

Annex B Replacement Pages of Revised Environmental Assessment

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3.2. Proposed Amendment Scheme

3.2.1. The proposed site area of the subject site is 17,822m², with a plot ratio of 5.9 for domestic use and 1.1 for non-domestic use. The total GFA for domestic use is 105,145 m², and the 19,603 m² for non-domestic use. The Proposed Amendment will consist of 5 blocks of residential tower ranging from 47 to 48-storey in height (excluding basement), provided 2,205 residential unit, and 1 block of commercial tower with 35-storey in height (excluding basement) . The Master Layout Plan (MLP) is shown in **Appendix 3.1**.

3.2.2. The commercial tower accommodating retail facilities, office, hotel or service apartment, child care centre and day care centre for the elderly are planned strategically along Ping Che Road.

3.2.3. Expected completion year and operation year of the Proposed Project is in 2032. The tentative indicative program is given in **Appendix 3.2**.

Table 5-1 Hong Kong Air Quality Objectives

Pollutant	Averaging Time	Concentration Limit (ug/m ³) ^[i]	Number of Exceedances to be allowed
Sulphur Dioxide (SO ₂)	10-minute	500	3
	24-hour	50	3
RSP or PM ₁₀ ^[ii]	24-hour	100	9
	Annual	50	N/A
FSP or PM _{2.5} ^[iii]	24-hour	50	35
	Annual	25	N/A
Nitrogen Dioxide (NO ₂)	1-hour	200	18
	Annual	40	N/A
Ozone (O ₃)	8-hour	160	9
Carbon monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
Lead (Pb)	Annual	0.5	N/A

Note:

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

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

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

Hong Kong Planning Standards and Guidelines

5.2.2. The Hong Kong Planning Standards and Guidelines (HKPSG) also provide guidance for all private and public development projects. A summary of relevant environmental design guidelines extracted from Table 3.1 of the HKPSG Chapter 9 is provided below.

Table 5-2 Recommended Buffer Distance for Land Uses (Table 3.1 of HKPSG Chapter 9)

Polluting Uses	Parameters	Permitted Uses	Buffer Distance
Road and Highways	Trunk roads and Primary Distributor	(a) Active and passive recreational uses (b) Passive recreational uses (c) Amenity areas	>20m 3 – 20m < 3m
	District Distributor	(a) Active and passive recreational uses (b) Passive recreational uses	>10m <10m
	Local Distributor	(a) Active and passive recreational uses (b) Passive recreational uses	>5m <5m
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	< 20m	(a) Active and passive recreational uses (b) Passive recreational uses	>200m 5 – 200m

Polluting Uses	Parameters	Permitted Uses	Buffer Distance
	20- 30m	(a) Active and passive recreational uses (b) Passive recreational uses	>100m 5- 100m
	30- 40m	(a) Active and passive recreational uses (b) Passive recreational uses	>50m 5 - 50m
	> 40m	Active and passive recreational uses	>10m
Construction and earth moving Activities	-	(a) Passive recreational uses (b) Active and passive recreational uses	>50m

Air Pollution Control (Construction Dust) Regulation

5.2.3. The Air Pollution Control (Construction Dust) Regulation specifies processes that require special dust control. The Contractors are required to inform the EPD and adopt proper dust suppression measures while carrying out “Notifiable Works” (which requires prior notification by the regulation) and “Regulatory Works” to meet the requirements as defined under the regulation.

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

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

Air Pollution Control (Fuel Restriction) Regulation

5.2.5. The Air Pollution Control (Fuel Restriction) Regulation was enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO₂) emissions. In June 2008, the Regulation was amended to tighten the control requirements of liquid fuels. The Regulation does not apply to any fuel-using equipment that is used or operated in premises used solely as a dwelling, or is used or operated in or on a vessel, motor vehicle, railway locomotive or aircraft.

