Appendix 7

Environmental Assessment

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAND, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT REPORT

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Prepared By:

BeeXergy Consulting Limited (BXG)

[redacted]

Project:	REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAND, LAM TSUEN, TAI PO ENVIRONMENTAL ASSESSMENT REPORT
Report No.:	RT25368-EAS-03

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Checked By:

Harmony Chuh

Senior Engineer

Approved by:

Henry Mak

Director

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- This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

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1. INTRODUCTION

1.1. BACKGROUND AND OBJECTIVES

1.1.1. The Project Proponent proposed the change of land use from 'Agriculture' to 'Government, Institution or Community (1)' in various lots in D.D.8 and adjoining Government land, Lam Tsuen, Tai Po (hereinafter referred to as 'Proposed Development').

1.1.2. BeeXergy Consulting Limited was commissioned by the Project Proponent to undertake an Environmental Assessment Study (EAS) to assess the potential environmental impacts arising from the Proposed Development, and as a supporting document for the planning application under Section 12A of the Town Planning Ordinance (TPO) for the Proposed Development.

1.2. PROJECT SITE AND SURROUNDING ENVIRONMENT

1.2.1. The Proposed Development comprises two sites: Site A and Site B, located to the west and east of Tai Po Shui Wo Road, respectively. Lam Kam Road is situated to the southeast of the sites, while Tai Yeung Che Road is located to the northwest. The site area of Site A and Site B is approximately 1,203 m² and 2,983 m², respectively. Both sites are currently vacant, and the surrounding environment is predominantly village houses. **Figure 1.1** shows the locations of the Project Sites and the surrounding environment.

1.3. PROJECT DESCRIPTION

1.3.1. The Proposed Development consists of a proposed RCHD for Site A, and a proposed RCHE for Site B. The master layout plan and section plan of the Proposed Development are provided in **Appendix 1.1**. The key development parameters are summarised in **Table 1.1**.

Table 1.1 Key Development Parameters of the Proposed Development

Parameters	Site A	Site B
Proposed Use	RCHD	RCHE
Project Site Area	1,203m²	2,983m²
Maximum Gross Floor Area	4,812 m²	8,352 m²
Proposed Number of Storey	8	8
Proposed Number of Beds	183	204
Tentative Construction Period	2028 to 2030	
Tentative Operation Year	End of 2030	

1.3.2. To support the Proposed Development, the section of Tai Po Shui Wo Road connecting

the Project site Lam Kam Road will be widened. The proposed road widening scheme has been attached in **Appendix 1.2**.

1.4. EIAO IMPLICATIONS

1.4.1. The Proposed Development does not fall into any Designated Project (DP) under Schedule 2 or Schedule 3 of the Environmental Impact Assessment Ordinance (EIAO) (CAP.499). Thus, an Environmental Permit (EP) under EIAO is not required.

1.4.2. The proposed improvement work at Tai Po Shui Wo Road is a widening work to a local distributor road, which does not fall into DP under item A.1 of Part I, Schedule 2 of EIAO. Thus, an EP under EIAO is also not required.

1.5. STRUCTURE OF THE REPORT

1.5.1. The description of the Project is introduced in this section. Sections 2 to 7 detail the relevant legislation, environmental conditions, assessment criteria, methodology and results and recommended mitigation measures of each environmental aspect, including Air Quality Impact (Section 2), Road Traffic Noise Impact (Section 3), Fixed Noise Impact (Section 4), Water Quality Impact (Section 5) and Waste Management Implication (Section 6). Section 7 summarises the conclusion of the EAS.

2. AIR QUALITY IMPACT

2.1. INTRODUCTION

2.1.1. This section identifies the potential air quality impact associated with the construction and operation phases of the Proposed Development and associated works. It also recommends practical pollution control and mitigation measures, where necessary.

2.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

Hong Kong's Air Quality Objectives (AQOs)

2.2.1. The principal legislation for the management of air quality in Hong Kong is the Air Pollution Control Ordinance (APCO) (CAP.311). Under the APCO, the AQOs stipulate the statutory limits for air pollutants and the maximum allowable number of exceedances over specific time periods. The prevailing AQOs presented in **Table 2.1** has been applied in this Air Quality Impact Assessment (AQIA).

Table 2.1. Hong Kong's Air Quality Objectives

Pollutant	Averaging Time	Concentration Limit [1] (μg/m^3)	Number of Exceedances Allowed
Nitrogen Dioxide (NO2)	1-hour	200	18
	24-hour	120	9
	Annual	40	-
Sulphur Dioxide (SO2)	10-minute	500	3
	24-hour	40	3
Respirable Suspended Particulates (RSP) [2]	24-hour	75	9
	Annual	30	-
Fine Suspended Particulates (FSP) [3]	24-hour	37.5	18
	Annual	15	-
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
	24-hour	4,000	0
Ozone (O_3)	8-hour	160	9
	Peak Season	100	-
Lead (Pb)	Annual	0.5	N/A

Notes:

[1] All measurements of the concentration of gaseous air pollutants (i.e. SO_2, NO_2, O_3 and CO) are to be adjusted to a reference temperature of 293K and a reference pressure of 101.325kPa.

[2] RSP means suspended particles in air with a nominal aerodynamic diameter of 10μm or less.

[3] FSP means suspended particles in air with a nominal aerodynamic diameter of 2.5μm or less.

Hong Kong Planning Standards and Guidelines (HKPSG)

2.2.2. Environmental requirements to be considered in land use planning are outlined in Chapter 9 of HKPSG, which provides recommendations on suitable locations for development and sensitive users, provision of environmental facilities and design, layout, phasing and operational controls to minimise adverse environmental impacts. It also lists out environmental factors influencing the land use planning and recommends buffer distances for land uses.

2.2.3. The minimum buffer distances from different types of open roads and industrial emissions to the air sensitive uses as recommended in Table 3.1 of Chapter 9 of HKPSG are extracted in **Table 2.2** below.

2.2.4. Chapter 9 of the HKPSG also recommends the provision of buffer distances between potential odour and dusty sources and air sensitive uses to minimise adverse air quality impacts. For odour sources, such as crematoria, livestock yards, and wholesale fish or poultry markets, a minimum buffer distance of 200m is recommended. For dusty sources, a minimum buffer distance of 100m is recommended. Temporary dust-generating activities, including concrete batching plants and open storage areas, should preferably be located away from urban areas and be served by appropriate transport routes with effective dust suppression measures.

Table 2.2. HKPSG Recommended Buffer Distance

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Roads and Highways	Type of Road		
	Trunk Road and Primary Distributor	>20m	Active recreation open spaces
		3–20m	Passive recreation open spaces
		<3m	Amenity Areas
	District Distributor	>10m	Active recreation open spaces
		<10m	Passive recreation open spaces
	Local Distributor	>5m	Active recreation open spaces
		<5m	Passive recreation open spaces
	Under Flyover	N/A	Passive recreation open spaces
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	< 20m	> 200m	Active recreation open spaces
		5 – 200m	Passive recreation open spaces
	20 – 30m (*)	> 100m	Active recreation open spaces
		5 – 100m	Passive recreation open spaces
	30 – 40m	> 50m	Active recreation open spaces
		5 – 50m	Passive recreation open spaces

Pollution Source	Parameter	Buffer Distance	Permitted Uses
	> 40m	> 10m	Active and passive recreation open spaces
Odour Source	-	200m	-
Dusty Source	-	100m	-

Notes:

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

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

[3] The guidelines are generally applicable to major industrial areas but not individual large industrial establishments which are likely to be significant air pollution sources.

[4] Amenity areas are permitted in any situation.

Other Regulations and Guidelines

Air Pollution Control (Construction Dust) Regulation

2.2.5. Notifiable and regulatory works are under the control of Air Pollution Control (Construction Dust) Regulation. Notifiable works include site formation, reclamation, demolition, foundation and superstructure construction for buildings and road construction. Regulatory works include building renovation, road opening and resurfacing slope stabilization, and other activities including stockpiling, dusty material handling, excavation, concrete production, etc. Contractors and site agents are required to adopt construction dust suppression measures to reduce dust emission to the acceptable level.

2.2.6. The Regulation requires that advance notice for any notifiable work shall be given to the Environmental Protection Department (EPD), and the contractor shall ensure that both notifiable works and regulatory works will be conducted in accordance with the Schedule of the Regulation, which provides dust control and suppression measures.

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

2.2.7. Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation specifies that all Non-road Mobile Machinery (NRMMs), except those exempted, used in specified activities and locations including construction sites, container terminals and back up facilities, restricted areas of the airport, designated waste disposal facilities and specified processes are required to comply with the prescribed emission standards.

Air Pollution Control (Fuel Restriction) Regulations

2.2.8. In order to minimise SO2 emission from construction plants and equipment, the Air

Pollution Control (Fuel Restriction) Regulations imposes the legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes, which stipulates that liquid fuel with a sulphur content of less than 0.001% by weight or viscosity less than 6 Centistokes at 40ºC should be fulfilled.

2.3. BASELINE CONDITIONS

2.3.1. The local air quality is likely to be primarily influenced by vehicular emissions from nearby vehicular road (i.e. Tai Po Shui Wo Road) in the vicinity of the Project Site.

Measured Background Air Quality

2.3.2. The nearest EPD's Air Quality Monitoring Station (AQMS) from the Proposed Development is located in Tai Po. The latest 5 years concentrations (Year 2020 to Year 2024) of NO2, SO2, RSP, FSP and O3 recorded at this AQMS are presented in **Table 2.3**.

Table 2.3. Concentrations of Air Pollutants Measured at the EPD's Tai Po AQMS in the Past 5 Years (Year 2021 to Year 2025)

Pollutant	Averaging Time	AQO	Pollutant Concentration (μg/m³)				
			2021	2022	2023	2024	2025
NO2	19th Highest 1-hour	200 (18)	115	93	95	107	113
	10th Highest 24-hour	120 (9)	65	49	51	53	59
	Annual	40	32	27	27	28	29
SO2	4th Highest 10-minute	500 (3)	15	12	27	8	16
	4th Highest 24-hour	40 (3)	8	5	4	6	8
RSP	10th Highest 24-hour	75 (9)	60	48	53	59	57
	Annual	30	26	21	25	24	24
FSP	19th Highest 24-hour	37.5 (18)	32	30	30	33	32
	Annual	15	16	14	15	16	15
O3	10th Highest 8-hour	160 (9)	168	188	163	171	169
	Peak season	100	101	99	96	106	107

Notes:
[1] The AQMS data are extracted from EPD's Smart Air Modelling Platform (SAMP v2.1) website. CO data is not available for the Tai Po AQMS.

[2] Data in brackets () means allowance of AQOs.
[3] Underlined value means exceedance of AQOs.

2.3.3. The NO2, SO2, RSP and 24-hour average FSP concentrations from Year 2021 to Year 2025 are below their respective prevailing AQOs. Annual average FSP concentrations in Year 2021 and Year 2024, 8-hour average O3 in Year 2021 to Year 2025, and peak season O3 in Year 2021, Year 2024 and Year 2025 have exceeded their respective AQO. As such, most criteria pollutant concentrations generally complied with the AQOs from Year 2021 to Year 2025.

Predicted Future Background Air Quality

2.3.4. Apart from the EPD's AQMS data, reference is also made to the PATH-v3.0, which is developed by EPD to simulate air quality over Hong Kong. The assessment area of the Proposed Development falls within the PATH Grid (35,46), (35,47), (36,46), (36,47). The pollutants concentration data predicted by PATH-v3.0 in Year 2030 (i.e. operation year) are summarised in **Table 2.4**.

Table 2.4. Background Concentrations of Air Pollutants in Year 2030 L1 Predicted by the PATH-v3.0 Model

Pollutant	Averaging Time	AQO	Pollutant Concentration (μg/m^3)			
			(35,46)	(35,47)	(36,46)	(36,47)
NO_2	19th Highest 1-hour	200 (18)	43.15	41.22	35.73	41.78
	10th Highest 24-hour	120 (9)	15.67	16.18	13.19	16.08
	Annual	40	8.70	9.69	7.42	10
SO_2	4th Highest 10-minute	500 (3)	23.94	24.10	23.84	24.2
	4th Highest 24-hour	40 (3)	6.65	6.60	6.76	6.63
RSP	10th Highest 24-hour	75 (9)	52.27	55.80	48.8	54.15
	Annual	30	20.14	21.58	18.96	21.07
FSP	19th Highest 24-hour	37.5 (18)	30.77	32.60	28.08	32.16
	Annual	15	12.55	13.67	11.54	13.32
O3	10th Highest 8-hour	160 (9)	170.07	170.91	173.11	170.12
	Peak season	100	120.62	120.07	122.84	119.95
CO	1st Highest 1-	30,000 (0)	518.3	518.17	519.89	526.52

Pollutant	Averaging Time	AQO	Pollutant Concentration (μg/m³)			
			(35,46)	(35,47)	(36,46)	(36,47)
	hour					
	1st Highest 8-hour	10,000 (0)	480.1	482.95	481.18	484.02
	1st Highest 24-hour	4,000 (0)	444.53	444.97	445.56	449.01

Notes:
[1] The PATH data are extracted from EPD's Smart Air Modelling Platform (SAMP v2.1) website.
[2] Data in brackets () means allowance of AQOs.
[3] Underlined value means exceedance of AQOs.

2.3.5. As shown in **Table 2.4**, except for O3, the predicted background concentrations of NO2, SO2, RSP, FSP and CO in the relevant PATH grid in Year 2030 are below the relevant AQO criteria.

2.4. ASSESSMENT AREA AND AIR SENSITIVE RECEIVERS

2.4.1. The Assessment Area for AQIA covers an area of 500m from the Project Site, as shown in **Figure 2.1**.

2.4.2. The Proposed Development is a Government, Institution or Community (G/IC) use (i.e. RCHE) and shall be considered as an identified Air Sensitive Receiver (ASR). Openable windows along the façade of the building, serving mainly for the dormitory units, are identified as representative ASR within the Proposed Development. The detailed location of openable windows (i.e. air sensitive uses within the Proposed Development) are presented in **Figure 2.2**.

2.4.3. Representative ASRs outside of the Project Site have been identified and are summarised in **Table 2.5** and presented in **Figure 2.1**.

Table 2.5. Identified Representative Air Sensitive Receivers outside of the Project Site

ASR ID	Description	Type of Use	Existing/ Planned	Approximate Shortest Distance from Project Site (m)	Approximate Building Height (m)
A01	10B Shui Wo	Village	Existing	60	7
A02	3 Shui Wo	Village	Existing	65	7
A03	210 Shui Wo	Village	Existing	180	4
A04	79A Chai Kek	Village	Existing	210	3
A05	156 Chai Kek	Village	Existing	100	8
A06	Village House at Chai Kek	Village	Existing	100	3
A07	61 Ma Po Mei	Village	Existing	80	7

ASR ID	Description	Type of Use	Existing/ Planned	Approximate Shortest Distance from Project Site (m)	Approximate Building Height (m)
A08	Village House at Shui Wo	Village	Existing	55	7
A09	Shui Wo Tsuen Sitting-out Area	Recreational	Existing	25	N/A

2.5. IDENTIFICATION OF AIR EMISSION SOURCES AND EVALUATION OF ENVIRONMENTAL IMPACTS

Construction Phase

2.5.1. Potential air quality impacts to the nearby ASRs from the Proposed Development are mainly related to fugitive dust nuisance from the construction activities as well as air pollutant emissions from construction machinery and construction trucks.

2.5.2. Construction work activities such as site clearance, site formation and earthworks are classified as 'notifiable' and 'regulatory' work under the Air Pollution Control (Construction Dust) Regulation. Works associated with the Project will involve demolition of aboveground structures, piling and superstructure work, which will involve minor excavation works. No major site formation will be required as the Project Site is flat formed. The construction of the Proposed Development will be on a small scale considering the total area of the Project Site (including Site A and Site B) is approximately 4,186m². The quantity of excavated materials to be generated from the aforementioned construction works, is anticipated to be very limited with approximate 10,000m³. Fugitive dust emissions from these construction works are also expected to be limited with the proper implementation of good site practices. Hence, the potential dust emissions associated with the construction works will be limited.

2.5.3. Considering limited dust emissions from the construction works and with the implementation of the dust control measures stipulated under the Air Pollution Control (Construction Dust) Regulation, together with proper site management and good housekeeping, adverse air quality impact arising from fugitive dust emissions at nearby ASRs during construction of the Proposed Development and associated works are not anticipated.

2.5.4. Due to the relatively small scale of the construction works for the Proposed Development and associated works, an approximately 8-10 numbers of construction machinery and construction trucks are to be deployed on-site. Gaseous emissions, such as NO2, SO2 and CO and particulates (including RSP and FSP) exhaust from

the limited number of construction machinery and construction trucks are considered to be limited. In addition, requirements stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and the use of ultra-low sulphur diesel (ULSD) with sulphur content not exceeding 0.001% by weight as fuel under Air Pollution Control (Fuel Restriction) Regulations will also be followed to control potential air pollutant emissions from NRMMs during the construction phase. Hence, adverse air quality impact due to the operation of the construction machinery and trucks during construction phase is not anticipated.

2.5.5. With the implementation of appropriate air quality control measures and the requirements as listed in the Regulations under APCO to control the air pollutant emissions, adverse air quality impact is not anticipated during construction phase.

Operation Phase

2.5.6. Potential air quality impacts during the operation phase of the Proposed Development are expected from vehicular emissions on surrounding roads. The nearest public vehicular road, Tai Po Shui Wo Road, is situated between Site A and Site B. Based on Transport Department (TD)'s confirmation (see **Appendix 2.1** (to be provided)), Tai Po Shui Wo Road is considered as Local Distributor according to the latest ATC published by TD (i.e. ATC 2024). Lam Kam Road is another public road in the vicinity of the Proposed Development and is located approximately 40m to the northeast of Sites A and B. The 5m buffer area from the road kerb of Tai Po Shui Wo Road (including the proposed widening works) and Lam Kam Road do not encroach into the building block at Site B (see **Figure 2.2**) based on HKPSG (see **Table 2.2**). Although a small portion of the Proposed Development at Site A encroaches into the 5m buffer area, no air sensitive uses (including openable windows serving habitable rooms, fresh air intakes, recreational facilities or furniture) have been proposed within the buffer area. In view of the above, adverse air quality impact from vehicular emission during the operation phase is not anticipated.

2.5.7. Potential air quality impacts may also arise from the operation of the proposed car park facilities within the Proposed Development. The car parks will be designed and operated in accordance with the requirements of ProPECC PN 2/96 "Control of Air Pollution in Car Parks" published by EPD. Vehicular emissions generated within the car parks will be discharged to the atmosphere through exhaust shafts. Based on the best available information at this preliminary stage, the locations of the exhaust shafts are yet to be confirmed and the potential air quality impacts arising from the operation of the car parks will be further assessed during the detailed design stage. Notwithstanding the above, the car parks will primarily accommodate private vehicles with limited numbers, emissions generated from the car parks are anticipated to be

limited.

2.5.8. Emissions from kitchen operations, including oily fumes, cooking emissions and cooking odour, are regulated under the Air Pollution Control Ordinance (APCO). The best practicable control measures recommended in EPD's Guideline "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be adopted to minimise gaseous emissions and cooking odour from kitchen operations. Appropriate mitigation measures will be incorporated into the design to ensure that emissions will not cause air quality or odour nuisance to air-sensitive uses within the Proposed Development or to other existing and planned ASRs in the vicinity. With the implementation of the above measures, adverse air quality and odour impacts arising from kitchen operations are not anticipated.

2.5.9. Based on desktop study on publicly available information (including published plans and environmental reports) and site visit on 10 June 2026, scattered village houses were identified in the surrounding area near the Project Site. No industrial chimney emission source and odour source are observed and identified within 500m Assessment Area. In addition, the Proposed Development does not involve any industrial processes and no industrial emissions will be generated. Therefore, adverse air quality impact from industrial emissions and odour impacts from the surroundings during the operation phase are not anticipated.

2.6. CUMULATIVE IMPACTS

2.6.1. The construction phase of the Project is tentatively scheduled from Year 2028 to Year 2030. Based on the best available information in the public domain, no concurrent projects with the potential for cumulative environmental interactions have been identified in the vicinity of the Project Site. Thus, cumulative impact from the concurrent projects is not anticipated.

2.7. MITIGATION MEASURES

Construction Phase

2.7.1. To ensure that air pollutant emissions are controlled during the construction phase, relevant air quality control requirements stipulated in Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations should be implemented.

2.7.2. Any potential dust impact and watering mitigation would be subject to the actual site condition. In addition to the watering, dust control measures as recommended in the Air Pollution Control (Construction Dust) Regulation (where applicable), typical control

measures listed below are also recommended to implement:

- The designated haul road should be hard paved to minimise fugitive dust emission;
- Active works areas should be water sprayed with water browser or sprayed manually hourly during construction period. The Contractor should ensure that the amount of water spraying is just enough to dampen the exposed surfaces without over-watering which could result in surface water runoff;
- Any excavated dusty materials or stockpile of dusty materials should be covered entirely by impervious sheeting or sprayed with water so as to maintain the entire surface wet, and recovered or backfilled or reinstated as soon as possible;
- Dusty materials remaining after a stockpile is removed should be wetted with water;
- The area where vehicle washing takes place and the section of the road between the washing facilities and the exit point should be paved with concrete, bituminous materials or hardcore or similar;
- The Contractor(s) shall only transport adequate amount of fill materials to the Project Site to minimise stockpiling of fill materials on-site, thus reducing fugitive dust emission due to wind erosion;
- Should temporary stockpiling of dusty materials be required, it shall be either covered entirely by impervious sheeting, placed in an area sheltered on the top and the 3 sides; or sprayed with water so as to maintain the entire surface wet;
- All dusty materials shall be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty material wet;
- Vehicle speed to be limited to 10km/hour except on completed access roads;
- Every vehicle should be washed to remove any dusty materials from its body and wheels immediately before leaving the construction site;
- The load of dusty materials carried by vehicle leaving the construction site should be covered entirely by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle;
- Restricting height from which materials are to be dropped as far as practicable to minimise the fugitive dust arising from loading/unloading activities;
- Every stock of more than 20 bags of cement or dry pulverized fuel ash shall be covered entirely by impervious sheeting or placed in an area sheltered on the top and the 3 sides;
- Cement, pulverized fuel ash or any other dusty materials collected by fabric filters or other air pollution control system or equipment shall be disposed of in totally

enclosed containers;

- Regular maintenance of construction equipment deployed on-site should be conducted to minimise gaseous and prevent black smoke emission;
- Hoarding of not less than 2.4m high from ground level shall be provided along the site boundary except for a site entrance or exit to minimise dust nuisance to the nearby sensitive receivers. For locations with ASRs in immediate proximity to the Project Site, higher hoarding shall be erected;
- Regular site audit shall be conducted to ensure all the mitigation measures are properly implemented;
- Electric power supply shall be provided for on-site machinery as far as practicable;
- Electrified NRMMs shall be provided as far as practicable; and
- NRMMs exempted from regulatory control shall be avoided as far as practicable**.**

Operation Phase

2.7.3. Adverse air quality impact is not anticipated during the operation phase. Thus, no mitigation measure is required.

2.8. CONCLUSION

2.8.1. With the implementation of appropriate mitigation measures as mentioned in **Section 2.7**, adverse air quality impacts during the construction phase and operation phase of the Proposed Development are not anticipated.

3. ROAD TRAFFIC NOISE IMPACT ASSESSMENT

3.1. INTRODUCTION

3.1.1. The potential road traffic noise impact on the Proposed Development due to the nearby existing roads has been assessed. Practicable noise mitigation measures have been recommended, where necessary.

3.2. ASSESSMENT METHODOLOGY

3.2.1. The Road Noise Module 2.7.2 of NoiseMap Enterprise Edition has been used to assess the road traffic noise impact from the existing road network within 300m Assessment Area on the representative NSRs at the Proposed Development. The road traffic noise model adopts the methodology outlined in the Calculation of Road Traffic Noise (CRTN) developed by the UK Department of Transport. The road traffic noise would be presented in terms of noise levels exceeded for 10% of the one-hour period for the hour having the peak traffic flow $L_{10(1hour)}$ under various traffic forecast scenarios. Representative NAPs, key building structures with noise screening effects, topographical contours and road segments with traffic flow data have been inputted into the NoiseMap model in predicting the potential traffic noise impact.

3.2.2. Traffic flow of the existing roads within 300m Assessment Area have been forecasted by the Project traffic consultant. As stated in the CRTN, the traffic flow used for assessment shall be the maximum traffic projection within 15 years upon occupancy of the Proposed Development. The assessment has been undertaken based on the projected AM peak hourly traffic flows in Year 2045, which corresponds to the maximum projected traffic conditions within 15 years upon occupancy of the Proposed Development, i.e. Year 2030.

3.2.3. The roads sections included in the road traffic impact assessment and the traffic forecast data are enclosed in **Appendix 3.1**. The traffic forecasting methodology for producing the adopted traffic data has been submitted to the Transport Department (TD) for endorsement.

