500	24	21	20	14	22	26
	24-hour	4 th highest	40	14	7	10	5	5	7
O ₃	8-hour	10 th highest	160	178	194	155	168	141	185
	Peak Season	Maximum	100	84	95	84	92	84	120
CO	1-hour	Maximum	30,000	2,090	1,700	1,580	1,920	2,000	527
	8-hour	Maximum	10,000	1,591	1,519	1,273	1,778	1,500	494
	24-hour	Maximum	4,000	1,183	1,159	1,047	1,342	1,400	462

Note:

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

3.4 Potential Air Quality Impact on Proposed Commercial Development

Identification of Industrial Emission Sources

- 3.4.1 Site surveys were conducted on 22 October 2024 and 18 November 2024 to identify any environmental nuisance and focus on area within 500m from the Phase IIa Development Site (**Figure 3.1**). There is no existing and planned industrial sources identified in the surrounding.
- 3.4.2 There is no industrial stack emission identified for area within 200m buffer distance from the Phase IIa Development Site. The buffer distance requirement set out in Table 3.1 of HKPSG Chapter 9 can be fulfilled. Therefore, no adverse air quality impact from the industrial / chimney emissions on the proposed development is anticipated. (see **Figure 3.1**).

Identification of Vehicular Emission Sources

- 3.4.3 The Phase IIa Development Site is bounded by Castle Peak Road – Yuen Long. Vehicular traffic at Yau Tin East Road adjoining the Phase IIa Development Site on southwest side is restricted unless with permit. Fung Yau Street East is located to the further southwest on opposite side of the existing nullah with horizontal separation of over 20m between its kerb side and nearest Phase IIa Development Site boundary.
- 3.4.4 **Figure 3.2** shows the separation distance from nearby road network provided and the buffer zone according to Table 3.1 in Chapter 9 of the HKPSG. Castle Peak Road – Yuen Long is classified as rural trunk road in the latest ATC and considered equivalent to Trunk Road. Therefore, buffer distance of 20m applies. Castle Peak Road – Yuen Long is located about 5m away from the Phase IIa Development Site so that the northern part of the site falls within the buffer zone measured 20m from the kerb side of Castle

Peak Road – Yuen Long. As advised by the Traffic Consultant, Yau Tin East Road (not covered in Annual Traffic Census) is considered as local distributors. According to the requirements under HKPSG, 5m buffer distance should be provided. Transport Department's confirmation on road type of Yau Tin East Road is shown in **Appendix 3.3**.

- 3.4.5 To meet the recommended buffer separation and avoid adverse air quality impact, all air-sensitive uses of the proposed commercial development including openable window, fresh air intake and recreational use in open space will be designed so that they would be outside the buffer zone of Castle Peak Road – Yuen Long and Yau Tin East Road in **Figure 3.2**. Therefore, the buffer distance requirements in Table 3.1 of HKPSG Chapter 9 can be fulfilled for Castle Peak Road – Yuen Long and Yau Tin East Road. No adverse air quality impact from the vehicular emissions on the proposed development is anticipated. If the buffer distance requirements cannot be fulfilled during the further review in the later stage (e.g. detailed design stage), a detailed/quantitative air quality impact assessment should be carried out to demonstrate the acceptability of the air quality impact.

3.5 Potential Odour Impact on Proposed Commercial Development

Identification of Odour Sources

- 3.5.1 Site survey was conducted to identify any odour impact arising from odour sources within 500m assessment area. The identified potential odour sources within 200m buffer distance are the nullah along Yau Tin East Road and Fung Kwan Street Refuse Collection Point (RCP) (see **Figure 3.3**).
- 3.5.2 The surveys were conducted on following dates.
- 6 October 2024 (daytime; weather condition: sunny and hot weather, with temperature around 33 °C),
 - 21 October 2024 (daytime; weather condition: sunny and hot weather, with temperature around 32 °C),
 - 22 October 2024 (daytime; weather condition: sunny and hot weather, with temperature around 34 °C),
 - 18 November 2024 (daytime; weather condition: sunny and hot weather, with temperature around 29 °C).
- 3.5.3 Route of site inspection for odour is shown in **Appendix 3.1**. No adverse odour was observed at Fung Kwan Street RCP during all onsite surveys. Minor and intermittent unpleasant smell was observed at locations immediate to the nullah along Yau Tin East Road or Fung Yau Street North during the surveys. No obvious unpleasant smell was recorded along the boundary of the Phase IIa Development Site even under the sunny and very hot weather condition. Besides, the development will be equipped with air conditioning system and the location for the fresh air intake would be further away from the concerned nullah and elevated much higher. The tentative location for the proposed fresh air intake is shown in **Figure 3.3** and the fresh air intake would be elevated to 1/F (13.6mPD) for retail use and 6/F to 32/F (33.5mPD to 140mPD) for office use tentatively. It is located outside the buffer zone shown in **Figure 3.2**. The setback from nullah has also been optimised. The necessity of odour removal equipment for the fresh air intake will be further reviewed and considered in the later stage (e.g. detailed design stage).

- 3.5.4 The enquires on the odour-related complaints against the nullah close to the Phase II Development Site have been made to Environmental Protection Department (EPD). According to EPD's records for the period from 2020 to 2025, three complaints related to the nullah were received, in 2020, 2024 and 2025, respectively. For the complaints received in 2020 and 2024, EPD advised that it had been continuously following up on malodour issues arising from drainage misconnections in the Yuen Long area, had taken enforcement actions against illegal discharges to the Yuen Long East Nullah, and had referred any identified drainage misconnections to the relevant government departments for follow-up actions. The complaint received in 2025 was determined to be not substantiated. Other complaints related to Fung Kwan Street RCP, surface channel/drain/gullies on Yau San Street and Fung Yau Street South were all unsubstantiated. The relevant correspondences with EPD are shown in **Appendix 3.2**. Therefore, adverse odour impact on the Phase IIa Development Site would not be anticipated.

- 3.5.5 Based on the observation during the site survey and the nature of the Proposed Commercial Development, adverse odour impact is not anticipated on the proposed commercial development at the Phase IIa Development Site.

3.6 Potential Air Quality Impact arising from Proposed Commercial Development

Construction Phase

- 3.6.1 The potential air quality impacts during the construction phase and the mitigation measures where practicable for fugitive dust and gaseous emission during construction to be adopted would be further discussed in **Section 5**.
- 3.6.2 "Recommended Pollution Control Clauses for Construction Contracts" is available on the EPD website which set out the recommended air pollution control measures to be implemented by the contractor(s) during the construction stage of the Project.
- 3.6.3 With the implementation of control measures stipulated under the Air Pollution Control (Construction Dust) Regulation and the adoption of good practices, it is expected that construction fugitive dust and gaseous emission can be controlled.

Operational Phase

- 3.6.4 Regarding the carpark of the Proposed Commercial Development which will be located aboveground, it will not be fully enclosed and natural ventilation is available to facilitate dilution of pollutants. In addition, mechanical ventilation system will be equipped and will satisfy the requirements, including design, maintenance and operation of the ventilation systems, stipulated in the *ProPECC PN 2/96 - Control of Air Pollution in Car Park*.
- 3.6.5 The proposed carpark is mainly used for private cars (PCs) with less than 60 parking spaces. The duration with vehicular emission (when engine is switched on) is limited. Hence, the emissions from the proposed carpark are much lower than other carparks that are more frequently used by GVs. At this early planning stage, the details and design for the mechanical ventilation system design is not yet available. The exhausted air outlet is tentatively located on northern façade towards Castle Peak Road – Yuen Long and southwest façade towards the nullah with horizontal separation of about 45m from the nearest air sensitive uses (Ho Shun Yee Building and Wing Fu Mansion) on the opposite side of the nullah. The tentative location for the proposed exhaust outlet is shown in **Figure 3.4**. Therefore, no adverse air quality impact from the proposed carpark is anticipated and hence buffer distance requirement does not apply.

Moreover, all roads within proposed development are all categorized as EVAs. No adverse air quality impact from the vehicular emissions of the proposed development is anticipated.

3.7 Conclusion

- 3.7.1 As confirmed in site survey, there is no existing and planned industrial source / chimney identified within 200m buffer distance and 500m assessment area from the Phase IIa Application Site. No adverse air quality impact from the industrial / chimney emissions is anticipated.
- 3.7.2 The Proposed Commercial Development will be designed so that there are no air-sensitive uses of the proposed commercial development, including openable window, fresh air intake and recreational use in open space, falling within the buffer zone (measured 20m from kerb side of Castle Peak Road – Yuen Long and 5m from kerb side of Yau Tin East Road) as stipulated in the HKPSG. No adverse air quality impact from the vehicular emissions is anticipated.
- 3.7.3 According to the findings from the site visit, adverse odour impact is not anticipated at the Phase IIa Development Site.
- 3.7.4 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.

4. WATER QUALITY IMPACT ASSESSMENT

4.1 Introduction

4.1.1 In this assessment, potential water quality impact arising from the proposed commercial development is assessed, and mitigation measures, where required, are recommended. The relevant legislation, standards and guidelines include Water Pollution Control Ordinance (Cap. 358), HKPSG, and other subsidiary regulations, technical memorandum and practice notes.

4.2 Relevant Legislation, Standards and Guidelines

4.2.1 The relevant legislation, standards and guidelines used for water quality impact assessment are described in this section.

Water Pollution Control Ordinance (Cap. 358)

4.2.2 The Water Pollution Control Ordinance (WPCO) (Cap. 358) provides the major statutory framework for the protection and control of water quality in Hong Kong. According to the Ordinance and its subsidiary legislation, Hong Kong waters are divided into ten Water Control Zones (WCZs). Corresponding statements of Water Quality Objectives (WQOs) are stipulated for different water regimes (marine waters, inland waters, bathing beaches subzones, secondary contact recreation subzones and fish culture subzones) in the WCZ based on their beneficial uses. The assessment area is located within Deep Bay WCZ. WQOs relevant to this Project are given in **Table 4.1**.

Table 4.1 Summary of Water Quality Objectives for Deep Bay WCZ (WQOs)

Parameter	Water Quality Objective	Part/ Parts of Zone
Aesthetic Appearance	(a) Waste discharges shall cause no objectionable odours or discolouration of the water.	Whole Zone
	(b) Tarry residues, floating wood, articles made of glass, plastic, rubber or of any other substances should be absent.	
	(c) Mineral oil should not be visible on the surface. Surfactants should not give rise to a lasting foam.	
	(d) There should be no recognisable sewage-derived debris.	
	(e) Floating, submerged and semi-submerged objects of a size likely to interfere with the free movement of vessels, or cause damage to vessels, should be absent.	
	(f) Waste discharges shall not cause the water to contain substances which settle to form objectionable deposits.	
Bacteria	(a) The level of <i>Escherichia coli</i> should not exceed 610 per 100 mL, calculated as the geometric mean of all samples collected in one calendar year.	Secondary Contact Recreation Subzone and Mariculture Subzone
	(b) The level of <i>Escherichia coli</i> should be zero per 100 ml, calculated as the running median of the most recent 5 consecutive samples taken at intervals of between 7 and 21 days.	Yuen Long & Kam Tin (Upper) Subzone, Beas Subzone, Indus Subzone, Ganges Subzone and Water Gathering Ground Subzones
	(c) The level of <i>Escherichia coli</i> should not exceed 1000 per 100 ml, calculated as the running median of the most recent 5 consecutive samples taken at intervals of between 7 and 21 days.	Yuen Long & Kam Tin (Lower) Subzone and other inland waters

Parameter	Water Quality Objective	Part/ Parts of Zone
	(d) The level of <i>Escherichia coli</i> should not exceed 180 per 100 mL, calculated as the geometric mean of all samples collected from March to October inclusive in one calendar year. Samples should be taken at least 3 times in a calendar month at intervals of between 3 and 14 days.	Yung Long Bathing Beach Subzone
Colour	(a) Waste discharges shall not cause the colour of water to exceed 30 Hazen units.	Yuen Long & Kam Tin (Upper) Subzone, Beas Subzone, Indus Subzone, Ganges Subzone and Water Gathering Ground Subzones
	(b) Waste discharges shall not cause the colour of water to exceed 50 Hazen units.	Yuen Long & Kam Tin (Lower) Subzone and other inland waters
Dissolved Oxygen	(a) Waste discharges shall not cause the level of dissolved oxygen to fall below 4 milligrams per litre for 90% of the sampling occasions during the year; values should be taken at 1 metre below surface.	Inner Marine Subzone excepting Mariculture Subzone
	(b) Waste discharges shall not cause the level of dissolved oxygen to fall below 4 milligrams per litre for 90% of the sampling occasions during the year; values should be calculated as water column average (arithmetic mean of at least 2 measurements at 1 metre below surface and 1 metre above seabed). In addition, the concentration of dissolved oxygen should not be less than 2 milligrams per litre within 2 metres of the seabed for 90% of the sampling occasions during the year.	Outer Marine Subzone excepting Mariculture Subzone
	(c) The dissolved oxygen level should not be less than 5 milligrams per litre for 90% of the sampling occasions during the year; values should be taken at 1 metre below surface.	Mariculture Subzone
	(d) Waste discharges shall not cause the level of dissolved oxygen to be less than 4 milligrams per litre.	Yuen Long & Kam Tin (Upper and Lower) Subzones, Beas Subzone, Indus Subzone, Ganges Subzone, Water Gathering Ground Subzones and other inland waters of the Zone
pH	(a) The pH of the water should be within the range of 6.5-8.5 units. In addition, waste discharges shall not cause the natural pH range to be extended by more than 0.2 units.	Marine waters excepting Yung Long Bathing Beach Subzone
	(b) Waste discharges shall not cause the pH of the water to exceed the range of 6.5-8.5 units.	Yuen Long & Kam Tin (Upper and Lower) Subzones, Beas Subzone, Indus Subzone, Ganges Subzone and Water Gathering Ground Subzones
	(c) The pH of the water should be within the range of 6.0-9.0 units.	Other inland waters
	(d) The pH of the water should be within the range of 6.0-9.0 units for 95% of samples. In addition, waste discharges shall not cause the natural pH range to be extended by more than 0.5 units.	Yung Long Bathing Beach Subzone
Temperature	Waste discharges shall not cause the natural daily temperature range to change by more than 2.0°C.	Whole Zone
Salinity	Waste discharges shall not cause the natural ambient salinity level to change by more than 10%	Whole Zone
Suspended Solids	(a) Waste discharges shall neither cause the natural ambient level to be raised by 30% nor give rise to accumulation of suspended solids which may adversely affect aquatic communities.	Marine Waters

Parameter	Water Quality Objective	Part/ Parts of Zone
	(b) Waste discharges shall not cause the annual median of suspended solids to exceed 20 milligrams per litre.	Yuen Long & Kam Tin (Upper and Lower) Subzones, Beas Subzone, Ganges Subzone, Indus Subzone, Water Gathering Ground Subzones and other inland waters
Ammonia	The un-ionized ammoniacal nitrogen level should not be more than 0.021 milligram per litre, calculated as the annual average (arithmetic mean).	Whole Zone
Nutrients	(a) Nutrients shall not be present in quantities sufficient to cause excessive or nuisance growth of algae or other aquatic plants.	Inner and Outer Marine Subzones
	(b) Without limiting the generality of objective (a) above, the level of inorganic nitrogen should not exceed 0.7 milligram per litre, expressed as annual mean.	Inner Marine Subzone
	(c) Without limiting the generality of objective (a) above, the level of inorganic nitrogen should not exceed 0.5 milligram per litre, expressed as annual water column average (arithmetic mean of at least 2 measurements at 1 metre below surface and 1 metre above seabed).	Outer Marine Subzone
5-Day Biochemical Oxygen Demand	(a) Waste discharges shall not cause the 5-day biochemical oxygen demand to exceed 3 milligrams per litre.	Yuen Long & Kam Tin (Upper) Subzone, Beas Subzone, Indus Subzone, Ganges Subzone and Water Gathering Ground Subzones
	(b) Waste discharges shall not cause the 5-day biochemical oxygen demand to exceed 5 milligrams per litre.	Yuen Long & Kam Tin (Lower) Subzone and other inland waters
Chemical Oxygen Demand	(a) Waste discharges shall not cause the chemical oxygen demand to exceed 15 milligrams per litre.	Yuen Long & Kam Tin (Upper) Subzone, Beas Subzone, Indus Subzone, Ganges Subzone and Water Gathering Ground Subzones
	(b) Waste discharges shall not cause the chemical oxygen demand to exceed 30 milligrams per litre.	Yuen Long & Kam Tin (Lower) Subzone and other inland waters
Toxins	(a) Waste discharges shall not cause the toxins in water to attain such levels as to produce significant toxic carcinogenic, mutagenic or teratogenic effects in humans, fish or any other aquatic organisms, with due regard to biologically cumulative effects in food chains and to toxicant interactions with each other.	Whole Zone
	(b) Waste discharges shall not cause a risk to any beneficial uses of the aquatic environment.	
Phenol	Phenols shall not be present in such quantities as to produce a specific odour, or in concentration greater than 0.05 milligrams per litre as C ₆ H ₅ OH.	Yung Long Bathing Beach Subzone
Turbidity	Waste discharges shall not reduce light transmission substantially from the normal level.	Yung Long Bathing Beach Subzone

Technical Memorandum

- 4.2.3 Besides setting the WQOs, discharge of effluents into the WCZs are subject to control under the WPCO through a licensing system. The "Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters" (TM-DSS) gives guidance on the permissible effluent discharges based on the type of receiving waters (foul sewers, stormwater drains, inland and coastal waters). The limits control the physical, chemical and microbial quality of effluents. Any sewage from the proposed construction and operation activities must comply with the required discharge standards for effluents discharged into the foul sewers, inland waters and coastal waters of Deep Bay WCZ, as given in the TM-DSS.

Practice Note

- 4.2.4 A Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) was issued by the EPD to provide guidelines for handling and disposal of construction site discharges. The ProPECC PN 2/24 "Construction Site Drainage" provides good practice guidelines for dealing with 10 types of discharge from construction sites. These include surface run-off, groundwater, boring and drilling water, bentonite slurry, water for testing and sterilisation of water retaining structures and water pipes, wastewater from building constructions, acid cleaning, etching and pickling wastewater, and wastewater from site facilities. Practices given in the ProPECC PN 2/24 should be followed as far as possible during construction to minimise the water quality impact due to construction site drainage.
- 4.2.5 The ProPECC PN 1/23 "Drainage Plans subject to Comments by Environmental Protection Department" provides guidelines and practices for handling, treatment and disposal of various effluent discharges to stormwater drains and foul sewers. The design of site drainage and disposal of various site effluents generated within the new development area should follow the relevant guidelines and practices as given in the ProPECC PN 1/23.

4.3 Baseline Water Quality

- 4.3.1 The nearest water quality monitoring stations are Yuen Long Nullah (YL1 -YL4), which are located 900m apart from the Subject Site. **Table 4.2 - Table 4.5** summarises the water quality monitoring data for YL1 -YL4 for the period **between 2021 and 2025**.

Table 4.2 Water Quality Monitoring Data for YL1 (Year 2021 – 2025)

Parameter	Unit	YL1				
		2021	2022	2023	2024	2025
Dissolved Oxygen	mg/L	3.7 (2.2 - 6.0)	4.5 (1.8 - 7.7)	3.0 (1.6 - 7.7)	5.7 (2.9 - 6.8)	5.6 (3.2 - 7.9)
pH	-	7.2 (6.8 - 7.6)	7.1 (6.9 - 7.5)	7.1 (6.9 - 7.5)	7.0 (7.0 - 7.5)	7.2 (7.0 - 7.4)
Suspended Solids	mg/L	13.0 (7.0 - 56.0)	10.0 (7.2 - 39.0)	23.0 (5.8 - 260.0)	7.9 (3.8 - 23.0)	6.4 (1.9 - 23.0)
5-Day Biochemical Oxygen Demand	mg/L	14.0 (5.9 - 74.0)	15.0 (5.4 - 72.0)	17.0 (4.0 - 71.0)	15.0 (5.0 - 30.0)	8.1 (2.0 - 42.0)
Chemical Oxygen Demand	mg/L	31 (12 - 320)	25 (12 - 170)	34 (11 - 150)	9 (6 - 26)	16 (10 - 70)
Oil & Grease	mg/L	<0.5 (<0.5 - 1.0)	0.6 (<0.5 - 1.1)	0.7 (<0.5 - 2.6)	0.5 (<0.5 - 1.0)	0.5 (<0.5 - 4.5)
E. coli	counts/100mL	190 000 (47 000 - 1 300 000)	270 000 (52 000 - 4 100 000)	296 386 (35 000 - 10 000 000)	87 446 (53 000 - 170 000)	75 718 (34 000 - 880 000)
Faecal Coliforms	counts/100mL	410 000 (120 000 - 1 500 000)	430 000 (90 000 - 5 100 000)	640 284 (120 000 - 10 000 000)	329 615 (140 000 - 1 400 000)	205 073 (72 000 - 1 100 000)
Ammonia-Nitrogen	mg/L	8.500 (3.100 - 22.000)	6.100 (0.970 - 29.000)	4.550 (1.100 - 20.000)	3.550 (2.400 - 7.400)	4.800 (1.200 - 17.000)
Nitrate-Nitrogen	mg/L	0.150 (<0.002 - 0.920)	0.420 (<0.002 - 0.920)	0.031 (<0.002 - 0.870)	0.550 (<0.008 - 1.200)	0.490 (<0.002 - 0.900)
Total Kjeldahl Nitrogen	mg/L	21.00 (17.00 - 28.00)	6.50 (1.40 - 35.00)	6.95 (2.20 - 31.00)	5.65 (2.5 - 8.7)	7.40 (3.30 - 19.00)

Parameter	Unit	YL1				
		2021	2022	2023	2024	2025
Orthophosphate Phosphorus	mg/L	0.840 (0.130 - 2.100)	0.560 (0.190 - 2.900)	0.550 (0.110 - 5.000)	0.440 (0.160 - 0.810)	0.485 (0.140 - 1.300)
Total Phosphorus	mg/L	2.10 (1.80 - 5.30)	0.94 (0.36 - 3.00)	1.11 (0.30 - 6.50)	0.67 (0.36 - 1.0)	0.85 (0.35 - 1.70)
Sulphide	mg/L	0.02 (<0.02 - 0.07)	0.03 (<0.02 - 0.08)	0.04 (<0.02 - 0.11)	<0.02 (<0.02 - 0.02)	<0.02 (<0.02 - 0.07)
Aluminium	µg/L	<50 (<50 - <50)	<50 (<50 - <50)	<50 (<50 - <50)	<50 (<50 - 50)	<50 (<50 - <50)
Cadmium	µg/L	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)
Chromium	µg/L	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - 2)	<1 (<1 - <1)	<1 (<1 - <1)
Copper	µg/L	3 (1 - 6)	3 (1 - 10)	1 (<1 - 7)	1 (2 - 6)	2 (<1 - 3)
Lead	µg/L	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)
Zinc	µg/L	15 (<10 - 22)	20 (<10 - 36)	<10 (<10 - 30)	<10 (<10 - 20)	<10 (<10 - 20)
Flow	m³/s	0.273 (0.181 - 0.685)	0.242 (0.084 - 0.797)	0.303 (0.161 - 0.886)	0.310 (0.027 - 0.970)	0.209 (0.004 - 1.200)

Table 4.3 Water Quality Monitoring Data for YL2 (Year 2021 – 2025)

Parameter	Unit	YL2				
		2021	2022	2023	2024	2025
Dissolved Oxygen	mg/L	6.3 (4.5 - 7.9)	7.4 (6.2 - 9.2)	6.3 (3.5 - 8.6)	5.9 (4.0 - 8.4)	6.0 (4.4 - 8.8)
pH	-	7.5 (7.2 - 8.6)	7.6 (7.1 - 10.3)	7.4 (7.2 - 8.8)	7.3 (7.0 - 7.5)	7.2 (7.0 - 7.6)
Suspended Solids	mg/L	5.6 (1.3 - 17.0)	3.6 (1.9 - 160.0)	3.9 (1.2 - 69.0)	3.3 (1.8 - 6.4)	3.7 (1.6 - 7.4)
5-Day Biochemical Oxygen Demand	mg/L	8.6 (4.8 - 19.0)	5.5 (0.5 - 26.0)	7.4 (2.3 - 22.0)	11.0 (3.3 - 39.0)	9.5 (5.5 - 44.0)
Chemical Oxygen Demand	mg/L	19 (12 - 32)	17 (10 - 37)	18 (12 - 23)	7 (6 - 29)	14 (5 - 19)
Oil & Grease	mg/L	<0.5 (<0.5 - 1.0)	<0.5 (<0.5 - 0.8)	<0.5 (<0.5 - <0.5)	<0.5 (<0.5 - 1.0)	<0.5 (<0.5 - <0.5)
E. coli	counts/100mL	120 000 (44 000 - 560 000)	69 000 (2 000 - 230 000)	113 976 (38 000 - 530 000)	119 901 (39 000 - 370 000)	70 893 (24 000 - 510 000)
Faecal Coliforms	counts/100mL	210 000 (86 000 - 1 000 000)	180 000 (22 000 - 730 000)	302 588 (92 000 - 750 000)	329 682 (69 000 - 1 200 000)	391 410 (80 000 - 1 600 000)
Ammonia-Nitrogen	mg/L	3.800 (2.800 - 6.200)	3.600 (0.750 - 5.700)	3.600 (0.970 - 6.900)	3.750 (2.800 - 5.500)	3.250 (2.300 - 4.100)
Nitrate-Nitrogen	mg/L	0.630 (0.300 - 1.100)	0.800 (0.470 - 1.300)	0.970 (0.270 - 1.200)	0.625 (0.350 - 1.300)	0.630 (0.410 - 0.990)
Total Kjeldahl Nitrogen	mg/L	6.80 (5.70 - 9.10)	4.10 (1.50 - 6.40)	4.30 (1.80 - 7.40)	4.40 (2.90 - 6.4)	4.00 (2.60 - 11.00)
Orthophosphate Phosphorus	mg/L	0.260 (0.140 - 0.360)	0.210 (0.008 - 0.370)	0.290 (0.150 - 0.420)	0.280 (0.220 - 0.830)	0.250 (0.150 - 0.510)
Total Phosphorus	mg/L	0.59 (0.52 - 0.77)	0.36 (0.20 - 0.48)	0.42 (0.24 - 0.58)	0.31 (0.38 - 0.51)	0.35 (0.27 - 0.57)

Parameter	Unit	YL2				
		2021	2022	2023	2024	2025
Sulphide	mg/L	<0.02 (<0.02 - 0.04)	<0.02 (<0.02 - 0.03)	<0.02 (<0.02 - 0.02)	<0.02 (<0.02 - 0.02)	<0.02 (<0.02 - 0.04)
Aluminium	µg/L	61 (<50 - 496)	60 (<50 - 288)	<50 (<50 - 280)	<50 (<50 - 50)	<50 (<50 - <50)
Cadmium	µg/L	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)
Chromium	µg/L	<1 (<1 - 1)	<1 (<1 - 11)	<1 (<1 - 4)	<1 (<1 - <1)	<1 (<1 - <1)
Copper	µg/L	2 (1 - 4)	2 (1 - 4)	1 (<1 - 5)	1 (1 - 4)	<1 (<1 - 3)
Lead	µg/L	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - 2)	<1 (<1 - <1)
Zinc	µg/L	<10 (<10 - 24)	<10 (<10 - 40)	10 (10 - 40)	<10 (<10 - 40)	<10 (<10 - 20)
Flow	m³/s	0.012 (0.007 - 0.035)	0.020 (0.011 - 0.077)	0.017 (0.001 - 0.104)	0.019 (0.004 - 0.059)	0.019 (0.006 - 0.058)

Table 4.4 Water Quality Monitoring Data for YL3 (Year 2021 – 2025)