Recommended Pollution Control Clauses for Construction Contracts

5.2.6. The Recommended Pollution Control Clauses (RPCC) are generally good engineering practice to minimize inconvenience and environmental nuisance to nearby residents and other sensitive receivers. Guidelines as stipulated under RPCC should be incorporated in the contract documents to abate dust impact.

5.3. Background Air Quality

Existing Air Quality in North and Tai Po District

5.3.1. The air quality data of the nearest general air quality monitoring station (AQMS) at North (Year 2020-2022) and Tai Po (Year 2018-2019) are adopted to represent the ambient air quality of the area. Latest available 5 years of air quality data, i.e. 2018 to 2022, are summarised in

5.3.2. **Table 5-3** to depict the trend of the localised air quality.

Table 5-3 Background Air Quality at North and Tai Po Monitoring Station

Pollutant	Averaging Time	Concentration 2018-2022 ($\mu\text{g}/\text{m}^3$) ^{[1][2]}					Annual AQO ($\mu\text{g}/\text{m}^3$)
		2018	2019	2020	2021	2022	
CO	1 st highest 1-hour	N.A. ^[3]	N.A. ^[3]	1,830	2,150	1,710	30,000
	1 st highest 8-hour	N.A. ^[3]	N.A. ^[3]	1,238	1,550	1,304	10,000
FSP/ PM _{2.5}	19 th highest 24-hour	42	44	38	39	37	50
	Annual	19	20	N.A. ^[4]	15	14	25
NO ₂	19 th highest 1-hour	125	142	112	135	115	200
	Annual	36	36	N.A. ^[4]	36	31	40
O ₃	10 th highest 8-hour	167	197	166	187	197	160
RSP / PM ₁₀	10 th highest 24-hour	69	65	55	62	50	100
	Annual	31	31	N.A. ^[4]	25	23	50
SO ₂	4 th highest 10-min	24	20	19	18	27	500
	4 th highest 24-hour	8	10	8	7	7	50

Notes:

[1] Monitoring result(s) exceeding the AQO is/are underlined.

[2] All air quality data were extracted from EPD's Environmental Protection Interactive Centre.

[3] CO concentration from 2018-2019 is not available at Tai Po Monitoring Station.

[4] North General Air Quality Monitoring Stations commissioned on 10 July 2020. Annual PM_{2.5}, NO₂ and PM₁₀ concentration is not available in 2020.

5.3.3. Exceedance of concentration of O₃ in the AQO has been recorded at North and Tai Po Monitoring Station. The exceedance of O₃ is mainly caused by regional air pollution problem and it is not directly emitted from man-made sources.

Future Ambient Air Quality Condition

5.3.4. Background air quality concentrations were extracted from PATH v2.1 (Pollutants in the Atmosphere and their Transport over Hong Kong), which is a regional air quality model has been developed by the Environmental Protection Department (EPD) for simulating air quality over Hong Kong against Pearl River Delta region. Application Site falls within Grid (39, 55).

5.3.5. In view of the operation year of 2032, the PATH v3 data at (39, 55) in Year 2040 is considered representative to represent background air quality concentrations at the Application Site area. A summary of background air quality concentration in Year 2040 is shown in **Table 5-4**. These data have demonstrated that the concentrations of pollutants are below the AQO, except for ozone (O₃). Ozone is not directly emitted from an emission source. It is formed by the chemical reactions of NO_x and VOCs under the presence of sunlight and a regional pollution problem. Ozone is therefore not considered as a key parameter in this assessment.

Table 5-4 Background Air Quality Concentration of Pollutants

Pollutant	Averaging time	AQOs Concentration limit (µg/m ³) (exceedance)	Background (39,55)
SO ₂	4th peak 10-min	500 (0)	32.93
	4th peak 24-hr	50 (0)	7.35
PM ₁₀	10th peak 24-hr	100 (0)	54.16
	Annual Average	50	20.33
PM _{2.5}	36th peak 24-hr	50 (0)	26.59
	Annual Average	25	12.56
NO ₂	19th peak 1-hr	200 (0)	43.78
	Annual Average	40	8.65
O ₃	10th peak 8-hr	160 (22)	174.64
CO	1st peak 1-hr	30,000 (0)	528.77
	1st peak 8-hr	10,000 (0)	488.56

Notes:

[1] Prediction result(s) exceeding the AQO is/are underlined.