3.3. ASSESSMENT CRITERIA

3.3.1. Table 4.1 of Chapter 9 of the HKPSG provides the assessment criteria for road traffic noise impact at noise sensitive uses which rely on opened windows for ventilation. **Table 3.1** summarises the adopted road traffic noise criteria for noise sensitive uses with openable windows at the Proposed Development.

Table 3.1 Road Traffic Noise Criteria for Noise Sensitive Uses

Location	Facility / Room	Noise Criteria, $L_{10\ (1\ hour)}$, dB(A)
Site A		
1/F – 8/F	Dormitories	70
1/F – 7/F	Sick Room [2]	70
1/F – 3/F	Medical Consult. Rm.	55
1/F – 3/F, 5/F – 7/F	Multi-Purpose / Dining	70
4/F	Rehabilitation. [2]	70
6/F - 7/F	Family Rm.	70
5/F	Activity Rm.	70
8/F	Staff Rest Room	70
8/F	Superintendent's Office	70
8/F	General Office	70
8/F	Conference Rm.	70
8/F	Staff Dining Area	70
Site B		
G/F – 8/F	Dormitories	70
G/F	Nursing Station cum Medical Consultation Room	55
1/F	Rehabilitation Area [2]	70
2/F	Therapy Room [2]	70
2/F – 7/F	Dining / Multi Purpose Area	70
2/F – 7/F	Sick / Isolation Room [2]	70
5/F	Interview Room	70
6/F – 7/F	Small Group Activity Room	70
7/F	End of Life Care Room	70
8/F	General Office	70
8/F	Superintendent's Office	70
8/F	Conference Rm.	70
8/F	Staff Rest Room	70

Notes:

[1] The above standards apply to noise sensitive uses which rely on opened windows for ventilation and should be viewed as the maximum permissible noise levels assessed at 1m from the external

Location	Facility / Room	Noise Criteria, $L_{10\ (1\ hour)}$, dB(A)
façade. [2] As advised by the Project Team, no diagnostic activities similar to those of clinic and hospital will be carried out at these areas. Therefore, the noise planning standard of 70 dB(A) for domestic uses as stipulated in Table 4.1 of Chapter 9 of the HKPSG is adopted.		

3.4. NOISE ASSESSMENT POINTS

3.4.1. Noise assessment points (NAPs) have been provided for noise sensitive uses with openable windows at the Proposed Development. The respective criteria for all types of noise sensitive uses with openable windows have been listed in **Table 3.1**. The locations of NAPs for road traffic noise assessment are shown in **Figures 3.1 to 3.2**.

3.5. ASSESSMENT RESULTS – BASE CASE SCENARIO

3.5.1. Detailed results of the road traffic impact assessment under base case scenario have been attached in **Appendix 3.2**. Since the predicted noise levels under AM scenario are higher than those under PM scenario, only the results under AM scenario are presented. Noise exceedance is found at the Medical Consultation Room on the 1/F to 3/F of Site A. Mitigation measures would be required to mitigate the noise exceedance.

3.6. PROPOSED TRAFFIC NOISE MITIGATION MEASURES

<u>Acoustic Window (Baffle Type) (AW(BT))</u>

3.6.1. A baffle type acoustic window system (AW(BT)) typically comprises an outer window and an inner sliding panel system. The system is arranged such that, while the outer window remains open, the sliding panel should be shifted behind the outer opening. With the outer opening and the inner opening (except the area covered by the sliding panel) located on opposite sides, outdoor noise is prevented from penetrating directly into the indoor area. Instead, outdoor noise has to pass through the gap between the inner sliding panel and outer façade aside the opening window in order to enter indoor area. Meanwhile, natural ventilation can be maintained through the air passing the gap between the outer and inner glass panes. Such systems have been implemented in various public housing, private residential, and hostel developments.

3.6.2. According to a precedent case of redevelopment of ex-North Point Estate site to comprehensive development with residential uses (NPE), AW(BT) were successfully implemented to mitigate road traffic noise from the adjacent Island Eastern Corridor. On-site noise measurements demonstrated that the AW(BT) achieved a noise

reduction of 6.9 dB(A) for a room with an area of approximately 6.9m^2. The indicative design drawing of the system is provided in **Appendix 3.3**.

3.6.3. This reference case AW(BT) is proposed to be adopted at the medical consultation room on the 1/F to 3/F of Site A. The location of the proposed AW(BT) is shown in **Figures 3.3.** By keeping the opening size and air gap equal to or smaller than the reference case, and maintaining an overlap equal to or greater than the reference configuration, the noise mitigation performance will be optimised. Under these parameters, the proposed AW(BT) would not perform worse than the reference case in reducing outdoor-to-indoor noise transmission. This reference case AW(BT) has also been adopted under the approved Planning Application A/K22/29.

3.6.4. The medical consultation room has a room size of approximately 9.8m^2, which is larger than the room (6.9m^2) in reference case. Therefore, the in-out difference with the corresponding larger conventional window would increase, leading to higher noise reduction of the AW(BT). Hence, the noise reduction performance of the AW(BT) applied at the medical consultation room should not be less than that in reference case, which is equivalent to 6.9 dB(A).

3.7. ASSESSMENT RESULTS – MITIGATED SCENARIO

3.7.1. Detailed road traffic noise impact assessment results can be referred to **Appendix 3.4**. With the implementation of the proposed mitigation measures, all noise exceedances have been mitigated.

3.8. CONCLUSION

3.8.1. Road traffic noise impact on the Proposed Development has been assessed. With the implementation of proposed mitigation measures, the Proposed Development would not be subject to adverse road traffic noise impact.

4. FIXED PLANT NOISE IMPACT ASSESSMENT

4.1. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

4.1.1. The relevant legislation, standards and guidelines applicable to the fixed plant noise impact assessment include:

- Noise Control Ordinance (NCO) (Cap. 400);
- Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (IND-TM);
- Hong Kong Planning Standards and Guidelines (HKPSG); and
- Good Practices on the Control of Noise from Electrical & Mechanical Systems.

4.1.2. IND-TM stipulates the appropriate Acceptable Noise Level (ANL) for fixed noise sources. The ANL is dependent on the area sensitivity rating of an NSR, as defined in Table 1 of the IND-TM (see **Table 4.1**). The area sensitivity rating of an NSR is determined by the type of area where the NSR is located and the presence of any influencing factors (IFs) such as major roads (i.e. a road with an annual average daily traffic flow in excess of 30,000) and industrial areas.

Table 4.1 Area Sensitivity Ratings

Type of Area Containing NSR	Degree to which NSR is affected by IF		
	Not Affected	Indirectly Affected	Directly Affected
Rural area, including country parks or village type developments	A	B	B
Low density residential area consisting of low-rise or isolated high-rise developments	A	B	C
Urban area	B	C	C
Area other than those above	B	B	C

4.1.3. The HKPSG also states that all planned fixed noise sources should be located and designed that when assessed in accordance with the IND-TM, the level of the intruding noise at the façade of the nearest existing sensitive use should be at least 5dB(A) below the appropriate ANL shown in Table 2 of IND-TM or, in the case of the background. The ANLs stipulated in the IND-TM are provided in **Table 4.2**.

Table 4.2 Acceptable Noise Levels

Time Period	Area Sensitivity Rating		
	A	B	C
Day (0700 to 1900 hours)	60	65	70

Time Period	Area Sensitivity Rating		
	A	B	C
Evening (1900 to 2300 hours)			
Night (2300 to 0700 hours)	50	55	60

4.2. REPRESENTATIVE NOISE SENSITIVE RECEIVERS IN THE VINCINTY OF THE PROJECT SITE

4.2.1. Existing, committed and planned Noise Sensitive Receivers (NSRs) in the vicinity of the Project Site have been identified and listed in **Table 4.3**. The locations of identified NSRs have been indicated in **Figure 4.1**. The nearest identified NSR is the village house at Shui Wo, which is approximately 55m away from the Project Site.

Table 4.3. Identified Noise Sensitive Receivers in the Vicinity of the Project Site

NSR ID	Description	Type of Use	Existing/ Planned	Approximate Distance from Proposed Development (m)
N01	10B Shui Wo	Village	Existing	60
N02	3 Shui Wo	Village	Existing	65
N03	210 Shui Wo	Village	Existing	180
N04	79A Chai Kek	Village	Existing	210
N05	156 Chai Kek	Village	Existing	100
N06	Village House at Chai Kek	Village	Existing	100
N07	61 Ma Po Mei	Village	Existing	80
N08	Village House at Shui Wo	Village	Existing	55

4.2.1. According to **Table 4.1**, the ASR of the NSRs associated with the Proposed Development shall be classified as 'B', given that the Proposed development is located in "Area other than those above" with mixed zonings (including village type development and agriculture) according to Outline Zoning Plan (S/NE-LT/11) and is not affected by any IFs. The applicable ANLs for fixed noise for the Proposed Development is shown in **Table 4.4**.

Table 4.4 Applicable ANLs for Fixed Noise

Time Period	Area Sensitivity Rating	ANL, $L_{eq(30mins)}$, dB(A)
Day and evening (0700 – 2300)	B	65
Night (2300 – 0700)	B	55

4.3. IDENTIFICATION AND EVALUATION OF FIXED PLANT NOISE IMPACT

4.3.1. Potential fixed plant noise sources within 300m of the Project Site were identified by desktop review while site survey has been conducted on 10 June 2026. No fixed plant sources have been identified. Hence, the Proposed Development is not subject to adverse fixed plant noise impact.

4.4. FIXED PLANT NOISE IMPACT FROM THE PROPOSED DEVELOPMENT

4.4.1. Potential fixed plant noise sources from the Proposed Development would include pump rooms and EM&A rooms etc. To ensure the fixed plant noise generated by the Proposed Development would not cause excessive impact to neighbouring noise sensitive uses, fixed noise sources within the Proposed Development shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG.

4.4.2. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such as silencers and acoustic linings when necessary. As such, it is anticipated that the fixed plant noise impact on the surrounding NSRs due to the operation of the Proposed Development will not exceed the relevant noise criteria under the HKPSG and NCO.

4.5. CONCLUSION

4.5.1. Potential fixed plant noise sources have been identified via desktop studies and site survey. No fixed plant noise sources have been identified in the vicinity of the Project Site. Therefore, the Proposed Development is not subject to adverse fixed plant noise impact.

4.5.2. To ensure the fixed plant noise generated by the Proposed Development would not cause excessive impact to neighbouring noise sensitive uses, fixed noise sources within the Proposed Development shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such as silencers and acoustic linings when necessary. As such, it is anticipated that the fixed plant noise impact on the surrounding NSRs due to the operation of the Proposed Development will not exceed the relevant noise criteria under the HKPSG and NCO.

5. WATER QUALITY IMPACT

5.1. INTRODUCTION

5.1.1. This section identifies the potential water quality impact associated with the construction phase and operation phase of the Proposed Development. Recommendations for mitigation measures have been made, where necessary, to minimise the potential water quality impacts to an acceptable level.

5.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

5.2.1. Relevant legislations, standards and guidelines governing water quality in Hong Kong include the following:

- Water Pollution Control Ordinance (WPCO) (CAP.358);
- Chapter 9 of Hong Kong Planning Standards and Guidelines (HKPSG);
- Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS);
- Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (ProPECC PN1/23); and
- Construction Site Drainage (ProPECC PN2/24).

Water Pollution Control Ordinance (WPCO)

5.2.2. The WPCO provides the major statutory framework for the protection and control of water quality in Hong Kong. According to the Ordinance and its subsidiary legislations, 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 each WCZ based on their beneficial uses. The Proposed Development is in the catchment of the Tolo Harbour Supplementary WCZ and its respective WQOs are presented in **Table 5.1**.

Table 5.1. Summary of Water Quality Objectives for Watercourses in Respective WCZ

Parameters	Criteria	Subzone
Aesthetic Appearance	No objectionable odours or discolouration of the water.	Whole zone
	No tarry residues, floating wood, articles made of glass, plastic, rubber or of any other substances.	Whole zone

Parameters	Criteria	Subzone
	No visible mineral oil on the surface. Surfactants should not give rise to a lasting foam.	Whole zone
	No recognisable sewage-derived debris.	Whole zone
	No floating, submerged and semi submerged objects of a size likely to interfere with the free movement of vessels, or cause damage to vessels.	Whole zone
	No substances which settle to form objectionable deposits.	Whole zone
E. coli Bacteria	Not exceed 1 per 100 mL, calculated as the geometric mean of the most recent 5 consecutive samples taken at intervals of between 7 and 21 days.	Whole zone
Colour	Should not cause the colour of waters to exceed 30 Hazen units at any time.	Whole zone
Dissolved oxygen (DO)	Not less than 4mg/L at any point in the water column.	Whole zone
pH	Not exceed the normal pH range of 6.5 – 8.5 at any time.	Whole zone
Temperature	Not to cause the natural daily temperature range to change more than ±2.0 °C at any location or time.	Whole zone
Salinity	Not to cause the natural ambient salinity level to change by more than 10% at any time.	Whole zone
Suspended solids (SS)	Not to cause the annual median level to exceed 20 mg/L.	Whole zone
Ammonia (NH_3)	Not exceed 0.021 mg/L at any time, calculated as the annual average (arithmetic mean).	Whole zone
5-day biochemical oxygen demand	Not exceed 3 mg/L at any time.	Whole zone

Parameters	Criteria	Subzone
(BOD_5)		
Chemical oxygen demand (COD)	Not exceed 15 mg/L at any time.	Whole zone
Toxic substances	Should not attain such levels as to produce significant toxic, carcinogenic, mutagenic teratogenic effects in humans, fish or any other aquatic organisms, with due regard to biologically cumulative effects in food chains and to interactions of toxic substances with each other.	Whole zone
	Not to cause a risk to any beneficial use of the aquatic environment.	Whole zone
Source: Statement of Water Quality Objectives (Tolo Harbour and Channel Water Control Zone).		

Hong Kong Planning Standards and Guidelines (HKPSG)

5.2.3. Chapter 9 of HKPSG provides environmental considerations for land use planning. Site selection for development, sensitive uses, provision of environmental facilities, and design, layout, phasing and operational controls to minimise adverse environmental impacts, etc., are covered in the chapter. Other factors affecting land use planning to be taken into account are listed and suitable buffer distances for land uses are recommended.

Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS)

5.2.4. Discharges of effluents into WCZs are controlled by the WPCO through a licensing system. The TM-DSS sets limits for effluent discharge, covering the physical, chemical, and microbial quality of effluents. Any effluent from the construction and operation of the Project must comply with relevant standards for effluents discharged into the foul sewers, inland/inshore/marine waters of the WCZ where the Project Site located.

Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (ProPECC PN1/23)

5.2.5. The ProPECC PN1/23 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 PN1/23.

Construction Site Drainage (ProPECC PN2/24)

5.2.6. EPD has issued ProPECC PN2/24 that controls site runoff and wastewater generated during the construction phase of the Project. It provides guidelines for handling and disposal of construction discharges. Practices given in the ProPECC PN2/24 shall be followed as far as possible during the construction phase to minimise potential water quality impacts due to construction site drainage.

5.3. DESCRIPTION OF THE ENVIRONMENT

5.3.1. The Assessment Area for the Water Quality Impact Assessment (WQIA) covers an area of 500m from the Project Site, as shown in **Figure 5.1**.

5.3.2. Based on the desktop study, the Proposed Development is situated inland and is at least 5km west from the nearest marine water (i.e. Tolo Harbour). The Proposed Development and the entire 500m Assessment Area are located within the Water Gathering Ground (WGG). Lam Tsuen River is located immediately west of the Project Site, while a section of Upper Lam Tsuen River with Ecological Importance is located approximately 200m east of the site boundary. The WGG, Lam Tsuen River and Upper Lam Tsuen River have been identified as Water Sensitive Receivers (WSRs). The location of WSRs are presented in **Figure 5.1** and their details are listed in **Table 5.2**.

Table 5.2. Identified Representative Water Sensitive Receivers

WSR ID	Description	Nature	Existing/ Planned	Approximate Shortest Distance from Proposed Development (m)
W01	Lam Tsuen River	River	Existing	<5
W02	Upper Lam Tsuen River	River	Existing	200
W03	Water Gathering Ground (WGG)	Water Gathering Ground	Existing	Within Proposed Development

5.4. IDENTIFICATION AND EVALUATION OF POTENIAL WATER QUALITY IMPACT

Construction Phase

5.4.1. Potential sources of water quality impact associated with activities during the

construction phase of the Proposed Development include:

- General construction activities;
- Construction site runoff;
- Accidental spillage; and
- Sewage effluent from the construction workforce.

5.4.2. Water would be used in various construction activities and wastewater would be generated in the construction process. Such processes may include general cleaning and washing, dust suppression and wheel washing. Wastewater from these processes generally contains high levels of suspended sediment and should not be discharged into the environment without treatment. The wastewater would generally be collected and stored for disposal after necessary treatment. With proper collection, storage, treatment and disposal, adverse water quality impact from the construction wastewater is not expected.

5.4.3. Site clearance would require the removal of surface vegetation or existing man-made cover. Exposed soil is prone to erosion and would result in an increase in sediment load in the drainage system. Unprotected earth working areas and stockpiles could also lead to elevated levels of sediment in stormwater/runoff in case of rainstorms. Release of site runoff, if uncontrolled, would lead to an increase in suspended solid levels in the drainage system and the receiving marine water. With the implementation of applicable mitigation measures listed in **Section 5.5**, adverse water quality impact from the construction site runoff is not expected.

5.4.4. Various chemicals, such as lubricants and fuel, would be used for the construction of Proposed Development. In case of a chemical spillage, spilled chemicals may contaminate soil and/or make their way into the drainage system and affect the water quality of the receiving water. These chemicals should generally be stored and applied at designated areas within the Project Site. Suitable clean-up kits and equipment should be prepared onsite to ensure spilt chemicals can be contained and removed as soon as possible. Chemical waste generated from normal operation and spillage events should be stored at the designated place for proper disposal by a licensed contractor. With the implementation of proper control over storage, application, clean up after spillage (if any) and disposal, adverse water quality impact from the chemical spillage is not expected.

5.4.5. Construction workforce would generate domestic sewage. In general, appropriate numbers of chemical toilets would be provided by a licensed contractor to serve the construction workers over the construction site to prevent direct disposal of sewage into the water environment. Adverse water quality impact from sewage generated by

the construction workforce is not expected.

Operation Phase

5.4.6. Potential sources of water quality impact associated with activities during the operation phase of the Proposed Development include:

- Sewage generated from the new population; and
- Stormwater runoff.

5.4.7. Sewage generated from the Proposed Development should be collected and conveyed to the nearest public sewerage system via proper connections to minimise water quality impact from the operation of the Proposed Development. All sewage discharged shall comply with the TM-DSS under the WPCO. Hence, no adverse water quality impact from sewage generated by the Proposed Development is expected.

5.4.8. Stormwater runoff from the paved surfaces within the Proposed Development will be directed to a managed stormwater drainage system. Appropriate drainage system, equipped with necessary pollution control devices, such as silt trap and oil and grease separators, would be provided. Mitigation measures listed in **Section 5.5**, such as the installation of silt traps in the stormwater drainage system can effectively reduce the potential impacts of these pollutants on drainage water quality. Good practices recommended under ProPECC PN1/23 could also be referenced for the design of the drainage system. Hence, no adverse water quality impact from stormwater runoff is expected.

5.5. MITIGATION MEASURES

Construction Phase

5.5.1. Suitable control measures stipulated in ProPECC PN2/24 should be implemented. These practices include but are not limited to the following:

- Surface run-off from construction sites should be discharged into storm drains via adequately designed sand/silt removal facilities such as sand traps, silt traps and sediment basins. Channels and/or earth bunds or sandbag barriers should be provided on-site to properly direct stormwater to such silt removal facilities. Perimeter channels at site boundaries should be provided where necessary to intercept storm run-off from outside the site so that it will not wash across the site. Catchpits and perimeter channels should be constructed in advance of earthworks;
- Silt removal facilities, channels and manholes should be maintained, and the deposited silt and grit should be removed regularly, at the onset of and after each

rainstorm to ensure that these facilities are functioning properly at all times;

- Construction works should be programmed to minimise soil excavation works in rainy seasons (April to September). If excavation in soil cannot be avoided in these months or at any time of year when rainstorms are likely, for the purpose of preventing soil erosion, temporarily exposed slope surfaces should be covered e.g. by tarpaulin. Intercepting channels should be provided (e.g. along the crest/edge of excavation) to prevent storm runoff from washing across exposed soil surfaces. Arrangements should always be in place to ensure that adequate surface protection measures can be safely carried out well before the arrival of a rainstorm;
- Earthworks final surfaces should be well compacted, and the subsequent permanent work or surface protection should be carried out immediately after the final surfaces are formed to prevent erosion caused by rainstorms. Appropriate drainage like intercepting channels should be provided where necessary;
- Measures should be taken to minimise the ingress of rainwater into trenches. If excavation of trenches in wet seasons is necessary, they should be dug and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations should be discharged into storm drains via silt removal facilities;
- Open stockpiles of construction materials (e.g. aggregates, sand and fill material) on sites should be covered with tarpaulin or similar fabric during rainstorms. Measures should be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system;
- Manholes (including newly constructed ones) should always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent storm run-off from getting into foul sewers. Discharge of surface run-off into foul sewers must always be prevented in order not to unduly overload the foul sewerage system;
- All construction vehicles and construction machinery should be cleaned before they leave a construction site to ensure no earth, mud, debris and the like is deposited by them on roads. A wheel washing bay should be provided at every site exit if practicable and wash-water should have sand and silt settled out or removed before discharging into storm drains. The section of construction road between the wheel washing bay and the public road should be paved with backfall to reduce vehicle tracking of soil and to prevent site runoff from entering public road drains;
- Wastewater generated from building construction activities including concreting, cleaning of works and similar activities should not be discharged into the

stormwater drainage system. If the wastewater is to be discharged into foul sewers, it should undergo the removal of settleable solids in a silt removal facility, and pH adjustment as necessary;

- Acidic wastewater generated from acid cleaning, etching, pickling and similar activities should be neutralized to within the pH range of 6 to 10 before discharging into foul sewers. If there is no public foul sewer in the vicinity, the neutralized wastewater should be tankered off-site for disposal into foul sewers or treated to a standard acceptable to storm drains and the receiving waters; and
- Sufficient number of chemical toilets should be required for each works area. These toilets should be regularly cleaned, maintained and emptied by a licensed contractor.

5.5.2. In case any discharge of effluent from the construction site is required, a discharge licence for discharge of effluent should be applied under the WPCO. Runoff and wastewater generated from the project works areas should be treated to comply with the discharge quality stipulated in the WPCO discharge licence before discharge.

5.5.3. All construction activities within the WGG shall comply with the requirements stipulated in the “Conditions for Working within Water Gathering Grounds”. The Contractor shall implement all necessary measures and good site practices in accordance with the requirements of the aforesaid conditions throughout the construction period.

5.5.4. In view of the close proximity of the Project Site to Upper Lam Tsuen River, the requirements of PNAP ADV-27 “Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works” shall be complied with during the construction phase. Appropriate site management and construction practices shall be adopted in accordance with PNAP ADV-27 to prevent adverse impacts on nearby natural watercourses.

Operation Phase

5.5.5. During the operation phase, all sewage arising from the Proposed Development will be collected and conveyed to the nearest public sewerage system via proper connections. No specific mitigation measures are required for sewage arising from the Proposed Development.

5.5.6. A surface water drainage system should be installed to collect and convey the road surface runoff to the existing drainage system downstream. The design of mitigation measures for the drainage system during the operation phase shall take account of the guidelines as presented in ProPECC PN1/23. Best Management Practices (BMPs) should be implemented to control run-off. The drainage system should be designed to avoid flooding with devices and facilities to control sedimentation and runoff quality,

prevent 'first flush' pollution, and eliminate pollutant discharge into poor flushing water downstream. Manholes, as well as stormwater gullies and ditches provided at the Project Site should be regularly inspected and cleaned. Additional inspection and cleansing should be carried out before forthcoming heavy rainfall.

5.6. CONCLUSION

5.6.1. No adverse impact of water quality during construction phase is anticipated provided that the recommended mitigation measures listed in Section 5.5 are properly implemented. As all the wastewater effluent is anticipated to be conveyed to public sewer, and the stormwater runoff is anticipated to be properly collected by the drainage system, no adverse impact on nearby WSRs during the operation phase will be anticipated.

6. WASTE MANAGEMENT

6.1. INTRODUCTION

6.1.1. This Section identifies the potential waste arisings from the construction phase and operation phase of the Proposed Development and the potential environmental impacts associated with the storage, handling, transportation and disposal of the waste.