Parameter	Unit	YL3				
		2021	2022	2023	2024	2025
Dissolved Oxygen	mg/L	3.2 (2.3 - 4.5)	3.5 (1.9 - 6.3)	2.5 (1.9 - 6.9)	3.6 (2.5 - 6.1)	4.3 (2.8 - 5.2)
pH	-	7.3 (7.0 - 7.9)	7.3 (7.0 - 8.7)	7.2 (6.9 - 7.6)	7.1 (7.0 - 7.4)	7.3 (7.1 - 7.9)
Suspended Solids	mg/L	32.5 (11.0 - 140.0)	24.5 (6.6 - 75.0)	29.0 (5.0 - 160.0)	28.0 (4.0 - 40.0)	18.5 (7.0 - 83.0)
5-Day Biochemical Oxygen Demand	mg/L	56.5 (27.0 - 130.0)	57.0 (9.1 - 90.0)	55.5 (14.0 - 140.0)	48.0 (12.0 - 140.0)	52.5 (17.0 - 160.0)
Chemical Oxygen Demand	mg/L	61 (13 - 270)	69 (14 - 150)	57 (10 - 160)	130 (17 - 130)	37 (14 - 190)
Oil & Grease	mg/L	1.4 (<0.5 - 15.0)	1.6 (<0.5 - 2.4)	1.3 (<0.5 - 5.4)	2.6 (<0.5 - 7.4)	1.8 (<0.5 - 7.3)
E. coli	counts/100mL	1 200 000 (700 000 - 2 500 000)	860 000 (330 000 - 2 400 000)	1 304 789 (230 000 - 7 600 000)	1 415 020 (620 000 - 4 500 000)	1 158 178 (560 000 - 8 000 000)
Faecal Coliforms	counts/100mL	2 100 000 (900 000 - 3 000 000)	1 500 000 (550 000 - 3 700 000)	2 134 931 (590 000 - 9 600 000)	2 762 627 (1 300 000 - 6 000 000)	2 426 249 (900 000 - 30 000 000)
Ammonia-Nitrogen	mg/L	8.500 (3.600 - 11.000)	5.850 (1.100 - 14.000)	5.000 (1.100 - 19.000)	4.550 (2.400 - 7.500)	4.300 (2.000 - 7.800)
Nitrate-Nitrogen	mg/L	0.004 (<0.002 - 0.450)	0.010 (<0.002 - 2.690)	0.006 (<0.002 - 0.640)	<0.002 (<0.002 - 0.590)	0.139 (<0.002 - 1.100)
Total Kjeldahl Nitrogen	mg/L	18.50 (15.00 - 20.00)	7.70 (1.90 - 20.00)	8.60 (1.90 - 25.00)	7.40 (2.9 - 10.0)	6.60 (2.90 - 19.00)
Orthophosphate Phosphorus	mg/L	0.550 (0.310 - 1.400)	0.500 (0.095 - 1.200)	0.395 (0.100 - 3.100)	0.425 (0.019 - 0.820)	0.290 (0.100 - 0.580)
Total Phosphorus	mg/L	1.60 (1.30 - 2.60)	0.89 (0.33 - 2.10)	0.94 (0.17 - 4.10)	0.75 (0.47 - 1.10)	0.73 (0.38 - 1.70)
Sulphide	mg/L	0.07 (0.04 - 0.31)	0.05 (<0.02 - 0.16)	0.10 (<0.02 - 0.24)	0.07 (0.02 - 0.29)	0.08 (<0.02 - 0.41)
Aluminium	µg/L	<50 (<50 - <50)	<50 (<50 - 73)	<50 (<50 - <50)	<50 (<50 - <50)	<50 (<50 - <50)

Parameter	Unit	YL3				
		2021	2022	2023	2024	2025
Cadmium	µg/L	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)
Chromium	µg/L	<1 (<1 - <1)	<1 (<1 - 4)	<1 (<1 - 1)	<1 (<1 - <1)	<1 (<1 - <1)
Copper	µg/L	2 (1 - 5)	2 (1 - 8)	2 (1 - 4)	1 (2 - 4)	<1 (<1 - 3)
Lead	µg/L	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)
Zinc	µg/L	12 (<10 - 18)	12 (<10 - 33)	<10 (<10 - 20)	<10 (<10 - 30)	<10 (<10 - 20)
Flow	m³/s	0.703 (0.506 - 1.422)	0.812 (0.624 - 1.352)	0.480 (0.264 - 1.008)	0.525 (0.117 - 1.927)	0.621 (0.068 - 3.875)

Table 4.5 Water Quality Monitoring Data for YL4 (Year 2021 – 2025)

Parameter	Unit	YL4				
		2021	2022	2023	2024	2025
Dissolved Oxygen	mg/L	2.6 (1.6 - 3.7)	3.1 (1.8 - 6.7)	3.2 (1.5 - 5.5)	3.5 (2.2 - 5.8)	3.1 (1.8 - 4.4)
pH	-	7.3 (7.0 - 7.8)	7.2 (7.1 - 7.6)	7.3 (7.0 - 7.5)	7.1 (7.0 - 7.4)	7.1 (6.9 - 7.3)
Suspended Solids	mg/L	27.0 (13.0 - 57.0)	17.0 (7.2 - 87.0)	24.5 (2.4 - 150.0)	19.5 (8.9 - 47.0)	23.0 (12.0 - 48.0)
5-Day Biochemical Oxygen Demand	mg/L	110.0 (25.0 - 230.0)	87.0 (23.0 - 140.0)	71.0 (51.0 - 120.0)	65.5 (11.0 - 140.0)	102.0 (71.0 - 200.0)
Chemical Oxygen Demand	mg/L	110 (51 - 180)	68 (38 - 130)	47 (27 - 140)	78 (34 - 150)	75 (28 - 180)
Oil & Grease	mg/L	3.7 (0.6 - 6.9)	2.5 (0.6 - 5.2)	1.7 (0.6 - 6.3)	3.1 (0.6 - 12.0)	5.2 (2.2 - 20.0)
E. coli	counts/100mL	1 600 000 (660 000 - 3 000 000)	1 200 000 (260 000 - 2 800 000)	1 166 470 (500 000 - 2 900 000)	1 717 380 (600 000 - 4 100 000)	2 529 015 (720 000 - 15 000 000)
Faecal Coliforms	counts/100mL	3 500 000 (1 800 000 - 6 400 000)	2 300 000 (750 000 - 6 400 000)	2 219 503 (800 000 - 5 000 000)	3 432 422 (1 400 000 - 8 000 000)	6 836 820 (1 700 000 - 26 000 000)
Ammonia-Nitrogen	mg/L	6.500 (2.700 - 7.300)	5.100 (0.770 - 7.100)	5.000 (1.200 - 7.100)	5.850 (2.600 - 8.400)	6.600 (4.100 - 8.500)
Nitrate-Nitrogen	mg/L	0.002 (<0.002 - 0.014)	0.004 (<0.002 - 0.310)	<0.002 (<0.002 - 0.014)	0.030 (<0.002 - 4.500)	0.002 (<0.002 - 0.032)
Total Kjeldahl Nitrogen	mg/L	13.00 (12.00 - 19.00)	8.20 (1.70 - 13.00)	7.20 (3.10 - 11.00)	6.45 (3.8 - 9.30)	10.00 (5.50 - 13.00)
Orthophosphate Phosphorus	mg/L	0.380 (0.053 - 0.590)	0.280 (0.005 - 0.510)	0.405 (0.013 - 0.910)	0.580 (0.390 - 0.930)	0.550 (0.290 - 0.710)
Total Phosphorus	mg/L	1.20 (1.00 - 1.70)	0.82 (0.23 - 1.50)	0.71 (0.20 - 1.40)	0.87 (0.67 - 1.40)	0.96 (0.57 - 1.70)
Sulphide	mg/L	0.18 (0.05 - 0.36)	0.07 (<0.02 - 0.15)	0.10 (<0.02 - 0.30)	0.26 (0.02 - 0.65)	0.37 (0.11 - 0.57)
Aluminium	µg/L	<50 (<50 - <50)	<50 (<50 - <50)	<50 (<50 - <50)	<50 (<50 - <50)	<50 (<50 - <50)
Cadmium	µg/L	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)	<0.1 (<0.1 - <0.1)
Chromium	µg/L	<1 (<1 - 2)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)

Parameter	Unit	YL4				
		2021	2022	2023	2024	2025
Copper	µg/L	3 (2 - 6)	2 (2 - 3)	2 (1 - 3)	1 (2 - 4)	<1 (<1 - 3)
Lead	µg/L	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)	<1 (<1 - <1)
Zinc	µg/L	10 (<10 - 24)	12 (<10 - 41)	<10 (<10 - 20)	<10 (<10 - 40)	<10 (<10 - 20)
Flow	m³/s	0.217 (0.141 - 0.429)	0.146 (0.098 - 0.222)	0.168 (0.132 - 0.468)	0.210 (0.078 - 0.645)	0.161 (0.063 - 0.304)

- 4.3.2 According to EPD's River Monitoring Report, the overall WQO compliance rate for EPD stations within Yuen Long Nullah is 58% in 2025. YL1 and YL2 was graded as "Fair" under the Annual Water Quality Index in 2025, YL3 and YLS4 were graded as "Bad" and "Very Bad" respectively.

4.4 Potential Water Quality Impact arising from Proposed Commercial Development

Construction Phase

- 4.4.1 The potential water quality impacts during the construction phase and the mitigation measures where practicable during construction to be adopted would be further discussed in **Section 5**.
- 4.4.2 There are no diversions of water course or major construction works within/partly within any watercourse. Yet, a section of existing nullah will be decked for access purpose. The good practice given in the Practice Notes for Professional Persons on "Construction Site Drainage" (ProPECC PN 2/24) would be implemented by the contractor(s) during the construction stage of the Project.

Operational Phase

- 4.4.3 Under ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department", drainage plans submitted to the Building Authority should be referred to EPD for comment whenever there is a concern for pollution control.
- 4.4.4 Foul water generated from the Proposed Commercial Development would be collected and discharge to public sewers. A sewerage impact assessment (SIA) report has been prepared separately which detailed the recommendations to meet relevant water quality standard. It is estimated in the SIA report that the total average dry weather flow (ADWF) generated from the proposed commercial development is 149.2 m³/day. The assessment of impact to the public sewerage infrastructure is addressed in the SIA report.
- 4.4.5 Surface water will be collected via rainwater pipes and diverted to stormwater drains.
- 4.4.6 The best practice and design recommendations in ProPECC PN 1/23 will be followed for design and implementation where applicable. Proper measures such as oil interceptors, silt removal system, grease trap will be provided.

Foul Water Generation

- 4.4.7 Sewage generated from the proposed commercial development will be collected and discharged to public sewers. All discharges during the operation phase of the proposed commercial development are required to comply with the Technical Memorandum for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) issued under Section 21 of the Water Pollution Control Ordinance (WPCO). The TM-DSS defines acceptable discharge limits to different types of receiving waters.

Under the TM-DSS, effluents discharged into the drainage and sewerage systems, inland and coastal waters of the Water Control Zones (WCZs) are subject to pollutant concentration standards for specified discharge volumes. These are defined by the Environmental Protection Department (EPD) and are specified in licence conditions for any new discharge within a WCZ.

- 4.4.8 No unacceptable water quality due to effluent discharge is anticipated with the proper design of the proposed sewerage system.

Surface Runoff

- 4.4.9 While greenery area will be provided in future, it is confirmed that no artificial fertiliser, pesticides and other agrochemicals will be adopted. Proper drainage system will be constructed onsite to intercept flow from surrounding catchment and from within the Subject Site. There will be provision of oil interceptors (for loading/unloading bay) and desilting facilities such as silt trap, sedimentation tank, etc. before discharge. The exact location for discharge points will be determined during detailed design of drainage system. The drainage facilities will be subject to regular maintenance.

4.5 Conclusion

- 4.5.1 With the implementation of the recommended good practices or mitigation measures during the construction and operational phases, no adverse water quality impact is anticipated.

5. CONSTRUCTION PHASE IMPACTS

5.1 Introduction

- 5.1.1 During the construction phase of the Proposed Commercial Development, the construction activities, including site clearance, demolition works of substructure and site formation works would be involved. There may be potential air quality, noise and water quality impacts upon the nearby sensitive receivers. Waste generation and sewage generation during construction phase is another consideration. Practicable environmental mitigation measures are recommended to reduce these impacts to acceptable ranges.

5.2 Fugitive Dust and Gaseous Emission Impact

- 5.2.1 The major air quality impact of concern during the construction phase will be the potential fugitive dust and gaseous emission. The major dust and gaseous emission sources during the construction phase of the development are expected to arise from construction activities during site formation stage such as:
- Earth moving, loading and unloading of excavated material;
 - Wind effect on material stockpiling; and
 - Vehicle movements on haul roads and over the construction site.
- 5.2.2 As there is no proposed basement in the project, the implementation of the project will not involve any excavation work for the basement. During superstructure construction, it is estimated that 176 m³ of non-inert waste and 1,584 m³ of inert waste will be generated. Assuming a period of 2 year for superstructure construction, there will be less than 1 truckload of construction waste generated per day. Necessary mitigation measures are recommended and will be implemented in order to avoid adverse fugitive dust impact.
- 5.2.3 There will be potential impacts from the criteria pollutants (e.g. nitrogen oxides (NO_x), sulphur dioxide (SO₂), 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 SO₂ 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. Exempted NRMMs shall be avoided to minimize the particulate matters (PM) and gaseous emissions. 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 electric non-road mobile machinery (NRMMs) and with least reliance of diesel fuelled equipment (e.g. for electricity powered stationary equipment such as pump instead of using generator).
- 5.2.4 There are sensitive uses located within 500m from the Phase IIa Development Site and considered as Air Sensitive Receivers (ASRs) and Noise Sensitive Receivers (NSRs). The planned RCHE+SCCC+Youth Hostel to the immediate west and approved subsidised sale flat (SSF) in Phase III to the southeast are being implemented and scheduled for completion by 2030.

5.2.5 **Figure 5.1** and **Table 5.1** show the separation distance between the Phase IIa Development Site and the nearby ASRs/NSRs.

Table 5.1 Separation Distance between the Phase IIa Development Site and Nearby Air/Noise Sensitive Receivers

ID	Identified ASR/NSR	Separation Distance from Phase IIa Site Boundary
ASR1 / NSR1	Planned RCHE+SCCC+Youth Hostel	to the immediate west
ASR2 / NSR2	Approved SSF Development in Phase III	~32m to the southeast
ASR3 / NSR3	YOHO Midtown (Phase I)	~25m to the east
ASR4 / NSR4	Ho Shun Yee Building	~37m to the south
ASR5 / NSR5	YOHO Hub	~48m to the north
ASR6 / NSR6	Wing Fu Mansion	~49m to the southwest
ASR7 / NSR7	Sun Yuen Long Centre	~90m to the northeast
ASR8 / NSR8	Planned Phase IIb Development	to the immediate east/southeast

Concurrent Projects

5.2.6 There are three sites identified within 500m assessment area of the Proposed Commercial Development which may be considered as concurrent projects, and they are the planned RCHE + SCCC + Youth Hostel to the immediate west, and the planned Phase IIb residential development and Approved SSF Development in Phase III to the southeast. The concurrent projects are shown in **Figure 5.3**. According to the latest information available in the public domain, planned RCHE + SCCC + Youth Hostel and planned Phase IIb residential development was scheduled to be completed by 2023 and 2021, respectively. While the construction programme has already slipped, there is no updated information available in the public domain regarding its construction programme. As such, concurrent construction of the Proposed Commercial Development, the planned RCHE + SCCC + Youth Hostel and Phase IIb residential development cannot be ascertained at this stage. The approved SSF Development in Phase III has already commenced their works and most of its dusty construction works (mainly earthwork during foundation stage) would be completed before the construction of the Proposed Commercial Development. The potential cumulative construction air quality impact arising from the proposed development and the concurrent projects will be further reviewed and assessed when their construction programmes become available. **Nevertheless, close liaison with the contractors of any potential concurrent projects to avoid overlapping of heavy or dusty construction works will be implemented to minimize the potential cumulative construction air quality impact.**

5.2.7 In all circumstances, considering the close proximity of the air sensitive receivers, proper mitigation measures will be adopted in construction activities to control fugitive dust and gaseous emission. The practical mitigation measures will be incorporated into work procedures through contractual clauses with reference to EPD's Recommended Pollution Control Clauses for Construction Contracts, where applicable, 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 implementation of control measures stipulated under the Air

Pollution Control (Construction Dust) Regulation and adoption of good site practices, no adverse air quality impact during the construction phase is anticipated.

Mitigation Measures

- 5.2.8 Fugitive dust and gaseous emission arising from construction activities can be effectively controlled by incorporating proper mitigation measures into work procedures through contractual clauses with reference to EPD's Recommended Pollution Control Clauses for Construction Contracts, where applicable, 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 implementation of control measures stipulated under the Air Pollution Control (Construction Dust) Regulation and adoption of good site practices, no adverse air quality impact during the construction phase is anticipated. The recommended fugitive dust and gaseous emission 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. In addition, other mitigation measures to further reduce the potential air quality impacts arising from the concurrent projects may be considered if practicable, such as close liaison with the contractors to avoid overlapping of heavy/dusty works. The recommended dust mitigation measures are described below.

General Site Management

- 5.2.9 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. Erection of higher hoarding (e.g. 3.5m or above) and relocation of dusty activities away from the nearest ASRs (e.g. ASR1) should be considered. In addition, the electric power supply should be provided for on-site machinery as far as practicable to minimize emissions.
- 5.2.10 A high standard of housekeeping shall be maintained. Any piles of materials accumulated on or around the work areas shall be cleaned up regularly. Cleaning, repair and maintenance of all plant facilities within the work areas shall be carried out in a manner that does not generate fugitive dust and gaseous emissions. Prior to cleaning, the materials should be handled properly to prevent fugitive dust and gaseous emission. Any exposed earth shall be properly treated by compacting or hydro seeding, within 6 months after the last construction activity.
- 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.

Vehicles and Unpaved Site Roads

- 5.2.12 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

- 5.2.13 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.
- 5.2.14 The control measures detailed below shall also be incorporated into the Contract Specification where practicable as an integral part of good construction practices:
- Where a site boundary adjoins a road, streets or other accesses to the public, hoarding of not less than 2.4 m high from ground level should be provided along the entire length except for a site entrance or exit;
 - The working area of any excavation or earth moving operation 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;
 - Use of regular watering to reduce dust emissions from exposed site surfaces and unpaved roads, particularly during dry weather;
 - Use of frequent watering for particularly dusty construction areas and areas close to ASRs;
 - Side enclosure and covering of any aggregate or dusty material storage piles to reduce emissions. Where this is not practicable owing to frequent usage, watering shall be applied to aggregate fines;
 - Open stockpiles (if any) shall be avoided or covered. Prevent placing dusty material storage piles near ASRs;
 - Any stockpile of dusty materials shall be either covered entirely by impervious sheeting; placed in an area sheltered on the top and the 3 sides; or sprayed with water or a dust suppression chemical so as to maintain the entire surface wet.
 - Tarpaulin covering of all dusty vehicle loads transported to, from and between site locations;
 - Establishment and use of vehicle wheel and body washing facilities at the exit points of the Site;
 - Imposition of speed controls for vehicles on unpaved site roads, 8 km per hour is the recommended limit;
 - Routing of vehicles and position of construction plant should be at the maximum possible distance from ASRs;
 - Every stock of more than 20 bags of cement or dry pulverized fuel ash (PFA) should be covered entirely by impervious sheeting or placed in an area sheltered on the top and the 3 sides;
 - The electric power supply shall be provided for on-site machinery as far as practicable and diesel generators shall be avoided to minimize the gaseous and PM emissions;
 - Locate all the dusty activities away from any nearby ASRs as far as practicable; and
 - Erection of higher hoarding (e.g. 3.5m or above) at the locations with ASRs in immediate proximity (e.g. ASR1) to the project site boundary.

5.3 Construction Noise Impact

- 5.3.1 During the construction phase of the Proposed Commercial Development, major noise impacts would arise from piling works, 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 powered mechanical equipment (PME) during the restricted hours (7 p.m. to 7 a.m. on normal weekdays and any time on a public holiday, including Sunday) without a valid Construction Noise Permit (CNP) from the Authority. The criteria and procedures for issuing such a permit are specified in the "Technical Memorandum on Noise from Construction Works Other than Percussive Piling" (TM1). While there is no planned construction works to be carried out during the restricted hours, TM1 should be followed in case there is any need to carry out works in such time period in future.
- 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 piling is controlled similarly by a construction noise permit system and described in the NCO and the "Technical Memorandum on Noise from Percussive Piling" (TM3) which restrict the number of hours during which piling can be conducted. Percussive piling is prohibited between 7 p.m. and 7 a.m. and at any time on general holidays (including Sundays). Percussive piling during the daytime (i.e. between 7 a.m. and 7 p.m. on any day that is not a general 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 "Practice Note for Professional Persons Environmental Consultative Committee" (ProPECC) PN 1/24 - Minimizing Noise from Construction Activities".

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)
Dwelling	75
Places of public worship, Courts of law, Hospitals and medical clinics	70
School	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.

- 5.3.6 In all circumstances, future contractor will be required to exercise adequate mitigation measures to minimise potential construction noise impact on the surrounding noise sensitive uses.

Mitigation Measures

- 5.3.7 Sufficient noise mitigation measures should be introduced in the development to alleviate potential noise impacts on nearby NSRs. The Contractor(s) will be required under the contract to ensure regular maintenance of all plant and equipment, and that noise generation at source would be minimized and practicable noise mitigation measures would be in use. The Contractor(s) will be required to adopt quiet type construction plants (e.g. EPD's quality powered mechanical equipment (QPME) inventory), wherever practicable. Similarly, quieter method other than percussive piling will be adopted as far as practicable for any piling works subject to ground investigation result (which usually dictates the piling method). 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.;
 - Use of electric-powered equipment where applicable instead of diesel-powered or pneumatic-powered equipment;
 - Erecting noise enclosures/ movable noise barriers around noisy plants;
 - Only well-maintained plants should be operated on-site;
 - Plants should be serviced regularly during the construction programme;
 - Noisy activities can be scheduled to minimize exposure of nearby NSRs to high levels of construction noise. For example, noisy activities can be scheduled for midday or at times coinciding with periods of high background noise;
 - Noisy equipment such as emergency generators shall always be sited as far away as possible from noise sensitive receivers;
 - Location of noise emitting plants at maximum possible distances from sensitive receivers;
 - Contractual clauses for construction works; and
 - Schedule of noisy operations during non-restricted hours where possible.
- 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 Commercial 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 Commercial Development can be minimized, and no significant noise impact is anticipated.

5.4 Water Quality and Construction Wastewater Impact

Source of Construction Wastewater

- 5.4.1 Construction activities 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.
- 5.4.2 No diversions of water course would be involved during the construction phase for the Proposed Commercial Development, and no major construction would be within or partially within watercourse. Yet, a section of existing nullah will be decked for access purpose. The proposed decking spanning the nullah would be around 15m. The supporting structures would be constructed at both sides of the nullah. The decking structure will then be placed onto and connected to these supporting structures, ensuring that construction activities do not encroach into the watercourse
- 5.4.3 Activities that are likely to cause water pollution include:
- Construction runoff and drainage;
 - Sewage generated from the construction site (workforce);
 - Accidental spillage of chemicals, e.g. oil, diesel, solvents etc; and
 - Run-off during decking over section of existing nullah along Yau Tin East Road.
- 5.4.4 Construction runoff contains 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 other grouting materials and drainage from dust suppression sprays, fuel, oil and lubricants from construction vehicles and other equipment. Pollutants such as dust and construction materials during decking over works may fall into the nullah and increase the suspended solid level in the water.
- 5.4.5 Mitigation measures should be incorporated to avoid and minimise potential water quality impact on the water sensitive receivers.

Water Sensitive Receivers

- 5.4.6 The identified Water Sensitive Receivers (WSR) located within 500m from the Proposed Commercial Development are shown in **Figure 5.2** and **Table 5.3**. The Proposed Commercial Development has direct interface with WSR01 (nullah to the southwest). The construction of the Project would likely affect the nearby WSR01 if unmitigated.

Table 5.3 Representative Water Sensitive Receivers

ID	Description	Type	Status	Separation distance from the Proposed Commercial Development (m)
WSR01	Nullah running from southeast to northwest	Nullah	Active	~5m
WSR02	Pond (Leisure) in Ying Lung Wai	Pond	Active	~310m

ID	Description	Type	Status	Separation distance from the Proposed Commercial Development (m)
WSR03	Stormwater Channel / Stream / Water Course near Kong Yau Road	Channel	Active	~245m
WSR04	Stormwater Channel / Stream / Water Course near Yuen Long Highway	Channel	Active	~320m
WSR05	Stormwater Channel / Stream / Water Course near Yuen Long Kau Hui	Channel	Active	~335m
WSR06	Stormwater Channel / Stream / Water Course near Tung Tau Tsuen	Channel	Active	~395m
WSR07	Stormwater Channel / Stream / Water Course near Long Wo Road	Channel	Active	~425m

Mitigation Measures

- 5.4.7 The good practice given in the Practice Notes for Professional Persons on "Construction Site Drainage" (ProPECC PN 2/24) in controlling water pollution at construction site shall be implemented during the construction phase of the Proposed Commercial Development. Soil erosion from the construction site can be minimised through good on-site management practices by implementing viable erosion control measures which should be incorporated in contract clauses. The main practices provided in the above-mentioned document (i.e. ProPECC PN 2/24) are also summarized in the following paragraphs which should be enforced to prevent unacceptable construction stage impacts and for compliance with the statutory criteria. Regular site inspections to ensure the proper implementation of the proposed mitigation measures shall be carried out.

Construction Runoff and Drainage

- Exposed soil surfaces should be protected from rainfall through, for example, by covering temporarily exposed slope surfaces or stockpiles with tarpaulin and protect temporary access roads by crushed stone or gravel;

- Exposed soil areas should be minimised 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 sand bag barriers should be provided on site to properly direct surface runoff through drainage systems. Especially, the site boundary adjacent to the nullah should be provided with adequate barrier to avoid overflow of surface runoff to it;
- 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 slit, construction materials or debris from getting into the drainage system;
- Construction works should be programmed to minimise soil excavation works where practicable during rainy conditions;
- Drainage facilities must be adequate for the controlled release of storm flows;
- Sedimentation basins and sand traps designed in accordance with the requirements of ProPECC Note PN 2/24 should be installed at the construction site for collecting surface runoff. Perimeter channels at site boundaries should be provided where necessary to intercept surface runoff from outside the site. Silt removal facilities, channels and manholes should be maintained and deposited silt and grit should be removed regularly;
- There should be no direct discharge without treatment of construction site runoff into the nearby streams and public drains;
- The Contractor shall prepare a construction site drainage management plan with details of the construction phase drainage system proposed to be constructed; discharge location(s); and screening facilities;
- The Contractor(s) shall apply for a discharge licence under the WPCO and the discharge shall comply with the terms and conditions of the licence throughout the construction phase; and
- Construction works should be arranged so that there should be no disturbance to water quality at the nearby stream or nullah. Construction site runoff should be intercepted by drains so that there will be no direct discharge without treatment into the nearby stream and other sensitive areas.

Sewage Generated from Construction Site (workforce)

- Sewage generated from the construction workforce should be contained by chemical toilets before connection to public foul sewer can be provided. The number of chemical toilets required would be subject to the capacity of the chemical toilets, and contractor's practices/ work programme. The Contractor(s) will be required to provide an estimation on the amount of sewage to be generated and to provide sufficient number of chemical toilets for construction workers. The chemical toilets should be serviced and cleaned by a specialist contractor at regular intervals. No discharge of sewage into nearby environment will be allowed during construction stage. Such

requirements will be incorporated into relevant contractual clauses of this Proposed Commercial Development for proper implementation;

- Vehicle wheel washing facilities should be provided at every site exit such that mud, debris, etc. deposited onto the vehicle wheels or body can be washed off before leaving the site area;
- Section of construction road between the wheel washing bay and the public road should be paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains; and
- If bentonite is used, bentonite slurry should be reconditioned and reused as far as practicable. Spent bentonite should be kept in a separate slurry collection system for disposal at a marine spoil ground subject to obtaining a marine dumping licence from EPD. If used bentonite slurry is to be disposed of through public drainage system, it should be treated to the respective effluent standards applicable to foul sewers, storm drains or the receiving waters as set out in the WPCO Technical Memorandum on Effluent Standards in accordance with ProPECC PN 2/24.

Accidental Spillage of Chemicals

- 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.

Run-off during decking over section of existing nullah along Yau Tin East Road

- Toe boards or bunds should be provided along the works platform near the nullah to prevent the construction materials or debris from falling into the nullah;
- Stockpiling of construction materials should be properly covered and located away from any nearby water receivers; and
- Construction debris should be covered up and/or disposed of as soon as possible to avoid being washed into the nearby water receivers.