5.4. Assessment Area and Representative Air Sensitive Receivers (ASRs)

5.4.1. In general, the assessment area for an air quality impact assessment (AQIA) is defined by a distance of 500m from the site boundary which is presented in **Figure 3.1**.

5.4.2. Representative planned and existing air quality sensitive receivers (ASRs) were identified and the separation distance between ASRs and Application Site are shown in **Figure 5.1** and summarized in

5.4.3. **Table 5-5** below.

Table 5-5 Representative Air Sensitive Receivers

ASR ID	Description	Approx. Horizontal Distance to Project Site (m)	Maximum Building Height (mPD)	Land Use
ASR01	8 Ng Chau Road	32	21	Residential
ASR02	Hong Kong Baptist Assembly	111	19	Educational
ASR03	29 Ping Che New Village	76	24	Residential
ASR04	Lots 750 DD77, Ping Che Road	66	11	Residential
ASR05	50C Ping Che	219	23	Residential
ASR06	Ta Kwu Ling Rural Centre Government Offices	150	21.5	Government, Institution, Community
ASR07	Ping Che Nursing Home Limited	159	26.1	Residential care home for the elderly

5.4.4. The existing ASRs were identified with reference to the latest best available information at the time of preparation of this report, including those earmarked on relevant OZP (approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14), Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land used plans, including plans and drawings published by the Lands Department and any land use and development applications approved by the Town Planning Board. Various site surveys were conducted to verify the sensitive receivers and confirm with the desktop studies.

5.4.5. For concurrent project and planned ASRs, as mentioned in Section 4, the proposed project is located within the proposed tentative boundary of NTN development, which is a designated project and EIA is required. The Project Profile for the NTN development (PP-622/2021) has been made referenced to, yet no detailed programme and development are available. The Project Proponent of the NTN (i.e. CEDD) has been approached for programme and development plan for the NTN development during the course of study. However, the requested information is not available for our study. As such, concurrent projects are not assessed in this study.

5.5. Potential Air Quality Impact - Construction Phase

5.5.1. Major source of potential air quality impact during construction phase would be fugitive dust generated from wind erosion of the stockpiles and open sites, as well as from the following

construction activities:

- Excavation and Lateral Support (ELS) Works; Foundation works;
- Superstructure and Fitting-out works; and
- Gaseous emissions from diesel-powered construction equipment.

5.5.2. Since excavation and foundation will involve earthworks, material handling and transportation of excavated material, it is anticipated that there may be dust impact as a result of these activities if mitigation measures are not implemented. Suspended particles will be the main air quality parameter concerned for construction works which involve handling of excavated/ fill materials, TSP, RSP and FSP have been identified as the parameters for air quality impact assessment for dust emission impact.

5.5.3. As evaluated in Section 9.3.6, it is anticipated that a total of 126,563m³ of excavated materials will be generated. The foundation and ELS works will last for 18 months, assuming a capacity of 7m³ per truck, bulk factor of 1.4, 25 working days a month and the works will not be conducted simultaneously, it is estimated that a maximum of 56 truck trips per day would be required for the delivery of excavated material, which is equivalent to 7 trucks per hour. In view of the estimated number of dump trucks arising from the transportation of inert C&D materials is low, the impacts from transportation off-site are expected to be limited.

5.5.4. During the construction, the Contractor(s) will be required to transport the excavated materials out from the site to avoid cumulation of materials on site. Excavated materials will be reused as fill materials within the Project Site so as to minimize dust emission due to transportation of materials. In case temporary stockpiling of small amount of materials is required, the stockpiling location will be covered by tarpaulin sheets and backfilled as soon as possible.