6.2. ENVIRONMENTAL LEGISLATION AND GUIDELINES

6.2.1. The relevant legislation, standards and guidelines related to the study for the assessment of waste management implications include:

- Waste Disposal Ordinance (CAP.354);
- Waste Disposal (Chemical Waste) (General) Regulation (CAP.354C);
- Waste Disposal (Charges for Disposal of Construction Waste) Regulation (CAP.354N);
- 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 and Documents

6.2.2. Other relevant guidelines/ circulars applicable to waste management and disposal for this Project include:

- A Guide to the Chemical Waste Control Scheme;
- A Guide to the Registration of Chemical Waste Producers;
- Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes;
- Public Dumps (Works Branch Technical Circular (WBTC) No.2/93);
- Public Filling Facilities (WBTC No.2/93B);
- Fill Management (WBTC No.12/2000);
- Specification Facilitating the Use of Recycled Aggregates (WBTC No.12/2002);
- Environmental Management on Construction Sites (Environmental, Transport and Works Bureau Technical Circular (Works) (ETWB TC(W)) No.19/2005);
- Trip Ticket System for Disposal of Construction and Demolition Materials (Development Bureau Technical Circular (Works) (DEVB TC(W)) No.6/2010);
- Enhanced Specification for Site Cleanliness and Tidiness (DEVB TC(W)

No.8/2010);

- Management of Construction and Demolition Materials (CEDD TC No.11/2019);
- *Guidelines on Yard Waste Reduction and Treatment* (July 2014);
- *Tree Preservation* (DEVB TC(W) No.4/2020);
- Monitoring of Solid Waste in Hong Kong – Waste Statistics for 2024; and
- Chapter 9 of Hong Kong Planning Standards and Guidelines (HKPSG).

6.3. EXPECTED WASTE ARISING DURING CONSTRUCTION PHASE

6.3.1. During the construction phase, the main activities, such as site demolition, excavation and superstructure works, will result in the generation of waste. The typical waste types associated with these activities are summarised below:

- Excavated materials from site excavation works;
- Construction and demolition (C&D) materials from site clearance and superstructure works;
- Chemical waste from maintenance of construction equipment; and
- General refuse from construction workforce.

Excavated Materials from Site Excavation Works

6.3.2. The Proposed Development will involve minor excavation works. An approximate of 10,000m³ inert C&D materials will be excavated. The excavation area and the estimated quantity of inert materials generated is considered limited. The surplus excavated material (i.e. inert C&D materials) will be all delivered to public fill reception facilities. The designation of inert C&D materials delivery is subject to the designation by the Public Fill Committee (PFC) according to DEVB TC(W) No.6/2010.

6.3.3. With the proper implementation of good construction site practice and mitigation measures described in **Section 6.6**, adverse environmental impacts from the handling, transportation and delivery of excavated materials are not anticipated.

6.3.4. The additional traffic generated due to off-site delivery of the small amount of excavated materials is expected to be very limited, which will not cause any traffic impact concern.

C&D Materials from Site Clearance and Superstructure Works

6.3.5. C&D materials generated from demolition of existing buildings, site clearance and superstructure works would be primarily inert (e.g. broken concrete, asphalt and granular materials etc.) and non-inert (e.g. bamboo, timber, paper and plastic etc.). A

total of 5,000m³ C&D materials from site clearance is expected, which comprises of 4,500m³ inert C&D and 500m³ non-inert C&D materials [1].

6.3.6. The total GFA of the Proposed Development is approximately 12,746m² (including Site A and Site B). Based on the generation rate of 0.1m³/m² of GFA constructed [2] with 90% of the total C&D waste composed of inert waste, it is estimated that the volume of C&D materials for the construction of new buildings and structures is 1,275m³, in which 1,148m³ is inert C&D materials and 127m³ is non-inert C&D materials.

6.3.7. Inert C&D materials will be all delivered to public fill reception facilities. The designation of inert C&D materials delivery is subject to the designation by the Public Fill Committee (PFC) according to DEVB TC(W) No.6/2010.

6.3.8. Non-inert C&D waste will be generated mainly from site clearance activities. Prior to disposal at landfill, such waste will be sorted to maximise opportunities for reuse and recycling. Timber and woody materials generated from the removal of existing trees during site clearance will be segregated from other waste. Yard waste meeting the relevant acceptance criteria will be transported to the Yard Waste Recycling Centre (Y·PARK) for recycling. Any surplus non-inert C&D materials that cannot be reused or recycled will be disposed of at landfills as the last resort. The designated disposal site of non-inert C&D materials shall be confirmed with EPD.

6.3.9. With the proper implementation of good construction site practice and mitigation measures described in **Section 6.6**, adverse environmental impacts from the handling, transportation and delivery of C&D waste from construction works are not anticipated.

6.3.10. The additional traffic generated due to off-site delivery of the small amount of C&D waste from construction works is expected to be limited, which will not cause any traffic impact concern.

Chemical Waste

6.3.11. Chemical waste, as defined under the Waste Disposal (Chemical Waste) (General) Regulation. Regulation includes any unwanted substances specified under Schedule 1 of the Regulation. Substances likely to be generated from the construction works are listed below.

- Used paint, engine oils, hydraulic fluids and waste fuel;

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[1] Based on the '*Monitoring of Solid Waste in Hong Kong, 2024*' published by EPD, 67% of the C&D materials were received at public fill reception facilities, while 23% were transferred to projects for direct use inert waste. Thus, 90% of the C&D materials would be assumed to be inert C&D materials. The quantity of inert C&D materials that have been re-used on-site were not taken into account in the assumption above.

[2] The C&D material generation rate of 0.1m³ per 1m² of GFA is referenced from the '*Reduction of Construction Waste Final Report'* (PolyU, 1993).

- Spent mineral oils/cleaning fluids from mechanical machinery; and
- Spent solvents/ solutions from equipment cleaning activities.

6.3.12. The amount of chemical waste generated from the construction activities will be dependent on the contractor's on-site maintenance activities and the quantities of plant and equipment utilised. Where the construction processes produce chemical waste, the Contractor shall register with EPD as a chemical waste producer and duly follow the requirement in Waste Disposal (Chemical Waste) (General) Regulation. With respect to the scale of the construction activities, it is anticipated that the quantity of chemical waste to be generated will be very small (i.e. less than 5L/day). Storage, handling, transport and disposal of chemical waste should be arranged in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste. The chemical waste will be collected by a licensed chemical waste collector and delivered to the licensed chemical waste treatment facilities for disposal (e.g. Chemical Waste Treatment Facility (CWTC) in Tsing Yi).

6.3.13. With the incorporation of suitable arrangements for the storage, handling, transportation and disposal of chemical wastes under the requirements stated in the Waste Disposal (Chemical Waste) (General) Regulation and the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes, no adverse environmental impacts will be resulted from the handling, transportation and disposal of chemical waste.

General Refuse

6.3.14. The presence of a construction site with workers and associated site office will result in the generation of general refuse (mainly consists of food waste, plastic bottles, aluminium cans and wastepaper) which requires off-site disposal.

6.3.15. Assuming a maximum of 50 workers working at any one time and a waste generation rate of about 0.65kg/person/day, the amount of general refuse that would be generated is approximately 32.5kg/day. Such refuse will be properly managed by suitable waste collectors to prevent intentional or accidental release into the surrounding environment. Recycling bins will be provided on site to facilitate the recovery of recyclable materials. The contractor shall employ a reliable waste collector to remove the non-recyclable general refuse from the site to the designated landfill on a regular basis and deliver the recyclables to the local specialised recycling companies.

6.3.16. Given the small quantity of general refuse to be transferred, adverse impact on the capacity of waste collection, transfer and disposal facilities is not anticipated as the amount of general refuse is limited. With the implementation of mitigation measures recommended in **Section 6.6**, the generation of general refuse could be minimised,

and no adverse environmental impact is expected.

6.4. EXPECTED WASTE ARISING DURING OPERATION PHASE

6.4.1. During the operation phase, the amount of waste generated will be insignificant and includes the following:

- General refuse from the Proposed Development;
- Chemical waste from the Proposed Development; and
- Clinical waste from the Proposed Development.

General Refuse

6.4.2. General refuse (such as food scraps, wastepaper, empty containers and packaging, etc.) from operation of Proposed Development will mainly be generated from elderly care services, retail shops within the Proposed Development.

6.4.3. The estimated amount of general refuse generated by the elderly residents in the Proposed Development is approximately

6.4.4. 426kg/day, with a total population of 387 persons (i.e. total bedspaces for Site A and Site B), reference to the Monitoring of Solid Waste in Hong Kong – Waste Statistic 2024 published by EPD [3]. The estimated amount of general refuse generated by the staffs in the Proposed Development is approximately 51kg/day, with a population of 50 staffs, reference to the Monitoring of Solid Waste in Hong Kong – Waste Statistic 2024 published by EPD [4].

6.4.5. The total general refuse generated from the Proposed Development is therefore 489kg/day. General refuse will be recycled as far as possible through the placement of recycling bins throughout the Proposed Development. As part of the Proposed Development daily operation, general refuse is expected to be collected on daily basis and delivered to the refuse collection point regularly by waste collector, to avoid odour nuisance and/or pest/vermin problem and be disposed of at landfills. With the proper implementation of these waste management measures, no adverse environmental impact associated with waste management is expected during operation phase.

Chemical Waste

6.4.6. Chemical waste will be generated from routine maintenance and servicing of electrical

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[3] The disposal rate of domestic waste is 0.86kg/person/day, and the recovery rate of domestic waste is 22%. By calculation, the generation rate, disposal rate and recovery rate are 1.10kg/person/day, 0.86kg/person/day and 0.24kg/person/day, respectively.

[4] The disposal rate of commercial waste is 0.53kg/person/day, and the recovery rate of commercial waste is 48%. By calculation, the generation rate, disposal rate and recovery rate are 1.02kg/person/day, 0.53kg/person/day and 0.49kg/person/day, respectively.

and mechanical (E&M) equipment within the Proposed Development. Typical chemical wastes may include waste lubricating oil, contaminated rags, used solvents, and spent chemicals. The quantity of chemical waste generated is expected to be small.

6.4.7. Chemical waste generated from the Proposed Development will be stored, handled, transported, and disposed of in accordance with the Waste Disposal (Chemical Waste) (General) Regulation and the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. A licensed chemical waste collector will be engaged to collect, transport, and dispose of the chemical waste at the Chemical Waste Treatment Centre (CWTC) or other licensed facilities.

6.4.8. With the implementation of the above measures and full compliance with the relevant legislative and regulatory requirements, no adverse environmental impacts are anticipated from the storage, handling, transportation, or disposal of chemical waste generated by the Proposed Development.

Clinical Waste

6.4.9. Clinical waste generated from the Proposed Development includes sharps, dressings, swabs, personal protective equipment contaminated with blood or other body fluids, and other infectious waste arising from healthcare and nursing activities, which is potentially infectious and biohazardous in nature. Such waste shall be segregated from general refuse and collected separately for proper treatment and disposal. Given that the Proposed Development will primarily provide residential care and only limited healthcare and nursing services, the quantity of clinical waste generated is anticipated to be relatively small.

6.4.10. Clinical waste generated from the Proposed Development will be collected and temporarily stored in a designated refuse collection room/clinical waste storage area prior to collection. A licensed clinical waste collector shall be engaged to handle, transport and dispose of the clinical waste at CWTC or other licensed treatment facilities in accordance with the Code of Practice for the Management of Clinical Waste – Small Clinical Waste Producers and the Waste Disposal (Chemical Waste) (General) Regulation.

6.4.11. With the implementation of the recommended mitigation measures and control requirements for clinical waste management as outlined in Section 6.6, no adverse environmental impacts are anticipated from the handling, storage, transportation, and disposal of clinical waste generated by the Proposed Development.

6.5. MITIGATION MEASURES FOR CONSTRUCTION PHASE

6.5.1. With the implementation of the proposed waste management practices, no adverse environmental impacts are envisaged for the handling, collection and delivery/disposal of waste arising during the construction phase of the Proposed Development.

6.5.2. This Section further describes the good practices to avoid or further reduce the potential environmental impacts associated with the handling, collection and disposal of various types of waste.

Good Site Practices

6.5.3. Adverse waste management implications are not expected, provided that good site practices are strictly implemented. The following good site practices are recommended throughout the construction activities:

- Nomination of an approved personnel, such as a site manager, to be responsible for the implementation of good site practices, arrangements for collection and effective disposal to an appropriate facility, of all wastes generated at the site;
- Training of site personnel in site cleanliness, appropriate waste management procedures and concepts of waste reduction, reuse and recycling;
- Provision of sufficient waste disposal points and regular collection for disposal;
- Appropriate measures to minimise windblown litter and dust during transportation of waste by either covering trucks or by transporting wastes in enclosed containers;
- Regular cleaning and maintenance programme for drainage systems, sumps and oil interceptors; and
- A Waste Management Plan (WMP) should be prepared by the contractor and submitted to the Engineer for approval.

Waste Reduction Measures

6.5.4. Amount of waste generation can be significant reduced through good management and control. Waste reduction is best achieved at the planning and design phase, as well as by ensuring the implementation of good site practices.

Storage, Collection and Transportation of Waste

6.5.5. Storage, collection and transportation of waste on site may induce adverse environmental implications if not properly managed. The following recommendation should be implemented to minimise the impacts:

- Waste such as soil should be handled and stored well to ensure secure containment;
- Stockpiling area should be provided with covers and water spraying system to

prevent materials from wind-blown or being washed away;

- Different locations should be designated to stockpile each material to enhance reuse;
- Sufficient waste disposal points will be provided and collection of waste for disposal will be arranged regularly;
- Waste will be transported in enclosed containers or skips to minimise windblown litter and dust/ odour nuisance during the transportation of waste; and
- Waste collection trucks shall be equipped with GPS or an equivalent system for real-tracking the off-site delivery of inert and non-inert C&D materials and a trip-ticket system should be adopted.

Measures for the Reduction of Construction Waste Generation

6.5.6. C&D materials arose will be segregated on-site into public fill and C&D waste and stored in different containers or skips to facilitate reuse of the public fill and proper disposal of the C&D waste. Specific areas of the site will be designated for such segregation and storage if immediate use is not practicable.

6.5.7. During inclement weather (e.g., heavy rain or typhoon), the storage area of C&D waste shall be covered by an impermeable sheeting to minimise polluted runoff. Prefabrication will be adopted as far as practicable to reduce the construction waste.

Management for Construction Materials Disposal

6.5.8. All C&D materials generated will be sorted by the contractor into different categories on-site for recycling and reuse as fill materials as far as practicable prior to delivery at public filling reception facilities and landfills.

6.5.9. The contractor(s) shall open a billing account with the EPD in accordance with the Waste Disposal (Charges for Disposal of Construction Waste) Regulation.

6.5.10. Permitted waste hauliers will be used to collect and transport waste to the appropriate disposal points. To minimise windblown litter and dust during transportation, waste shall be transported in enclosed containers/compartment, or the skip shall be covered.

Measures for the Management of Chemical Waste

6.5.11. The contractor(s) will register as a chemical waste producer with the EPD. Chemical waste will be handled in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes as listed below to minimise any danger to health of risk and pollution to the environment. Chemical waste will be disposed of via a licensed chemical waste collector; and to a facility licensed to receive chemical waste, such as the CWTC which also offers a chemical waste collection service and

can supply the necessary storage containers.

Measures for the Management of General Refuse

6.5.12. General refuse will be stored in enclosed bins separately from other waste. The general refuse will be delivered to the landfill separately from other types of waste, on a daily basis to reduce odour, pest and litter impacts.

6.5.13. Recycling bins will be provided at strategic locations within the construction site to facilitate recovery of recyclable materials (including aluminium can, wastepaper, glass bottles and plastic bottles) from the construction of the Proposed Development. Materials recovered will be sold for recycling.

6.5.14. Permitted waste hauliers will be used to collect and transport waste to the appropriate disposal points. To minimise windblown litter and dust during transportation, waste shall be transported in sealed refuse collection vehicles.

6.6. MITIGATION MEASURES FOR OPERATION PHASE

Measures for the Management of General Refuse

6.6.1. Sufficient recycling containers are recommended to be provided at suitable locations of the Proposed Development to encourage collection of recyclable wastes, such as aluminium cans, plastics and wastepaper. Segregation of food waste with the provision of collection points at the Proposed Development and facilitation of recycling of food waste will also be considered and exercised as far as practicable. The feasibility of providing separate recycling bins for food waste will be explored in later stages.

6.6.2. Recyclables will be collected by a licensed collector and recycled at recycling facilities. Other non-recyclable general refuse would be collected by licensed collector daily and delivered to refuse collection point.

Measures for the Management of Chemical Waste

6.6.3. If chemical waste is generated during the operation phase of the Proposed Development, the operator(s) of the Proposed Development shall register with the EPD as chemical waste producers and comply with the requirements of the Waste Disposal (Chemical Waste) (General) Regulation and the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. Chemical waste shall be stored in suitable containers compatible with the waste characteristics, with incompatible chemicals segregated and stored separately. Appropriate labels shall be securely affixed to each container indicating the nature of the chemical waste and its associated hazards, such as flammable, corrosive, toxic, harmful or oxidising properties. A licensed chemical waste collector shall be engaged to collect, transport and dispose of

the chemical waste at CWTC or other licensed facilities in accordance with the relevant regulatory requirements.

Measures for the Management of Clinical Waste

6.6.4. Clinical waste shall be segregated, packaged and labelled in accordance with the Code of Practice for the Management of Clinical Waste – Small Clinical Waste Producers. Clinical waste generated from the Proposed Development, such as sharps, used dressings, swabs and other infectious waste arising from healthcare and nursing activities, shall be placed in suitable labelled containers or bags, securely sealed and temporarily stored in a designated clinical waste storage area prior to collection. The designated storage area shall be clearly identified with appropriate warning signage, protected from weather, maintained in a clean and hygienic condition, and secured against unauthorised access.

6.6.5. Certain clinical waste may contain chemical residues that are classified as chemical waste. Where practicable, such chemical waste shall be segregated from clinical waste at source and managed in accordance with the Waste Disposal Ordinance and the Waste Disposal (Chemical Waste) (General) Regulation. Where chemical waste is contaminated with clinical waste, appropriate pre-treatment measures shall be adopted, as far as practicable, to render the waste non-infectious prior to collection by a licensed chemical waste collector.

6.6.6. The storage, collection, transportation and disposal of clinical waste shall be carried out in accordance with the Code of Practice for the Management of Clinical Waste – Small Clinical Waste Producers and the Waste Disposal (Clinical Waste) (General) Regulation. Clinical waste shall be collected by a licensed clinical waste collector or a healthcare professional and delivered to CWTC for appropriate treatment and disposal. The clinical waste producer shall verify the information recorded on the trip ticket before handing over the clinical waste to the licensed collector and shall retain the waste producer's copy of the trip ticket as a record of the waste consignment.

6.7. CONCULSION

6.7.1. Types and volume of waste generated during the construction and operation phases of the Proposed Development have been evaluated. Various waste management measures and good site practices are in place to properly manage the waste generated during construction phase and operation phase of the Proposed Development.

6.7.2. With the proper implementation of the waste management and mitigation measures, adverse environmental impact arising from the handling, storage, transportation or delivery/disposal of the waste generated by the Proposed Development is not anticipated.

7. LAND CONTAMINATION REVIEW

7.1. INTRODUCTION

7.1.1. This Section presents the potential implications of land contamination due to historical and current land uses within the Project Site. Site appraisal, including desktop review and site walkover, was conducted to identify the presence of potential land contamination and assess the potential land contamination impacts within the Project Site.

7.2. THE REVIEW

7.2.1. The land contamination review is attached in **Appendix 7.1**.

7.3. SUMMARY

7.3.1. Based on the findings in the land contamination review in **Appendix 7.1**, no potentially contaminating activities and facilities were identified within the Project. Therefore, no adverse land contamination impact is anticipated. Further site investigation works and mitigation measures are deemed not necessary for the Proposed Development.

8. CONCLUSION

8.1.1. The potential environmental impacts arising from operation of the Proposed Development have been identified and evaluated in the EAS.

8.1.2. In terms of air quality aspects, with the implementation of the recommended mitigation measures and good site practice, no adverse air quality impact during the construction phase is anticipated. No adverse air quality impact from surrounding air emissions during the operation phase is anticipated.

8.1.3. Road traffic noise impact on the Proposed Development has been assessed. The Proposed Development would not be subject to adverse road traffic noise impact assessment.

8.1.4. No significant fixed plant noise sources have been identified in the vicinity of the Project Site. Hence, the Proposed Development is not subject to adverse fixed plant noise impact. With proper design of proposed fixed plant noise sources of the Proposed Development, adverse fixed plant noise impact from the Proposed Development would not be expected.

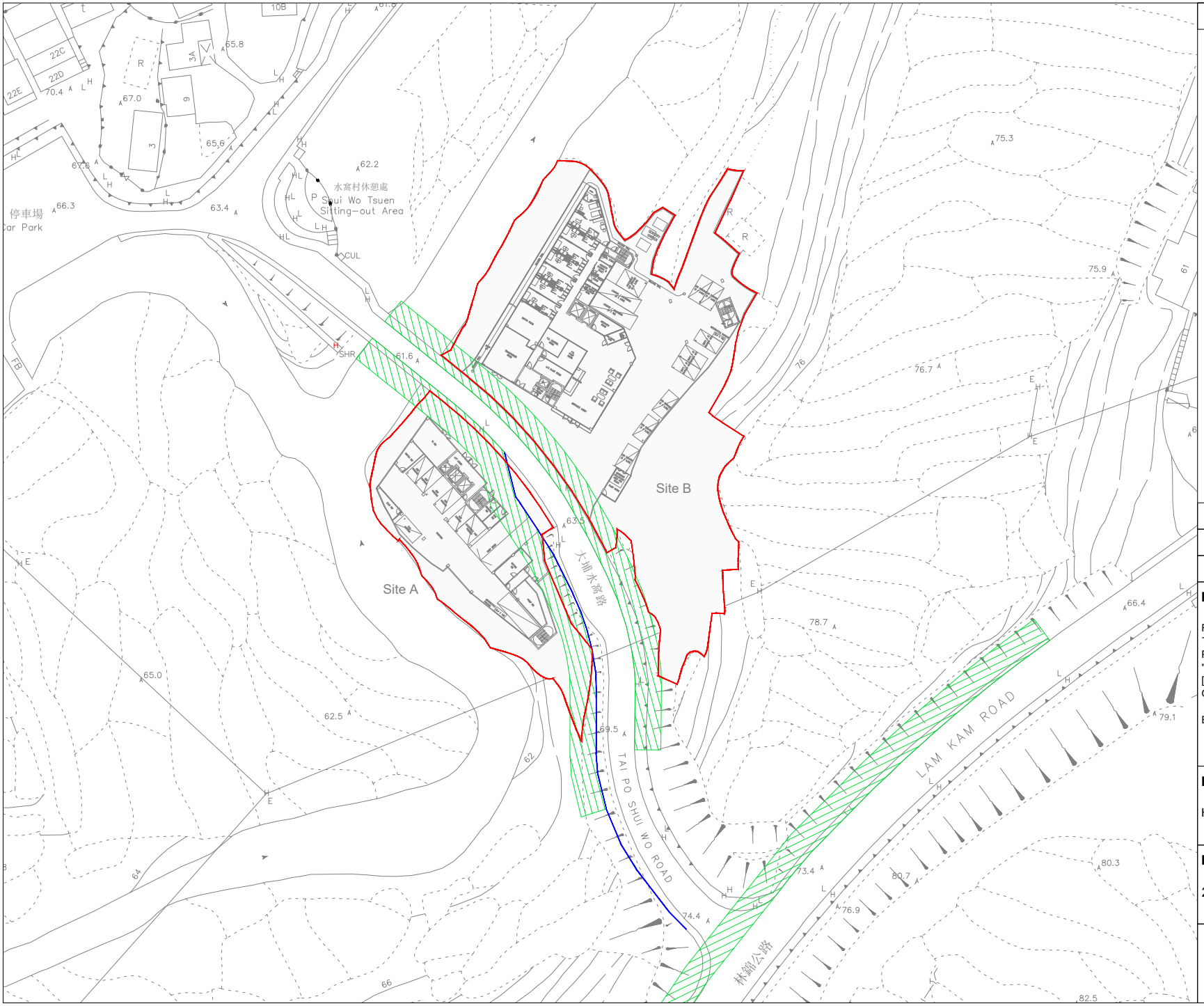
8.1.5. With respect to water quality impact, no adverse water quality impact is anticipated during construction phase, provided that the recommended mitigation measures are properly implemented. As all the wastewater effluent is anticipated to be conveyed to public sewer, and the stormwater runoff is anticipated to be properly collected by the drainage system, no adverse water quality impact is anticipated during operation phase.

8.1.6. With proper implementation of the waste management and its mitigation measures, adverse impact arising from the handling, storage, transportation or delivery/disposal of the waste generated by the Proposed Development during construction phase and operation phase are not anticipated.

8.1.7. Based on the findings of land contamination review in **Appendix 7.1**, no potential land contamination issue is identified within the Project Site. Potentially land contaminating activities/facilities under the Project are also not anticipated.

8.1.8. Overall, with the implementation of the recommended environmental mitigation measures, no adverse environmental impacts are anticipated by or occur on the Proposed Development during construction phase and operation phase.