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:
- Environmental Guidelines for Planning In Hong Kong (2022), Hong Kong Planning Standards and Guidelines, Hong Kong Government;
 - New Disposal Arrangements for Construction Waste (1992), EPD & CED, Hong Kong Government;
 - Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes (2022), EPD, Hong Kong Government;

- Works 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;
- DevB TCW No. 8/2010, Enhanced Specification for Site Cleanliness and Tidiness. Development Bureau, Hong Kong SAR Government;
- WBTC No. 12/2002, Specification Facilitating the Use of Recycled Aggregates. Works Bureau, Hong Kong SAR Government;
- DEVB TC(W) No. 6/2010, Trip Ticket System for Disposal of Construction & Demolition Materials, Development Bureau, Hong Kong SAR Government;
- ETWBTC No. 19/2005, Environmental Management on Construction Sites, 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);
- DEVBTCW No. 9/2011, Enhanced Control Measures for Management of Public Fill;
- A Guide to the Chemical Waste Control Scheme;
- Civil Engineering and Development Department Technical Circular No. 11/2019: Management of Construction and Demolition Materials;
- Buildings Department Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-114): Waste Minimization – Provision of Fitments and Fittings in New Buildings;
- Buildings Department Practice Notes for Registered Contractors (PNRC 17): Control of Environmental Nuisance from Construction;
- CEDD Project Administration Handbook for Civil Engineering Works; and
- Monitoring of Solid Waste in Hong Kong 2024.

Construction Waste Impact

5.5.2 Construction activities for the Proposed Commercial Development will generate waste materials requiring appropriate management and disposal. Likely range of waste types includes:

- C&D materials;
- General refuse generated by the workforce; and
- Chemical and oily wastes due to maintenance of equipment.

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 and site formation 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 Subject 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 and are not suitable for land reclamation. Non-inert C&D materials should be reused or recycled as far as possible. For those

non-inert C&D materials that cannot be reused or recycled should be disposed of at landfill as last resort;

- Inert C&D materials do not decompose (e.g. soil, rock debris, rubble earth, concrete, etc.) and is suitable to reuse as filling materials for land reclamation and site formation. Inert C&D materials could be reused on-site as filling materials. For those inert C&D materials that cannot be reused should be disposed at a 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.

Waste Impact

- 5.5.5 Without any handling arrangement/ control measures in place, the storage, handling and disposal of general refuse have the potential to give rise to some environmental impacts. These include odour and hygienic problem if waste is not collected frequently, windblown litter, water quality impacts if waste enters water bodies, and visual impact. Chemical wastes arising during the construction phase may pose environmental, health and safety hazards if not properly labelled, packaged, handled, stored and disposed of in an appropriate manner. C&D material of different types may be mixed together, thus not possible to recycle C&D material subsequently and increase burden to landfill facilities.
- 5.5.6 As there is no proposed basement in the project, the implementation of the project will not involve any excavation work for the basement. According to the "Reduction of Construction Waste Final Report, the C&D materials generation rate of 0.1m³ per 1m² of GFA. A total of C&D material of 1,760 m² (~0.15 m³ per 1m² of GFA) is derived for this project with a conservative assumption. It is estimated that about 1,584 m³ of inert C&D material and 176 m³ of non-inert C&D material will be generated during superstructure construction. Adequate areas for sorting and storage of segregated materials should be provided onsite. Construction wastes shall be sorted, with the inert C&D material broken up into small pieces for disposal at public fill reception facility, and the non-inert C&D material should be disposed of at landfill.
- 5.5.7 To estimate the general refuse generated during construction phase, an assumption of 30 workers per day with 0.65 kg per worker per day has been made. **Table 5.4** presents the estimation of waste generated during construction phase.

Table 5.4 Summary Table of Estimated Waste during Construction Phase

Waste Material	Total Quantity Generated	Handling	Disposed offsite/reused and quantity
Inert C&D Material	~1,584 m ³	Sorted into inert C&D material and delivered to public fill reception facilities	~1,584 m ³ to be delivered to public fill reception facility (i.e. Tseung Kwan O Area 137 Fill Bank)

Waste Material	Total Quantity Generated	Handling	Disposed offsite/reused and quantity
Non-Inert C&D Material	~176 m ³	Collected and segregated where practicable, and collected by/delivered to recycler	~31 m ³ to be collected by/delivered to recycler ~145 m ³ to be disposed of at designated landfill site (i.e. West New Territories Landfill)
General Refuse	~20 kg per day	Collected using adequate containers/bins for recyclable and non-recyclable wastes and provide onsite collection point for collection	Non-recyclable general refuse to be collected by refuse collection vehicle and disposed of at designated landfill site (i.e. West New Territories Landfill) Recyclable general refuse to be collected by/delivered to recycler
Chemical Waste	Anticipated to be limited (around some hundred litres at most)	Collected by licensed collectors	Chemical Waste Treatment Centre or equivalent

Note: The above estimated quantities are subject to the detailed design stage.

Waste Management Measures

- 5.5.8 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 preference of the list below).
- Avoidance and reduction;
 - Reuse of materials;
 - Recovery and recycling; and
 - Treatment and disposal.
- 5.5.9 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 Commercial Development.
- 5.5.10 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.
- 5.5.11 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.

- 5.5.12 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.
- 5.5.13 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.
- 5.5.14 To minimize the generation of yard waste, the applicant and its contractor should 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. Also, yard waste and shred wood should be sorted in the designated area for recycling and reuse. Yard waste should be reused on-site for a variety of purposes (e.g., decomposition and composting, recreational and decorative uses, and mulching in planting areas, etc.) before recycling and disposal. The Applicant and its contractor will consider if any yard waste is appropriate to send to **Y-Park** for recycling prior to disposal at the designated landfill site. Where appropriate, the yard waste should be cut and shred in order to meet the collection requirement of the recycling outlet for processing. Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease, relevant guidelines posted by EPD through EPD website and Y Park website will be followed during the yard waste handling.
- 5.5.15 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).
- 5.5.16 Used timber in good condition will be reused in other contract and construction site of the contractor to reduce the amount of timber wastes.
- 5.5.17 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.
- 5.5.18 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.
- 5.5.19 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.
- 5.5.20 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.

- 5.5.21 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.
- 5.5.22 The Applicant and its contractor will consider if recycling of food waste is practicable during the construction phase.
- 5.5.23 Non-recyclable waste will be disposed of at landfills.
- 5.5.24 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.
- 5.5.25 Waste disposal from construction site is subject to control under the Waste Disposal Ordinance.
- 5.5.26 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.

5.6 Land Contamination Review

- 5.6.1 The Phase IIa Development Site is located to the immediate south of Castle Peak Road – Yuen Long and bounded by Yau Tin East Road to the southwest. It is mainly paved and occupied by temporary structures and existing trees. The historic and current land uses are discussed below.

Historic and Current Land Uses

- 5.6.2 Historic aerial photos taken in year 1924, 1949, 1964, 1972, 1980, 1990, 2000, 2005, 2010, 2015, 2020 and 2023 are shown in **Appendix 5.1**. The Phase IIa Development Site is generally composed of rural land in year 1924 to 1949. In year 1964, the other portion remained unchanged while the northeastern portion of site was under excavation. In year 1972, the northeastern portion of site were paved with some temporary structures. In year 1980 to 1990, the site was generally paved with some temporary structures. In year 2000, the site was used for open-air carpark. In year 2005, the northern part of the site was used as the carpark and the site office. In year 2010 to 2020, the site was used as the site office. Since year 2023, the site was used for site office.

Table 5.5 Land Use Summary on the Phase IIa Development Site

Year	Land Use / Description	Owner / Occupier	Source of Information	Off-site Property Affected?
1924	The Phase IIa Development Site was rural lands.	No information available	Aerial photos from Lands Department	No
1949	The Phase IIa Development Site was rural lands.	No information available	Aerial photos from Lands Department	No

Year	Land Use / Description	Owner / Occupier	Source of Information	Off-site Property Affected?
1964	The northeastern portion of the Phase IIa Development Site was under excavation. The other part remained unchanged with rural lands.	No information available	Aerial photos from Lands Department	No
1972	The northeastern portion of Phase IIa Development Site was paved with temporary structures.	No information available	Aerial photos from Lands Department	No
1980	The majority of Phase IIa Development Site was paved with temporary structures.	No information available	Aerial photos from Lands Department	No
1990	The majority of Phase IIa Development Site was paved with temporary structures.	No information available	Aerial photos from Lands Department	No
2000	The majority of the site was used for open-air carpark.	No information available	Aerial photos from Lands Department	No
2005	The northern portion of the Phase IIa Development Site was used for carpark and site office.	No information available	Aerial photos from Lands Department	No
2010	The Phase IIa Development Site was used for site office.	No information available	Aerial photos from Lands Department	No
2015	There is no change of landuse comparing to year 2010.	No information available	Aerial photos from Lands Department	No
2020	There is no change of landuse comparing to year 2015.	No information available	Aerial photos from Lands Department	No
2023	The Phase IIa Development Site was used for site office.	No information available	Aerial photos from Lands Department	No

Information from Government Departments

- 5.6.3 Apart from the historic aerial photos, the following Hong Kong Special Administrative 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 Phase II Development Site. The summary of correspondence is tabulated in **Table 5.6** below. Copy of letters which the Consultant sent to various Government Departments and relevant replies are shown in **Appendix 5.2**.
- 5.6.4 Building Records Access and Viewing On-line (BRAVO) of Buildings Departments (BD) was visited in October 2024 to obtain records for completed private buildings. There is neither records of building, structure, drainage, alternation & additions, site formation, minor works nor any existing building available at the Phase IIa Development Site. The captured screen of BRAVO is provided in **Appendix 5.3**.
- 5.6.5 The Consultant visited the Town Planning Board Statutory Planning Portal 3 to obtain records for land use zoning. The website as of 15 July 2025 has confirmed that the Phase IIa Development Site falls within an area zoned "Comprehensive Development Area" ("CDA") on the Draft Yuen Long OZP (No. S/YL/28).
- 5.6.6 As advised by Fire Services Department (FSD), neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the Phase II Development Site.

- 5.6.7 As advised by Environmental Protection Department (EPD), the Consultant visited the territory-wide register of chemical waste producers (CWPs) maintained at EPD's Territory Control Office. There are no valid registry records of chemical waste producer within the Phase II Development Site according to the register record as of 6 November 2024.
- 5.6.8 The Consultant has consulted Planning Department (PlanD), and they advised that it is not under their purview to provide input on the land contamination information.

Table 5.6 Enquiries and Responses on Land Contamination Related Records in the Phase II Development Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
SHKCDA12EI02_0_0011L.24	Environmental Protection Department	EP910/E6/1	30/10/2024	There is no record of chemical spillage accident and submission relating to land contamination assessment at the Phase II Development Site in the past five years. A visit to the Territorial Control Office for chemical waste producer registry inspection was performed. According to the register record as of 6/11/2024, no record is found at the Phase II Development Site.
SHKCDA12EI02_0_0012L.24	Fire Services Department	(110) in FSD GR 6-5/4Rpt.55	18/10/2024	Appointment letter from client to be provided for record.
		(149) in FSD GR 6-5/4Rpt.55	31/10/2024	Neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the Phase II Development Site.
SHKCDA12EI02_0_00013L.24	Planning Department	PDYL 5/7/116-52	24/10/2024	No under their purview to provide input on the land contamination information.
SHKCDA12EI02_0_00014L.24	Lands Department	-	31/10/2024	No concerned information relating to land contamination issues for the Phase II Development Site. The proposed land exchange application is handled by Land Supply Section.

Discussion and Observation

- 5.6.9 Based on the above, the desktop review of historic information indicated that the Application Site was characterized by a mixture of rural landscape and farmland. Major changes of land use status in the area were observed around year 1972 and 2023. The

Phase IIa Development Site has been used as a temporary carpark with some temporary structures. The majority of the Site is used as the construction site office and temporary structures.

- 5.6.10 Site Visit was conducted in November 2024. Photo record for the Application Site was shown in **Appendix 5.4**. It is observed that the Application Site was occupied with temporary structure and other than the pave area, there is vegetation covered generally.
- 5.6.11 There was no sign of obvious/ suspected contamination such as oil staining, abnormal odour, distress vegetation, dangerous goods storage and/ or chemical storage based on the desktop research and observation.
- 5.6.12 It is therefore considered that the risk of land contamination problem arising from the historical and existing use is unlikely, and that the temporary structures related to historical and existing land use are not considered associated with land-contaminating activities, based on the observations from site visit, desktop review of historic information and was no sign of obvious/ suspected contamination from relevant departmental records. Further investigation of potential land contamination problem is not considered necessary.

5.7 Conclusion

- 5.7.1 Potential environmental impacts arising from construction activities of the Proposed Commercial Development, including air quality, construction wastewater, noise and waste impacts have been assessed. Potential environmental impacts are anticipated to be insignificant with the implementation of effective environmental mitigation measures. In conclusion, it is envisaged that construction phase environmental impacts arising from the Proposed Commercial Development would be insignificant.
- 5.7.2 According to the historical and existing use observed in site survey, the risk of land contamination problem is unlikely. Further investigation of potential land contamination problem is not considered necessary.

6. CONCLUSION

- 6.1.1 Environmental noise, air quality, water quality and construction phase environmental impacts have been evaluated in this study.
- 6.1.2 The Proposed Commercial Development will not rely on openable window for ventilation purpose. Environmental noise impact on the development will not be a concern.
- 6.1.3 Maximum permissible sound power level of future noisy facilities of the Proposed Commercial Development has been deduced so that it can be followed in subsequent stages of the design to ensure compliance with HKPSG requirement and assure no adverse noise impact on any surrounding noise sensitive use.
- 6.1.4 According to findings of the air quality impact assessment, adequate buffer separation is allowed from identified emission source. No adverse odour impact is anticipated based on the odour surveys and assessments. It is anticipated that the Proposed Commercial Development would not be subject to adverse air quality and odour impacts.
- 6.1.5 In addition, the Proposed Commercial Development is generally non-environmental polluting in nature (i.e. the Proposed Commercial Development would not generate air quality impact on the surrounding ASRs).
- 6.1.6 Potential environmental impacts arising from construction activities of the Proposed Commercial Development, including dust and gaseous emission, 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.
- 6.1.7 According to the historical and existing use observed in site survey, the risk of land contamination problem is unlikely. Further investigation of potential land contamination problem is not considered necessary.
- 6.1.8 With the implementation of the water quality mitigation measures, no adverse water quality impacts during construction and operation phase would be anticipated.
- 6.1.9 In conclusion, it is envisaged that environmental impacts on and arising from the Proposed Commercial Development are considered insignificant with mitigation in place.

Figures

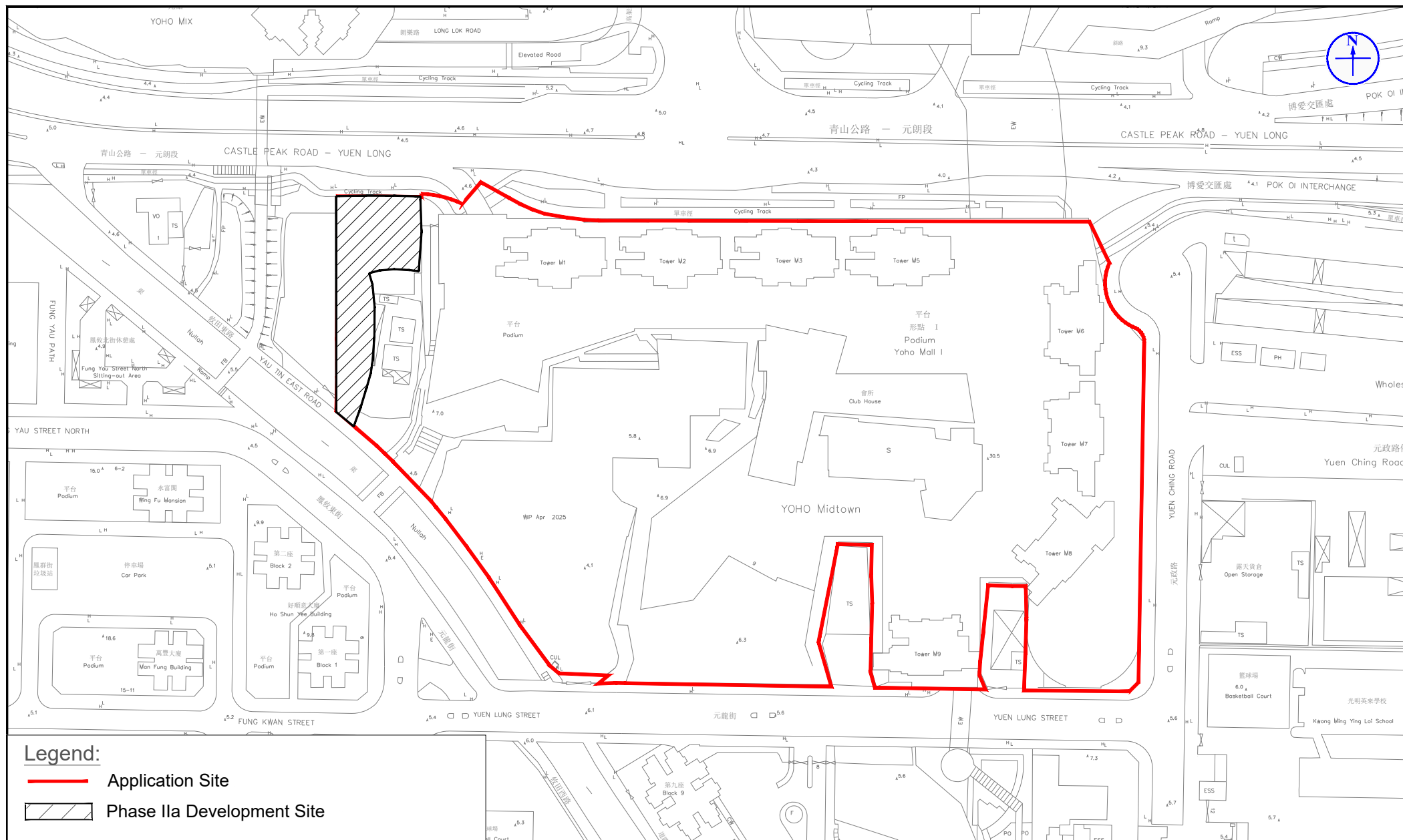


Figure: 1.1

Title: Location of the Application Site and its Environs

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: SC

Checked by: CC

Rev.: 1.0

Date: Jul 2025

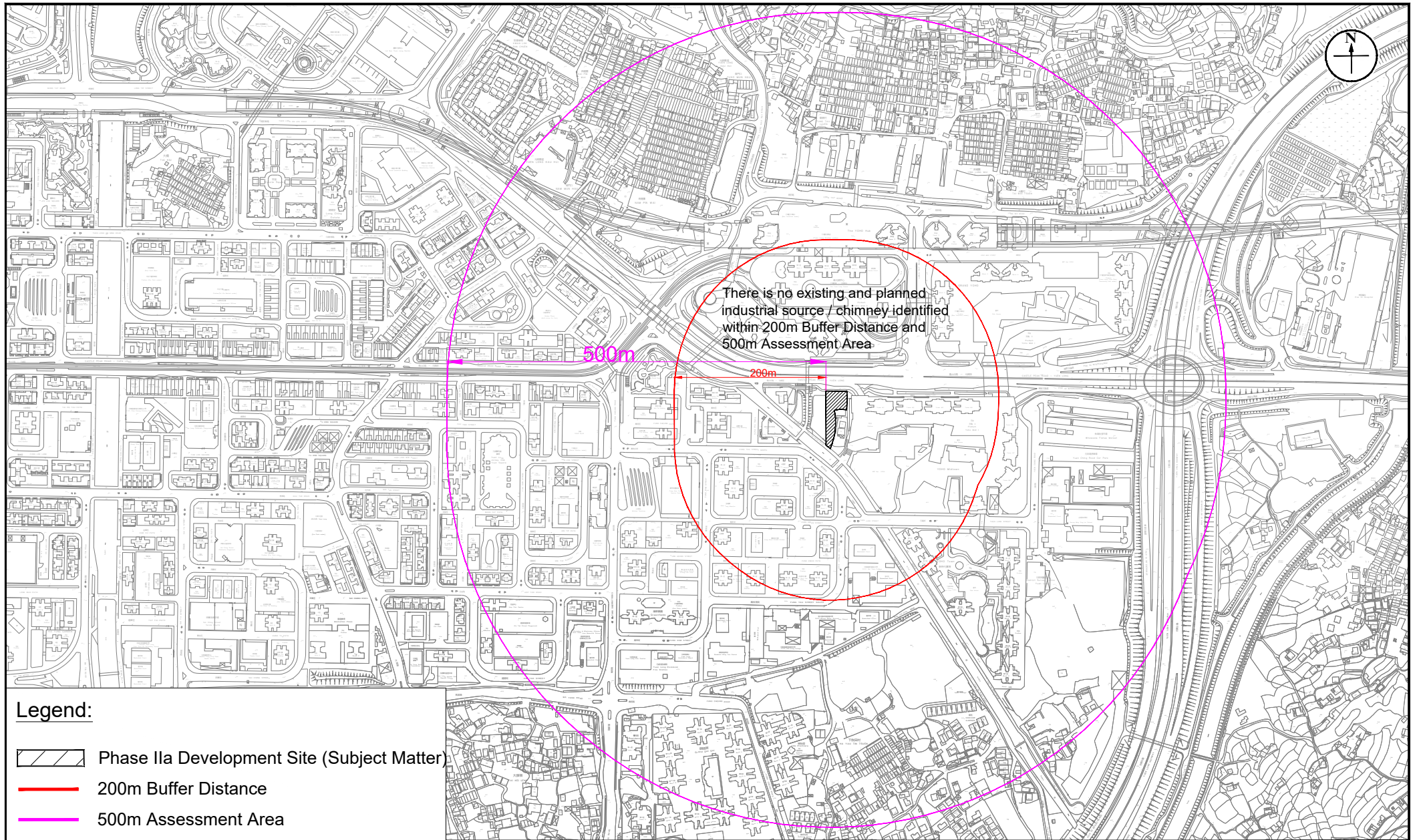


Figure: 3.1

Title: 200m Buffer Distance and 500m Assessment Area

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: SC

Checked by: CC

Rev.: 1.3

Date: Mar 2026

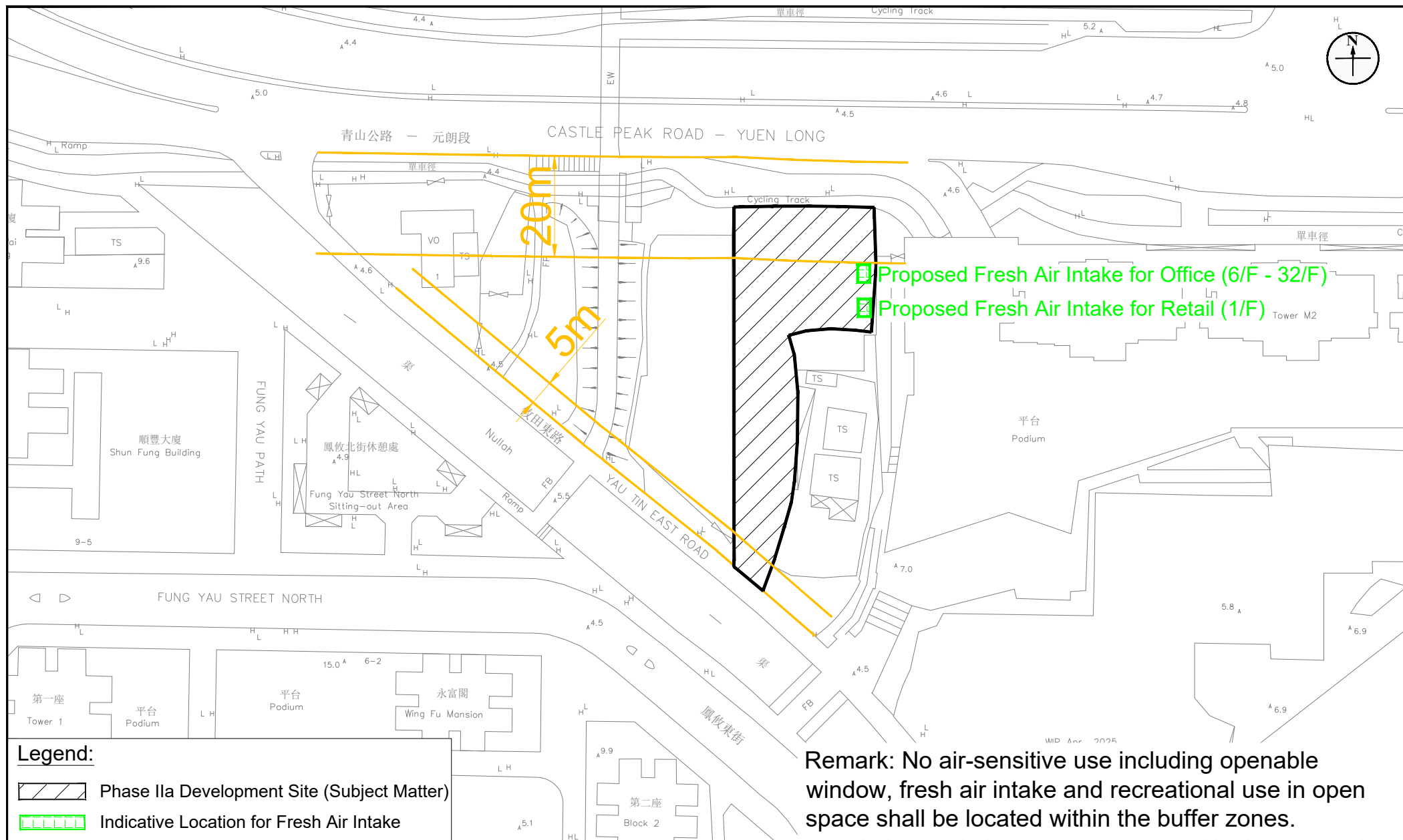


Figure: 3.2

Title: HKPSG Vehicular Emission Buffer Distance for Nearby Road Network

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: SC

Checked by: CC

Rev.: 1.4

Date: Jul 2026

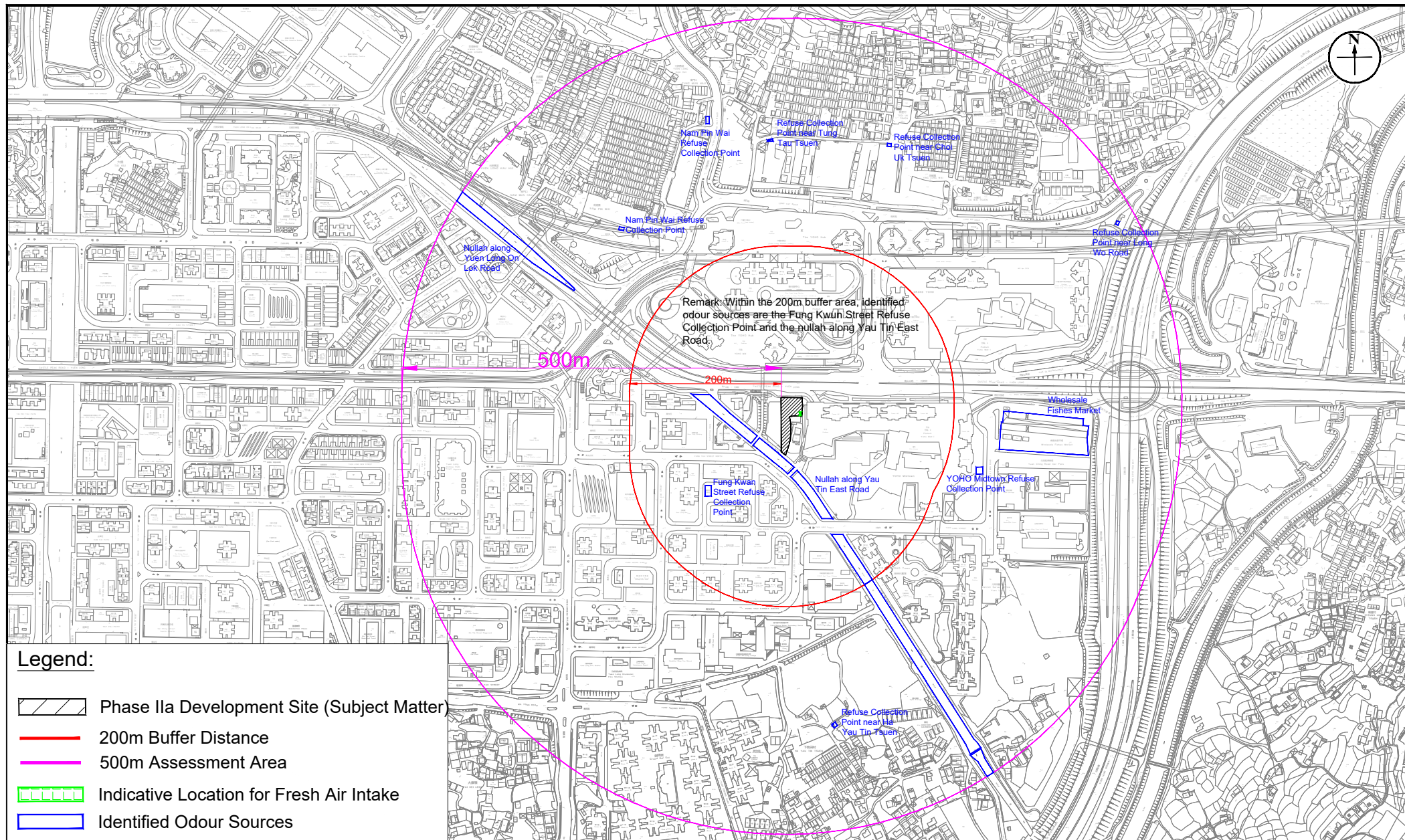


Figure: 3.3

Title: Odour Sources Identified within 200m Buffer Distance and 500m Assessment Area