5.5.5. As the size of the work site is limited, such that the amount of excavated materials generated would be not be significant. The potential air quality impact is however anticipated to be short-term at the representative ASRs with the implementation of sufficient dust suppression measures as stipulated under the *Air Pollution Control (Construction Dust) Regulation* and guidelines stipulated in EPD's *Recommended Pollution Control Clauses for Construction Contracts*.

5.5.6. Toxic air pollutants (TAPs) in the form of volatile organic compounds (VOC) are anticipated from the use of chemicals, such as solvents, cleaning agents and fuels, for the maintenance and servicing of construction plants and vehicles during construction phase. Considering that the quantities of chemicals to be used would be limited, the amount of VOC generated would be small. The works areas would be aboveground and in outdoor setting, such that the VOC

would be able to disperse and would not accumulate at the works areas. With proper handling of the chemicals, environmental and health impacts associated with TAPs are anticipated to be insignificant.

5.5.7. Fuel combustion from the use of powered mechanical equipment (PMEs) during construction works could be a potential source of air pollutants such as NO₂, SO₂ and CO. To reduce SO₂ emission, Air Pollution Control (Fuel Restriction) Regulation was enacted in 1990 to impose legal control on the types of fuel allowed for use and their sulphur contents in commercial and industrial processes. To improve air quality and protect public health, EPD has introduced the Air Pollution control (Non-road Mobile Machinery) (Emission) Regulation since 1 December 2015, under which only approved or exempted NRMMS are allowed to be used in construction sites. In addition, all construction plants are required to use ULSD (defined as diesel fuel containing not more than 0.005% sulphur by weight) as stipulated in Environment, Transport and Works Bureau Technical Circular (ETWB-TC(W)) No. 19/2005 on Environmental Management on Construction Sites. Furthermore, given the localized and small scale of the Project, as well as the small number of PMEs involved, adverse air quality impacts due to emissions from the use of PMEs would be unlikely.

5.5.8. With the implementation of sufficient dust suppression measures as stipulated under the Air Pollution Control (Construction Dust) Regulation and good site practices, significant adverse dust generated from the construction of the planned residential developments is not anticipated. Mitigation measures to control construction dust/ gaseous emission listed below are recommended to be incorporated into the future contractor specifications for contractor's implementation:

- Wetting by water spraying or dust suppression chemical on dusty material before loading and unloading, stockpile of dusty materials, area where breaking, excavation or earth moving activities works is carried out, and unpaved main haul road.
- Providing hoarding of not less than 2.4m high from ground level along the site boundary which is next to a road or other public area.
- Providing effective dust screens, sheeting or netting to enclose any scaffolding built around the perimeter of a building.
- Covering or sheltering any stockpile of dusty materials.
- Disposing of any dusty materials collected by fabric filters or other pollution control system in totally enclosed containers.
- Properly treating any exposed earth, such as by compacting or hydroseeding, within 6 months after the last construction activity.
- Providing vehicle washing facilities at all site exits to wash away any dusty materials from vehicles body and wheels before they leave the site.

- 5.6.2. The major air pollution source in the vicinity of the Subject Site during operational phase would be tailpipe emission generated from road traffic along open road.
- 5.6.3. The Subject Site is bounded by a District Distributor, Ping Che Road. **The confirmation from Transport Department with relevant records will be supplemented once available.** A local road is situated to the east of the Site. In accordance with to HKPSG, the buffer distance between the proposed residential blocks, clubhouse and the nearby roads should be adopted, which are summarised in **Table 5-6** and presented in **Figure 5.2**.
- 5.6.4. Centralised Air conditioning will be provided at the podiums clubhouse **and Tower 1**, the location of fresh air intake will be carefully design and will not **encroach** on the buffer zone as recommended in the HKPSG. **The location of fresh air intake and openable windows for the proposed development which are identified as ASRs are shown in Figure 5.2 to demonstrate the compliance of the buffer distance stipulated in the HKPSG.**