FIGURES



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LEGEND

- Site Boundary
- Proposed Widening of Tai Po Shui Wo Road
- 5m Buffer Area from Road Kerb

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

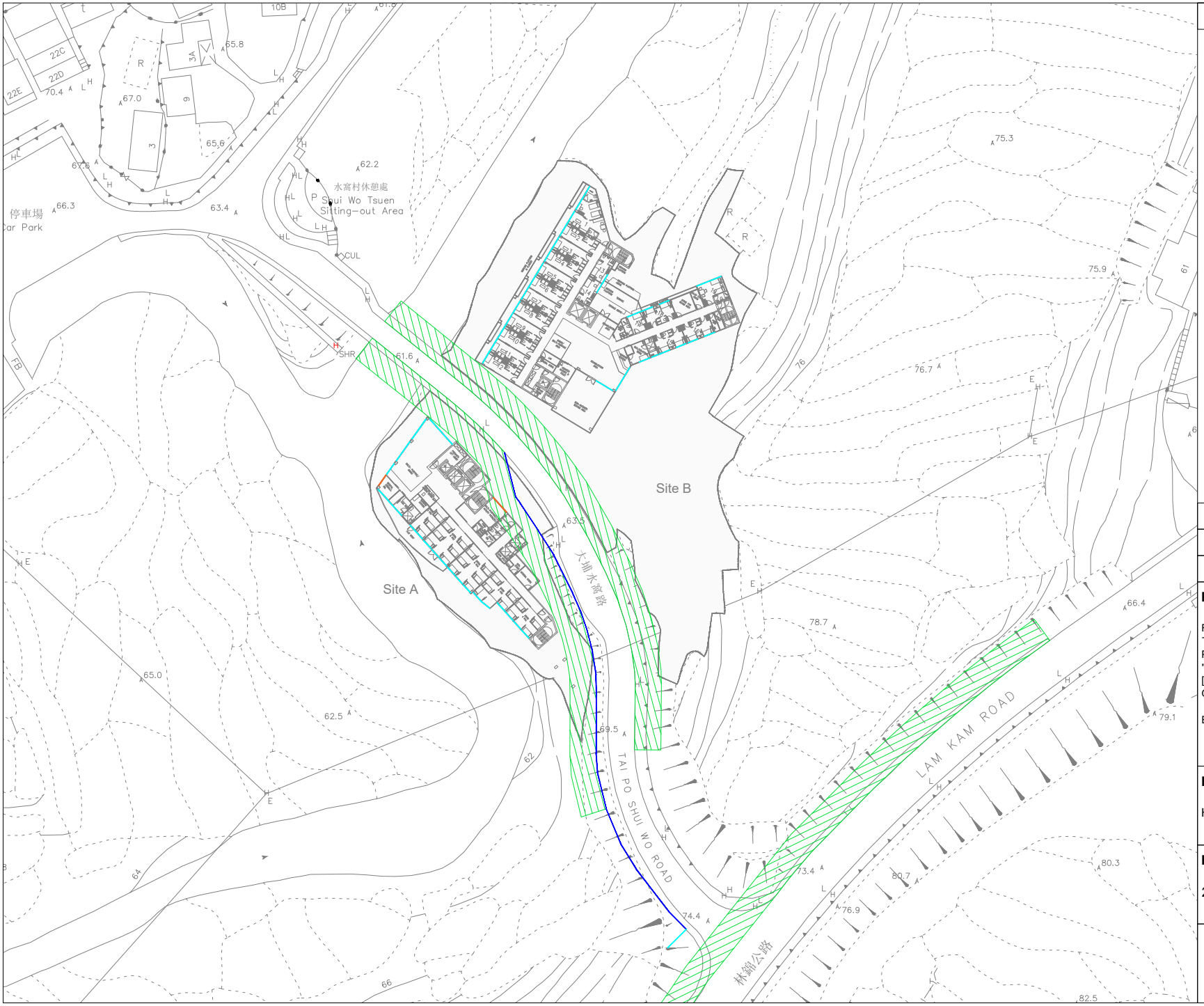
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

HKPSG Air Quality Buffer Distance (G/F)

Figure No.	Rev.
2.2a	0

BXG



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LEGEND

- Site Boundary
- Proposed Widening of Tai Po Shui Wo Road
- 5m Buffer Area from Road Kerb
- Openable Window
- Fixed Glazing (Default Design)

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

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ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

HKPSG Air Quality Buffer Distance (1/F)

Figure No.	Rev.
2.2b	0

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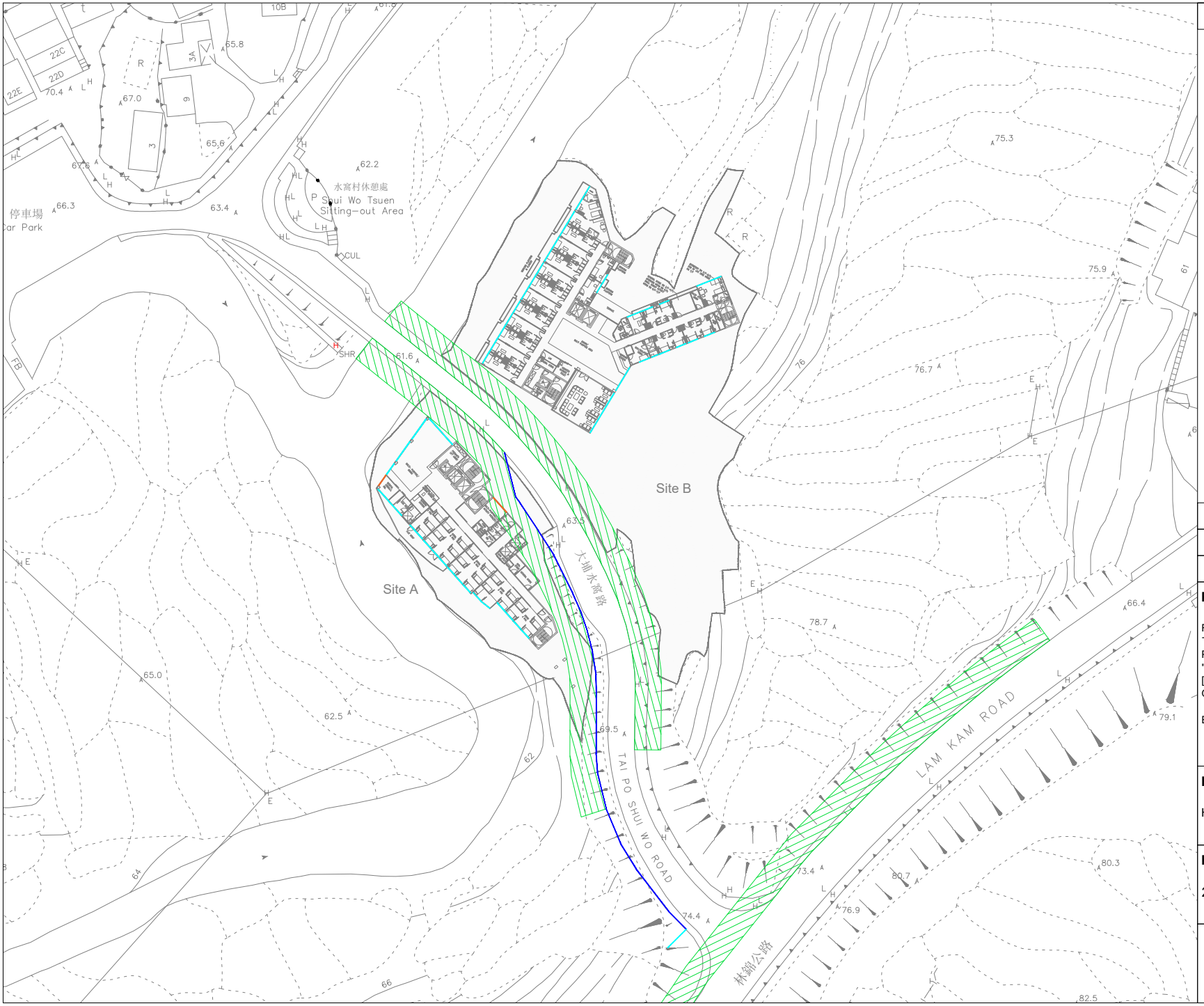

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LEGEND

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ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

HKPSG Air Quality Buffer Distance (2/F)

Figure No.	Rev.
2.2c	0

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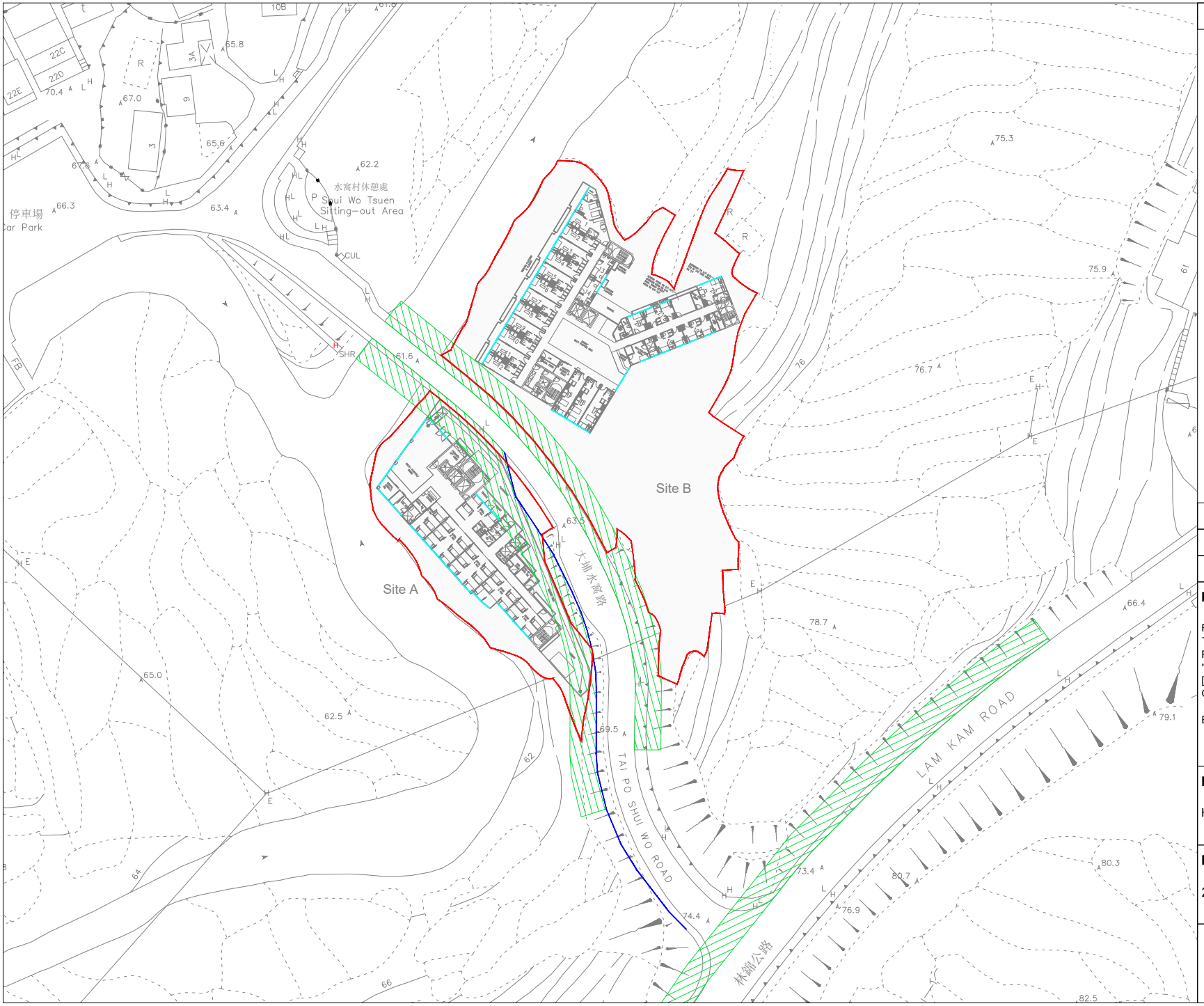

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ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

HKPSG Air Quality Buffer Distance (3/F)

Figure No.	Rev.
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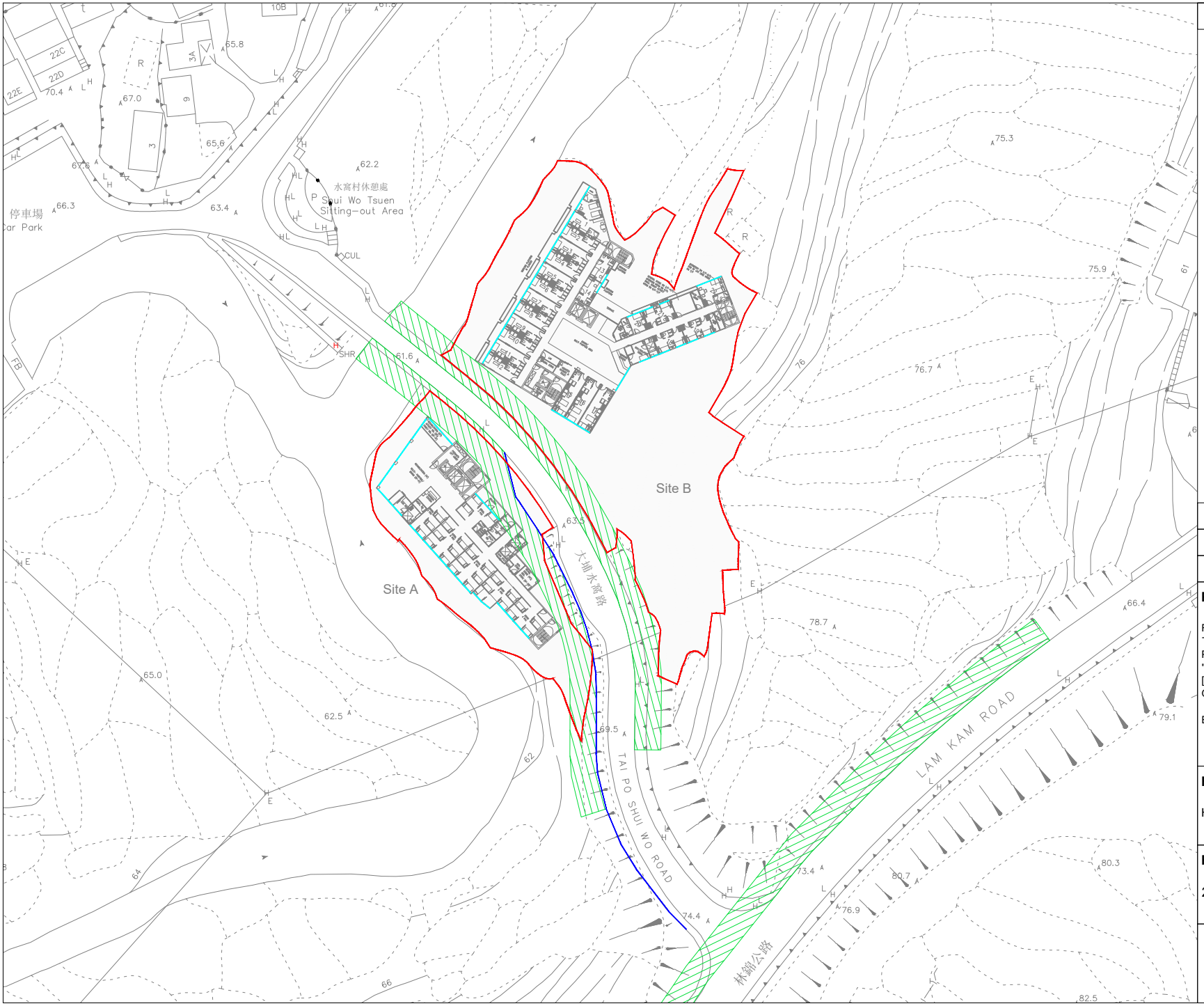

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- 5m Buffer Area from Road Kerb
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ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

HKPSG Air Quality Buffer Distance (4-7/F)

Figure No.	Rev.
2.2e	0

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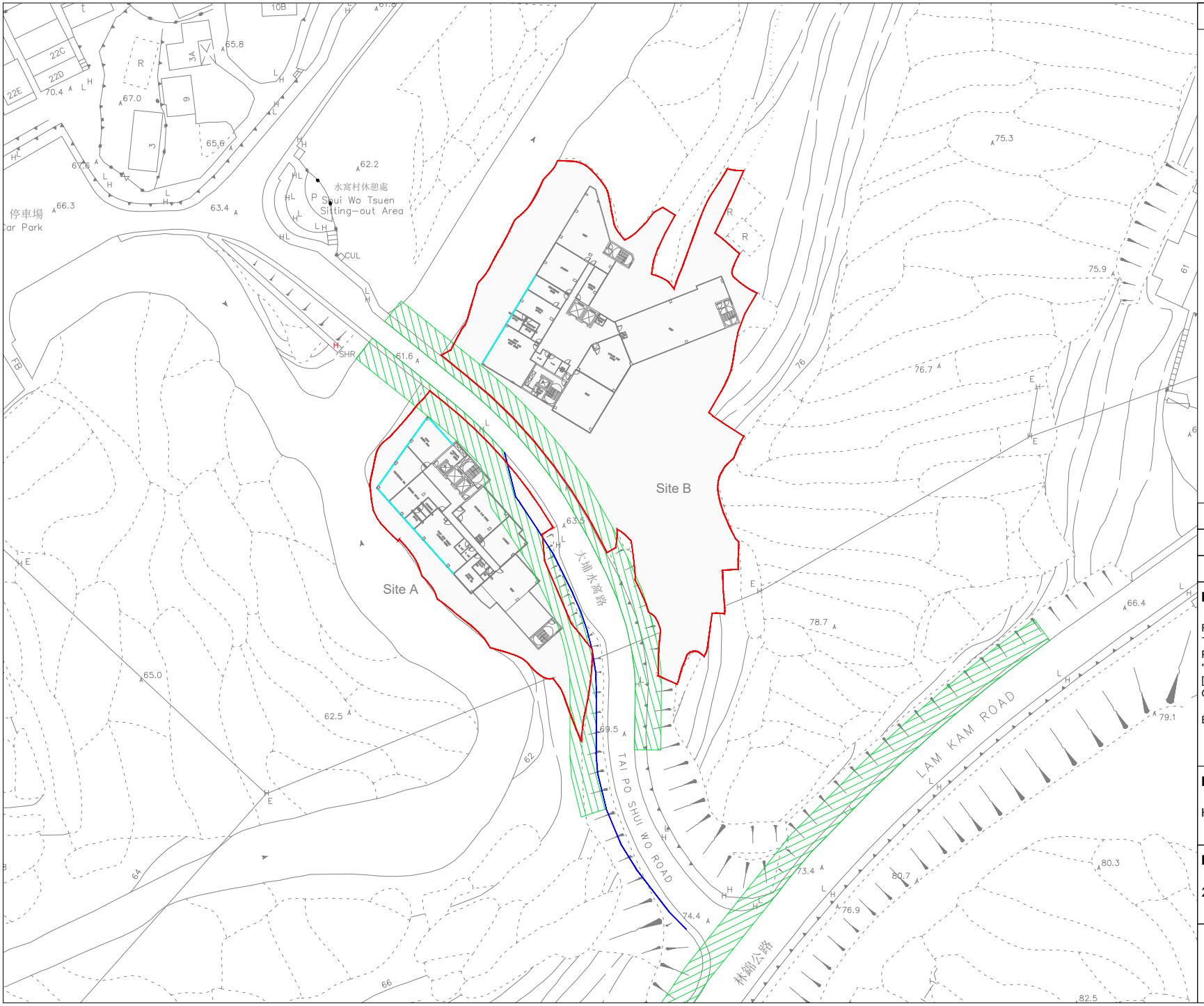

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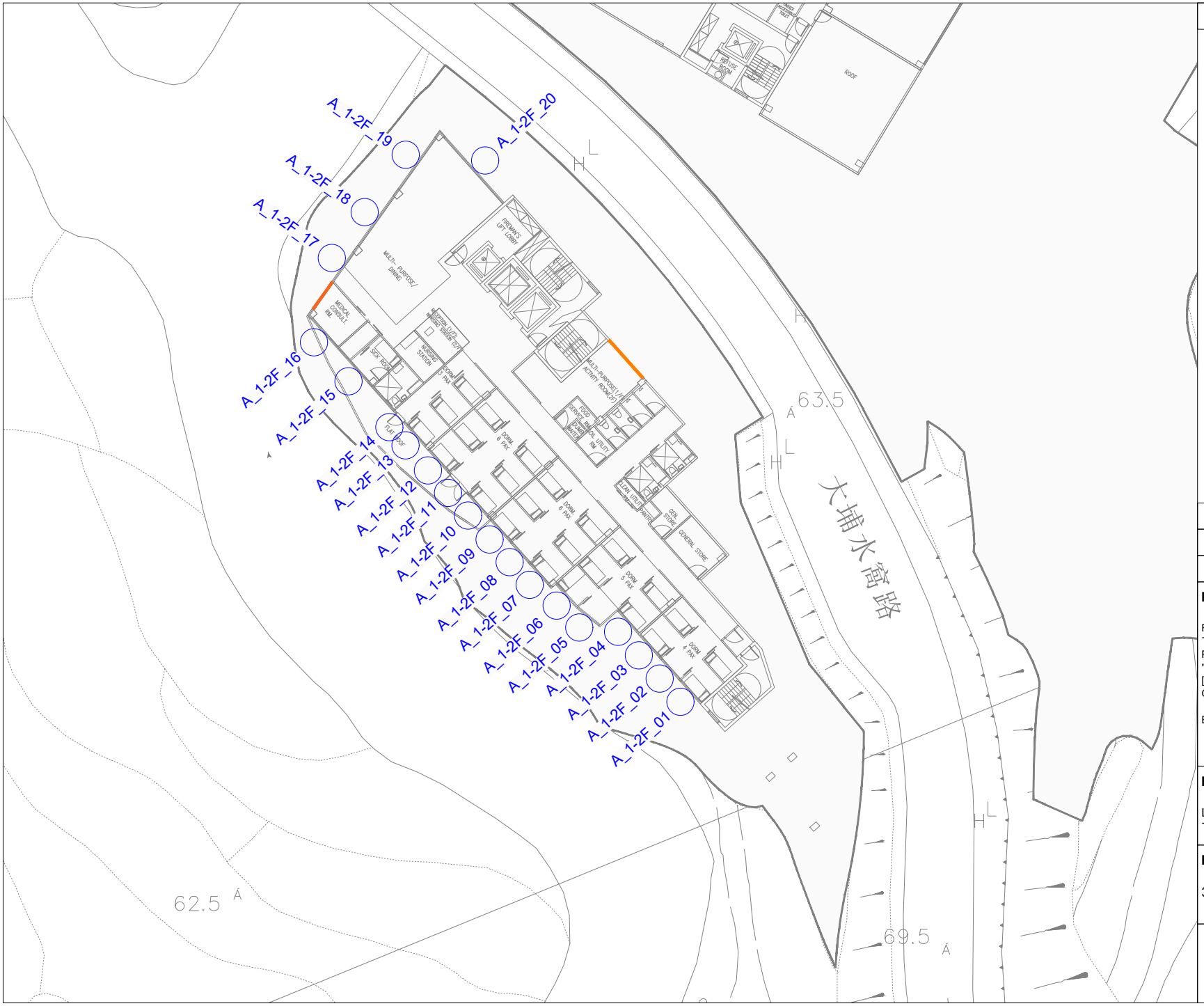
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

HKPSG Air Quality Buffer Distance (8/F)

Figure No.	**Rev.**
2.2f	0

BXG



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LEGEND

- Noise Assessment Point
- Fixed Glazing (Default Design)