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

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Checked by: CC

Rev.: 1.3

Date: Mar 2026

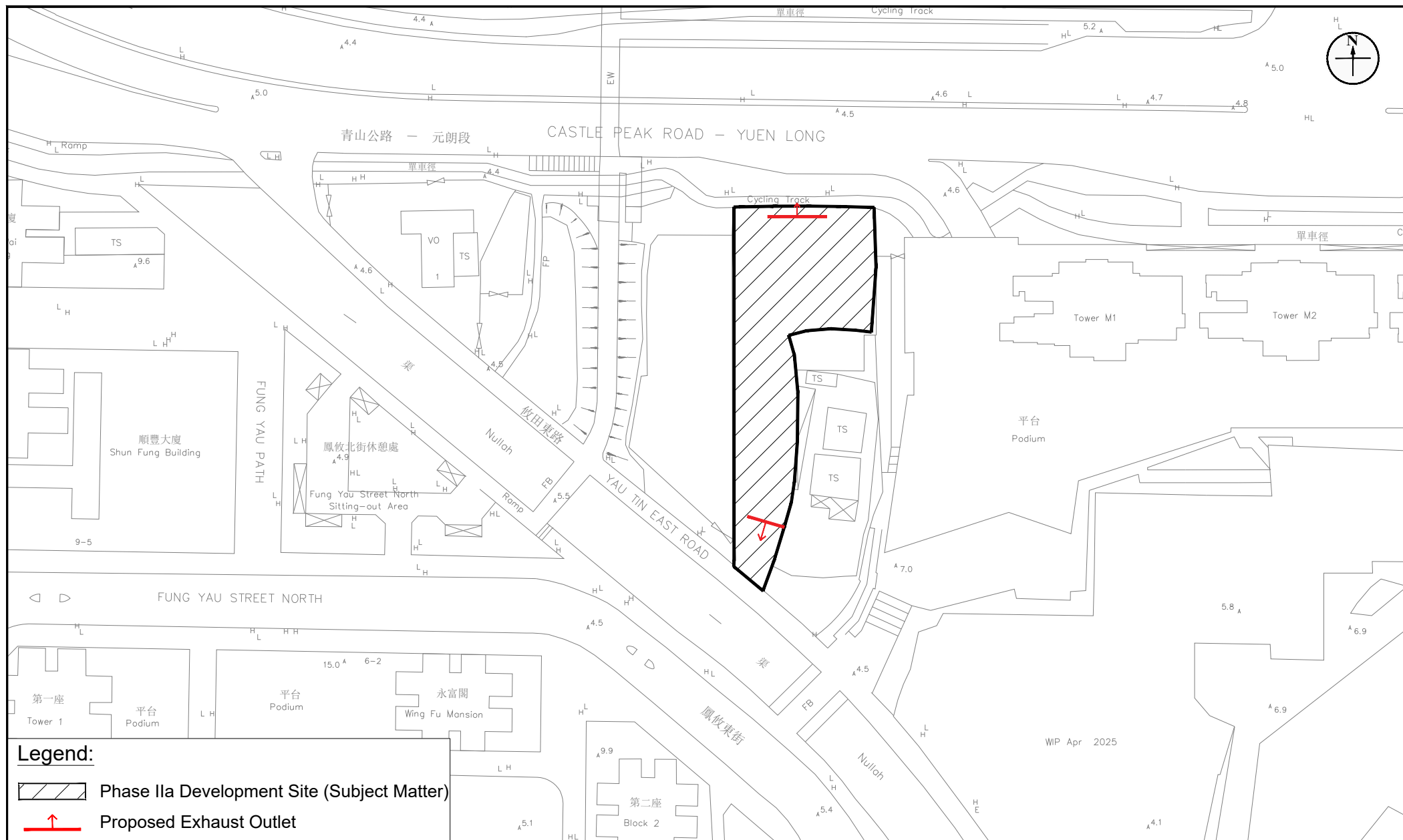


Figure: 3.4

Title: Indicative Location of Exhaust Outlet for Proposed Carpark

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: SC

Checked by: CC

Rev.: 1.4

Date: Jul 2026

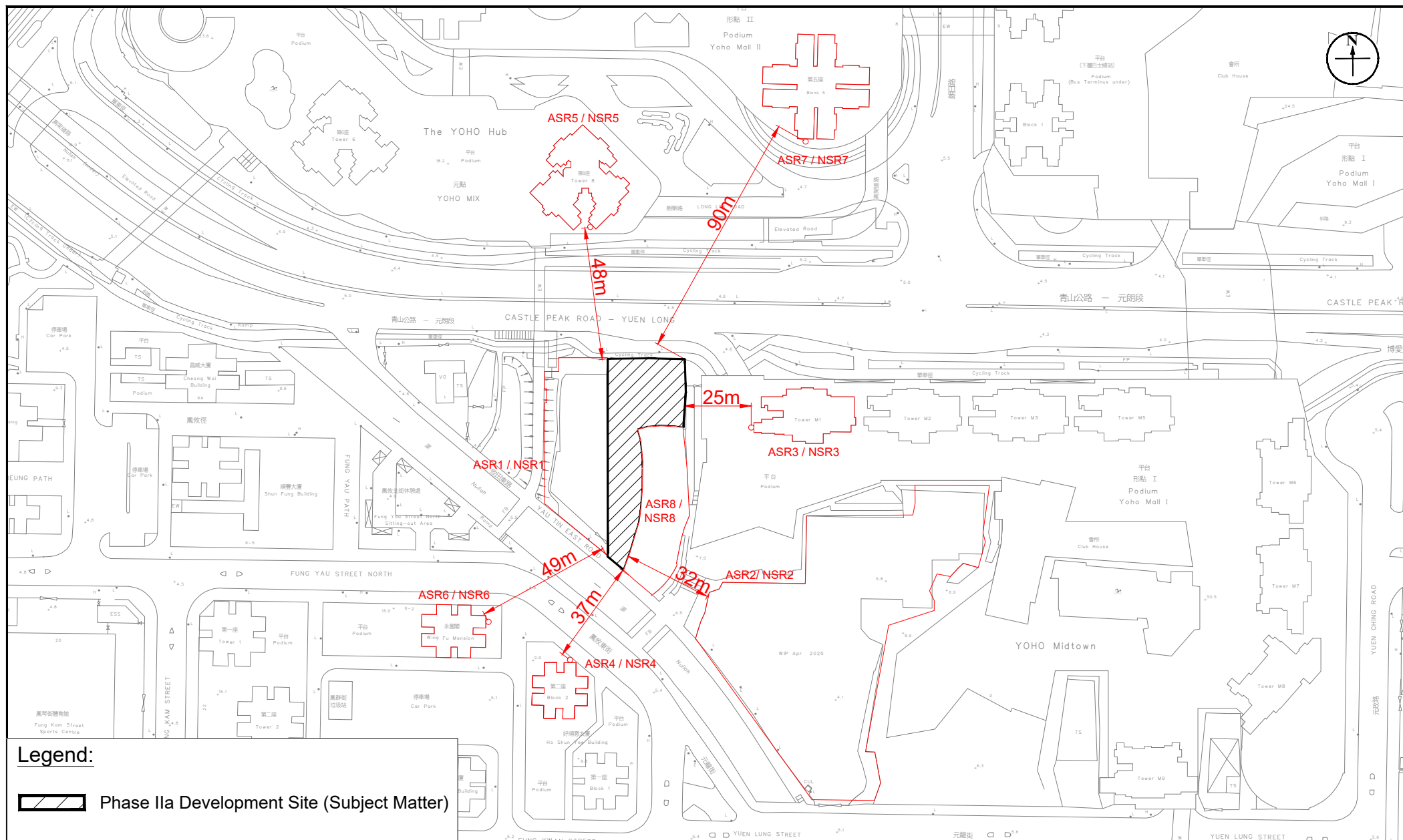


Figure: 5.1

Title: Representative Air and Noise Sensitive Receivers in the Surrounding

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: SC

Checked by: CC

Rev.: 1.0

Date: Jul 2025

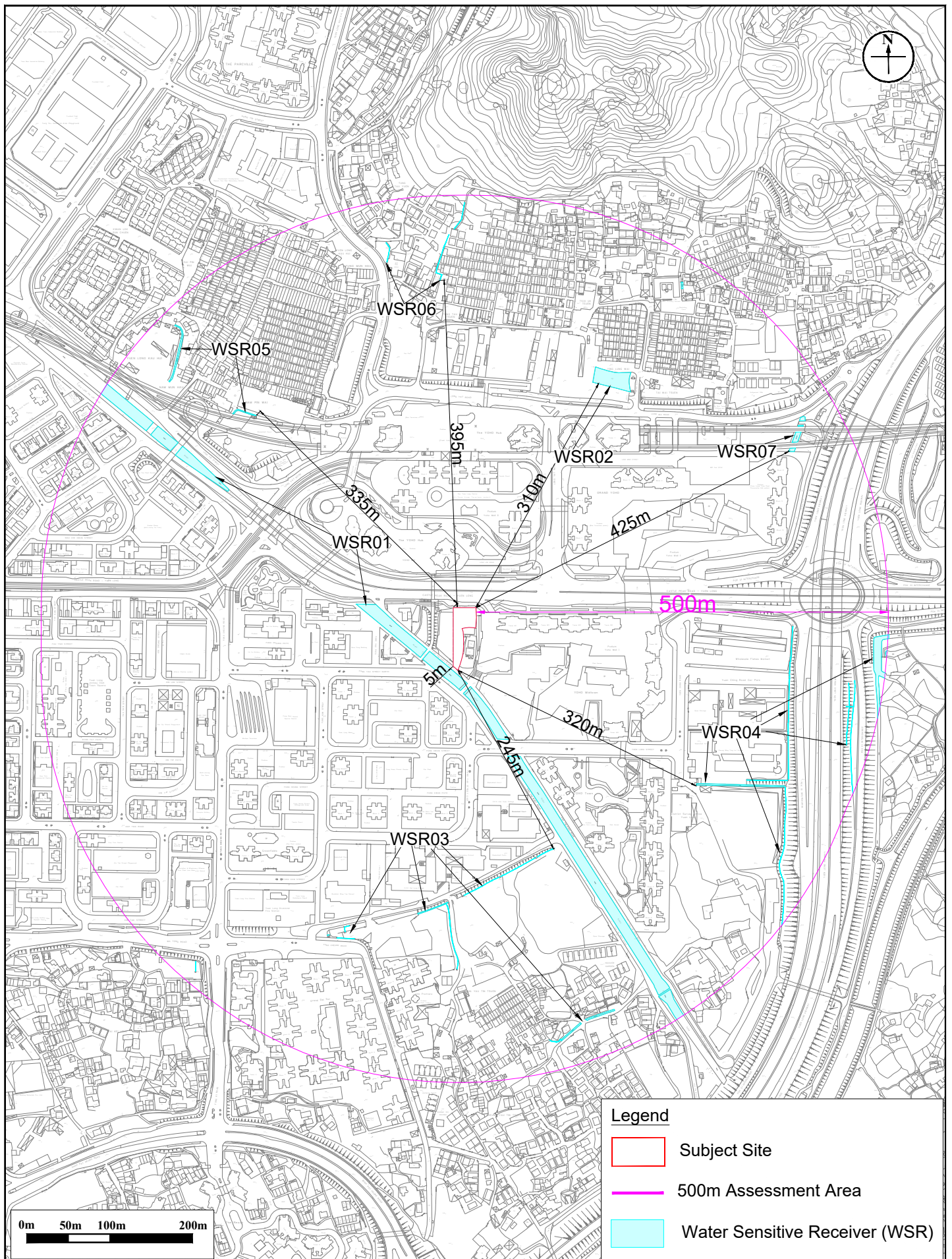


Figure: 5.2

Title: Representative Water Sensitive Receivers in the Surrounding

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: GW

Checked by: CC

Rev.: 1.0

Date: Jul 2025

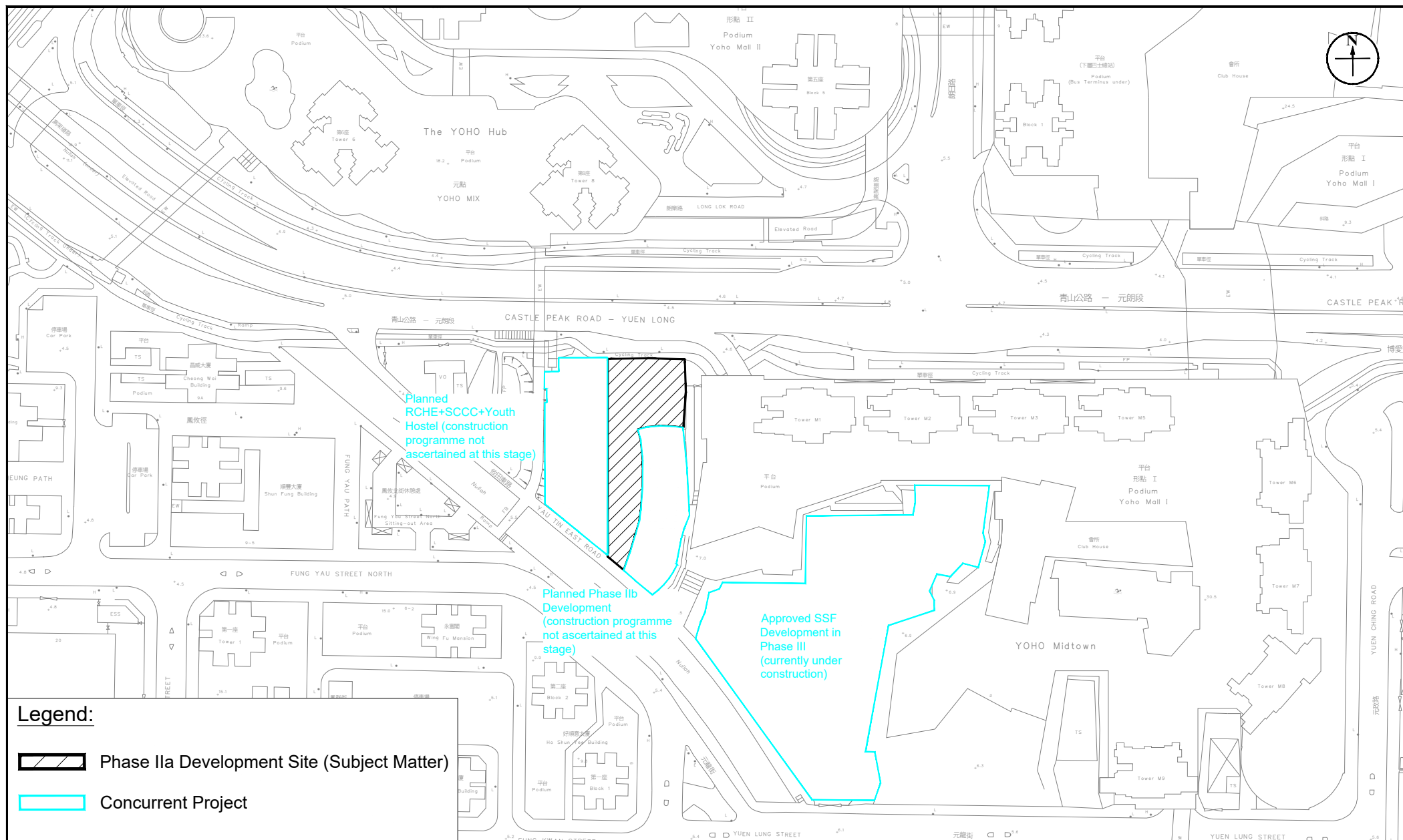


Figure: 5.3

Title: Concurrent Projects

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

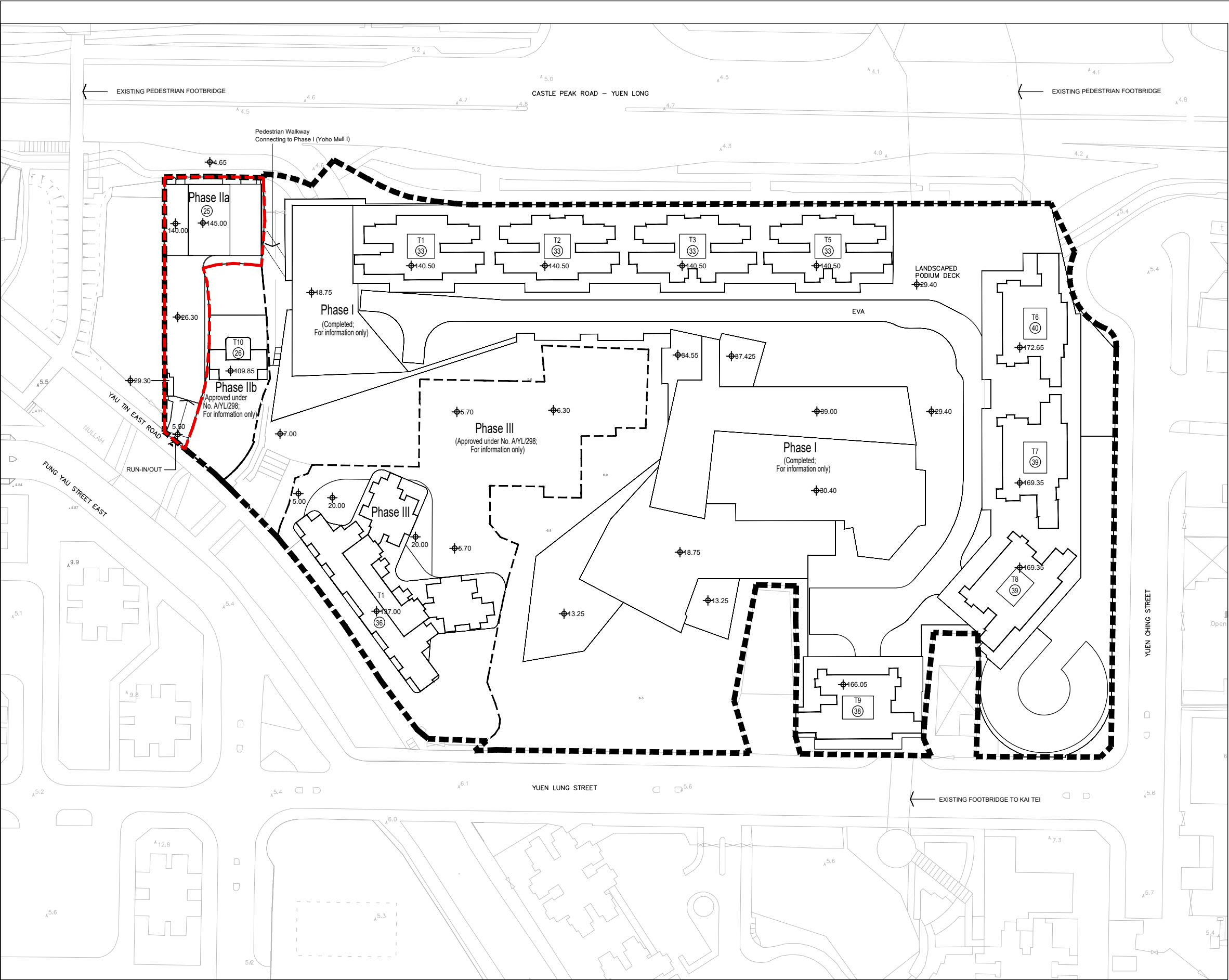
Drawn by: SC

Checked by: CC

Rev.: 1.2

Date: Aug 2025

Appendix 1.1 Indicative Master Layout Plan, Floor Plans and Sections of the Proposed Development



LEGEND:

Application Site
(Same as approved Application No. A/YL/298)

Phase IIa
(Subject matter of current application)

Phasing Boundary

Level in mPD (Main Roof)

36

No. of Commercial / Office / Retail / Residential Floors

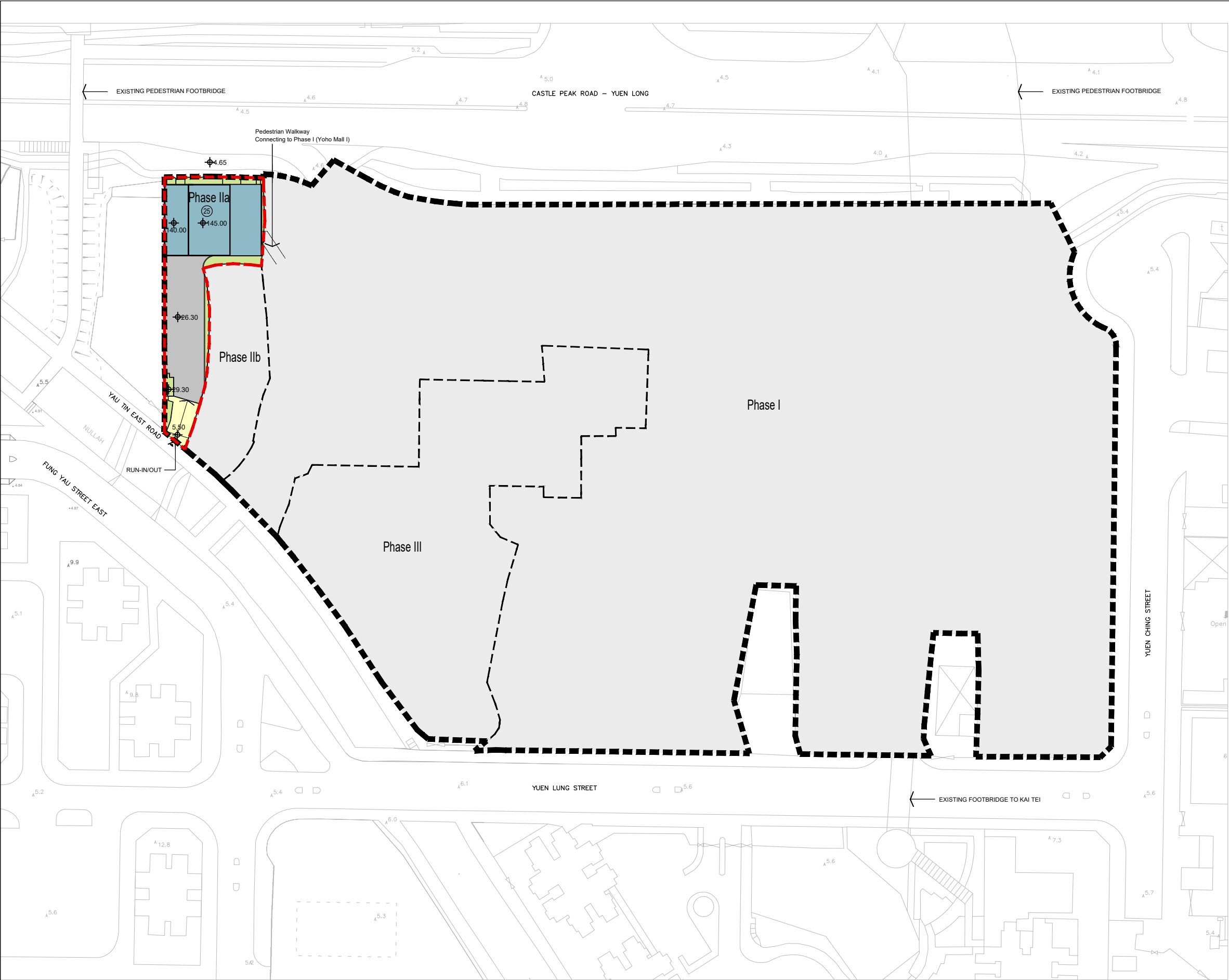
REMARKS:

Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

SK SUN HUNG KAI ARCHITECTS AND ENGINEERS LIMITED SUN HUNG KAI CENTRE, WANCHAI, HONGKONG TEL. 28278111 28272884	Title	INDICATIVE MASTER LAYOUT PLAN		Rev.	Date
				SK01	FEB 2026
				Scale	Figure
				NA	01



LEGEND:

Application Site
(Same as approved Application No. A/YL/298)

Phase IIa
(Subject matter of current application)

Phasing Boundary

Level in mPD (Main Roof)

36

No. of Commercial / Office / Retail / Residential Floors

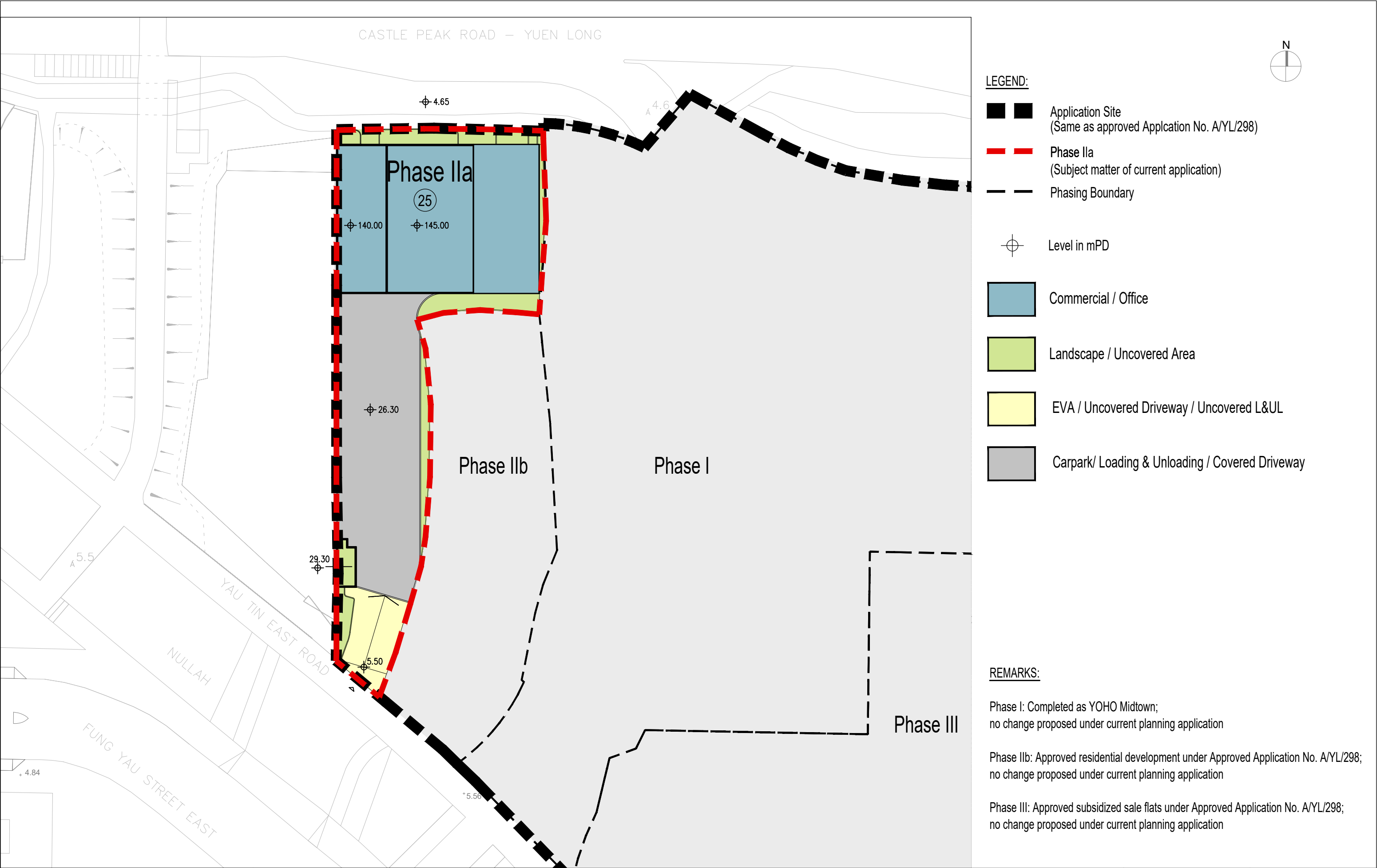
REMARKS:

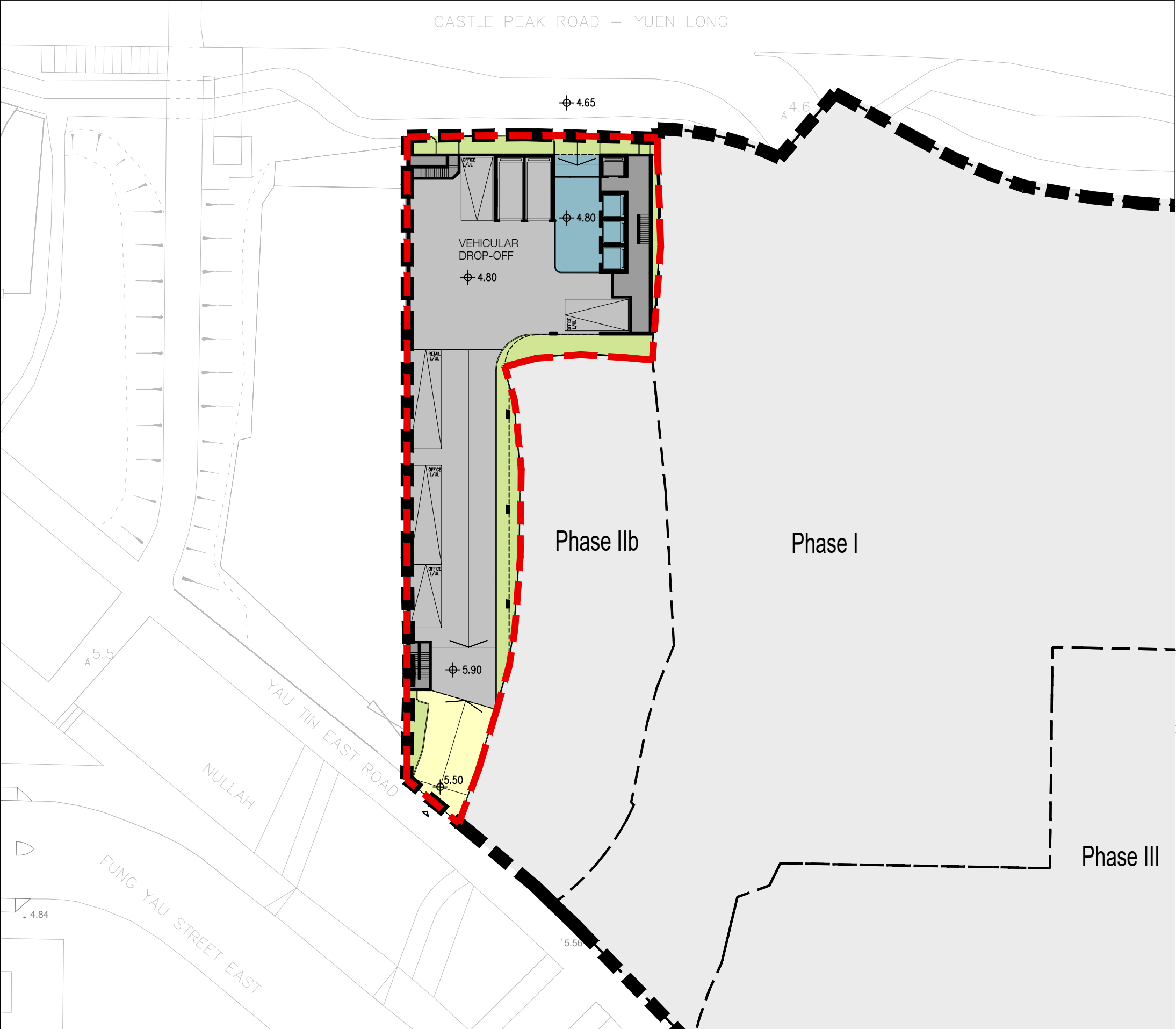
Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

Rev.	Date
SK01	FEB 2026
Scale	Figure
NA	02





LEGEND:

- Application Site (Same as approved Application No. A/YL/298)
- Phase IIa (Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Landscape / Uncovered Area
- EVA / Uncovered Driveway / Uncovered L&UL
- Carpark/ Loading & Unloading / Covered Driveway
- Electrical & Mechanical (E&M) / Circulation

REMARKS:

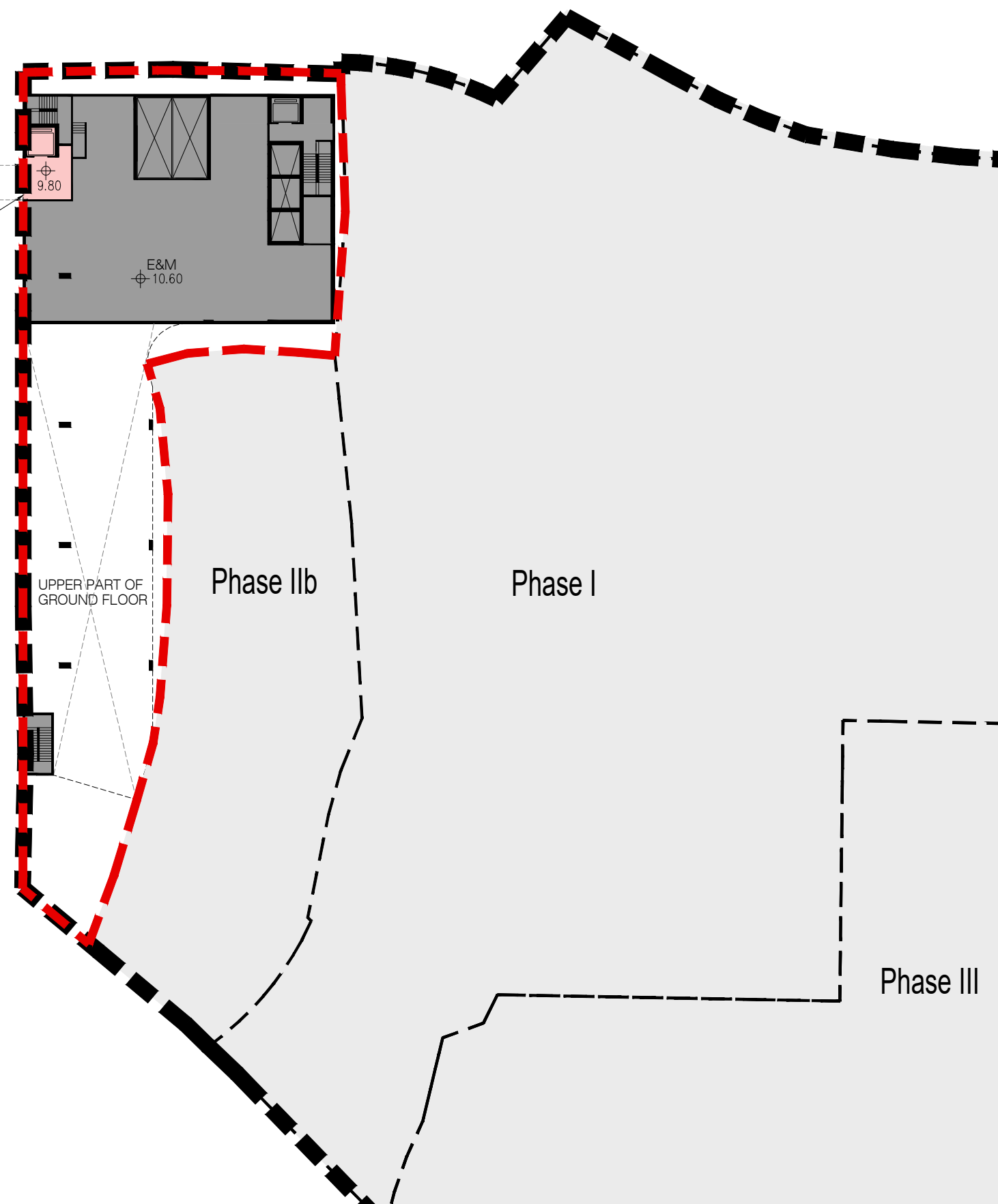
Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

TO EXISTING FOOTBRIDGE VIA
FUTURE DEVELOPMENT AT
ADJOINING G/IC SITE

RESERVED OPENING FOR
PEDESTRIAN WALKWAY



LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary

Level in mPD

Commercial / Retail

Electrical & Mechanical (E&M) /
Circulation

REMARKS:

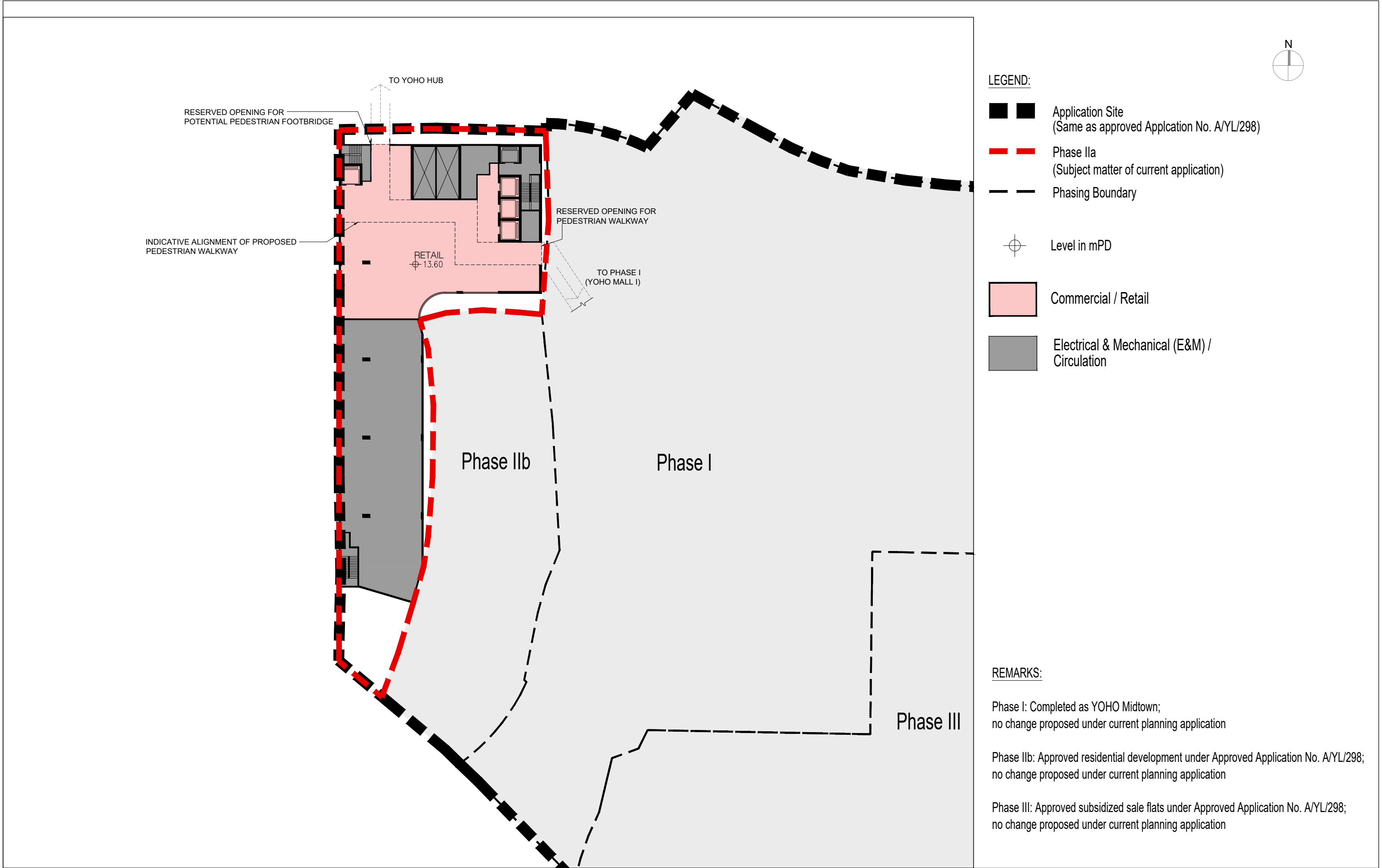
Phase I: Completed as YOHO Midtown;
no change proposed under current planning application

Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application

Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

Title	Rev.	Date
	SK01	FEB 2026
	Scale 1:450 @A3	Figure 05

INDICATIVE MEZZANINE FLOOR PLAN



Rev.	Date
SK01	FEB 2026
Scale 1:450 @A3	Figure 06



LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Carpark/ Loading & Unloading / Covered Driveway
- Electrical & Mechanical (E&M) /
Circulation

REMARKS:

- Phase I: Completed as YOHO Midtown;
no change proposed under current planning application
- Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application
- Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

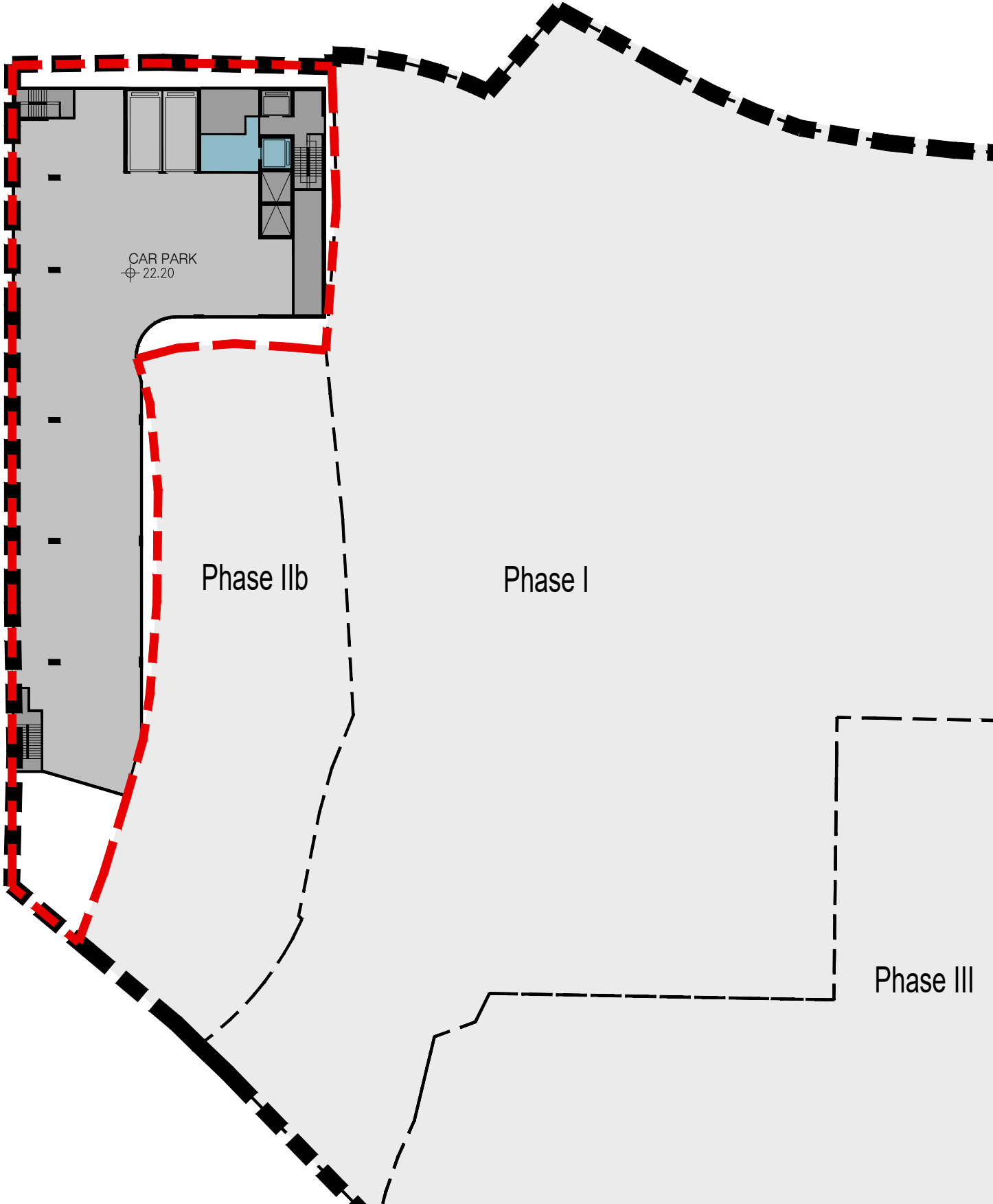


LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Carpark/ Loading & Unloading / Covered Driveway
- Electrical & Mechanical (E&M) /
Circulation

REMARKS:

- Phase I: Completed as YOHO Midtown;
no change proposed under current planning application
- Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application
- Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application



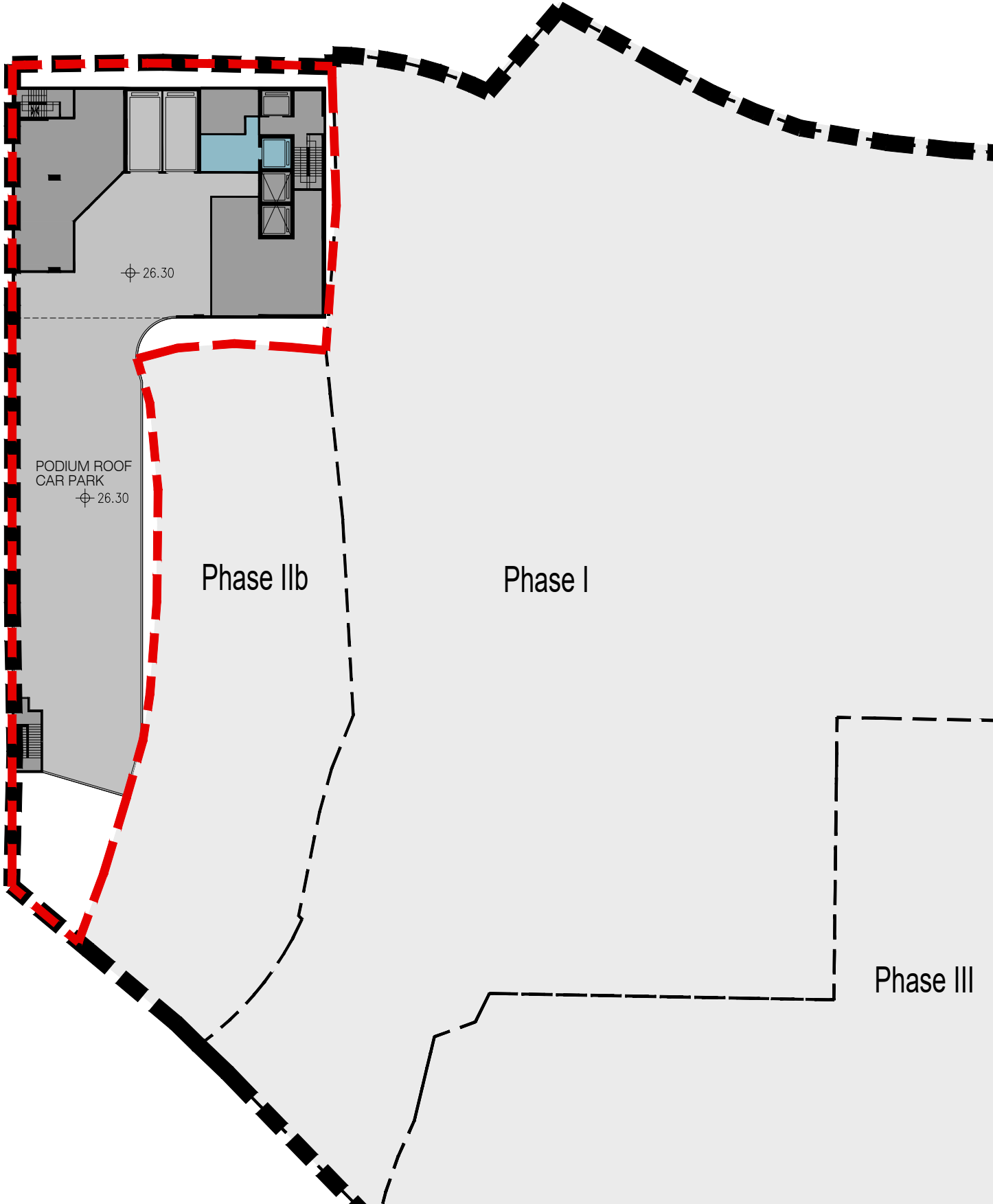


LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Carpark/ Loading & Unloading / Covered Driveway
- Electrical & Mechanical (E&M) /
Circulation

REMARKS:

- Phase I: Completed as YOHO Midtown;
no change proposed under current planning application
- Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application
- Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application





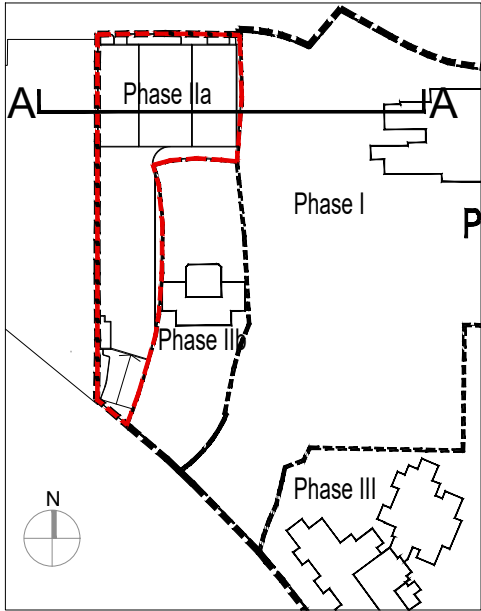
LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary
- Level in mPD
- Commercial / Office
- Carpark/ Loading & Unloading / Covered Driveway
- Electrical & Mechanical (E&M) /
Circulation

REMARKS:

- Phase I: Completed as YOHO Midtown;
no change proposed under current planning application
- Phase IIb: Approved residential development under Approved Application No. A/YL/298;
no change proposed under current planning application
- Phase III: Approved subsidized sale flats under Approved Application No. A/YL/298;
no change proposed under current planning application

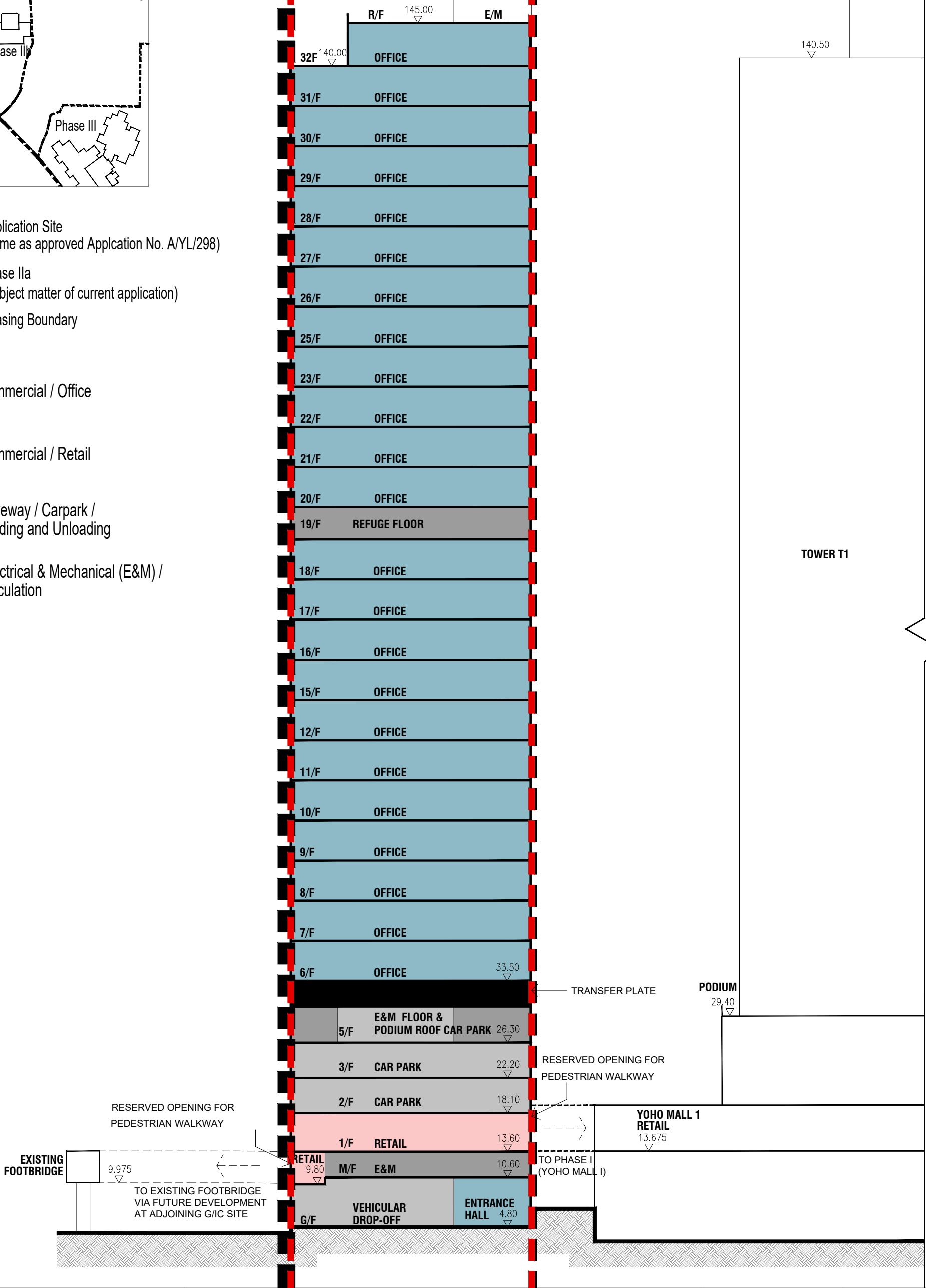
KEY PLAN:



LEGEND:

- Application Site
(Same as approved Application No. A/YL/298)
- Phase IIa
(Subject matter of current application)
- Phasing Boundary

- Commercial / Office
- Commercial / Retail
- Driveway / Carpark /
Loading and Unloading
- Electrical & Mechanical (E&M) /
Circulation



Appendix 3.1 Route of Site Inspection for Odour

Appendix 3.2 Correspondence from Environmental Protection Department

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

By Fax (2685 1155) & Post

Dear Sir / Madam,

Commercial Development at Yuen Long CDA, Area 12, Phase IIa, N.T.

Request of Information for Odour Complaints within 500m Assessment Area from Application Site

We are the environmental consultant employed by the project proponent for conducting an Environmental Assessment for the captioned Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa, N.T.

Of particular interest is whether there is any information regarding historical complaints received in the past five years (2019-2025) on the odour issue (if any) within 500m Assessment Area from the Application Site.

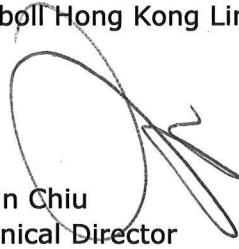
If there are odour complaints within 500m Assessment Area from the Application Site, we would be much appreciated if you would provide us the number of complaints received in each year between 2019 to 2025.

We would be grateful if there is any additional information including the date of the complaint, the affected area, as well as any identification of the odour source(s) and any mitigation measures or improvements of the odour source(s) that have been implemented after receiving the complaint(s), if necessary.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by **31 October 2025**.