Table 5-6 Buffer distance between the Proposed Amendment and Nearby Road

Road	Road Type	HKPSG Guideline Buffer Distance Requirement	Distance between Proposed Residential Development and nearby road
Ping Che Road	District Distributor	>10m	50m
Proposed Local Road	Local Distributor	>5m	10m

- 5.6.5. As shown in Figure 5.2, the HKPSG recommended buffer distance can be fulfilled for all air sensitive users of the Proposed Amendment including window/door opening and fresh air intake of residential blocks. Moreover, for rooms provided with air conditioning system, the fresh air intake location will be positioned with adequate buffer separation from road kerbs (i.e. shall not within the buffer zone as illustrated in Figure 5.2). **It is confirmed that no air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area would be located in the buffer zone.** Thus, vehicular emission impact towards Proposed Amendment is not anticipated.

Vehicular Emission from underground carpark

- 5.6.6. **1 and 3-storey basement carpark is proposed. ProPECC PN 2/96 – Control of Air Pollution in Car Park provides the air quality guidelines of carpark as shown in**
- 5.6.7. **Table 5-7.** When designing this car park layout, the E&M designer (the Developer) should refer to Table 4.8 and ProPECC PN 2/96 for guidelines on ventilation system and air

monitoring system so as to ensure good air quality within the carpark. The outlet of the ventilation system should be properly located away from ASRs as far as practicable so as to avoid imposing nuisance, if any, to the nearby ASRs, taking into account the prevailing condition of the area. The potential location of the exhaust outlet is indicated in **Figure 5.2**. With these measures, it is expected that the potential air quality impact associated with the underground carpark to the nearby environment is minimal.

Table 5-7 Air Quality Guidelines of Carpark

Air pollutants	Maximum Concentration Not to be exceeded
	5 Minutes Average ($\mu\text{g}/\text{m}^3$)
Carbon monoxide	115,000
Nitrogen dioxide	1,800

* Expressed at the reference condition of 25°C and 101.325 kPa (one atmosphere)

Industrial Chimney Emissions

5.6.8. For chimney emission, an environmental surveys ,including daytime and nighttime, were conducted and records of specified license were reviewed in June , August and September 2023. There is a register of zinc galvanizing works under “Wader Engineering Company Limited” in the 1990s, it is situated in D.D. 77, Lot 1501 approximately 240m to the southeast of Application Site. The results of the environmental survey have confirmed that no chimney is located within 200m radius of the Subject Site. Due to the project nature of the proposed development (i.e. residential, commercial, hotel, elderly day care centre), no chimney emission from the proposed development. The buffer distance requirement of 200m from pollution source of industrial area stipulated in table 3.1 of the Ch 9 of HKPSG is well satisfied. Thus, no significant adverse air quality impact on the Proposed Amendment is anticipated.

5.7. Odour Emission

5.7.1. For odour emissions, the results of environmental survey and site visits show there is no slaughterhouses, sewage treatment works facilities, village incinerators, odour sources and duty uses are not found within 500m radius of the Subject Site. Therefore, no odour emission impact on the Proposed Amendment is anticipated.

5.7.2. As no existing public sewerage system is located in the vicinity of the Project Site, an on-site sewage treatment plant (STP) is proposed within the Project as shown in **Appendix 3.1**. The

7. Water Quality

7.1. Introduction

7.1.1. This section presents an assessment of the potential water quality impacts associated with the construction and operation of the Project. Recommendations for mitigation measures have been provided, where necessary, to minimize the identified water quality impacts to an acceptable level.