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

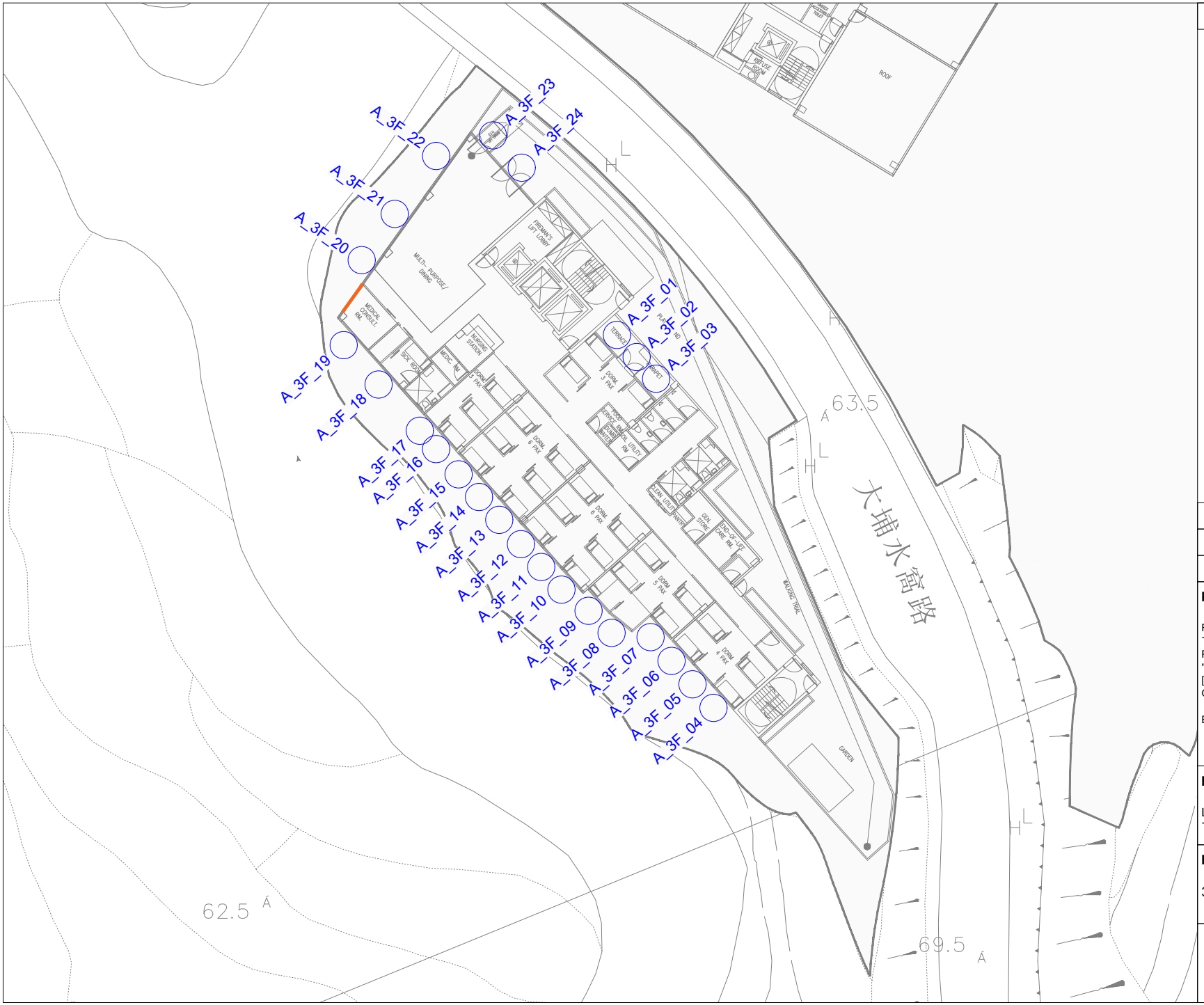
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site A, 1-2/F)

Figure No.	**Rev.**
3.1a	0

BXG



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- Noise Assessment Point
- Fixed Glazing (Default Design)

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

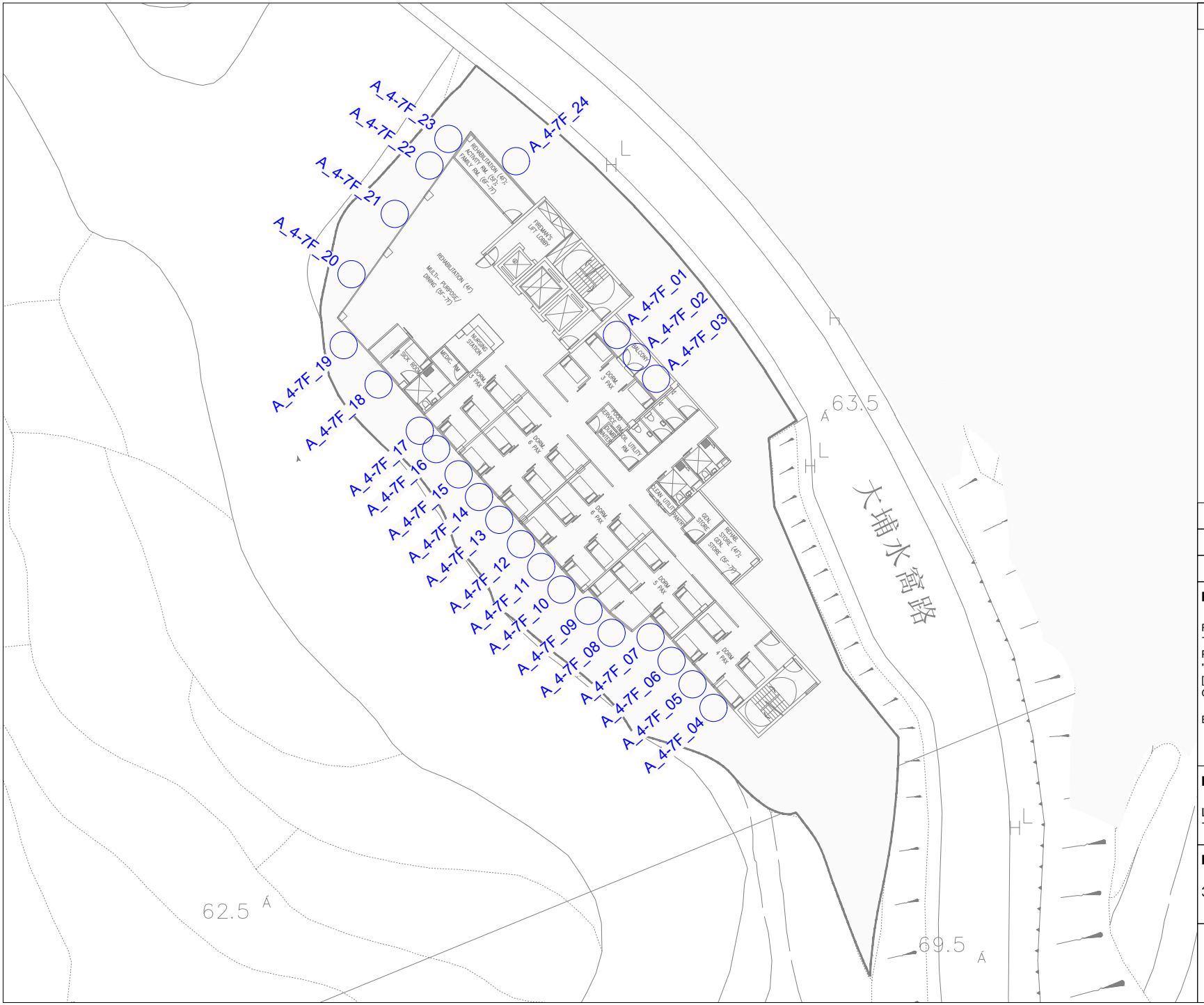
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site A, 3/F)

Figure No.	**Rev.**
3.1b	0

BXG



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Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

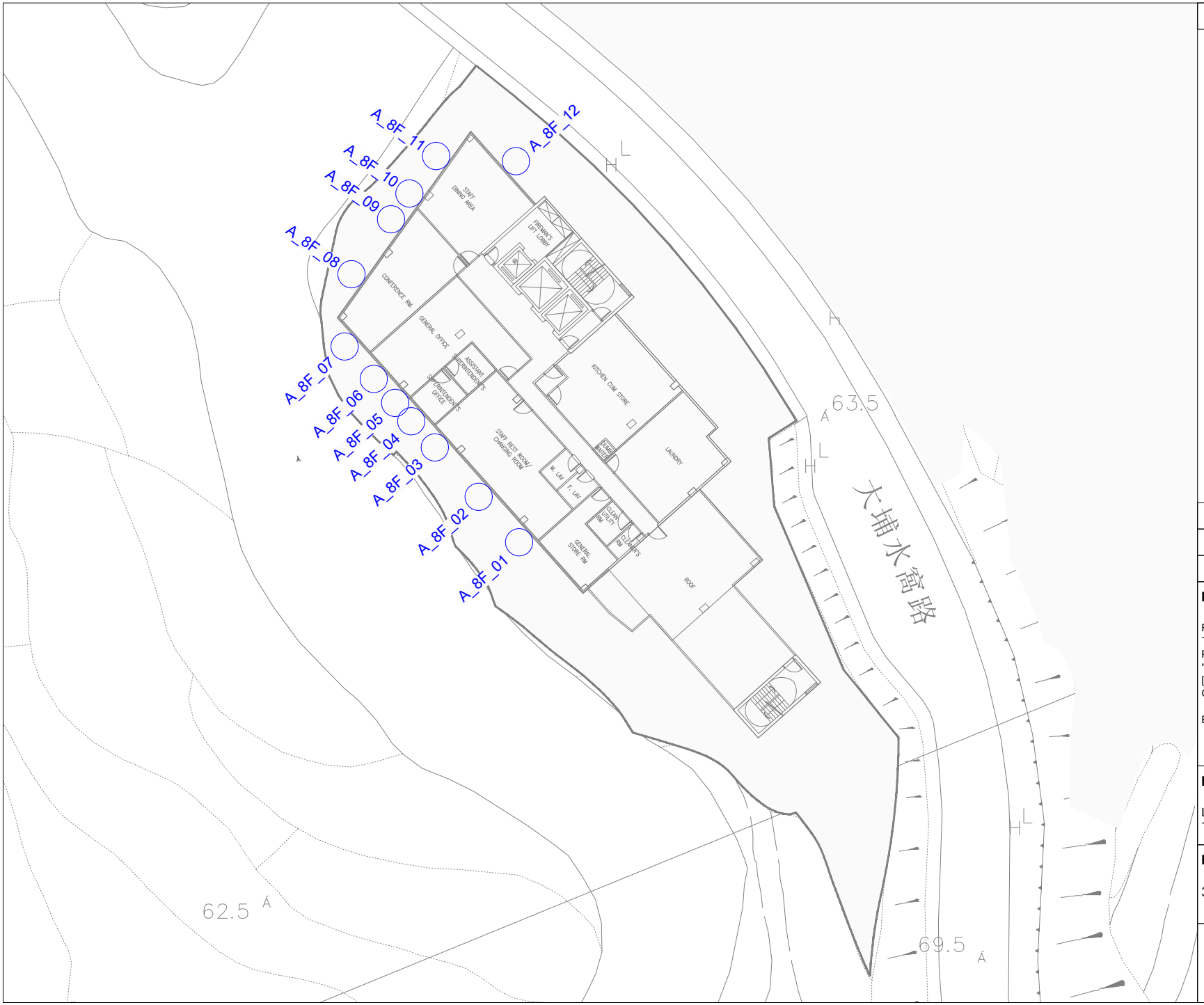
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site A, 4-7/F)

Figure No.	**Rev.**
3.1c	0

BXG



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Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site A, 8/F)

Figure No.	Rev.
3.1d	0

BXG

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Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site B, G/F)

Figure No.	Rev.
3.2a	0

BXG

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Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site B, 1/F)

Figure No.	Rev.
3.2b	0

BXG

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Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261009	20261009	20261009

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site B, 2/F)

Figure No.	**Rev.**
3.2c	0

BXG

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Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site B, 3-7/F)

Figure No.	**Rev.**
3.2d	0

BXG

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LEGEND

Noise Assessment Point

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Noise Assessment Points for Road Traffic Noise Impact Assessment (Site B, 8/F)

Figure No.	**Rev.**
3.2e	0

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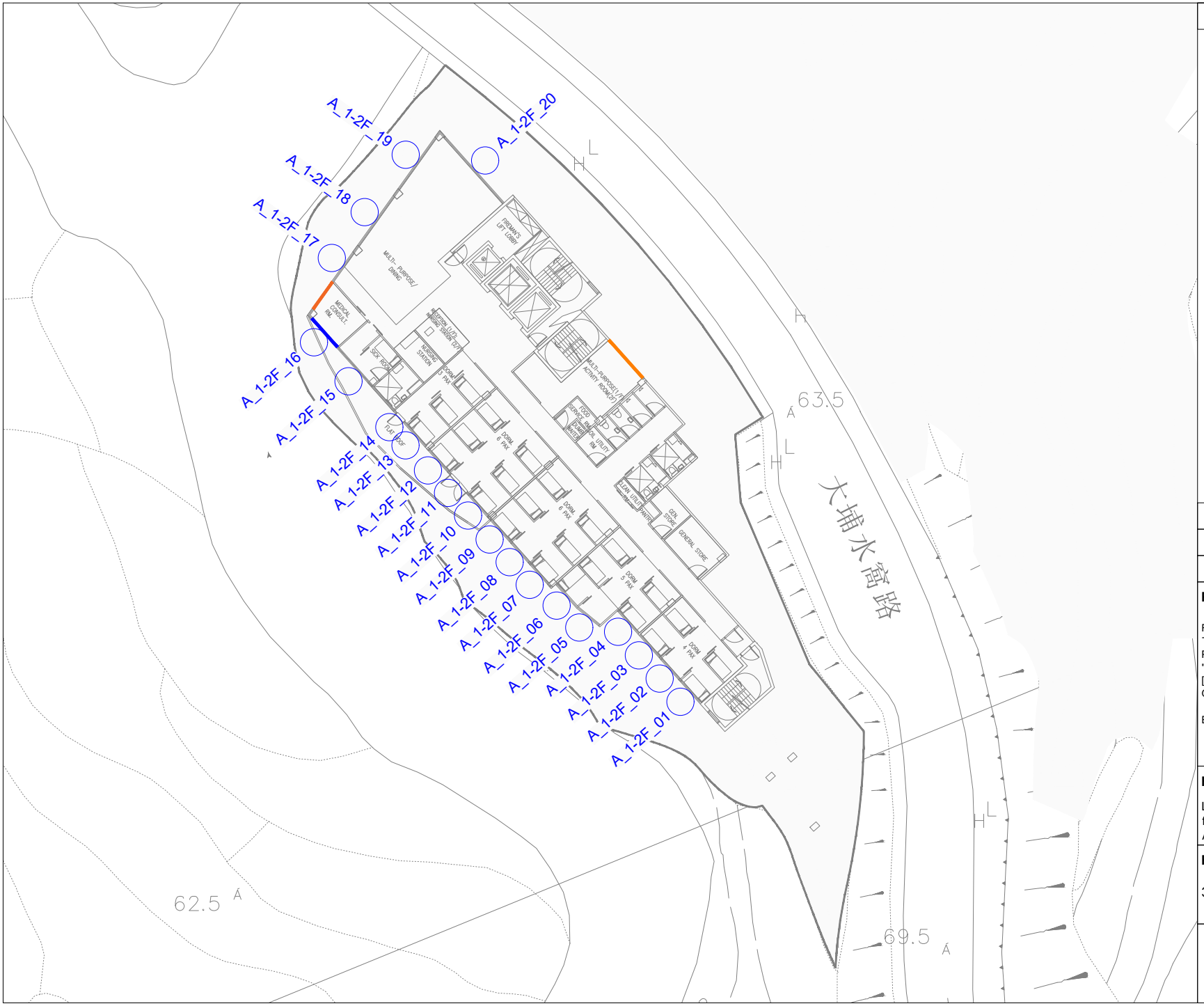

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LEGEND

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- AW(BT)

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

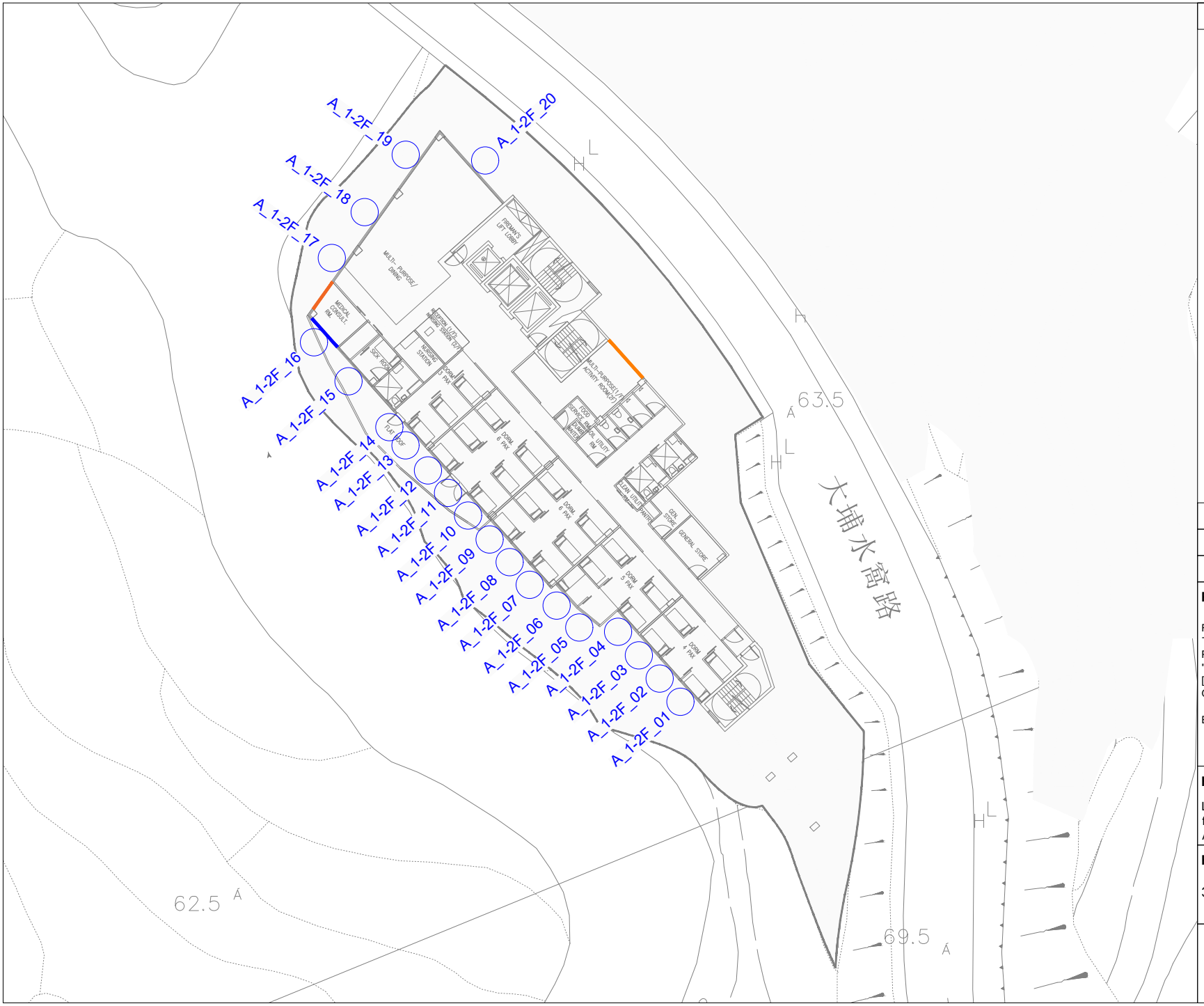
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (Site A, 1-2/F)

Figure No.	Rev.
3.3a	0

BXG



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- AW(BT)

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

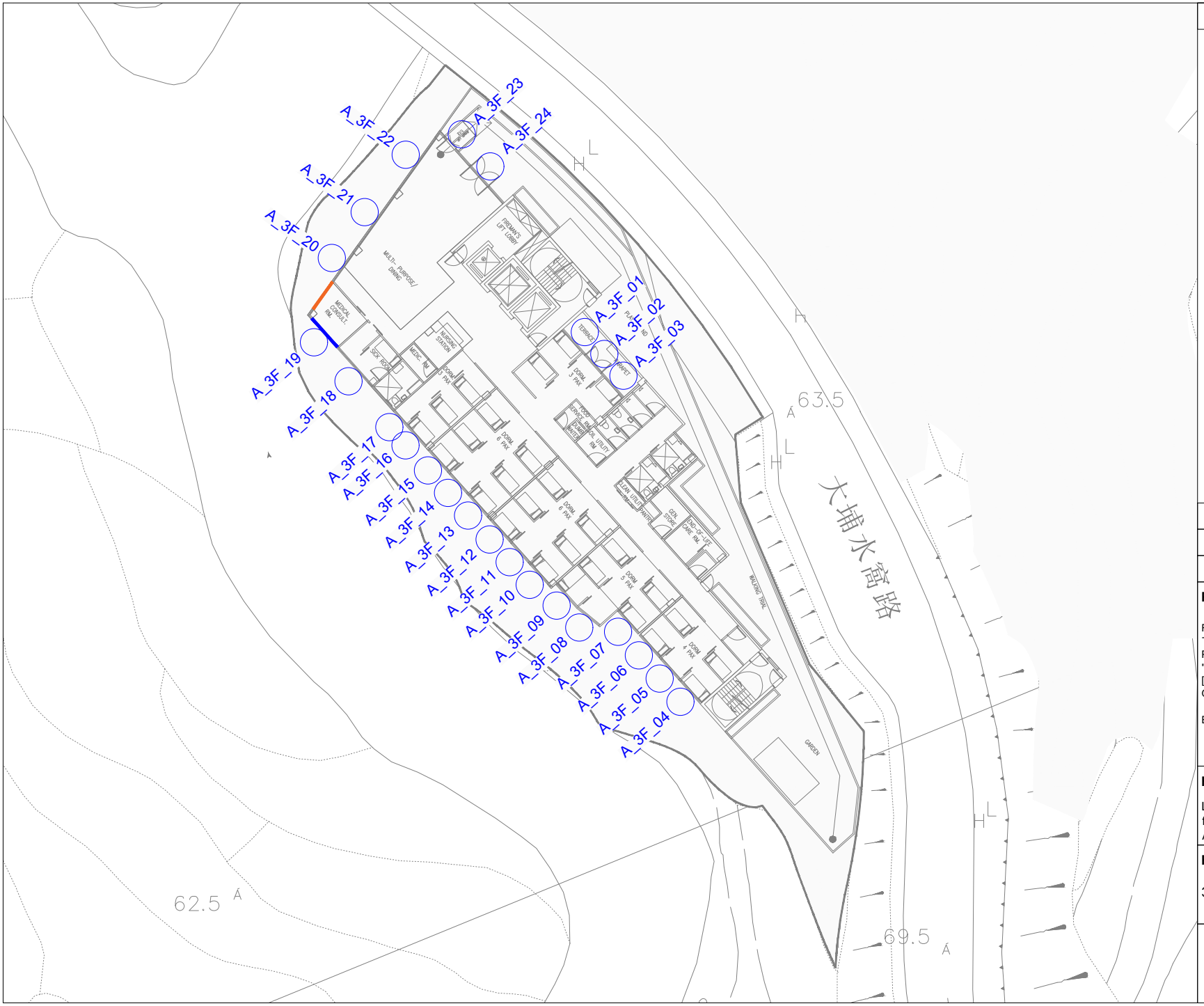
ENVIRONMENTAL ASSESSMENT STUDY

Figure Title

Locations of Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (Site A, 1-2/F)

Figure No.	Rev.
3.3a	0

BXG



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- AW(BT)

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20261006	20261006	20261006

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

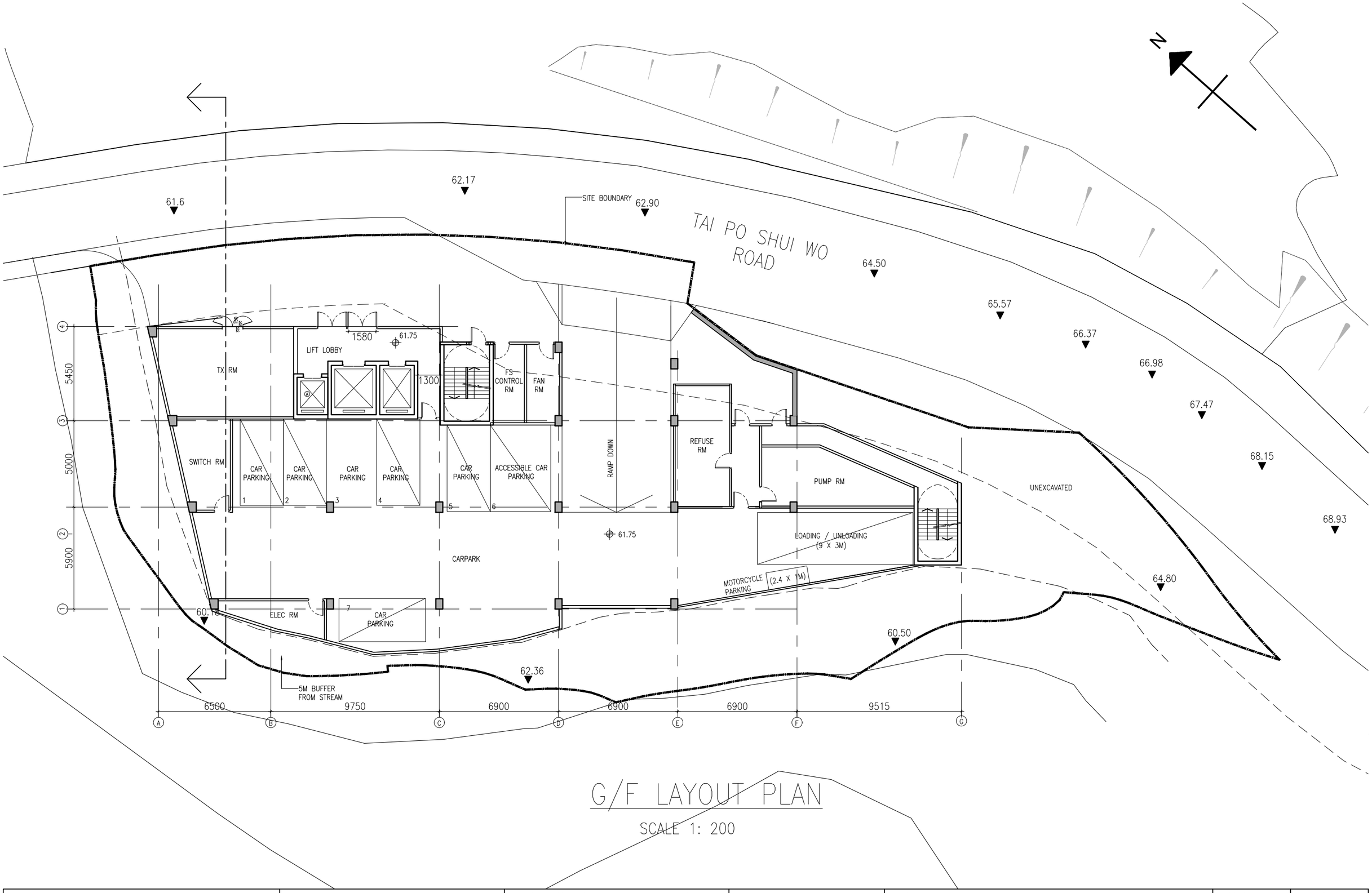
Figure Title

Locations of Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment (Site A, 3/F)