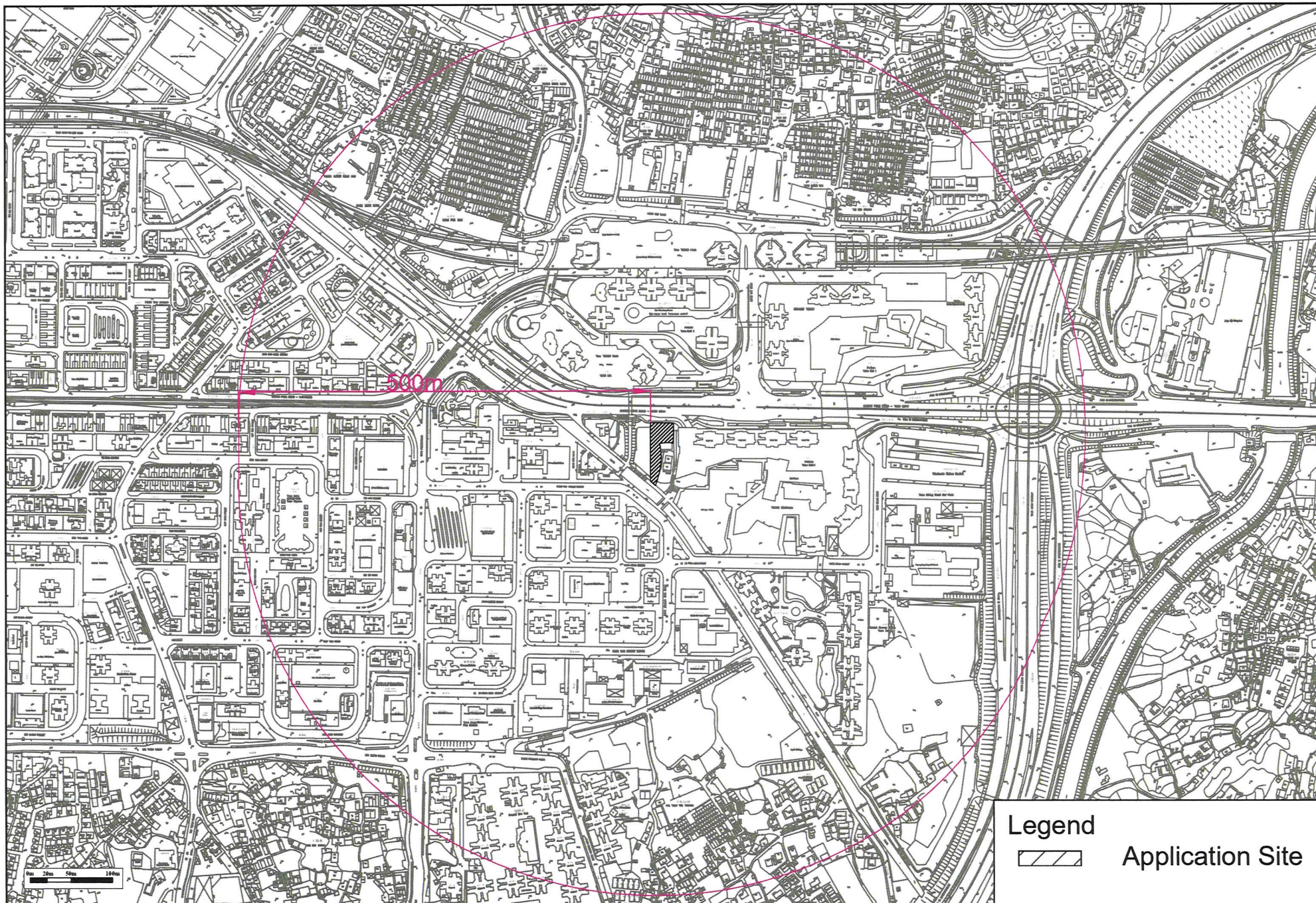
Should you have any queries, please do not hesitate to contact the undersigned at 3465 2811 (email: cchiu@ramboll.com) or our Ms. Susan Chan at 3465 2848 (email: susanchan@ramboll.com). We sincerely seek your feedback on this matter. Thank you in advance for any assistance you can provide.

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


Calvin Chiu
Technical Director

Enclosure: Plan of 500m Assessment Area and Application Site

Q:\Projects\SHKCDA12EI02\02 Project Management\02 Corr\SHKCDA12EI02_0_0024L.25.docx



Susan Chan

From: Kit-kwong WONG/EPD <kitkwongwong@epd.gov.hk>
Sent: Monday, July 13, 2026 5:29 PM
To: Susan Chan
Cc: Calvin Chiu
Subject: Re: Request for Information for Odour Complaints within 500m Assessment Area from Application Site (Your Ref. SHKCDA12EI02_0_024L.25)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Susan

Re. your further enquiry about case no. 10, the result is “Not substantiated”.

Thanks.

Regards

Martin WONG
Environmental Protection Officer
Regional Office (North)
Environmental Protection Department
2158 5763

Susan Chan

From: Kit-kwong WONG/EPD <kitkwongwong@epd.gov.hk>
Sent: Monday, November 17, 2025 5:00 PM
To: Susan Chan
Cc: Calvin Chiu
Subject: Re: Request for Information for Odour Complaints within 500m Assessment Area from Application Site (Your Ref. SHKCDA12EI02_0_024L25)

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from kitkwongwong@epd.gov.hk. [Learn why this is important](#)

Dear Susan

Regarding your further request d.d. 12 Nov 2025, the location information and the remark have been appended to each of the complaint case as shown below.

No.	Suspected Source Type of Odour	Month of Complaint received	Location	Remark
1	Surface Channel / Drain / Gullies	Nov 2020	Yuen Long East Nullah	EPD has been continuously following up on any malodour issues arising from drainage misconnections in the Yuen Long area and had taken enforcement actions against illegal discharges to the Yuen East Long Nullah; at the same time referral to relevant departments were made for any misconnections found.
2	Surface Channel / Drain / Gullies	Dec 2020	Yau San Street	Not substantiated
3	Surface Channel / Drain / Gullies	May 2021	Yau San Street	Not substantiated
4	Surface Channel / Drain / Gullies	Apr 2022	Fung Yau Street South	Not substantiated
5	RCP	Nov 2022	Fung Kam Street	Not substantiated
6	Surface Channel / Drain / Gullies	Mar 2023	Yau San Street	Not substantiated
7	Surface Channel / Drain / Gullies	Apr 2023	Yau San Street	Not substantiated
8	Surface Channel / Drain / Gullies	Feb 2024	Yau San Street	Not substantiated
9	Surface Channel / Drain / Gullies	May 2024	Yuen Long East Nullah	Same as no. 1
10	Surface Channel / Drain / Gullies	Oct 2025	Yuen Long East Nullah	Under Investigation

You may also need to check with other relevant parties / departments for such information as appropriate.

Thank you.

Regards

Martin WONG
Environmental Protection Officer
Regional Office (North)
Environmental Protection Department
2158 5763

From: Susan Chan <susanchan@ramboll.com>
Sent: Wednesday, November 12, 2025 10:30 AM
To: Kit-kwong WONG/EPD <kitkwongwong@epd.gov.hk>
Cc: Calvin Chiu <cchiu@ramboll.com>
Subject: RE: Request for Information for Odour Complaints within 500m Assessment Area from Application Site (Your Ref. SHKCDA12EI02_0_024L25)

Dear Martin,

Many thanks for your email reply. Regarding the captioned information request, we would like to request further details on the historical complaints mentioned in your email.

Of particular interest is whether these complaints are considered as valid odour-related complaints, the affected areas of the concerned complaints, as well as any identification of the odour source(s) and any mitigation measures or improvements of the odour source(s) that have been implemented after receiving the complaint(s), if necessary.

Due to the urgency of the project, we would greatly appreciate it if you could provide the requested information by **24 November 2025**.

Should you have any queries, please do not hesitate to contact me. Many thanks in advance!

Kind regards
Susan Chan

Environmental Consultant

[Redacted signature block]

Classification: Confidential

From: Kit-kwong WONG/EPD <kitkwongwong@epd.gov.hk>
Sent: Tuesday, November 11, 2025 6:39 PM
To: Susan Chan <susanchan@ramboll.com>
Cc: Calvin Chiu <cchiu@ramboll.com>
Subject: Request for Information for Odour Complaints within 500m Assessment Area from Application Site (Your Ref. SHKCDA12EI02_0_024L.25)

Some people who received this message don't often get email from kitkwongwong@epd.gov.hk. [Learn why this is important](#)

Dear Susanna

We refer to the following letter submitted by Mr. Calvin CHIU and further clarification with you over the phone.
[See attachment "2025-10-23 Ramboll Enquiry.pdf"]

This Offiec has received 10 complaints related to surface channel, RCP and Fish Market within the concerned area over the past five years. The relevant details of the complaints are provided below.

No.	Suspected Source Type of Odour	Month of Complaint received
1	Surface Channel / Drain / Gullies	Nov 2020
2	Surface Channel / Drain / Gullies	Dec 2020
3	Surface Channel / Drain / Gullies	May 2021
4	Surface Channel / Drain / Gullies	Apr 2022
5	RCP	Nov 2022
6	Surface Channel / Drain / Gullies	Mar 2023
7	Surface Channel / Drain / Gullies	Apr 2023
8	Surface Channel / Drain / Gullies	Feb 2024
9	Surface Channel / Drain / Gullies	May 2024
10	Surface Channel / Drain / Gullies	Oct 2025

You may also need to check with other relevant parties / departments for such information as appropriate.

Thank you.

Regards

Martin WONG
Environmental Protection Officer
Regional Office (North)
Environmental Protection Department
2158 5763

Appendix 3.3 TD's Endorsement on the Road Type

Yeung, David

From: Chi Wai IP <chiwaiip@td.gov.hk>
Sent: Friday, September 19, 2025 5:29 PM
To: Lau, Ryan
Cc: Yeung, David
Subject: RE: S16 Planning Application for Proposed Commercial Development in Phase II of a Comprehensive Commercial/Residential Development at "CDA" to the Immediate South of Castle Peak Road in Area 12, Yuen Long - Enquiry on Road Type of Yau Tin East Road
Attachments: 20250519 - HyD, DSD, FSD, EPD, GEO, LCSD, FEHD, UD&L.PDF; Yau Tin East Rd - Location Plan.pdf

This Message Is From an External Sender

This message came from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Report Suspicious](#)

Dear Ryan,

Please note that part of the Yau Tin East Road is not managed by this department and Yau Tin East Road is not a through road connecting Castle Peak Road Yuen Long and Yuen Lung Street.

Nonetheless, I have no comment on your proposed road type for the road section of Yau Tin East Road between Castle Peak Road Yuen Long and Yuen Lung Street as Local Distributor for your environmental assessment.

Regards,
Louis IP
E/YLS, TE(NTW), TD
Tel: 2399 2565

From: "Lau, Ryan" <Ryan.Lau1@aecom.com>
To: "chiwaiip@td.gov.hk" <chiwaiip@td.gov.hk>
Cc: "Yeung, David" <David.Yeung@aecom.com>
Date: 2025/09/19 下午 12:00
Subject: RE: S16 Planning Application for Proposed Commercial Development in Phase II of a Comprehensive Commercial/Residential Development at "CDA" to the Immediate South of Castle Peak Road in Area 12, Yuen Long - Enquiry on Road Type of Yau Tin East Road

Dear Mr. Ip,

As per our tele-conversation earlier today, please find attached the location plan excerpted from TIA of our S16 pre-submission for your reference. It is proposed for the section of Yau Tin East Road between Castle Peak Road – Yuen Long and Yuen Lung Street to be classified as “Local Distributor”.

Please contact me at 3856 5489 if you have any concerns or inquiries, thank you very much!

Regards,

Ryan Lau
AECOM
[REDACTED]

From: Lau, Ryan
Sent: Wednesday, August 27, 2025 10:52 AM
To: chiwaiip@td.gov.hk
Cc: Yeung, David <David.Yeung@aecom.com>
Subject: RE: S16 Planning Application for Proposed Commercial Development in Phase II of a Comprehensive Commercial/Residential Development at "CDA" to the Immediate South of Castle Peak Road in Area 12, Yuen Long - Enquiry on Road Type of Yau Tin East Road

Dear Mr. Ip,

Apologies for the repeated emails on the matter. Further to our initial email dated 27 May 2025 and subsequent emails, we would be grateful if you could provide your comments on the proposed road classification of Yau Tin East Road. Please contact me at 3856 5489 if you have any concerns or inquiries, thank you!

Regards,

Ryan Lau
AECOM
[REDACTED]

From: Lau, Ryan
Sent: Wednesday, July 9, 2025 4:03 PM
To: chiwaiip@td.gov.hk
Cc: Yeung, David <David.Yeung@aecom.com>
Subject: RE: S16 Planning Application for Proposed Commercial Development in Phase II of a Comprehensive Commercial/Residential Development at "CDA" to the Immediate South of Castle Peak Road in Area 12, Yuen Long - Enquiry on Road Type of Yau Tin East Road

Dear Mr. Ip,

Further to our previous emails, grateful if you could provide your comments on the proposed road classification of Yau Tin East Road. Please call me at 3856 5489 if you have any concerns or inquiries, many thanks!

Regards,

Ryan Lau
AECOM
[REDACTED]

From: Lau, Ryan
Sent: Tuesday, June 17, 2025 10:38 AM
To: 'chiwaiip@td.gov.hk' <chiwaiip@td.gov.hk>
Cc: Yeung, David <David.Yeung@aecom.com>
Subject: RE: S16 Planning Application for Proposed Commercial Development in Phase II of a Comprehensive Commercial/Residential Development at "CDA" to the Immediate South of Castle Peak Road in Area 12, Yuen Long - Enquiry on Road Type of Yau Tin East Road

Dear Mr. Ip,

Further to the below email and our previous tele conversation, grateful if you could provide confirmation on the road classification of Yau Tin East Road, many thanks!

Regards,

Ryan Lau
AECOM


From: Lau, Ryan

Sent: Tuesday, May 27, 2025 11:39 AM

To: chiwaiip@td.gov.hk

Cc: Yeung, David <David.Yeung@aecom.com>

Subject: S16 Planning Application for Proposed Commercial Development in Phase II of a Comprehensive Commercial/Residential Development at "CDA" to the Immediate South of Castle Peak Road in Area 12, Yuen Long - Enquiry on Road Type of Yau Tin East Road

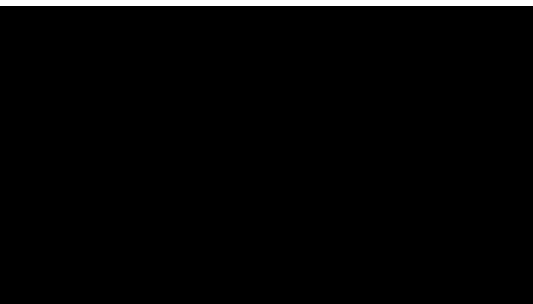
Dear Mr. Ip,

We refer to the captioned application pre-submission. Further to EPD comment (refers to item m-3) on the Environmental Assessment (EA) report, we would like to seek clarification regarding the road classification of Yau Tin East Road to address departmental comments.

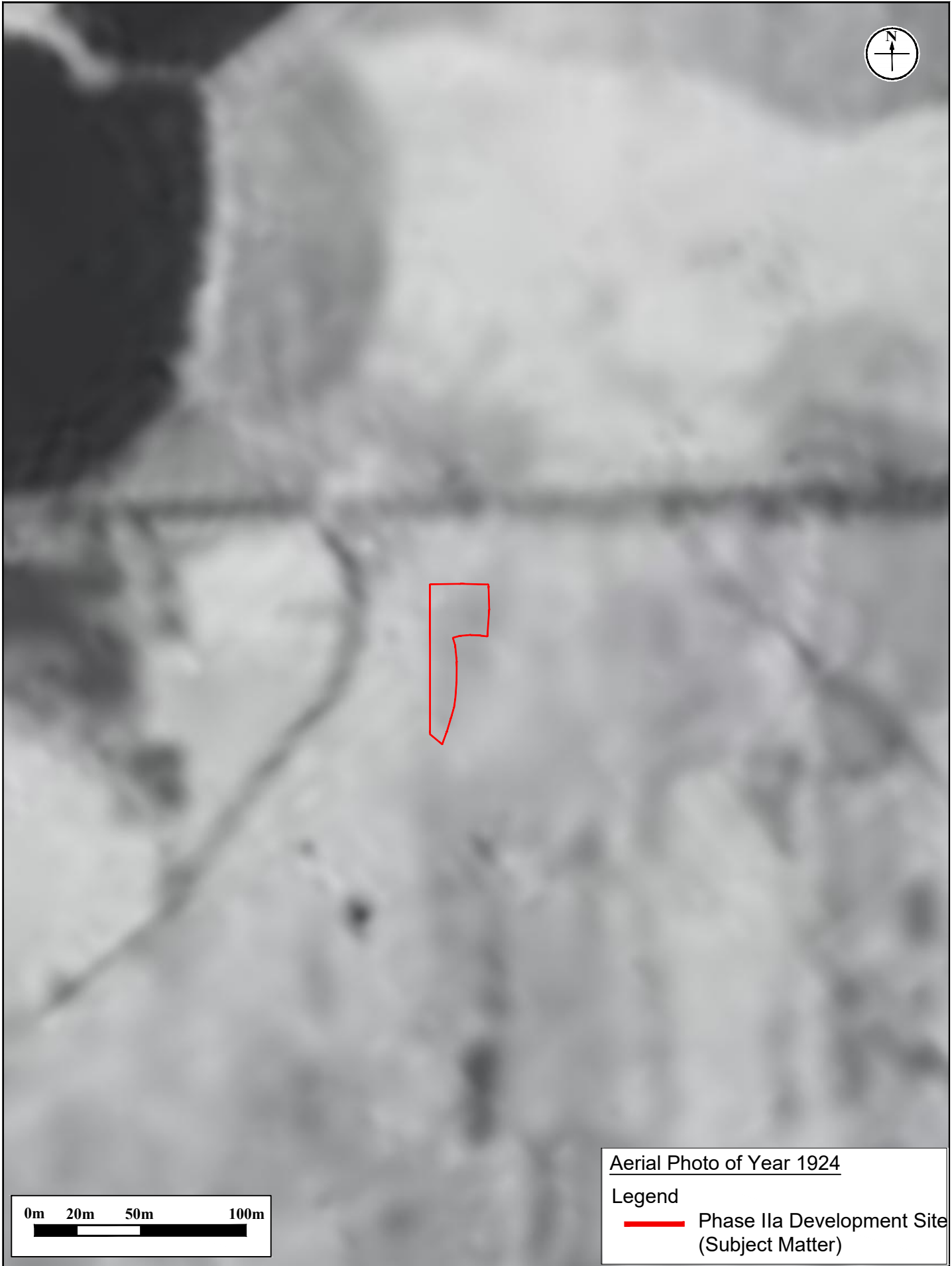
Taking into consideration that 1.) the road type of Yau Tin East Road is neither specified in Annual Traffic Census (ATC) nor in XPMS system; 2.) according to the ATC report, the adjacent connecting road, Fung Yau Street North, is classified as District Distributor; 3.) relatively low traffic volume at Yau Tin East Road is observed, it is considered that Yau Tin East Road would fall under a classification equal to or lower than that of Fung Yau Street North. Given its connection to a District Distributor and its traffic characteristics, we propose that Yau Tin East Road be classified as a Local Distributor.

The received departmental comments is attached for your reference. Please contact me at 3856 5489 if you have any comments or inquiries, thank you.

Regards,

Ryan Lau


Appendix 5.1 Historic Aerial Photo



Aerial Photo of Year 1924

Legend

— Phase IIa Development Site (Subject Matter)

Appendix: 5.1a		RAMBOLL	
Title:	Historical Aerial Photos (1924)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	



Aerial Photo of Year 1949

Legend

 Phase IIa Development Site
(Subject Matter)



Appendix: 5.1b

Title: Historical Aerial Photos (1949)

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)



Drawn by: GW

Checked by: CC

Rev.: 1.0

Date: Jul 2025



Aerial Photo of Year 1964

Legend

— Phase IIA Development Site (Subject Matter)

Appendix: 5.1c		RAMBOLL	
Title:	Historical Aerial Photos (1964)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIA Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	



Appendix: 5.1d		RAMBOLL
Title:	Historical Aerial Photos (1972)	Drawn by: GW
		Checked by: CC
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0
		Date: Jul 2025



Appendix: 5.1e		RAMBOLL	
Title:	Historical Aerial Photos (1980)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	



Aerial Photo of Year 1990

Legend

— Phase IIa Development Site (Subject Matter)

Appendix: 5.1f

Title: Historical Aerial Photos (1990)

Project:

Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

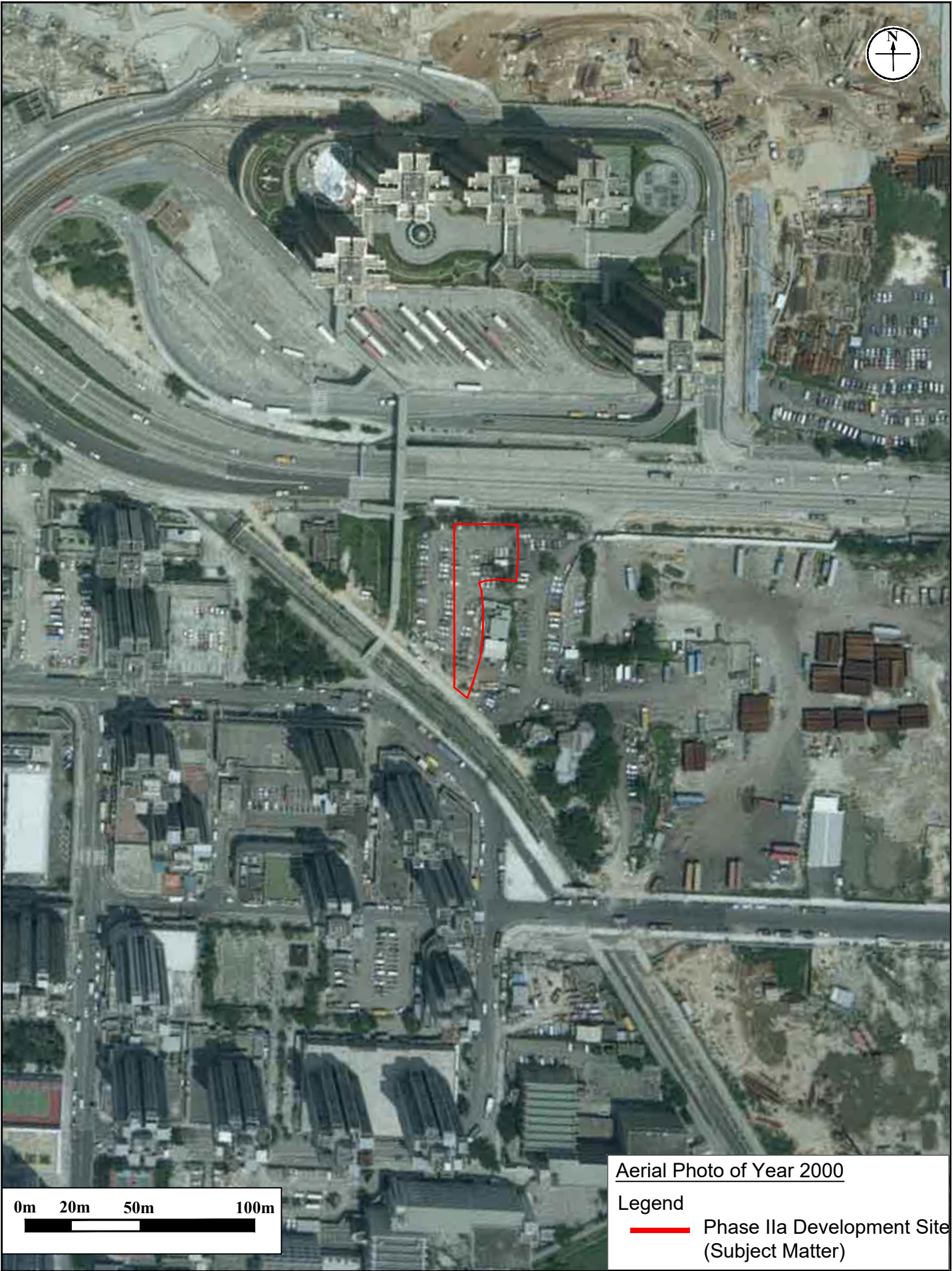
RAMBOLL

Drawn by: GW

Checked by: CC

Rev.: 1.0

Date: Jul 2025



Aerial Photo of Year 2000

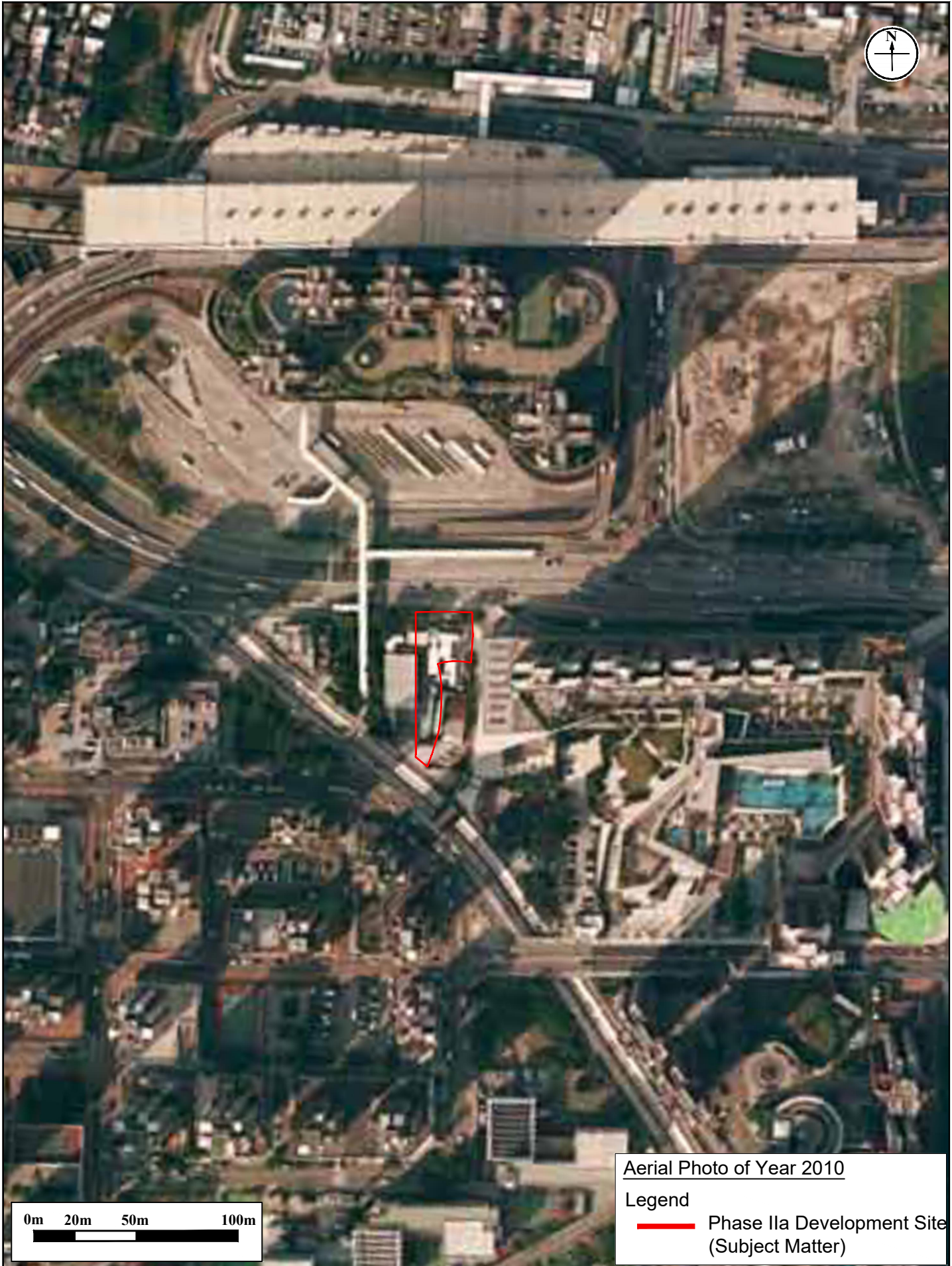
Legend

Phase IIA Development Site (Subject Matter)

Appendix: 5.1g		RAMBOLL	
Title:	Historical Aerial Photos (2000)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIA Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	



Appendix: 5.1h		RAMBOLL	
Title:	Historical Aerial Photos (2005)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	