7.2. Environmental Legislation, Standards and Guidelines

7.2.1. The water quality impact assessment is carried out with reference to the following:

- Water Pollution Control Ordinance (Cap. 358);
- Hong Kong Planning Standards and Guideline;
- Water Supplies Department (WSD) Water Quality Criteria; and
- Professional Persons Environmental Consultative Committee Practice Note 2/23 “Construction Site Drainage” (ProPECC PN2/23)
- Professional Persons Environmental Consultative Committee Practice Note 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” (ProPECC PN1/23)

Water Pollution Control Ordinance (cap.358) (“WPCO”)

7.2.2. Water quality in Hong Kong is legislated by the provisions of Water Pollution Control Ordinance (Cap 358), 1980 (“WCPO”). Territorial Water has been subdivided into ten Water Control Zones (“WCZ”) and four supplementary water control zones. The study area lies within the Deep Bay WCZ and the respective WQOs are summarized in Table.

Table 7-1 Summary of Water Quality Objectives for the Deep Bay WCZ

Parameters	Objectives	Sub-Zone
Aesthetic appearance	(a) Waste discharges shall cause no objectionable odours or discolouration of the water. (b) Tarry residues, floating wood, articles made of glass, plastic, rubber or of any other substances should be absent. (c) Mineral oil should not be visible on the surface. Surfactants should not give rise to a lasting foam. (d) There should be no recognisable sewage-derived debris. (e) Floating, submerged and semi-submerged objects of a size likely to interfere with the free movement of vessels, or cause damage to vessels,	Whole Zone

Practice Note for Professional Persons on Construction Site Drainage (ProPECC Note PN 2/23)

- 7.2.4. A practice note for professional persons was issued by the EPD to provide guidelines for handling and disposal of construction site discharges. The Practice Note for Professional Persons on Construction Site Drainage (ProPECC Note PN 2/23) provides good practice guidelines for dealing with various types of discharge from a construction site. Practices outlined in ProPECC Note PN 2/23 should be followed as far as possible during construction to minimise the water quality impact due to construction site drainage.

Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works (ETWB TC (Works) No. 5/2005)

- 7.2.5. ETWB TC (Works) No. 5/2005 provides an administrative framework to better protect all natural streams/rivers from the impacts of construction works. The procedures promulgated under this Circular aim to clarify and strengthen existing measures for protection of natural streams/rivers from government projects and private developments. The guidelines and precautionary mitigation measures given in the ETWB TC (Works) No. 5/2005 should be followed as far as possible to protect the inland watercourses at or near the Project area during the construction phase.

7.3. Assessment Area

- 7.3.1. The assessment area for the water quality assessment shall generally include areas within 500m from the boundary of the Project. This has been identified accordingly and is shown in **Figure 7.1**.

7.4. Water Sensitive Receivers

- 7.4.1. The Proposed Development is located in a rural area. No WSRs including water intakes, ecological valuable locations, country parks, water gathering grounds, beaches or water uses for agriculture within 500m study area of the proposed development, **except 4 nos. watercourses are identified**. Key WSRs within 500m from the boundary of the Project were identified at **Table 7.2** below and their respective locations are illustrated in **Figure 7.1**.

Table 7-2 Summary of Representative Water Sensitive Receivers

ID	Location	Nature	Distance(m)	Description
<i>Key Inland WSR within 500m from the boundary of the Project</i>				
WSR1	Near Ta Kwu Ling Farm	Natural watercourse	320	The natural stream is located upstream, at the north of the assessment area
WSR2	Near Ta Kwu Ling Farm	Channelised watercourse	330	The natural stream is located upstream, at the north of the assessment area
WSR3	Near Cat Hill	Pond	410	The pond is located to the south of the Project Site
WSR4	Near DD77 956RP	Stream	390	Located to the south of the Project Site

7.5. Construction Phase Assessment

Construction Site Runoff

7.5.1. The surface runoff from construction works areas may contain increased loads of suspended solids(SS) and contaminants. Potential sources of pollution from construction site drainage include:

- General Construction Activities;
- Wash water from vehicles, equipment and dust suppression sprays;
- Potential minor oil leaks or spills from vehicles and plants;
- Site surface runoff and erosion of exposed bare soil and earth, drainage channels, earth working areas and stockpiles; and
- Sewage generated from on-site workforce.
- Accidental spillage of chemicals

Mitigation Measures and Good Site Practice

7.5.2. Runoff and drainage shall be avoided or minimised with the implementation of mitigation measures and good site practices outlined in ProPECC PN 2/23 which shall include but not limited to the following.