Figure No.	**Rev.**
3.3b	0

BXG

APPENDIX 1.1
LAYOUT AND SECTION PLANS



G/F LAYOUT PLAN

SCALE 1: 200

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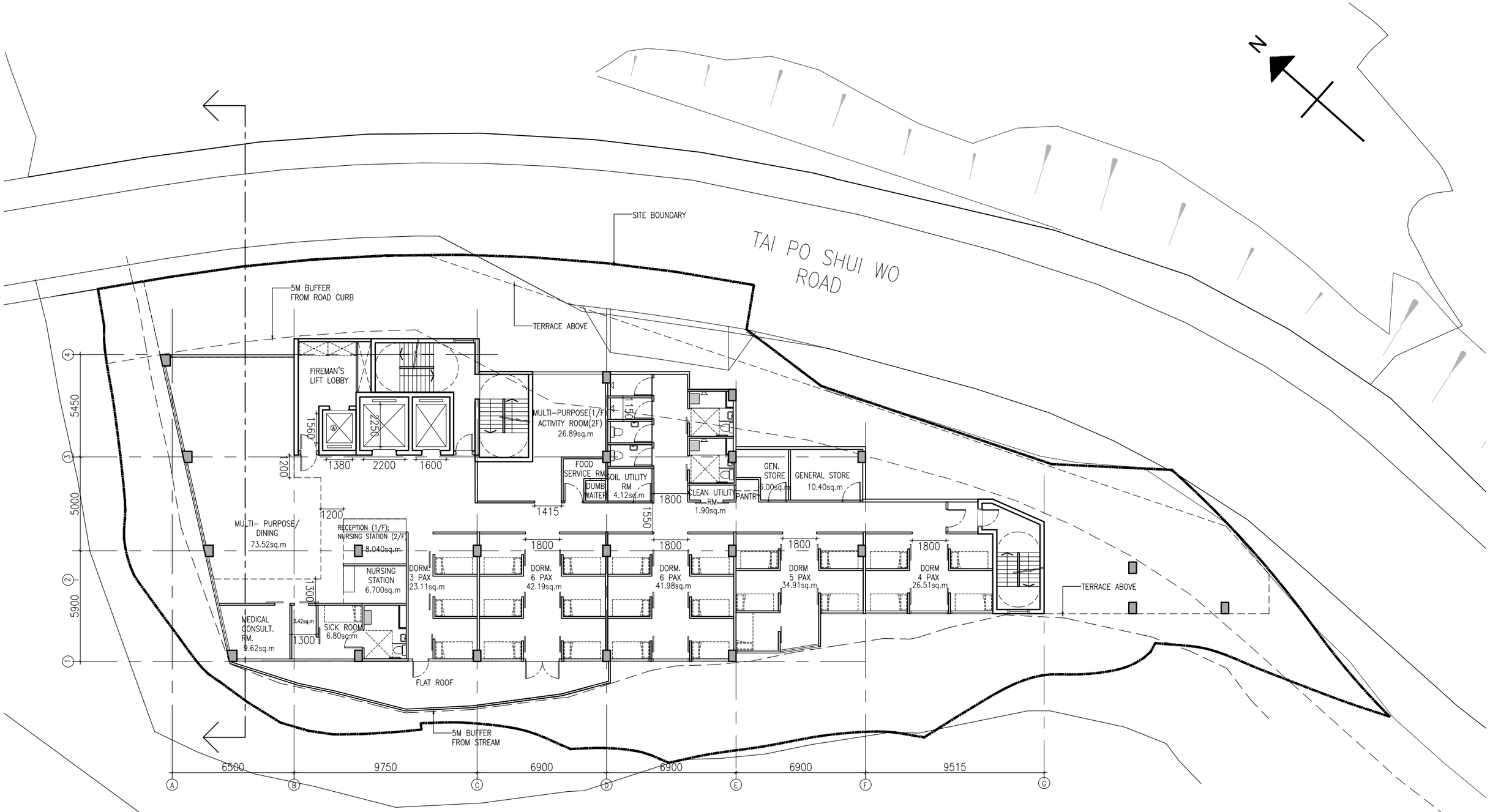
REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	06102026

BD. REF. NO. -	PROJECT NAME: PROPOSED RESIDENTIAL CARE HOME FOR PERONS WITH DISABILITIES (RCHD) AT LAM TSUEN	DESIGNED BY: CALVIN FUNG	DRAWN BY: E.T.
F.S.D. REF. NO. -	DRAWING TITLE: G/F LAYOUT PLAN	APPROVED BY: CALVIN FUNG	DATE: 06-10-2026
FILE REF.	PROJECT NO.: 1918	DRAWING NO: LAY001	REVISION: - / SCALE: 1:200



1/F-2/F LAYOUT PLAN

SCALE 1: 200

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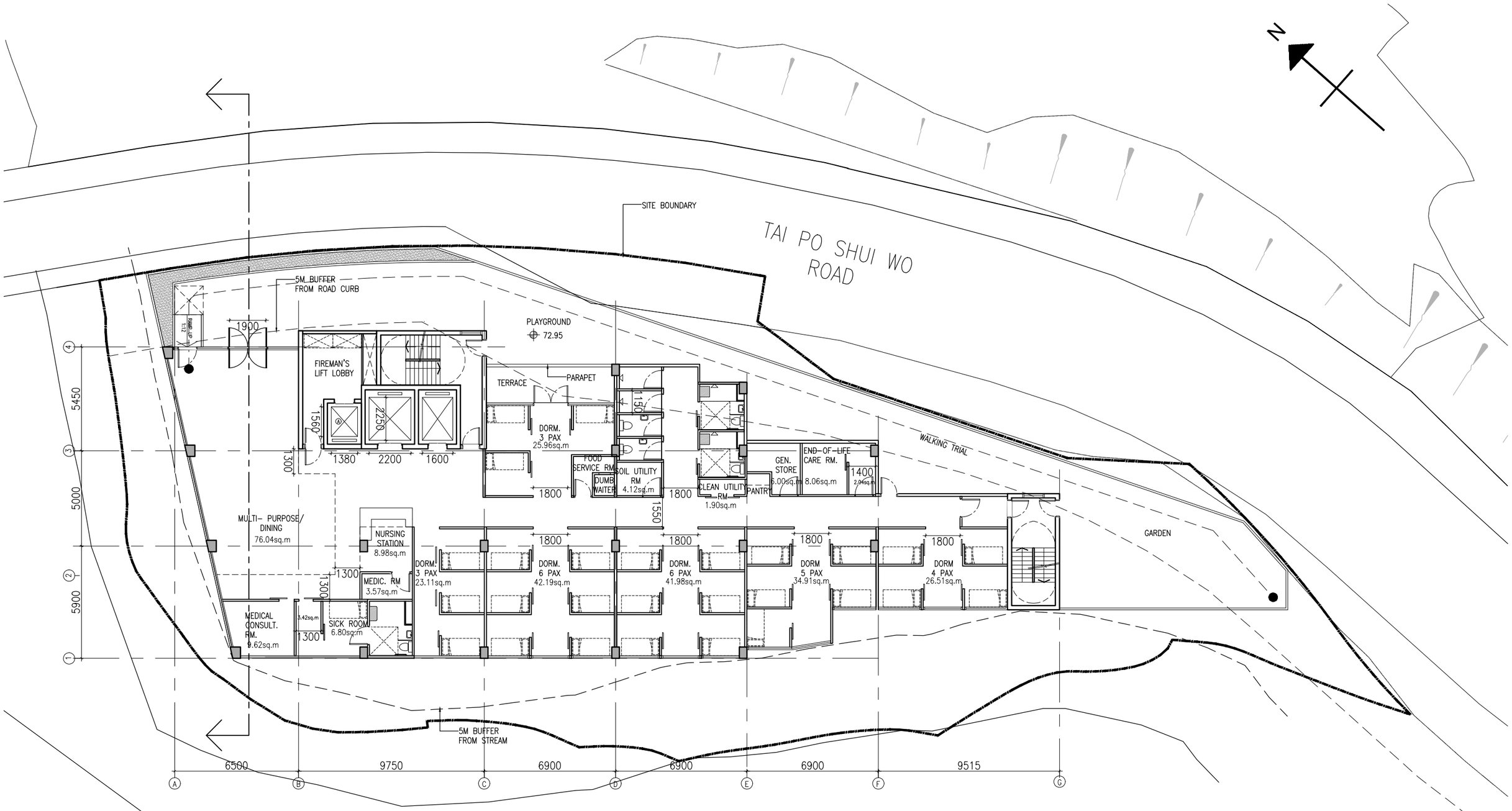
REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	06102026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR PERONS WITH DISABILITIES (RCHD) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 1/F-2/F LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 06-10-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY002 / REVISION -	SCALE 1:200



3/F LAYOUT PLAN

SCALE 1: 200

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	06102026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR PERONS WITH DISABILITIES (RCHD) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 3/F LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 06-10-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY003 / REVISION –	SCALE 1:200

4/F-7/F LAYOUT PLAN

SCALE 1: 200

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		-	PLANNING STATEMENT	06102026	F.S.D. REF. NO. -	DRAWING TITLE 4/F-7/F LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 06-10-2026
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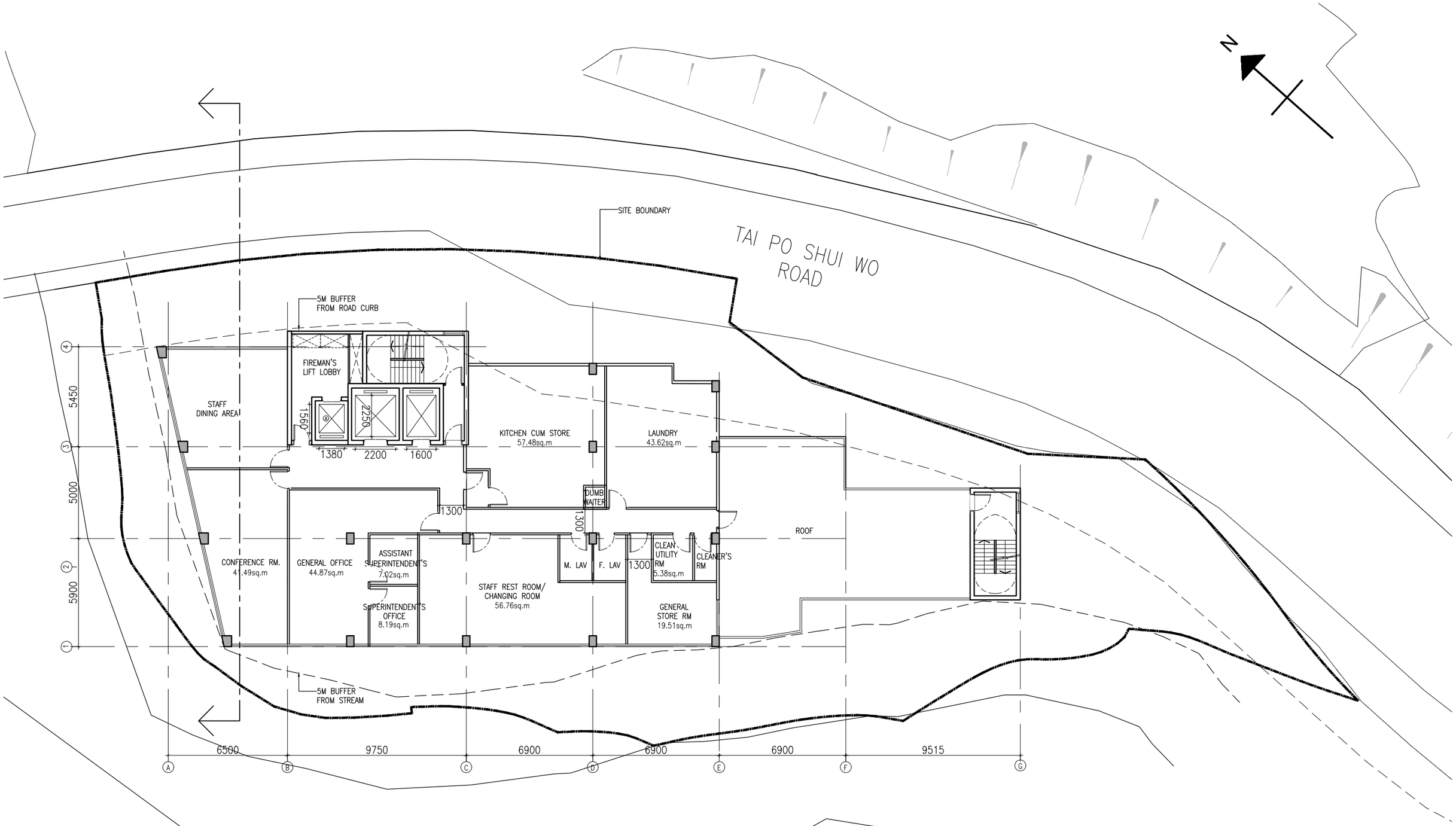

8/F LAYOUT PLAN

SCALE 1: 200

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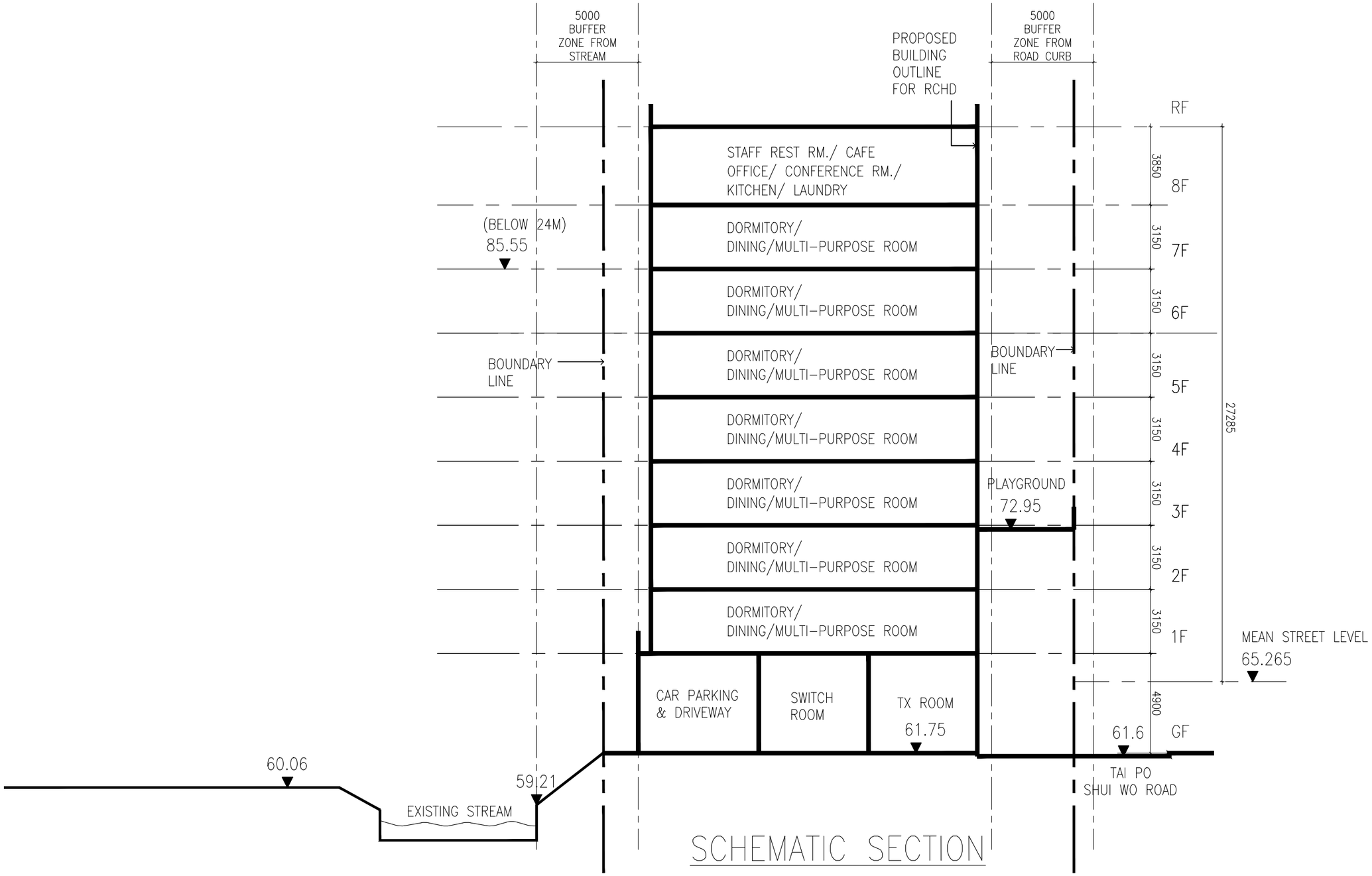
REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	06102026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR PERONS WITH DISABILITIES (RCHD) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 8/F LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 06-10-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY005 / REVISION -	SCALE 1:200



SCHEMATIC SECTION

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			F.S.D. REF. NO. -	DRAWING TITLE SECTION	APPROVED BY CALVIN FUNG	DATE 25-09-2026	
			FILE REF.	PROJECT NO. 1918	DRAWING NO SEC001	REVISION -	SCALE 1:200

G/F LAYOUT PLAN

SCALE 1: 200

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	25092026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE G/F LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 25-09-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY011 / REVISION A	SCALE 1:250

1/F LAYOUT PLAN

SCALE 1: 250

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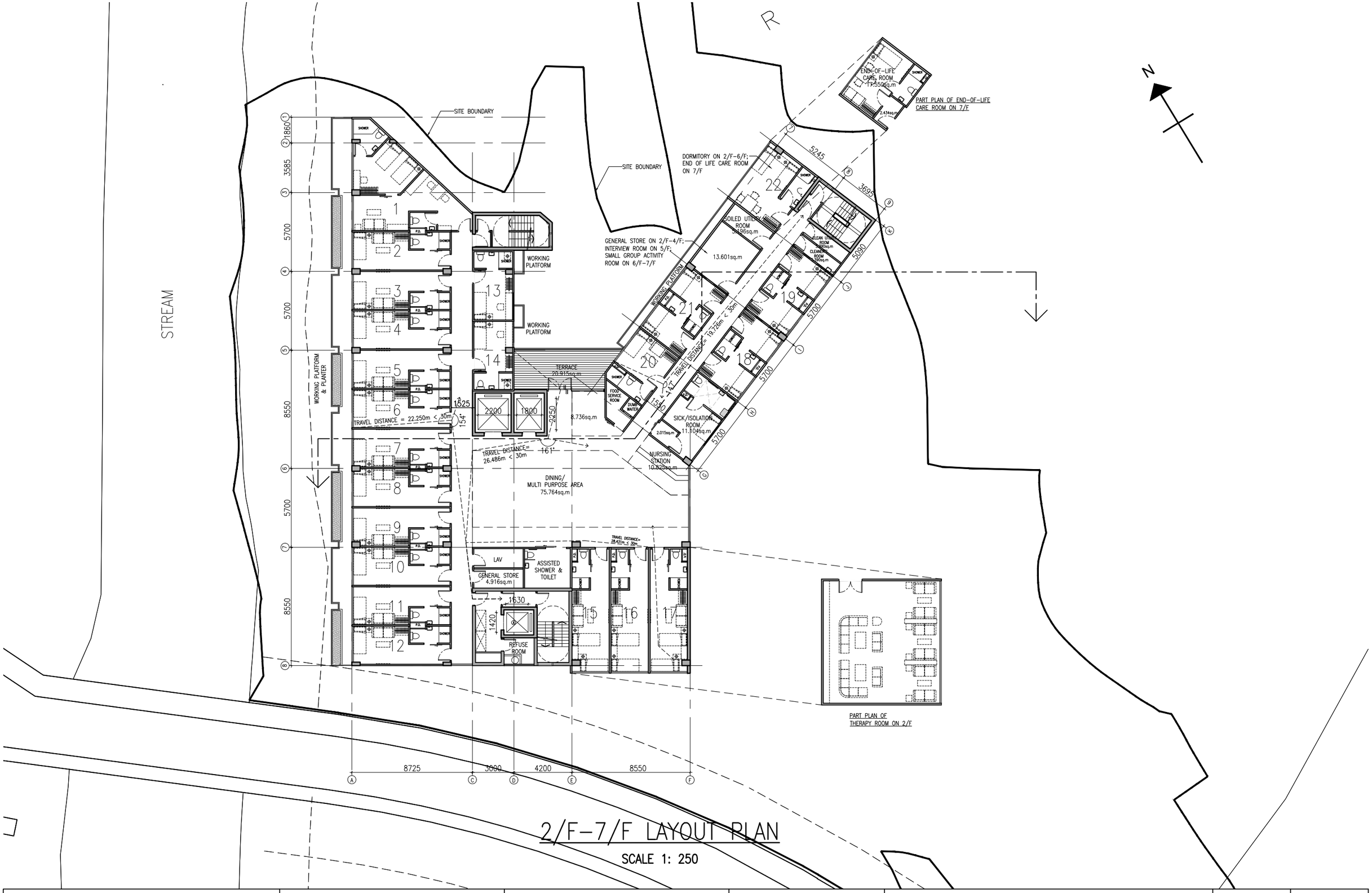
REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	25092026

BD. REF. NO. -	PROJECT NAME: PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LAM TSUEN	DESIGNED BY: CALVIN FUNG	DRAWN BY: E.T.
F.S.D. REF. NO. -	DRAWING TITLE: G/F LAYOUT PLAN	APPROVED BY: CALVIN FUNG	DATE: 25-09-2026
FILE REF.	PROJECT NO.: 1918	DRAWING NO: LAY012	REVISION: - / SCALE: 1:250



2/F-7/F LAYOUT PLAN

SCALE 1: 250

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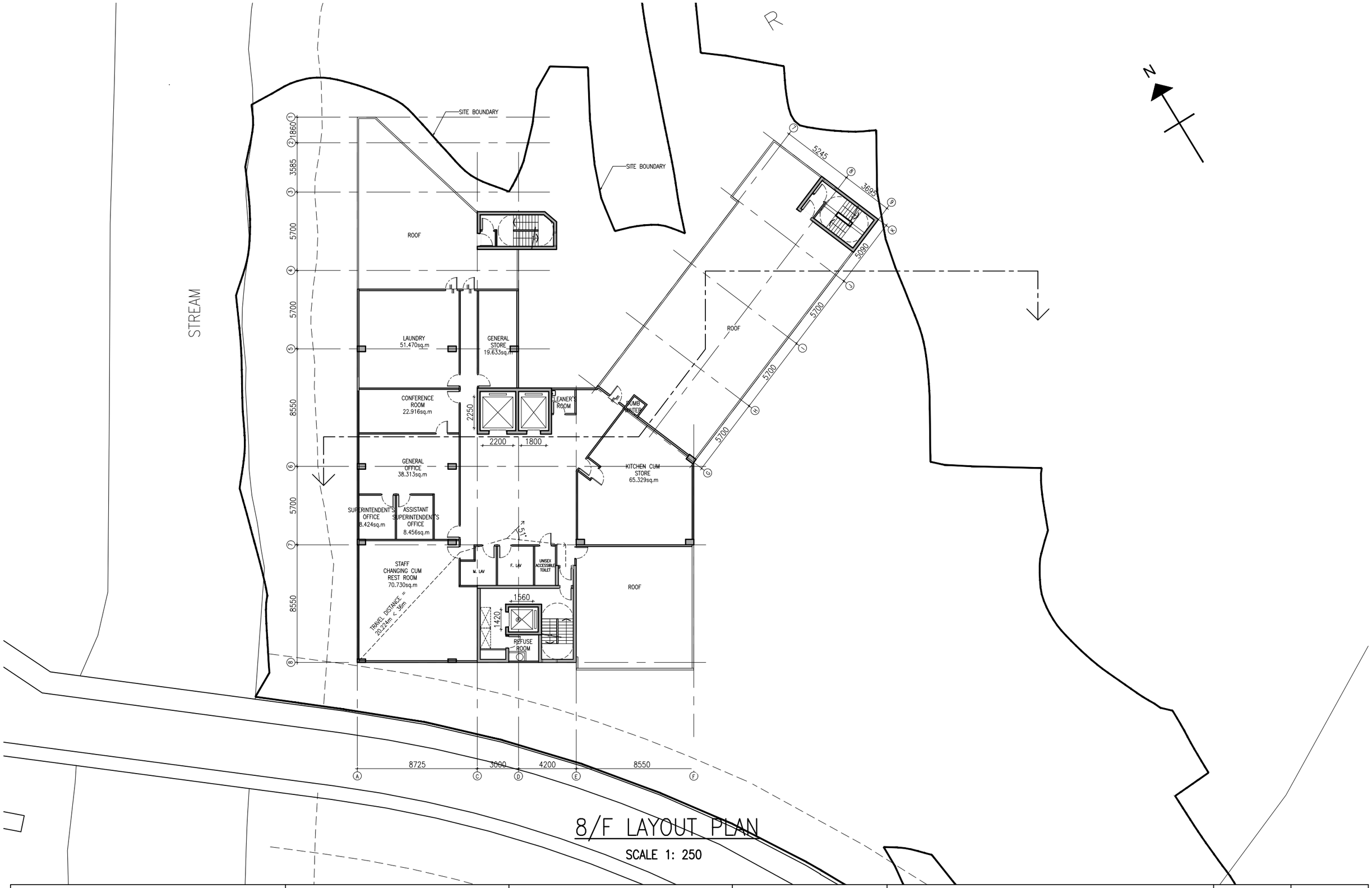