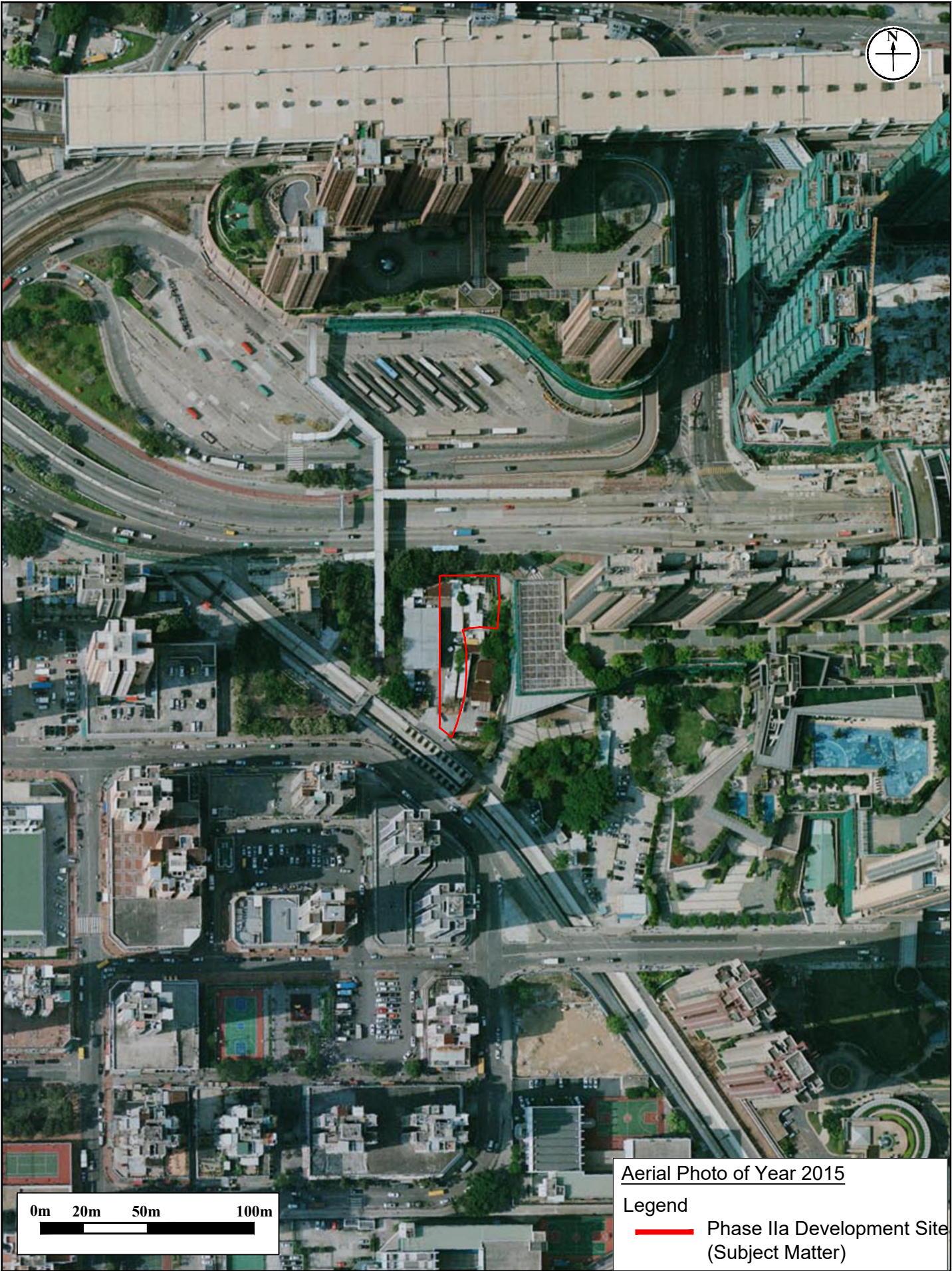


Aerial Photo of Year 2010

Legend

Phase IIa Development Site (Subject Matter)

Appendix: 5.1i		RAMBOLL	
Title:	Historical Aerial Photos (2010)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	

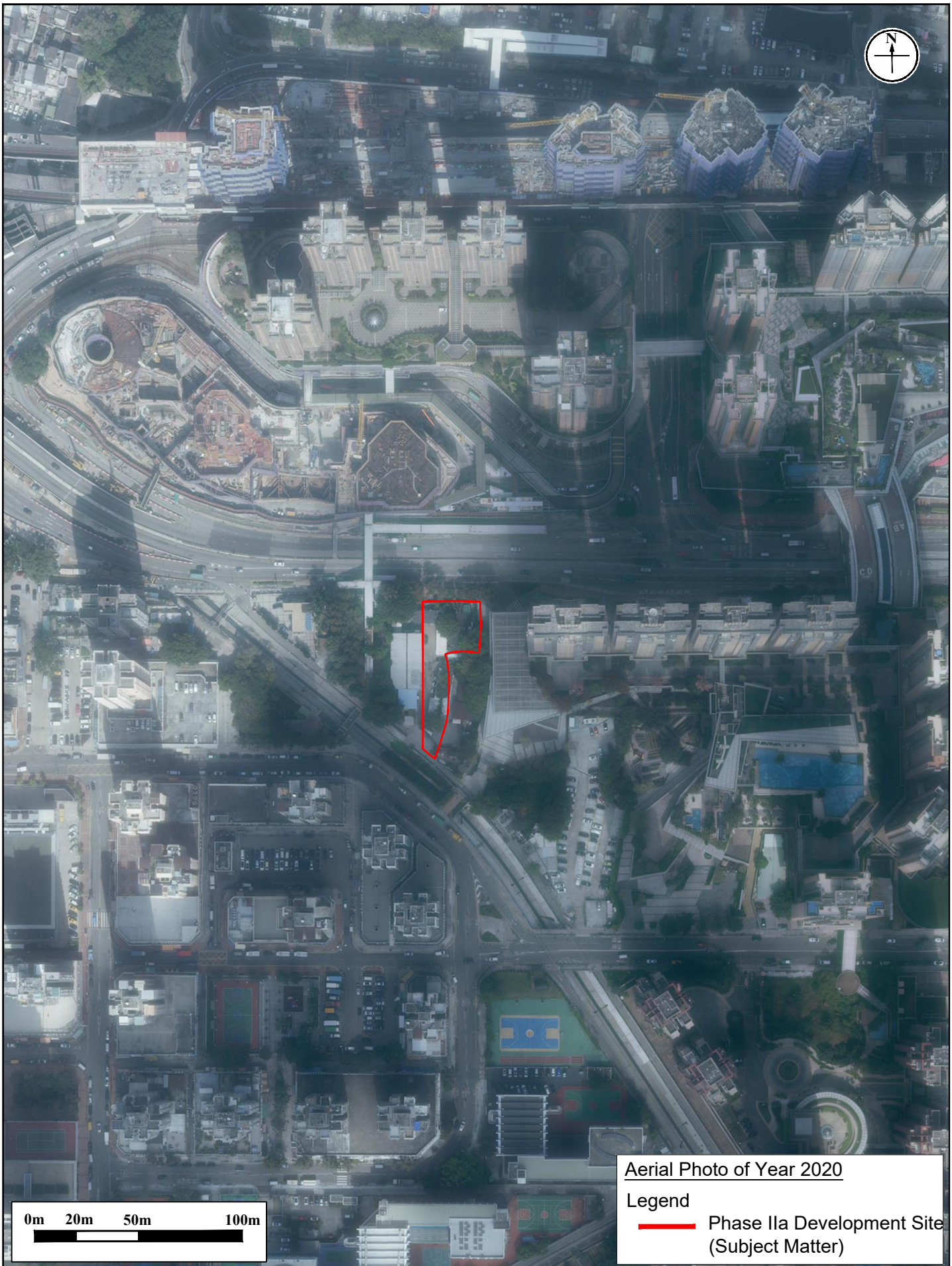


Aerial Photo of Year 2015

Legend

- Phase IIa Development Site (Subject Matter)

Appendix: 5.1j		RAMBOLL	
Title:	Historical Aerial Photos (2015)	Drawn by: GW	
		Checked by: CC	
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.: 1.0	
		Date: Jul 2025	

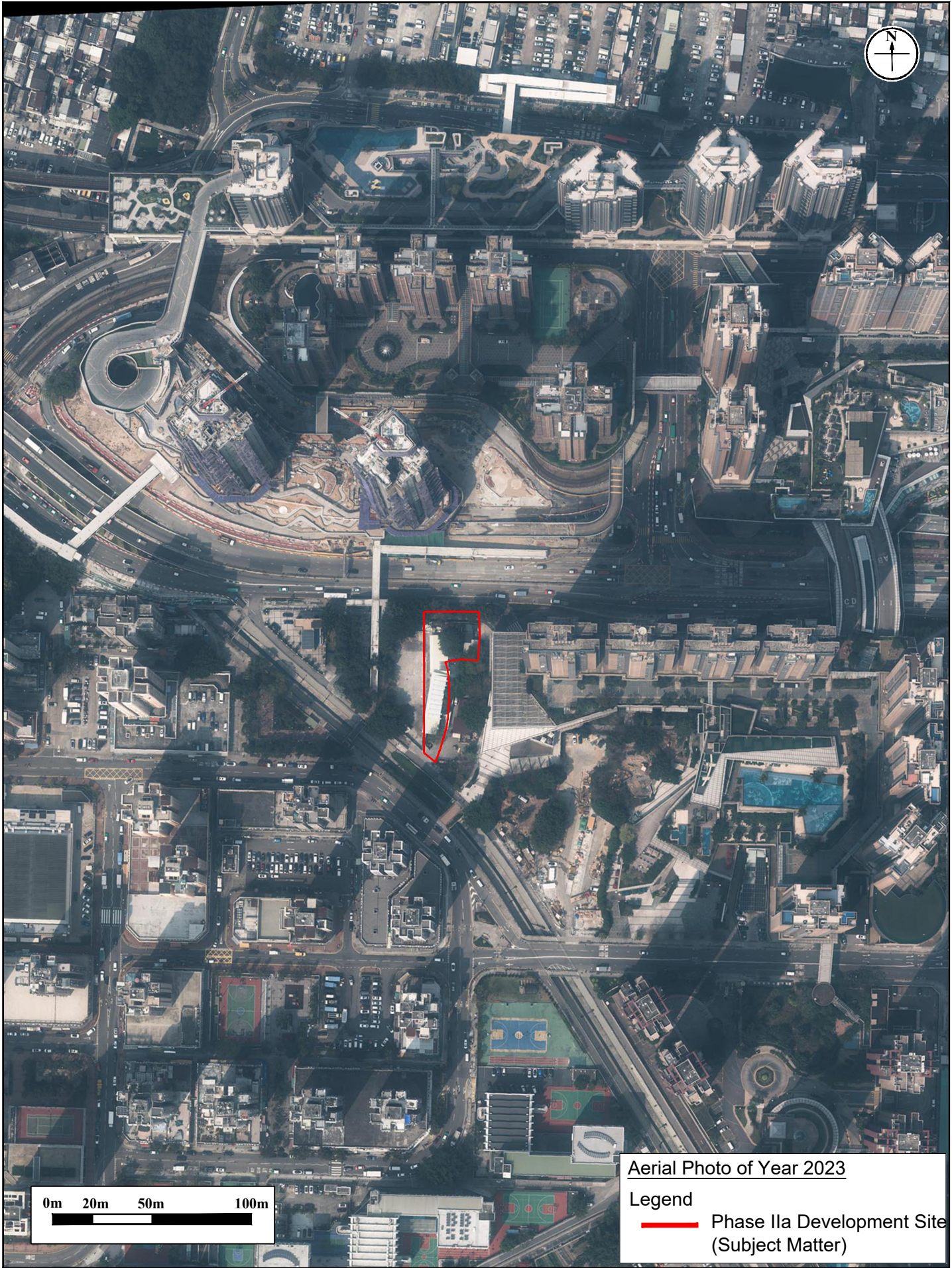


Aerial Photo of Year 2020

Legend

— Phase IIa Development Site (Subject Matter)

Appendix: 5.1k		RAMBOLL	
Title:	Historical Aerial Photos (2020)	Drawn by:	GW
		Checked by:	CC
Project:	Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)	Rev.:	1.0
		Date:	Jul 2025



Appendix: 5.11

Title: Historical Aerial Photos (2023)

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Drawn by: GW

Checked by: CC

Rev.: 1.0

Date: Jul 2025

Appendix 5.2 Correspondence with Various Departments

Ref.: SHKCDA12EI02_0_0011L.24

16 October 2024

Environmental Protection Department
Environmental Compliance Division
Regional Office (North), Yuen Long
10th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road,
Sha Tin, New Territories

By Fax (2685 1155) & Post

Dear Sir / Madam,

Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T.

We are conducting a Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T. 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 Application Site are required as part of the vetting process.

Of particular interests is whether there are any registered chemical waste producers under your record in the Application Site, any waste disposal record, any accidental spillage record, any submission relating to land contamination assessment and any information you could provide which might be useful for our study. We enclosed herewith a site map showing the location of the Application Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by **28 October 2024**.

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2811 (email: cchiu@ramboll.com) or our Ms. Susan Chan at 3465 2848 (email: susanchan@ramboll.com). We sincerely seek your feedback on this matter. Thank you in advance for any assistance you can provide.

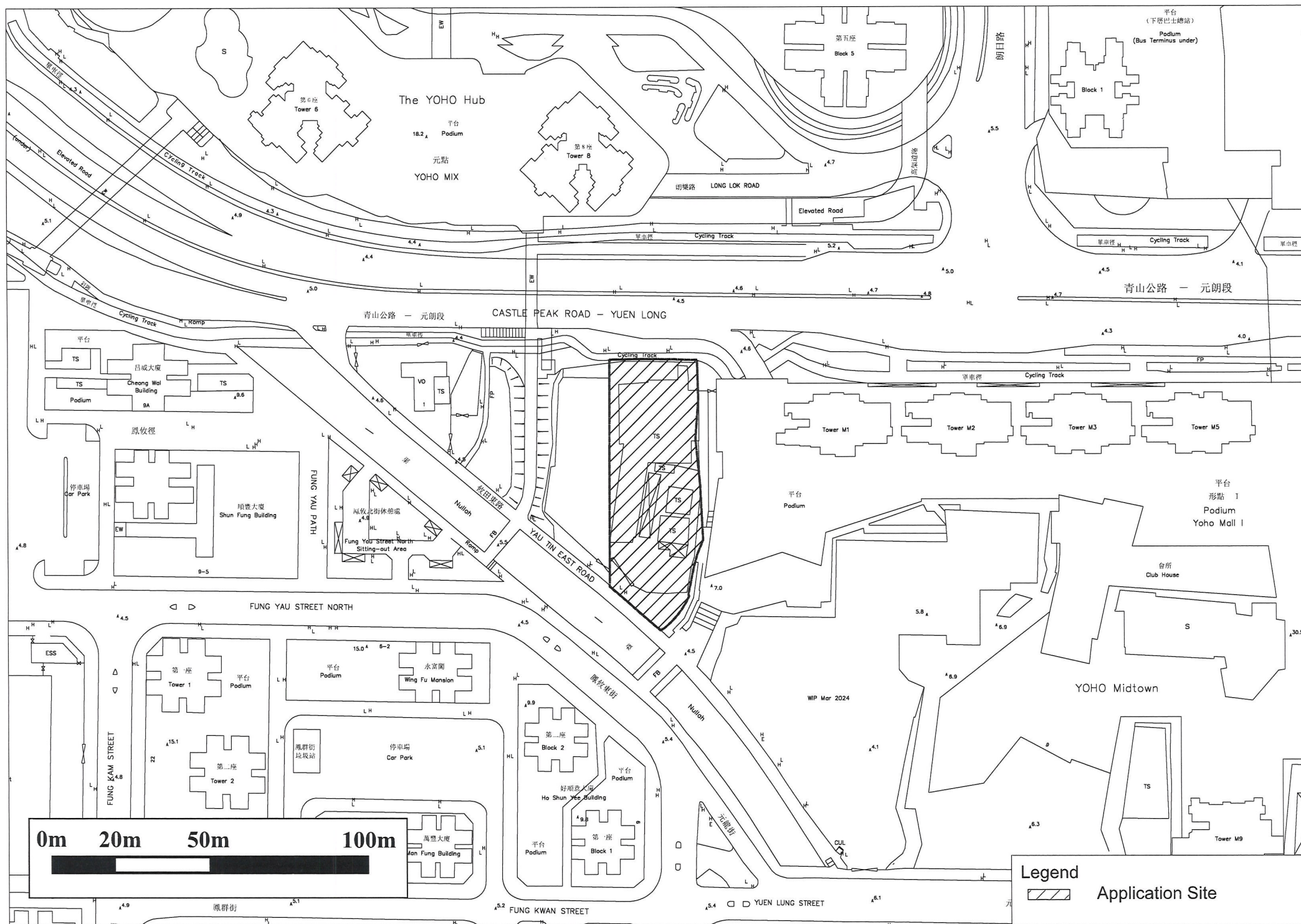
Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited



Calvin Chiu
Technical Director

Enclosure: Location Plan of the Application Site

Q:\Projects\SHKCDA12EI02\02 Project Management\02 Corr\SHKCDA12EI02_0_0011L.24.docx



本署檔案
OUR REF : EP910/E6/1
來函檔案
YOUR REF : SHKCDA12EI02_0_0011L.24
電話
TEL NO : 2158 5823
圖文傳真
FAX NO : 2650 6033
網址
HOMEPAGE : <http://www.epd.gov.hk/>

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)

RECEIVED
31 OCT 2024

10/F, Sha Tin Government Offices,
No. 1 Sheung Wo Che Road,
Shatin, New Territories,
Hong Kong



環境保護署
環保法規管理科
區域辦事處(北)
香港新界沙田
上禾輋路一號
沙田政府合署十樓

BY: _____

30 October 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre
56 Gloucester Road
Wan Chai, Hong Kong
(Attn.: Mr. Calvin CHIU, Technical Director)

Dear Mr. Calvin CHIU,

**Re. Land Contamination Assessment Study for Proposed Commercial Development
At Yuen Long CDA, Area 12, Phase IIa & IIb, N.T.**

I refer your letter dated 16 October 2024 about the captioned. Our reply is as below:

- (a) For the registration of Chemical Waste Producers, a registry is available at our Territory Control Office at Wan Chai. Please contact our _____ for details;
- (b) This Regional Office has no record of chemical spillage/ leakage, waste disposal or other submission relating to land contamination assessment within the study areas specified in your letter in the past five years. You may also need to check with other parties / departments for such information as appropriate.

Please contact the undersigned should you have any questions.

Ramboll Hong Kong

Yours faithfully,

Project: <u>SHKCDA12Z02-0.0019L.24</u>			
Maconomy no: <u>328001261</u>			
Circulation:	Read	Action	
<u>CC</u>	☒	☐	
<u>Salon</u>	☒	☐	
_____	☐	☐	
_____	☐	☐	
	Yes	No	
Document Scan	☐	☐	
Keep Hard Copy	☐	☐	

(Ms. WONG Hau-yin)

for Director of Environmental Protection

Ref.: SHKCDA12EI02_0_0012L.24

16 October 2024

Fire Services Department
Corporate Strategy Command
9th Floor, Fire Services Headquarters Building, 1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon

By Fax (2591 5276) & Post

Dear Sir / Madam,

Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T.

We are conducting a Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T. 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 Application Site are required as part of the vetting process.

Of particular interests are spill and incident reports (including records of fire at the Application Site) that we believe your Department might have record of. Furthermore, we would also like to know whether anywhere of the Application Site had applied or possessed license for dangerous goods storage. We enclosed herewith a site map showing the location of the Application Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by **28 October 2024**.

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2811 (email: cchiu@ramboll.com) or our Ms. Susan Chan at 3465 2848 (email: susanchan@ramboll.com). We sincerely seek your feedback on this matter. Thank you in advance for any assistance you can provide.

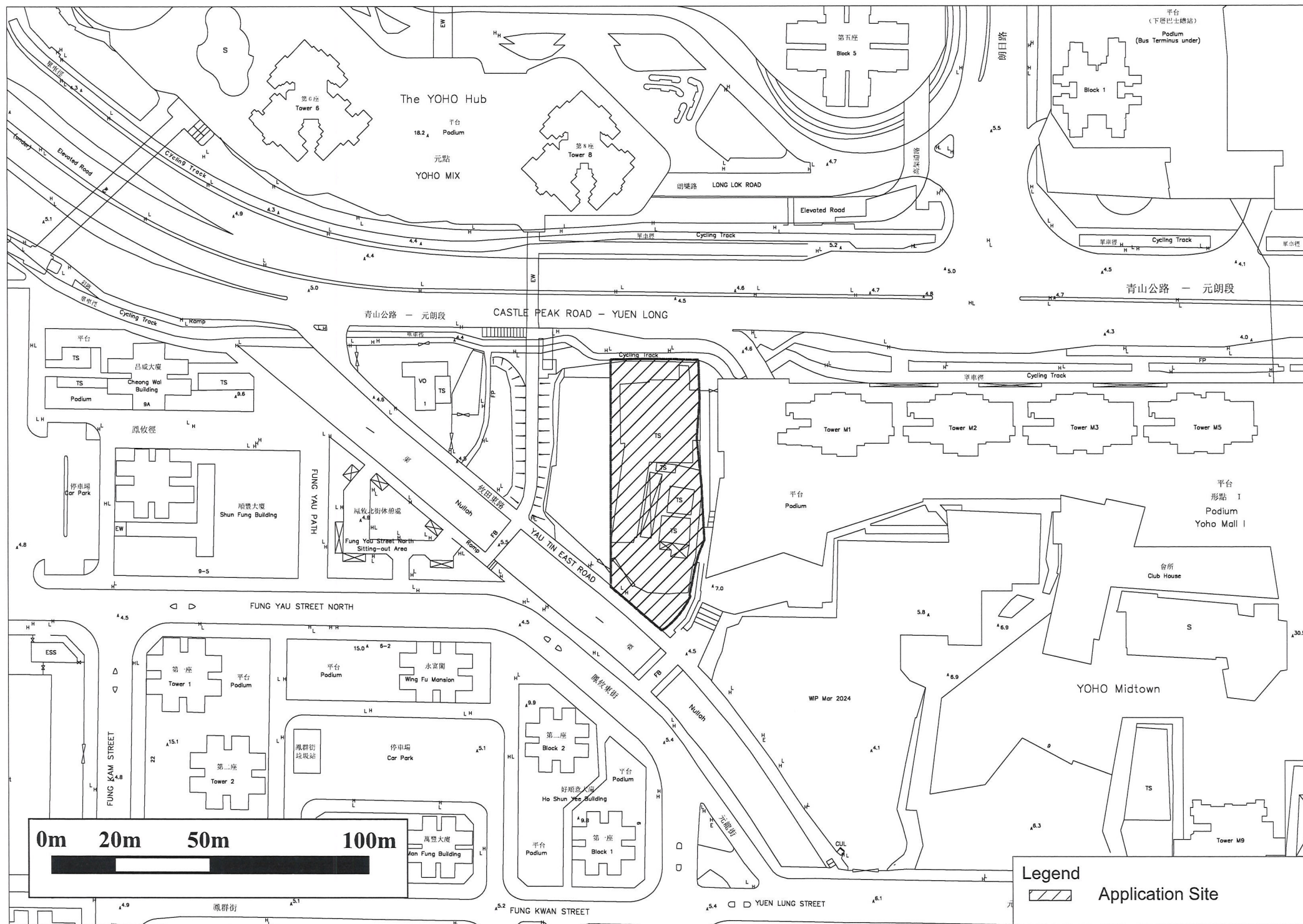
Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited



Calvin Chiu
Technical Director

Enclosure: Location Plan of the Application Site
 Appointment Letter

Q:\Projects\SHKCDA12EI02\02 Project Management\02 Corr\SHKCDA12EI02_0_0012L.24.docx



消防處
香港九龍尖沙咀東部康莊道1號
消防處總部大廈



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

本處檔號 OUR REF. : (110) in FSD GR 6-5/4 R Pt. 55
來函檔號 YOUR REF. : SHKCDA12EI02_0_0012L.24
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2988 1196
電話 TEL NO. : 2733 7896

18 October 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wanchai, Hong Kong.
(Attn: Mr Calvin CHIU, Technical Director)

By fax (3465 2899) only

Dear Mr CHIU,

**Land Contamination Assessment Study
for Proposed Commercial Development
at Yuen Long CDA, Area 12, Phase IIa & IIb, NT
Request for Information of Dangerous Goods & Incident Records**

I refer to your letter of 16.10.2024 regarding the captioned subject.

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

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

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

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

Yours sincerely,

(AU Ting-hin)
for Director of Fire Services

消防處
香港九龍尖沙咀東部康莊道1號
消防處總部大廈



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

本處檔號 OUR REF. : (149) in FSD GR 6-5/4 R Pt. 55
來函檔號 YOUR REF. : SHKCDA12EI02_0_0012L.24
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2988 1196
電話 TEL NO. : 2733 7896

RECEIVED
03 NOV 2024
BY: _____

31 October 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wanchai, Hong Kong.
(Attn: Mr Calvin CHIU, Technical Director)

Dear Mr. CHIU,

**Land Contamination Assessment Study
for Proposed Commercial Development
at Yuen Long CDA, Area 12, Phase IIa & IIb, NT
Request for Information of Dangerous Goods & Incident Records**

I refer to your letter of 16.10.2024 regarding the captioned request and reply below in response to your questions:-

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

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

Ramboll Hong Kong

Project: SHKCDA12EI02-0_0012L.24	
Maconomy no: 338001261	
Circulation:	Read Action
CC	☒ ☐
Har	☒ ☐
	☐ ☐
	☐ ☐
	Yes No
Document Scan	☐ ☐
Keep Hard Copy	☐ ☐

Yours sincerely,

(AU Ting-hin)
for Director of Fire Services

Ref.: SHKCDA12EI02_0_0013L.24

16 October 2024

Planning Department
District Planning Branch
New Territories District Planning Division
Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road
Sha Tin, New Territories

By Fax (2489 9711) & Post

Dear Sir / Madam,

Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T.

We are conducting a Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T. 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 Application Site are required as part of the vetting process.

Of particular interests are current and historical site information, any change on the land use, future land use and any information relating to land contamination issues of the Application Site. We enclosed herewith a site map showing the location of the Application Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by **28 October 2024**.

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2811 (email: cchiu@ramboll.com) or our Ms. Susan Chan at 3465 2848 (email: susanchan@ramboll.com). We sincerely seek your feedback on this matter. Thank you in advance for any assistance you can provide.

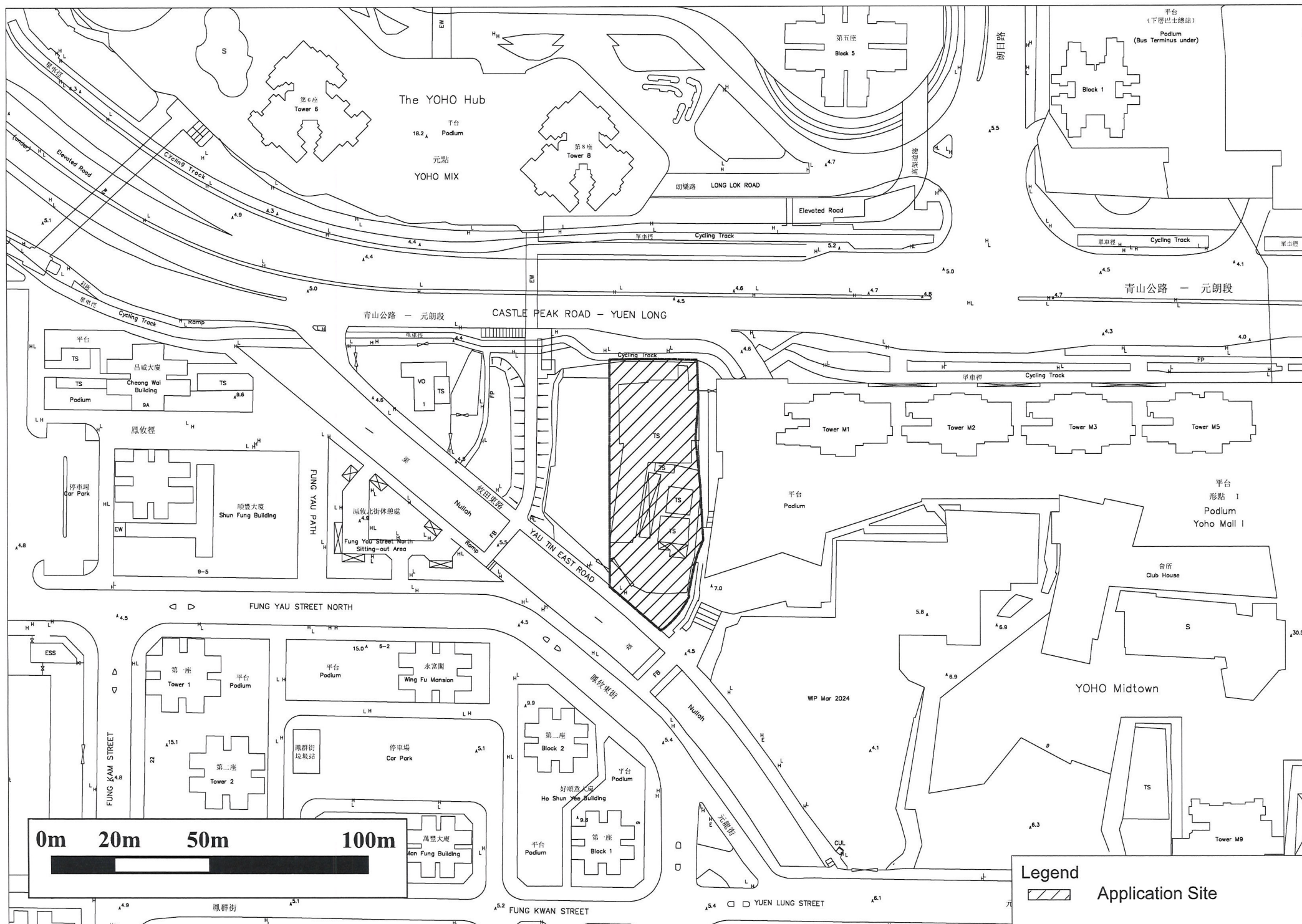
Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

A handwritten signature in black ink, appearing to read "Calvin Chiu", written over a circular stamp.