Accidental Spillage of Chemicals

7.5.4. The Contractor must register as a chemical waste producer if chemical wastes would be produced from the construction activities. The Waste Disposal Ordinance (Cap. 354) and its subsidiary regulations in particular the Waste Disposal (Chemical Waste) (General) Regulation should be observed and complied with for control of chemical wastes.

7.5.5. Any service shop and maintenance facilities should be located on hard standings within a bunded area, and sumps and oil interceptors should be provided. Maintenance of vehicles and equipment involving activities with potential for leakage and spillage should only be undertaken within the areas appropriately equipped to control these discharges.

Sewage Generated from On-site Workforce

7.5.6. The sewage from construction work force is expected to be handled by portable chemical toilets. Sufficient portable toilets shall be provided by licensed contractors who shall be responsible for appropriate disposal of collected sewage and maintenance of these facilities.

Evaluation of Impact

7.5.7. The construction phase of the Project will be land-based which does not involve any marine works or works at the streams identified. Therefore, it is unlikely that the Project will have any adverse water quality impact from construction work, given good site practices properly implemented on site by Contractor.

7.5.8. The mitigation measures and good site practices will be included in the contract for contractor's implementation. With the provision and implementation of abovementioned mitigation measures, adverse water quality impact during construction phase is not anticipated.

7.6. Potential Impacts During Operation Phase

7.6.1. During the operation phase of the Proposed Development, surface run-off and sewage generated by the residents and staff are the main sources of water quality impacts. Surface run-off on site will be properly collected via stormwater drains and discharged to existing drainage system. The design of site drainage and disposal of various site effluents generated with the Proposed Development should follow the relevant guidelines and practices as given in the ProPECC PN1/23. Effluent arising from proposed development is subject to the control of WPCO, and the effluent discharge should be in compliance with the WPCO-TM and WPCO discharge license conditions.

Surface Runoff

7.6.2. The Project Site is a gently flat land **mostly** paved. It is currently a site with machine storage, building material storage and maintenance if necessary. The North and South part of the Site is vegetated. The Proposed Development involves paving of the land with concrete surface, which would increase surface runoff. According to the latest design, some areas of greening/landscaping are recommended to create buffer area around the periphery around the Project Site. The landscape will be managed and maintained in accordance with standard landscape practice and ArchSD General Specification.

Sewage Generated from Population of Proposed Development

7.6.3. Since there is no public foul sewer identified along Ping Che Road and around Application Site. Therefore, on-site Sewerage Treatment Plant (STP) are proposed for the proposed development. “Guidelines for the Design of Small Sewage Treatment Plants” (The STP Guidelines) and WPCO should be followed in designing the on-site STP in the later detail design stage. The exact treatment process would be subject to later detailed design. It will be necessary for the STP to achieve adequate treatment capacity and the necessary discharge standards, as set out in EPD’s Technical Memorandum – Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters.

7.6.4. With reference to clause 2.1.2 of Annex 6 of the Technical Memorandum on Environmental Impact Assessment Process, the acceptable sewage treatment level for Deep Bay WCZ is given in **Table 7-3**. The proposed STP will be designed to meet the acceptable treatment levels. Detailed design of the proposed STP is not yet available subject to feasibility investigation and water quality assessment. Tentatively, the proposed STP will be provided with Membrane Bioreactor (MBR) technology with ultra-filtration to achieve the acceptable sewage treatment level, with following conditions:

- For nitrogen removal, the target is 75% total inorganic nitrogen reduction with respect to the annual average influent nitrogen loads or concentrations;
- For phosphorus removal, the target is 80% phosphorus reduction with respect to the annual average influent phosphorus loads or concentrations; and
- Disinfection may not be required if membrane filtration is provided which can meet the relevant discharge standards for bacteria.