8/F LAYOUT PLAN

SCALE 1: 250

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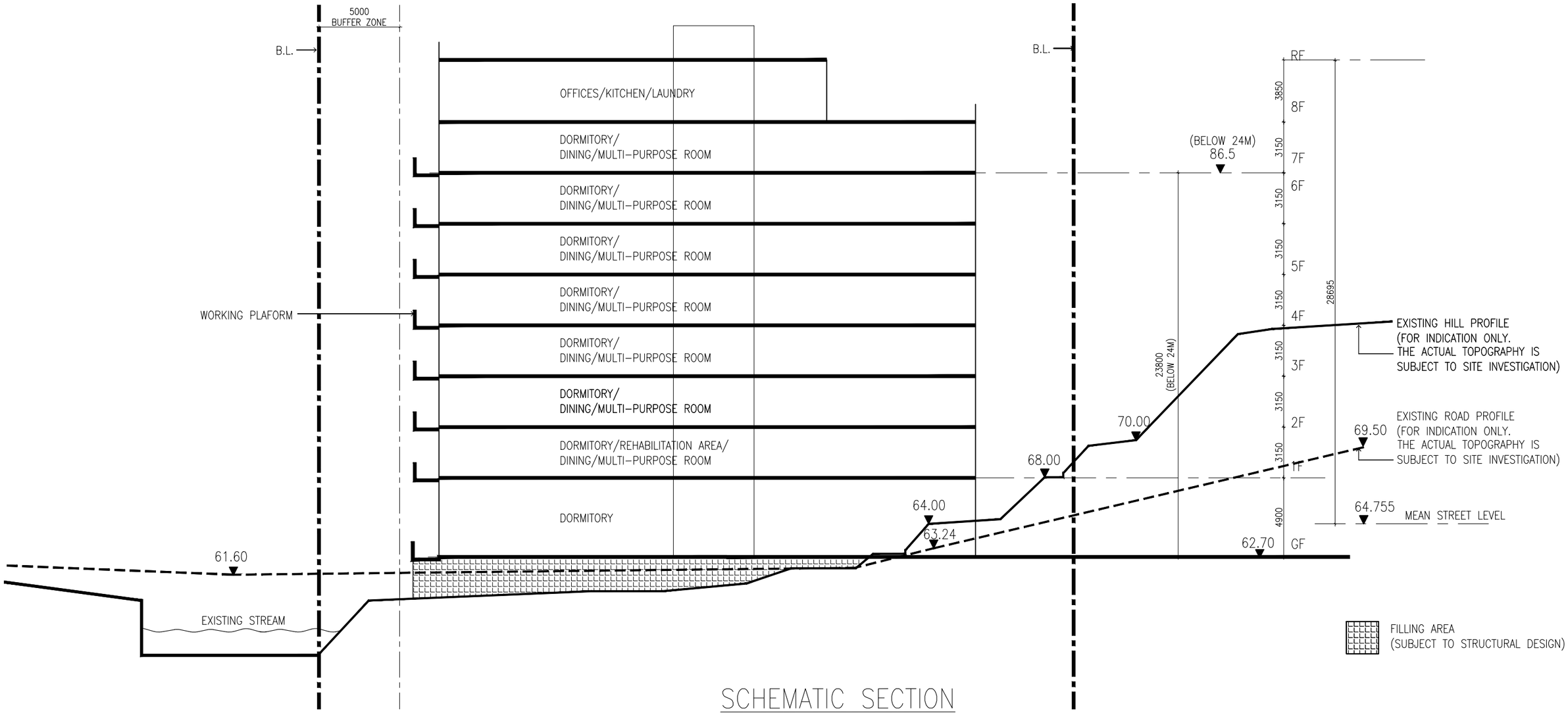
REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	25092026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 8/f LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 25-09-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY014 / REVISION -	SCALE 1:250



SCHEMATIC SECTION

SCALE 1: 250

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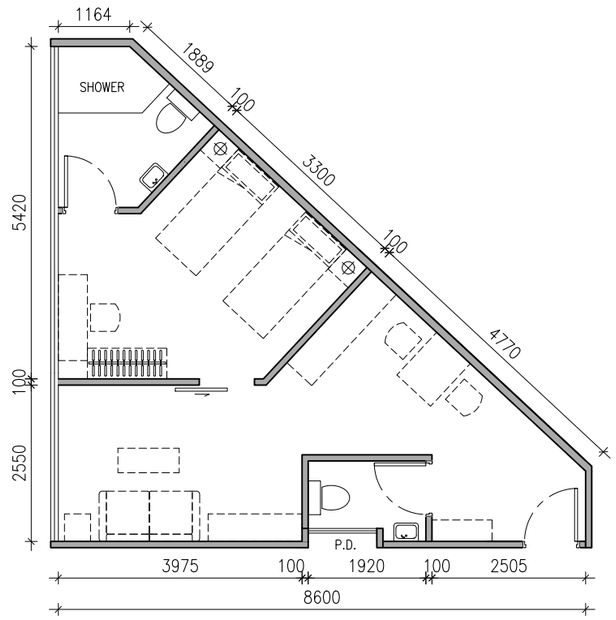
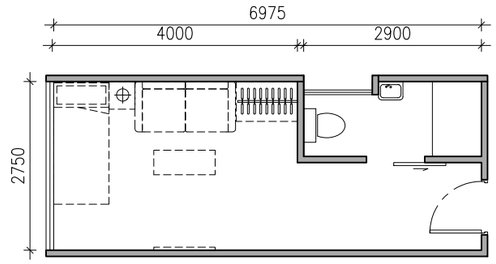
REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	25092026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE 8/f LAYOUT PLAN	APPROVED BY CALVIN FUNG	DATE 25-09-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO SEC010 / REVISION –	SCALE 1:250

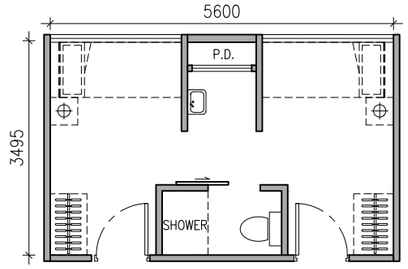
TYPE 1 (TWIN ROOM)
NOFA: 39.769sq.m (8 NOS.)



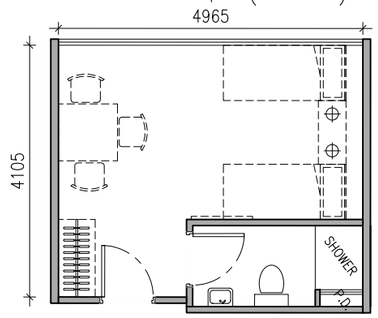
TYPE 2 (SINGLE ROOM)
NOFA: 18.501sq.m (83 NOS.)



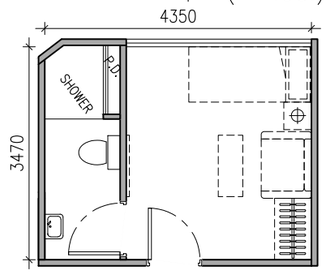
TYPE 3 (TWIN ROOM)
NOFA: 18.186sq.m (21 NOS.)



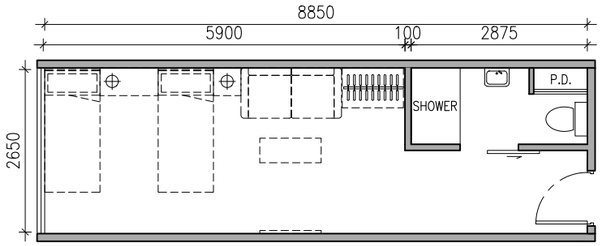
TYPE 5 (TWIN ROOM)
NOFA: 20.194sq.m (6 NOS.)



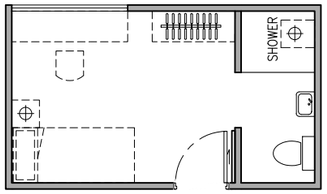
TYPE 6 (SINGLE ROOM)
NOFA: 14.410sq.m (7 NOS.)



TYPE 4 (TWIN ROOM)
NOFA: 23.069sq.m (15 NOS.)



TYPE 7 (SINGLE ROOM)
NOFA: 13.552sq.m (14 NOS.)



TYPICAL DORMITORY LAYOUT

SCALE 1: 100

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	05062026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE TYPICAL DORMITORY LAYOUT	APPROVED BY CALVIN FUNG	DATE 26-06-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY015 / REVISION –	SCALE 1:100

APPENDIX 1.2
PROPOSED ROAD WIDENING OF TAI PO SHUI RO ROAD

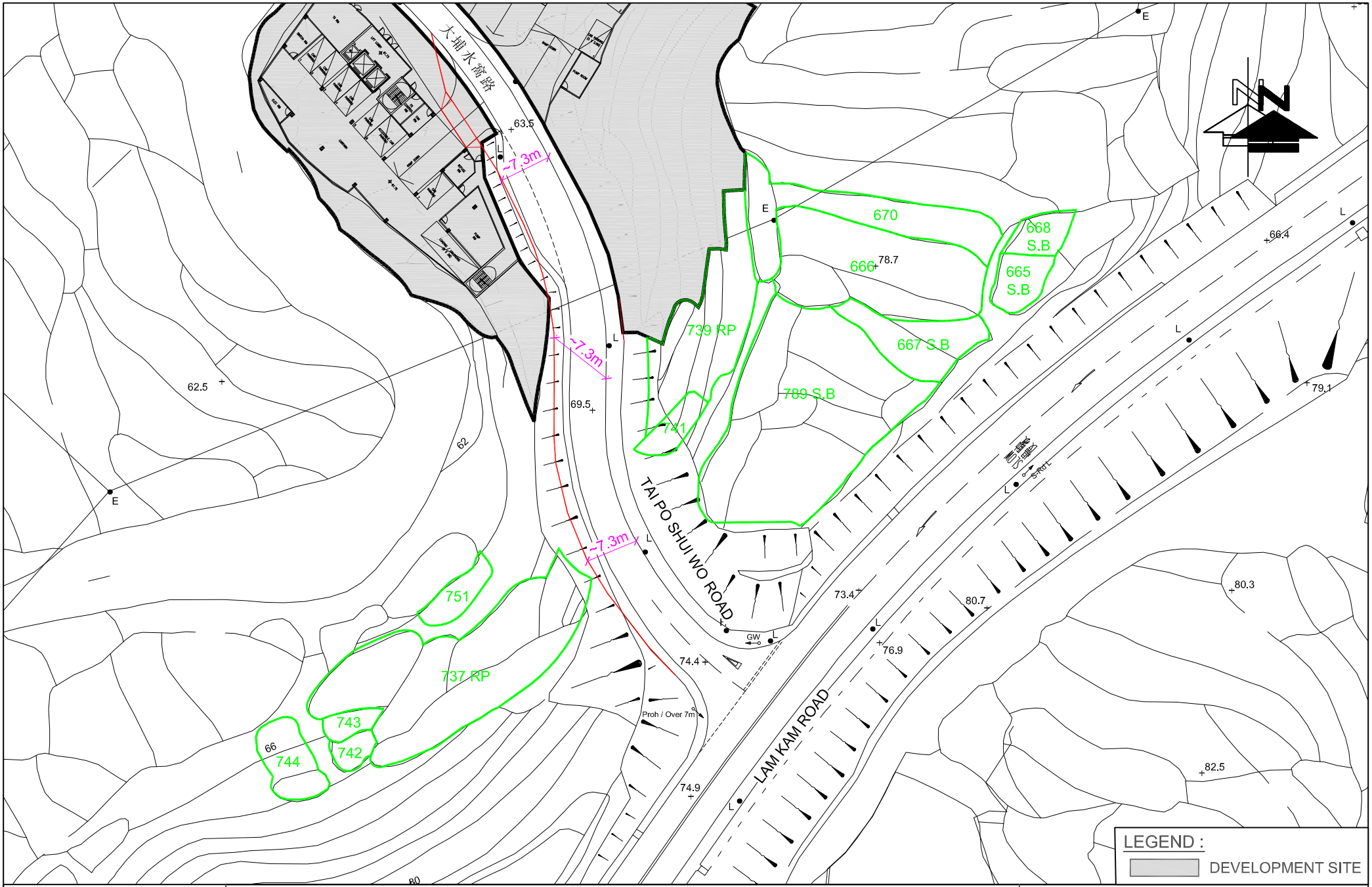

FIGURE NO.: OPT-3	PROJECT TITLE: S12A Application for Amendment to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11, to rezone the application site from "Agricultural Zone" to "Government, Institution or Community (1)" ("G/IC(1)") for Proposed RCHE/RCHDs, Multiple Lots in D.D.8 and adjoining Government land, Lam Tsuen, Tai Po, New Territories	CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 26038HK	DRAWING TITLE: PROPOSED ROAD WIDENING 7.3m AT TAI PO SHUI WO ROAD (OPTION 3)	
SCALE: 1 : 500 @A4 / DATE: 8 SEP 2026		

APPENDIX 2.1

TD'S ENDORSEMENT ON ROAD TYPE (TO BE PROVIDED)

APPENDIX 3.1

TRAFFIC FORECAST DATA FOR ROAD TRAFFIC NOISE IMPACT ASSESSMENT

Preliminary Result

Road Link	Road Name	Direction	Road Speed	AM Peak		PM Peak	
				2045 AM Peak Hour Traffic Flows (in veh/hr)	% of HV(1)	2045 PM Peak Hour Traffic Flows (in veh/hr)	% of HV(1)
1	Lam Kam Road	NB	50	550	22%	605	16%
2	Lam Kam Road	SB	50	690	16%	605	18%
3	Lam Kam Road	NB	50	520	22%	575	17%
4	Lam Kam Road	SB	50	680	16%	565	19%
5	Lam Kam Road	NB	50	465	22%	550	17%
6	Lam Kam Road	SB	50	630	16%	500	20%
7	Chai Kek Road	EB	50	15	10%	40	10%
8	Chai Kek Road	WB	50	45	10%	40	10%
9	Access Road	NB	50	10	10%	15	10%
10	Access Road	SB	50	15	10%	10	10%
11	Tai Po Shui Wo Road	NB	50	35	10%	50	10%
12	Tai Po Shui Wo Road	SB	50	50	12%	45	10%
13	Tai Po Shui Wo Road	WB	50	10	10%	10	10%
14	Tai Po Shui Wo Road	EB	50	10	12%	10	10%
15	Tai Yeung Che Road	NB	50	10	10%	20	10%
16	Tai Yeung Che Road	SB	50	25	12%	15	10%

Notes:
(1) HV includes Light Van, Public Light Bus, Light Goods Vehicle, Medium Goods Vehicle, Heavy Goods Vehicle and Container/Tractor, Coach and Bus.

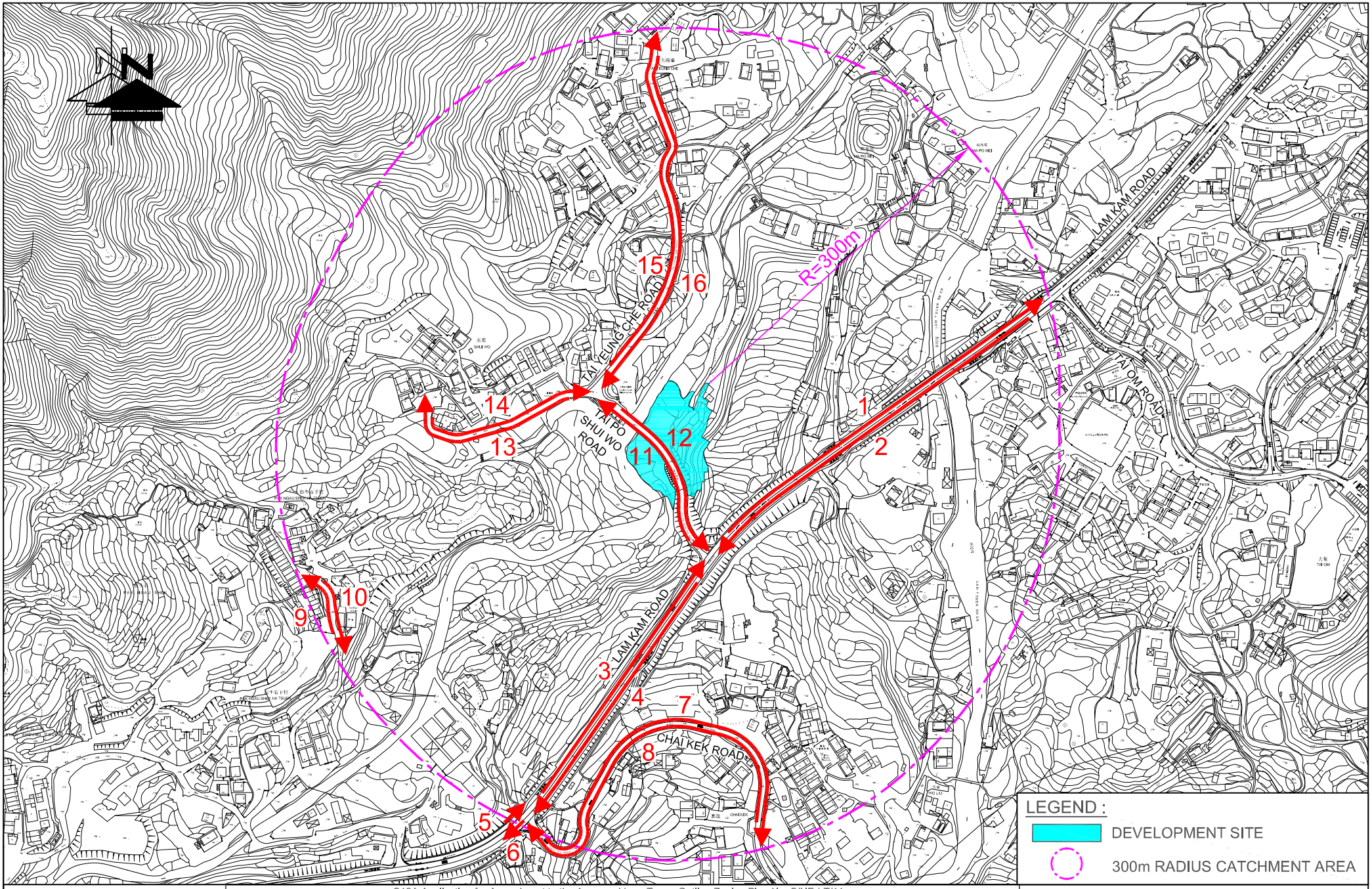

FIGURE NO.: 1	PROJECT TITLE: S12A Application for Amendment to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11, to rezone the application site from "Agricultural Zone" to "Government, Institution or Community (1)" ("G/IC(1)") for Proposed RCHE/RCHDs, Multiple Lots in D.D.8 and adjoining Government land, Lam Tsuen, Tai Po, New Territories
PROJECT NO.: 26038HK	DRAWING TITLE: INDEX PLAN (300m)
SCALE: 1 : 4250 @A4 / DATE: 01 JUN 2026	CTA Consultants Limited 志達顧問有限公司

APPENDIX 3.2

DETAILED RESULTS OF ROAD TRAFFIC NOISE ASSESSMENT (BASE CASE SCENARIO)

Traffic Noise Impact Assessment Results, Base Case Scenario

Predicted Road Traffic Noise Level ($L_{10(1hr)}$) at Selected Noise Assessment Points (Based on Year 2045 Traffic Forecast)

Site A

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_1-2F_01	A_1-2F_02	A_1-2F_03	A_1-2F_04	A_1-2F_05	A_1-2F_06	A_1-2F_07	A_1-2F_08	A_1-2F_09	A_1-2F_10	A_1-2F_11	A_1-2F_12	A_1-2F_13	A_1-2F_14	A_1-2F_15	A_1-2F_16	A_1-2F_17	A_1-2F_18	A_1-2F_19	A_1-2F_20
1/F	66.65	67.85	62	61	61	61	61	61	61	60	60	60	60	60	59	59	59	60	60	60	62	65
2/F	69.80	71.00	62	62	61	61	61	61	61	61	61	60	60	60	60	60	60	60	60	60	62	65
Max			62	62	61	61	61	61	61	61	61	60	60	60	60	60	60	60	60	60	62	65
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	55	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_3F_01	A_3F_02	A_3F_03	A_3F_04	A_3F_05	A_3F_06	A_3F_07	A_3F_08	A_3F_09	A_3F_10	A_3F_11	A_3F_12	A_3F_13	A_3F_14	A_3F_15	A_3F_16	A_3F_17	A_3F_18	A_3F_19	A_3F_20	A_3F_21	A_3F_22	A_3F_23	A_3F_24
3/F	72.95	74.15	51	51	50	62	62	61	61	61	61	61	61	61	61	60	60	60	60	60	60	59	60	61	57	55
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	55	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_4-7F_01	A_4-7F_02	A_4-7F_03	A_4-7F_04	A_4-7F_05	A_4-7F_06	A_4-7F_07	A_4-7F_08	A_4-7F_09	A_4-7F_10	A_4-7F_11	A_4-7F_12	A_4-7F_13	A_4-7F_14	A_4-7F_15	A_4-7F_16	A_4-7F_17	A_4-7F_18	A_4-7F_19	A_4-7F_20	A_4-7F_21	A_4-7F_22	A_4-7F_23	A_4-7F_24
4/F	76.10	77.30	55	56	55	62	62	62	62	62	62	61	61	61	61	61	61	60	60	60	61	59	59	60	61	58
5/F	79.25	80.45	59	60	60	63	63	63	62	62	62	62	62	62	61	61	61	61	61	61	61	58	59	60	61	61
6/F	82.40	83.60	62	63	63	64	64	63	63	63	63	62	62	62	62	62	62	61	61	61	61	58	59	60	61	63
7/F	85.55	86.75	63	63	63	65	64	64	64	64	63	63	63	63	62	62	62	62	62	61	62	58	59	59	60	64
Max			63	63	63	65	64	64	64	64	63	63	63	63	62	62	62	62	62	61	62	59	59	60	61	64
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_8F_01	A_8F_02	A_8F_03	A_8F_04	A_8F_05	A_8F_06	A_8F_07	A_8F_08	A_8F_09	A_8F_10	A_8F_11	A_8F_12
8/F	88.70	89.90	63	63	62	62	62	62	62	58	59	59	60	64
Criteria			70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Note:

Predicted noise level exceeded the corresponding noise criteria

[1] The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of respective floors of the Proposed Development.