Calvin Chiu
Technical Director

Enclosure: Location Plan of the Application Site

Q:\Projects\SHKCDA12EI02\02 Project Management\02 Corr\SHKCDA12EI02_0_0013L.24.docx



By Post and Fax (3465 2899)**規 劃 署**

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference : SHKCDA12EI02_0_0013L.24
本署檔號 Our Reference : PDYL 5/7/116-52
電話號碼 Tel. No. : 2158 6306
傳真機號碼 Fax No. : 2489 9711

24 October 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre
56 Gloucester Road
Wan Chai, Hong Kong
(Attn.: Mr. Calvin CHIU)

Dear Mr. CHIU,

**Land Contamination Assessment Study for Proposed Commercial Development
at Yuen Long CDA, Area 12, Phases IIa & IIb, New Territories**

I refer to your letter dated 16.10.2024 regarding the subject matter.

Please note that it is not under this office's purview to provide any input on the land contamination information for the subject site. Should you wish to learn more about the statutory planning matters for the subject site, you can visit the Town Planning Board Website (<https://www.tpb.gov.hk/en/>) or one of our Planning Enquiry Counters (https://www.pland.gov.hk/pland_en/access/pec/index.html) during their opening hours.

Yours sincerely,

(Ajyum CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Ref.: SHKCDA12EI02_0_0014L.24

16 October 2024

Lands Department
Land Administration Office
District Lands Office, Yuen Long
7th-11th floors, Yuen Long Government Offices, 2 Kiu Lok Square
Yuen Long, New Territories

By Fax (2473 3134) & Post

Dear Sir / Madam,

Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T.

We are conducting a Land Contamination Assessment Study for Proposed Commercial Development at Yuen Long CDA, Area 12, Phase IIa & IIb, N.T. 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 Application Site are required as part of the vetting process.

Of particular interests are information on spillage accidents, illegal/contaminating land uses or uncontrolled dumping uses, current and historical land use/ short term tenancy information, and any information relating to land contamination issues of the Application Site. We enclosed herewith a site map showing the location of the Application Site for your reference.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by **28 October 2024**.

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2811 (email: cchiu@ramboll.com) or our Ms. Susan Chan at 3465 2848 (email: susanchan@ramboll.com). We sincerely seek your feedback on this matter. Thank you in advance for any assistance you can provide.

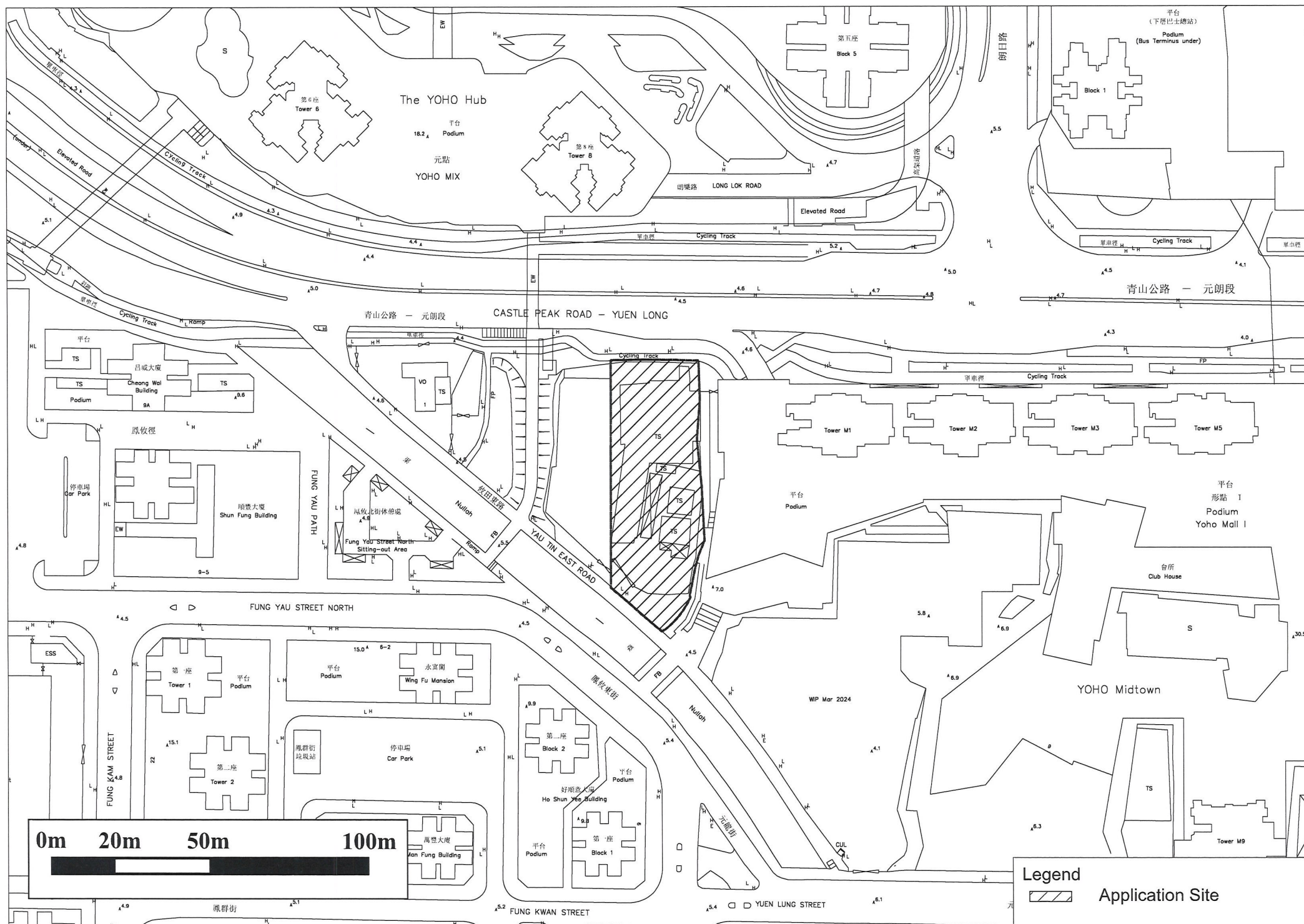
Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited



Calvin Chiu
Technical Director

Enclosure: Location Plan of the Application Site

Q:\Projects\SHKCDA12EI02\02 Project Management\02 Corr\SHKCDA12EI02_0_0014L.24.docx



Susan Chan

From: leylen1@landsd.gov.hk
Sent: Thursday, October 31, 2024 9:34 AM
To: Calvin Chiu
Cc: esyln1@landsd.gov.hk; Susan Chan
Subject: Land Contamination Assessment Study - Yau Tin East Road, Yuen Long (YLTL533) (CDA12)
Attachments: Letter of Ramboll 16.10.2024.pdf; Letter of YLDLO 2.7.2024.pdf
Importance: High

Some people who received this message don't often get email from leylen1@landsd.gov.hk. [Learn why this is important](#)

Dear Mr. Calvin Chiu,

I refer to your letter dated 16 October 2024 attached with site plan.

(File-Checksum-00000001)

Please note that position of YLDLO stated in letter of 2 July 2024(copy attached) still stands.

(File-Checksum-00000002)

Thanks and Regards,
Jacquelin LEE
LEE/N1, DLO/YL
Tel. no. 2443 3584

MODE = MEMORY TRANSMISSION

START=04-JUL 16:30

END=04-JUL 16:31

FILE NO.=733

STN NO.	COMM.	ONE-TOUCH/ ABER NO.	STATION NAME/EMAIL ADDRESS/TELEPHONE NO.	PAGES	DURATION
001	OK	A	34652899	001/001	00:00:40

-DLO/YUEN LONG -

***** UF-7300 ***** - ***** - 852 2944 7902- *****

電話 Tel: 2443 3019
圖文傳真 Fax: 2473 3134
電郵地址 Email: csyln1@landsd.gov.hk
本署編號 Our Ref: (36) in DLOYL 217/YLT/2013LS
來函編號 Your Ref: SHKCD A12EI02_0_0005L24

來函請註明本署編號
Please quote our reference in your reply



地政總署
元朗地政處
DISTRICT LANDS OFFICE/
YUEN LONG
LANDS DEPARTMENT

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

新界元朗橋梁坊二號元朗政府合署七樓至十一樓
7/F-11/F, YUEN LONG GOVERNMENT OFFICES
2 KIU LOK SQUARE, YUEN LONG, N.T.

網址 Website: www.landsd.gov.hk

By Fax (3465 2899) & By Post

2 July 2024

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wan Chai, Hong Kong
(Attn.: Mr. Calvin CHIU)

Dear Sir,

**Land Contamination Assessment Study
For Proposed Hotel Development in D.D. 116,
Yau Tin East Road, Yuen Long (YLTLS33) (CDA12)**

I refer your letter dated 7 June 2024 which was received by this office on 12 June 2024.

2. This office does not keep the concerned information relating to land contamination issues of the Application Site. You may wish to seek further advice from relevant department such as the Environmental Protection Department or the registered owner of the application lot(s) if deemed necessary.

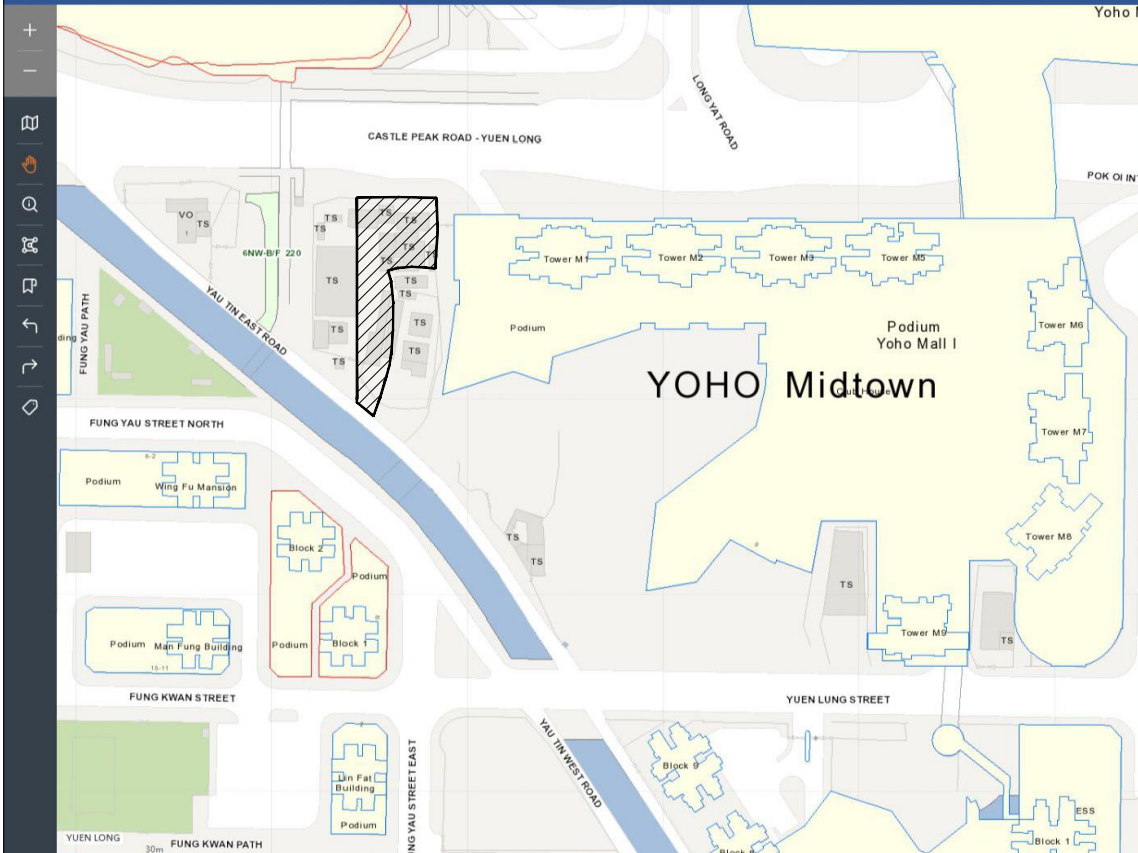
3. For your information, the proposed land exchange application for hotel development is handled by our Land Supply Section.

4. Should you have any queries, please feel free to contact the undersigned.

Yours faithfully,

(Himmy YEUNG)
for District Lands Officer, Yuen Long

Appendix 5.3 Screen Capture of BRAVO



Building [Slope](#)

File Type: [All](#) [Building](#) [Structural](#) [Drainage](#) [Alterations & Additions](#) [Site Formation](#) [Minor Works](#) [Existing Buildings](#) [Others](#)

Location: [Search](#)

Inspection paid record(s). [Show search results](#)

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

Legend:



Phase IIa Development Site

Appendix 5.4 Site Survey Record Plan

Site Walkover Checklist

Date of Site Visit: 18 November 2024

GENERAL SITE DETAILS

SITE OWNER/CLIENT Sanfield Building Contractors Limited / Storage of used timber

PROPERTY ADDRESS Lots DD116 461 RP, 462 S.B, 463 S.B, 495 RP, Yuen Long, New Territories

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Susan Chan

POSITION Environmental Consultant (Ramboll Hong Kong Limited)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME N/A

POSITION N/A

TELEPHONE N/A

SITE ACTIVITIES

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

Number of employees:	Full-time:	N/A
	Part-time:	N/A
	Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:		N/A
Typical hours of operation:		N/A
Number of shifts:		N/A
Days per week:		N/A
Weeks per year:		N/A
Scheduled plant shut-down:		N/A

Detail the main sources of energy at the site:

Gas	Yes /No/N/A
Electricity	Yes /No/N/A
Coal	Yes /No/N/A
Oil	Yes /No/N/A
Other	Yes /No/N/A

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: Approximately 1,235m²

What area of the site is covered by buildings (%): ~60% by temporary structures

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

Previous Occupiers: N/A

Current Occupiers: Private

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: Traffic Road: Castle Peak Road – Yuen Long

South: Traffic Road: Yau Tin East Road

East: Residential: Approved SSF Development in Phase III
Residential: YOHO Midtown

West: GIC: Planned RCHE+SCCC+Youth Hostel

Site Walkover Checklist

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

Flat terrain

State the size and location of the nearest residential communities.

YOHO Midtown, approved SSF development in Phase III

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

No

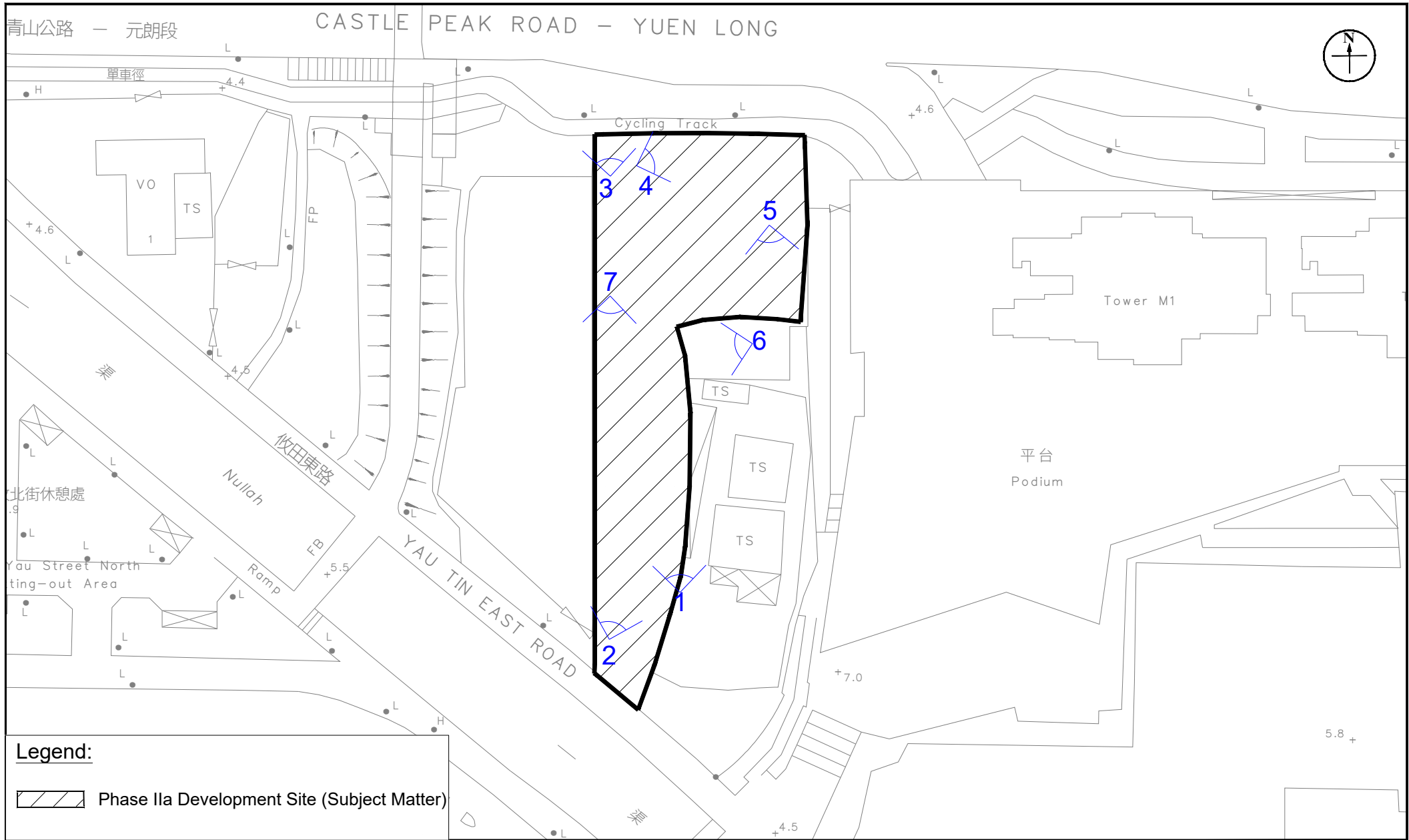
Questionnaire with Existing/Previous Site Owner or Occupier

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

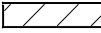
Ref.		Yes/No	Notes
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	-	N/A
16.	Do you have any underground storage tanks? (If yes, please provide details.)	-	N/A
	▪ How many underground storage tanks do you have on site?	-	N/A
	▪ What are the tanks constructed of?	-	N/A
	▪ What are the contents of these tanks?	-	N/A
	▪ Are the pipelines above or below ground?	-	N/A
	▪ If the pipelines are below ground, has any leak and integrity testing been performed?	-	N/A
	▪ Have there been any spills associated with these tanks?	-	N/A
17.	Are there any disused underground storage tanks?	-	N/A
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	N/A
19.	How are the wastes disposed of?	-	N/A
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	-	N/A
21.	Have any spills occurred on site? (If yes, please provide details.)	-	N/A
	• When did the spill occur?	-	N/A
	• What were the substances spilled?	-	N/A
	• What was the quantity of material spilled?	-	N/A
	• Did you notify the relevant departments of the spill?	-	N/A
	• What were the actions taken to clean up the spill?	-	N/A
	• What were the areas affected?	-	N/A
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.)	-	N/A
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	N/A
24.	Are there any known contaminations on site? (If yes, please provide details.)	-	N/A
25.	Has the site ever been remediated? (If yes, please provide details.)	-	N/A

Observations

Ref.		Yes/No	Notes
1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	-	No chemical storage area observed.
2.	What are the conditions of the bund walls and floors?	-	N/A
3.	Are any surface water drains located near to drum storage and unloading areas?	-	N/A
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	General Refuse
5.	Is there a storage site for the wastes?	Yes	-
6.	Is there an on-site landfill?	No	-
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	-
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	-
9.	Are there any potential off-site sources of contamination?	No	-
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	-
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	-
12.	Any noticeable odours during site walkover?	No	-
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	-



Legend:

 Phase IIa Development Site (Subject Matter)

Appendix: 5.4			
Title: Location of the photos taken on 18 November 2024		Drawn by: SC	
		Checked by: CC	
Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)		Rev.: 1.0	
		Date: Jul 2025	



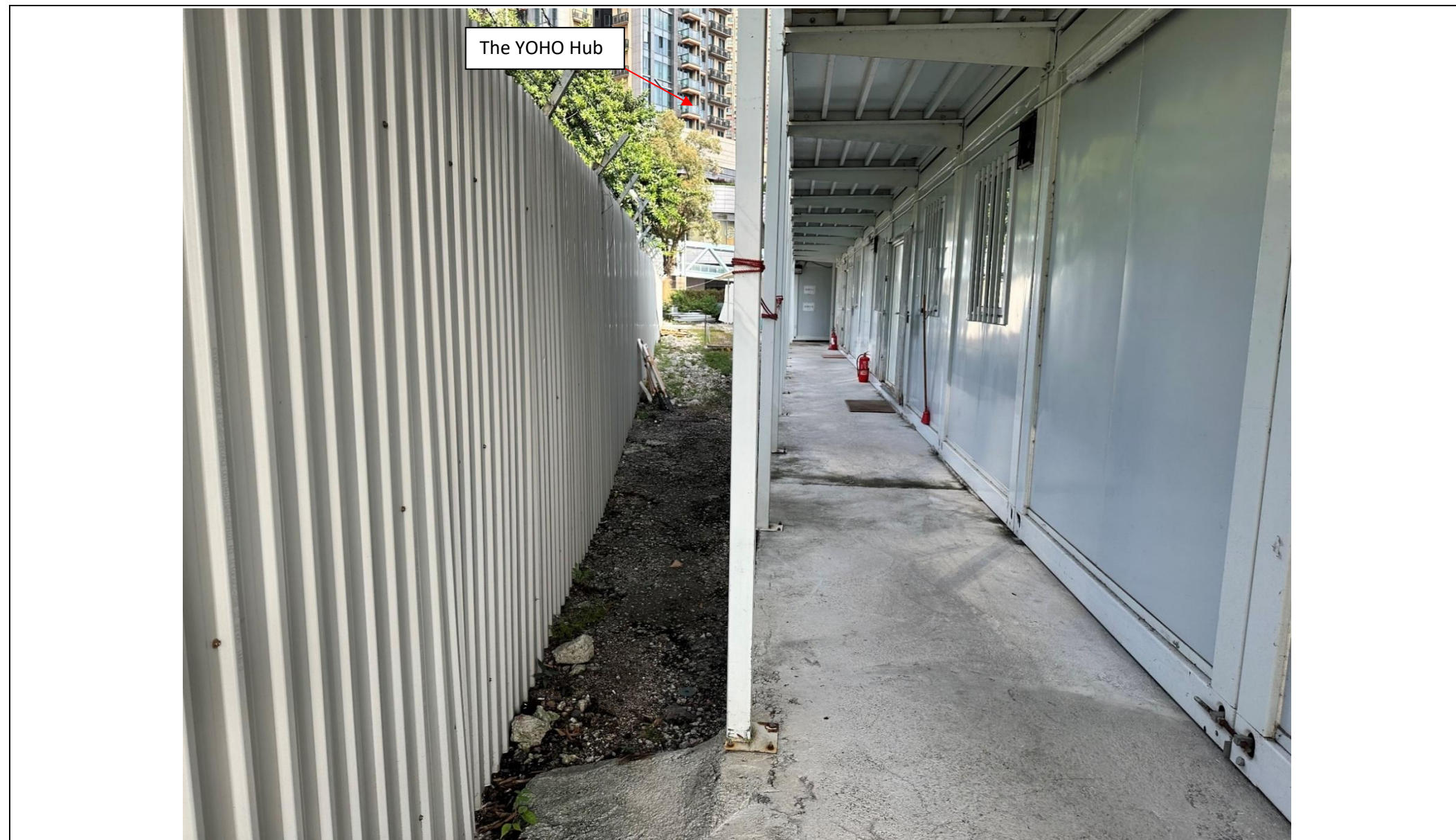
Appendix 5.4: Photo 1 – Temporary Structure within the Phase II Development Site



Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

Rev.: 1.0

Date: Jul 2025



Appendix 5.4: Photo 2 – Construction Site Office within the Phase IIa Development Site



Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

Rev.: 1.0

Date: Jul 2025



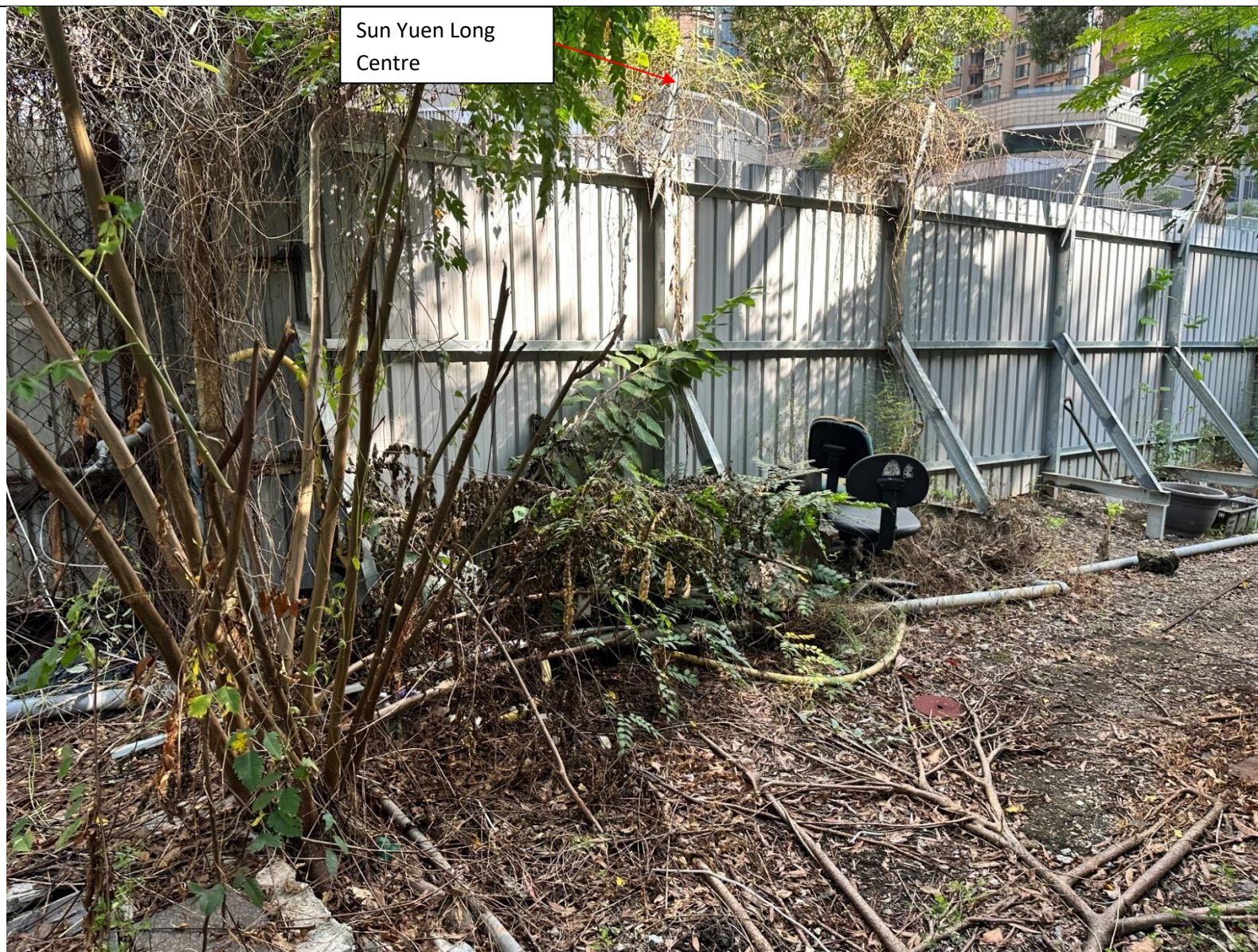
Appendix 5.4: Photo 3 – Northern portion of the Phase IIa Development Site

RAMBOLL

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

Rev.: 1.0

Date: Jul 2025



Appendix 5.4: Photo 4 – Northern portion of the Phase IIa Development Site



Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

Rev.: 1.0

Date: Jul 2025



Appendix 5.4: Photo 5 – Construction Site Office within the Phase IIa Development Site



Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

Rev.: 1.0

Date: Jul 2025



Appendix 5.4: Photo 6 – Construction Site Office within the Phase II Development Site

Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

RAMBOLL

Rev.: 1.0

Date: Jul 2025



Appendix 5.4: Photo 7 – Construction Site Office within the Phase IIa Development Site

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Project: Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

Rev.: 1.0

Date: Jul 2025