Traffic Noise Impact Assessment Results, Base Case Scenario

Predicted Road Traffic Noise Level ($L_{10(1\ hr)}$) at Selected Noise Assessment Points (Based on Year 2045 Traffic Forecast)

Site B

Floor	Floor Slab Level, mPD	NAP Level, mPD	B_GF_01	B_GF_02	B_GF_03	B_GF_04	B_GF_05	B_GF_06	B_GF_07	B_GF_08	B_GF_09
G/F	62.7	63.90	57	57	58	58	58	59	59	60	43
Criteria			70	70	70	70	70	70	70	70	55
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	B_1F_01	B_1F_02	B_1F_03	B_1F_04	B_1F_05	B_1F_06	B_1F_07	B_1F_08	B_1F_09	B_1F_10	B_1F_11	B_1F_12	B_1F_13	B_1F_14	B_1F_15	B_1F_16	B_1F_17	B_1F_18	B_1F_19	B_1F_20	B_1F_21	B_1F_22	B_1F_23	B_1F_24	B_1F_25	B_1F_26
1/F	67.6	68.80	57	57	58	58	58	59	59	60	60	60	61	62	64	62	60	59	59	59	59	58	49	47	44	38	40	40
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	B_2F_01	B_2F_02	B_2F_03	B_2F_04	B_2F_05	B_2F_06	B_2F_07	B_2F_08	B_2F_09	B_2F_10	B_2F_11	B_2F_12	B_2F_13	B_2F_14	B_2F_15	B_2F_16	B_2F_17	B_2F_18	B_2F_19	B_2F_20	B_2F_21	B_2F_22	B_2F_23	B_2F_24	B_2F_25	B_2F_26	B_2F_27	B_2F_28
2/F	70.75	71.95	57	57	58	58	58	59	59	59	60	60	61	62	63	62	61	61	60	60	60	60	59	59	49	47	44	38	41	42
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	B_3-7F_01	B_3-7F_02	B_3-7F_03	B_3-7F_04	B_3-7F_05	B_3-7F_06	B_3-7F_07	B_3-7F_08	B_3-7F_09	B_3-7F_10	B_3-7F_11	B_3-7F_12	B_3-7F_13	B_3-7F_14	B_3-7F_15	B_3-7F_16	B_3-7F_17	B_3-7F_18	B_3-7F_19	B_3-7F_20	B_3-7F_21	B_3-7F_22	B_3-7F_23	B_3-7F_24	B_3-7F_25	B_3-7F_26	B_3-7F_27	B_3-7F_28
3/F	73.90	75.10	57	57	58	58	58	59	59	59	60	60	61	61	63	64	64	65	61	60	61	61	61	60	50	47	44	38	44	45
4/F	77.05	78.25	57	57	57	58	58	58	59	59	60	60	60	61	62	64	64	65	62	62	63	63	63	64	55	47	45	39	48	49
5/F	80.20	81.40	57	57	57	58	58	58	59	59	59	60	60	61	62	64	64	65	65	65	65	65	65	66	58	47	45	41	54	56
6/F	83.35	84.55	57	57	57	58	58	58	58	59	59	59	60	60	61	64	64	65	65	65	66	66	66	66	58	48	47	44	56	57
7/F	86.50	87.70	57	57	57	58	58	58	58	59	59	59	60	60	61	64	64	65	65	65	66	66	66	66	59	51	50	49	56	57
Max			57	57	58	58	58	59	59	59	60	60	61	61	63	64	64	65	65	65	66	66	66	66	59	51	50	49	56	57
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	B_6-7F_01	B_6-7F_02	B_6-7F_03	B_6-7F_04	B_6-7F_05	B_6-7F_06	B_6-7F_07	B_6-7F_08	B_6-7F_09	B_6-7F_10	B_6-7F_11	B_6-7F_12	B_6-7F_13	B_6-7F_14	B_6-7F_15	B_6-7F_16	B_6-7F_17	B_6-7F_18	B_6-7F_19	B_6-7F_20	B_6-7F_21	B_6-7F_22	B_6-7F_23	B_6-7F_24	B_6-7F_25	B_6-7F_26	B_6-7F_27	B_6-7F_28
Max			57	57	57	58	58	58	58	59	59	59	60	60	61	64	64	65	65	65	66	66	66	66	59	51	50	49	56	57
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	B_8F_01	B_8F_02	B_8F_03	B_8F_04	B_8F_05
8/F	89.65	90.85	58	59	59	59	60
Criteria			70	70	70	70	70
Compliance			Y	Y	Y	Y	Y

Note:

Predicted noise level exceeded the corresponding noise criteria

[1] The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of respective floors of the Proposed Development.

APPENDIX 3.3

INDICATIVE DESIGN OF ACOUSTIC WINDOW (BAFFLE TYPE)

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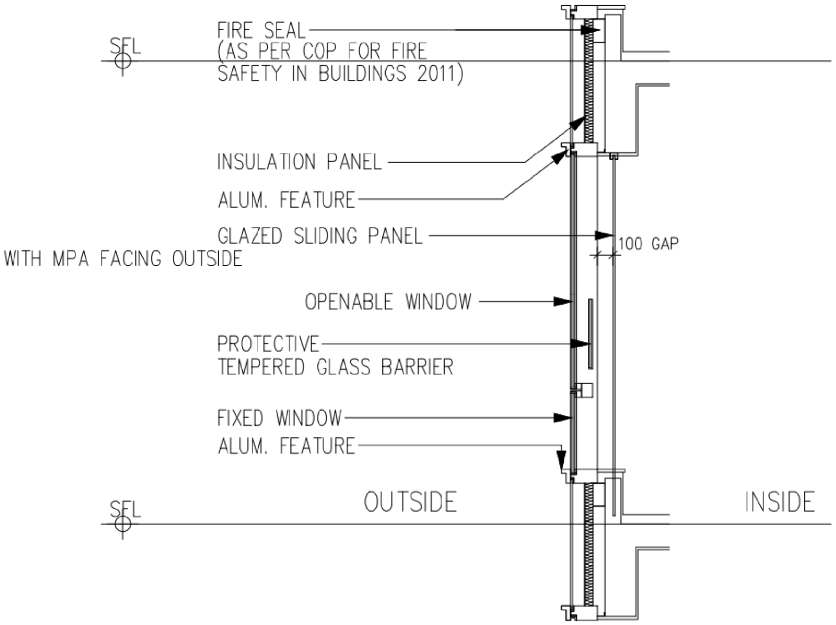
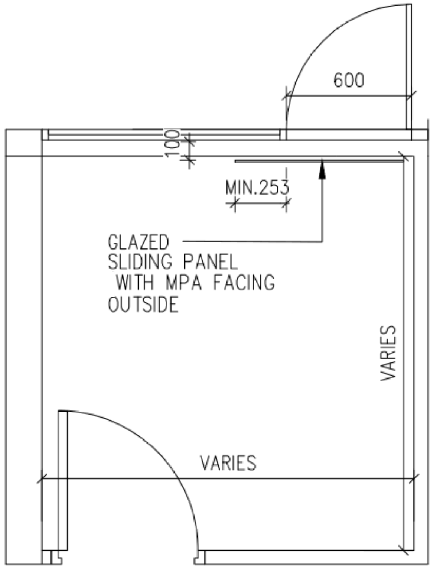
LEGEND



TYPICAL SECTION



TYPICAL PLAN

Note:
The designs are made reference to the reference cases, it will be subject to further refinement at the detailed design stage.

	Prepared	Checked	Approved
Initial	Various	HC	HM
Date	20260921	20260921	20260921

Project Title

REZONING S.12A APPLICATION FOR AMENDMENT TO THE APPROVED LAM TSUEN OUTLINE ZONING PLAN NO. S/NE-LT/11, FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" [G/IC(1)] IN VARIOUS LOTS IN D.D.8 AND ADJOINING GOVERNMENT LAMD, LAM TSUEN, TAI PO

ENVIRONMENTAL ASSESSMENT STUDY

Appendix Title

Indicative Design of Proposed Acoustic Window (Baffle Type)

Appendix No.	**Rev.**
3.3	0

BXG

APPENDIX 3.4

DETAILED RESULTS OF ROAD TRAFFIC NOISE ASSESSMENT (MITIGATED SCENARIO)

Traffic Noise Impact Assessment Results, Base Case Scenario

Predicted Road Traffic Noise Level ($L_{10(1hr)}$) at Selected Noise Assessment Points (Based on Year 2045 Traffic Forecast)

Site A

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_1-2F_01	A_1-2F_02	A_1-2F_03	A_1-2F_04	A_1-2F_05	A_1-2F_06	A_1-2F_07	A_1-2F_08	A_1-2F_09	A_1-2F_10	A_1-2F_11	A_1-2F_12	A_1-2F_13	A_1-2F_14	A_1-2F_15	A_1-2F_16	A_1-2F_17	A_1-2F_18	A_1-2F_19	A_1-2F_20
1/F	66.65	67.85	62	61	61	61	61	61	61	60	60	60	60	60	59	59	59	53	60	60	62	65
2/F	69.80	71.00	62	62	61	61	61	61	61	61	61	60	60	60	60	60	60	53	60	60	62	65
Max			62	62	61	61	61	61	61	61	61	60	60	60	60	60	60	53	60	60	62	65
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	55	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_3F_01	A_3F_02	A_3F_03	A_3F_04	A_3F_05	A_3F_06	A_3F_07	A_3F_08	A_3F_09	A_3F_10	A_3F_11	A_3F_12	A_3F_13	A_3F_14	A_3F_15	A_3F_16	A_3F_17	A_3F_18	A_3F_19	A_3F_20	A_3F_21	A_3F_22	A_3F_23	A_3F_24
3/F	72.95	74.15	51	51	50	62	62	61	61	61	61	61	61	61	61	60	60	60	60	60	53	59	60	61	57	55
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	55	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_4-7F_01	A_4-7F_02	A_4-7F_03	A_4-7F_04	A_4-7F_05	A_4-7F_06	A_4-7F_07	A_4-7F_08	A_4-7F_09	A_4-7F_10	A_4-7F_11	A_4-7F_12	A_4-7F_13	A_4-7F_14	A_4-7F_15	A_4-7F_16	A_4-7F_17	A_4-7F_18	A_4-7F_19	A_4-7F_20	A_4-7F_21	A_4-7F_22	A_4-7F_23	A_4-7F_24
4/F	76.10	77.30	55	56	55	62	62	62	62	62	62	61	61	61	61	61	61	60	60	60	61	59	59	60	61	58
5/F	79.25	80.45	59	60	60	63	63	63	62	62	62	62	62	62	61	61	61	61	61	61	61	58	59	60	61	61
6/F	82.40	83.60	62	63	63	64	64	63	63	63	63	62	62	62	62	62	62	61	61	61	61	58	59	60	61	63
7/F	85.55	86.75	63	63	63	65	64	64	64	64	63	63	63	63	62	62	62	62	62	61	62	58	59	59	60	64
Max			63	63	63	65	64	64	64	64	63	63	63	63	62	62	62	62	62	61	62	59	59	60	61	64
Criteria			70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Floor	Floor Slab Level, mPD	NAP Level, mPD	A_8F_01	A_8F_02	A_8F_03	A_8F_04	A_8F_05	A_8F_06	A_8F_07	A_8F_08	A_8F_09	A_8F_10	A_8F_11	A_8F_12
8/F	88.70	89.90	63	63	62	62	62	62	62	58	59	59	60	64
Criteria			70	70	70	70	70	70	70	70	70	70	70	70
Compliance			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Note:

Adopted with Acoustic Window (Baffle Type)(Type 3) (-6.9 dB(A))

[1] The assessment point is located at 1m in front of the most exposed part of an openable window for ventilation at a habitable room (NSRs) and 1.2m above the floor level of respective floors of the Proposed Development.

APPENDIX 7.1
LAND CONTAMINATION REVIEW

Section 12A Town Planning Application

For the Proposed Amendment to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11, to rezone the application site from "Agricultural Zone" to "Government, Institution or Community (1)" ("G/IC(1)"), Multiple Lots in D.D.8 and adjoining Government land, Lam Tsuen, Tai Po, New Territories

Land Contamination Review

Prepared by DeSPACE (International) Limited

Ver: 1.2

Date: 28th September 2026

1. INTRODUCTION

1.1. Overview

1.1.1. The Subject Sites are located at the fringe of Shui Wo Village, Lam Tsuen. They are accessible via Tai Po Shui Wo Road, which runs between the two sites—Site A to the southwest (hereinafter referred to as "Site A") and Site B to the northeast (hereinafter referred to as "Site B")—and are further connected to urban areas via Lam Kam Road. Both sites are zoned "Agriculture" ("AGR") under the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (the "OZP").

1.1.2. It is proposed to develop the Subject Sites into two Social Welfare Facilities, comprising a Residential Care Home for the Elderly (RCHE) at Site B and a Residential Care Home for Disabled Persons (RCHD) at Site A, with a maximum building height of not more than nine storeys. The Applicants—Act Long Limited, Chan Yiu Ma, Elite Yield Limited and Dragon Fantasy Limited—seek permission from the Town Planning Board under Section 12A of the Town Planning Ordinance to rezone the sites from "AGR" to "Government, Institution or Community (1)" ("G/IC(1)") to facilitate the proposed developments. In this connection, a land contamination review has been prepared to assess any potential land contamination impacts at the Subject Sites.

1.1.3. The land contamination review has been conducted in accordance with the following guidelines:

- EPD Guidance Note for Contaminated Land Assessment and Remediation;
- EPD Practice Guide for Investigation and Remediation of Contaminated Land; and
- Guidance Manual for Use of Risk-Based Remediation Goals for Contaminated Land.

1.2. Subject Site and its Environs

1.2.1. The Subject Sites are currently vacant and covered with vegetation. They are predominantly surrounded by a rural setting, including abandoned farmland overgrown with vegetation and village houses in the vicinity.

1.2.2. The Subject Sites were previously used as farmland and have been abandoned since 1995. The construction of Tai Po Shui Wo Road was observed in 2005, during which some vegetation was removed. The Subject Sites have remained vacant since then.

1.2.3. The Subject Sites are separated by Tai Po Shui Wo Road, which runs between them. A stream is located immediately to the northwest and southwest, while Shui Wo Village is situated further to the northwest. Other vacant land is located immediately to the northeast of Site B. **Figure 1** shows the location of the Subject Sites and their environs.

Figure 1: Location Plan of the Subject Site and its Environs

1.3. Proposed Development

1.3.1. The Application Site is located in an accessible area with a tranquil natural setting that is conducive to elderly living and the rehabilitation of persons with disabilities. In view of the substantial demand for private residential care services and the need to optimise the use of available land resources, the Applicant intends to provide much-needed social welfare support to the community through the proposed Residential Care Home for Disabled Persons (RCHD) and/or Residential Care Home for the Elderly (RCHE).

1.3.2. The proposed development will comprise two building blocks, with one block located on Site A and the other on Site B. With a maximum building height of not more than nine storeys, the development will provide quality residential care and welfare facilities for elderly persons and persons with disabilities in the district.

2. LAND CONTAMINATION REVIEW

2.1. Background and Historical Review of Land Use

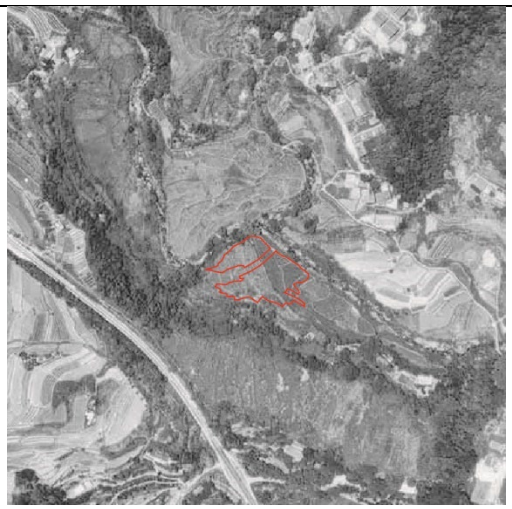
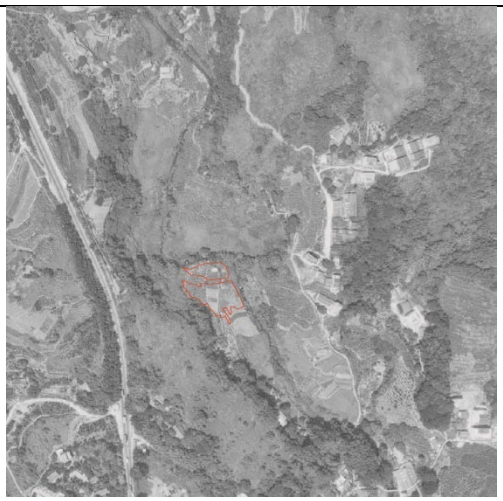
2.1.1. With respect to this land contamination review, a desktop review (including the review of historical land uses, information collected from relevant government departments) was conducted.

2.1.2. This section evaluates the likelihood of potential contamination associated with the past uses of the Site. Historical aerial photographs of the past 50 years are obtained and reviewed from the Survey and Mapping Office of Lands Department (LandsD). The reviewed information is summarized below in **Table 2.1**, and the selected images are provided in **Table 2.2**.

Table 2.1 – Review of Historical Aerial Photographs and Survey Sheets

Year	Photo No.	Height (in ft)	Observation
23/03/1973	03585	4,000	Agricultural activities found onsite.
17/04/1980	30174	4,000	Land use was the same as in 1973.
02/12/1985	A03599	4,000	Land use was the same as in 1973.
31/08/1990	A22305	3,000	Land use was the same as in 1973.
07/02/1995	CN09416	3,000	The Subject site was abandoned and covered with vegetation.
04/06/1999	CN22855	2,000	Land use was the same as in 1995.
26/10/2005	CW66929	4,000	The site appears to have remained vacant. Some vegetation within or adjacent to the site was removed for the construction of Tai Po Shui Wo Road, which runs between the two sites.
03/05/2010	CW86105	2,000	The Subject Site was abandoned and covered with vegetation.
03/08/2015	CW115991	2,500	Land use was the same as in 2010.
18/02/2020	E089276C	6,900	Land use was the same as in 2010.
24/10/2024	E237149C	6,900	Land use was the same as in 2010.

Table 2.2: Selected Images

1973	 1980
1985	 1990
1995	1999

 2005	 2010
 2015	 2020
 2024	

2.1.3. Based on the review of historical aerial photographs, the Subject Sites were previously used as farmland from 1973 and became abandoned and overgrown with vegetation from 1995 onwards. Tai Po Shui Wo Road, which now provides access to both sites, was

observed to be under construction in the early 2000s. As shown in the 2005 aerial photographs, some vegetation within and surrounding the Subject Sites was removed in connection with the associated site works.

2.1.4. Following completion of the road works, the Subject Sites have remained vacant up to the present. No structures were observed within the Subject Sites, and no signs of potential land contamination were identified from the aerial photograph review.

2.1.5. At the time of the assessment, the Subject Sites were heavily overgrown with dense vegetation and mature trees, which prevented safe access to the Sites. Accordingly, it was infeasible to undertake a site walkover or obtain representative site photographs for the purpose of this Land Contamination Review.

2.2. Acquisition of Local Authority Records

2.2.1. The Environmental Protection Department (EPD) and Fire Services Department (FSD) were approached to obtain information of chemical waste and dangerous goods.

2.2.2. As replied by EPD, there was no chemical waste spillage / incident record found at the Subject Site (refer to **Appendix 1**).

2.2.3. As replied by FSD, neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found at the Subject Site (refer to **Appendix 2**).

3. CONCLUSION

3.1.1. After reviewing the historical aerial photos of the Sites, agricultural activities were once found since 1973 and became vacant since 1995. The Subject Sites have no other use.

3.1.2. Responses from EPD and FSD indicate that there are no chemical waste spillage or incidents onsite, nor any records of dangerous goods or associated spillage / leakage incidents.

3.1.3. The Subject Site is currently vegetated and vacant. It shows no sign of chemical spillage, pollutant nor potential source of contamination are observed.

3.1.4. Based on current information, the Subject Site most likely shows no indication of land contamination. No further site investigation and sampling works are deemed necessary.

Appendix 1

Correspondence with EPD on Record Request

Gmail

Arthur Ma <[redacted]>

Request for Land Contamination Records at multiple lots in D.D. 8 and adjoining government land, Shui Wo, Lam Tsuen

MK CHEUNG/EPD <mkcheung@epd.gov.hk> Thu, Aug 27, 2026 at 2:57 PM
To: Arthur Ma <[redacted]>
Cc: Cheng Endy <[redacted]>, TL LEE/EPD <tllee@epd.gov.hk>, Chun Wa CHAN/EPD <chunwachan@epd.gov.hk>

Dear Mr Ma,

Thank you for your email of 25 August 2026 regarding the proposed social welfare facility development at multiple lots in D.D. 8 and adjoining government land at Shui Wo Road, Lam Tsuen, Tai Po.

Based on the available departmental records, we have no record of any land contamination assessment, potentially contaminating activities or remediation relating to the subject site.

Keith CHEUNG

E[RN]12/EPD
Tel: 2158 5812

From: Arthur Ma <[redacted]>
Sent: Tuesday, August 25, 2026 2:21 PM
To: MK CHEUNG/EPD <mkcheung@epd.gov.hk>
Cc: Cheng Endy <[redacted]>
Subject: Request for Land Contamination Records at multiple lots in D.D. 8 and adjoining government land, Shui Wo, Lam Tsuen

Dear Mr. Cheung,

We are the town planning consultant who are commissioned to conduct a land contamination review for the proposed social welfare facility development in multiple lots in D.D.8 and adjoining government land, Tai Po Shui Wo Road, Lam Tsuen, Tai Po. Please find the attached location plan for your reference.

According to the “Practice Guide for Investigation and Remediation of Contaminated Land” published by Environmental Protection Department (EPD) of the HKSAR, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

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

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

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

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

Your reply by 15 September 2026 is highly appreciated as it would be very helpful to our assessment. Thank you so much for your help! Should you have any queries, please feel free to contact Mr. Arthur Ma at [redacted].

--

Best Regards,

Arthur Ma

DeSPACE (International) Limited

[redacted]

Appendix 2

Correspondence with FSD on Record Request

Gmail

Arthur Ma <[redacted]>

Fw: Request for Information of Dangerous Goods, Spillage/Leakage Incidents and Fire Records - Shui Wo, Lam Tsuen

1 message

ADO LEA CS/FSD <ado_lea_cs@hkfsd.gov.hk> Fri, Sep 11, 2026 at 12:38 PM
To: "arthurmaplanning@gmail.com" <[redacted]>
Cc: OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>, SSO LEA CS/FSD <sso_lea_cs@hkfsd.gov.hk>, "[redacted]" <[redacted]>

Our reference: (1) in FSD GR 6-5/4 R Pt. 66

Your reference: -

Dear Sir / Madam,

Land Contamination Review for the Proposed Social Welfare Facility Development in Multiple Lots in D.D.8 and Adjoining Government Land, Tai Po Shui Wo Road, Lam Tsuen, Tai Po

Request for Information – Dangerous Goods Record and Records of accidents of spillage/leakage

-

I refer to your email of 25.8.2026 regarding the captioned request and reply below in response to your questions:-

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

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

Best regards,

HUI Lap-kan

Assistant Divisional Officer (Legal Affairs)(Acting)

Corporate Services Division

Fire Services Department

Tel.: 2733 7896

Remark:

Lift incidents are excluded unless otherwise required.

Disclaimer:

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

From: Arthur Ma <[redacted]>
Sent: Tuesday, September 1, 2026 3:55 PM
To: ADO LEA CS/FSD <ado_lea_cs@hkfsd.gov.hk>
Cc: OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; [redacted]
Subject: Re: Fw: Request for Information of Dangerous Goods, Spillage/Leakage Incidents and Fire Records - Shui Wo, Lam Tsuen

Dear Mr. Fu,

Thank you so much for the inspection. Please find the authorization letters as attached.

Thank you so much for your help! Should you have any queries, please feel free to contact Mr. Arthur Ma at 24933626.

--

Best Regards,

Arthur Ma

[redacted]

On Thu, Aug 27, 2026 at 7:34 PM ADO LEA CS/FSD <ado_lea_cs@hkfsd.gov.hk> wrote:

> *Our reference: (1) in FSD GR 6-5/4 R Pt. 66*
>
> *Your reference: -*

Dear Sir / Madam,

Land Contamination Review for the Proposed Social Welfare Facility Development in Multiple Lots in D.D.8 and Adjoining Government Land, Tai Po Shui Wo Road, Lam Tsuen, Tai Po

Request for Information – Dangerous Goods Record and Records of Accidents of Spillage/Leakage

I refer to your email on 25.8.2026 regarding the captioned subject.

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

(i) Dangerous Goods Licence Record: from the year of 1990 to present moment.

(ii) Incident Record: Past three years of fire and special services incidents. Lift incidents will be excluded unless otherwise required.

Please also submit the appointment letter to us for record.

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

Best regards,

FU Wang-chi

Assistant Divisional Officer (Legal Affairs) (Ag.)

Corporate Services Division

Fire Services Department

Tel.: 2733 7896

----- Forwarded by AccessIO/FSD/HKSARG on 25/08/2026 13:47 -----

From: "Arthur Ma" <[redacted]>

To: hkfsdenq@hkfsd.gov.hk, aio_fsd@hkfsd.gov.hk
Cc: "Cheng Endy" <[redacted]>
Date: 25/08/2026 13:01
Subject: Request for Information of Dangerous Goods, Spillage/Leakage Incidents and Fire Records - Shui Wo, Lam Tsuen

---

Dear Sir/Madam,

We are the town planning consultant who are commissioned to conduct a land contamination review for the proposed social welfare facility development in multiple lots in D.D.8 and adjoining government land, Tai Po Shui Wo Road, Lam Tsuen, Tai Po. Please find the attached location plan for your reference.

According to the "Practice Guide for Investigation and Remediation of Contaminated Land" published by Environmental Protection Department (EPD) of the HKSAR, information including site history and other available information regarding the site shall be reviewed during the site appraisal to identify potential current and historical, on and off-site activities that could result in contamination of the site.

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

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

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

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

Your reply by 15 September 2026 is highly appreciated as it would be very helpful to our assessment. Thank you so much for your help! Should you have any queries, please feel free to contact Mr. Arthur Ma at [redacted]

--
Best Regards,
Arthur Ma

[redacted]

Tai Po Shui Wo Road_Signed Authorization Letter.pdf
4463K