Table 7-3 Acceptable Sewage Treatment Level of Water Control Zone

Water Control Zone/ Waters Receiving the discharge	Acceptable Sewage Treatment Level
Tolo Harbour and Channel, Deep bay	Secondary treatment, nitrogen removal, phosphorus removal, and disinfection
Other Water Control Zones	Secondary treatment, nitrogen removal, and disinfection

7.6.5. The capacity of the STP shall be designed to cater for the design flow rate from the Proposed Development. The detailed calculation of the design capacity of the on-site STP and the hydraulic calculation of the sewerage flow are shown in Sewerage Impact Assessment (SIA) report and Drainage Impact Assessment (DIA) report. The pathway of the connection pipe to public drainage and the emergency bypass also will be shown in SIA and DIA report.

Mitigation Measures during Operation Phase

7.6.6. In order to minimize the pollution loading, silt/sand traps should be provided for the drainage systems of open areas. Moreover, the pollution loading of runoff could be controlled by best management practices. The operator should manage the cleaning of roads and open areas within the Site before heavy rain. To further minimise pollution loading, cleaning should be carried out during low traffic periods. Cleaning methods for road/open areas, such as manual cleaning or mechanical methods and including street sweepers are recommended to be adopted. The substances during cleaning should be collected as far as practicable for off-site disposal at landfill sites. After the removal of the substances, the pollution loading of runoff would be reduced.

7.7. Conclusion

7.7.1. WSR 1 and WSR 2 are at upstream of the Proposed Development with a minimum separation distance of 320m. WSR 3 and WSR 4 are ponds and stream respectively located away from the Project Site. The Project would not involve any construction works at/within the above identified watercourses. Therefore, it is not expected to be affected during the construction and operation phases of the Project.

7.7.2. For construction phase, water quality impact is expected to be minimal when appropriate mitigation measures and good site practice are implemented to properly discharge site run-offs.

7.7.3. The contractor shall apply for a Discharge License from EPD under the WPCO. All site discharges should be treated as necessary in accordance with the terms and conditions of the Discharge License.

7.7.4. For operation phase, with implementation of proper pre-treatment facilities and good management measures, the potential water quality impact is anticipated to be insignificant.

8. Land Contamination

8.1. Guidelines

8.1.1. This assessment is prepared in accordance with the following guidance:

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

8.2. Objectives

8.2.1. The objectives of this Environmental Assessment are

- to assess the potential land contamination impact at the Subject Site due to current and historical land uses, activities that could result in contamination of the site through desktop review and site survey (e.g. site's land use history, aerial photos, site visit photos, spillage records, potential contamination sources, paving condition, etc);
- and to propose forthcoming actions in case the potential land contamination identified.

8.2.2. This Contamination Assessment Plan has been prepared following the guidance and steps outlined in the Practice Guide for Investigation and Remediation of Contaminated Land (Aug 2011), Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management (Dec 2007), and the Guidance Note for Contaminated Land Assessment and Remediation. All guidance notes and guidance manual are published by the Environmental Protection Department (EPD) of the Government of HKSAR.

8.2.3. The CAP prepared for the submission to EPD presents the review of current and historical use, aerial photos, observation of site visits, spillage records, the potential of contamination and the need for site investigation and methodologies for site investigation works (if any).

8.3. Site Appraisal & Its Environs

8.3.1. The Site Appraisal has been conducted to assess the potential land contamination impact at

the Application Site due to current and historical land uses, on and off-site activities that could result in contamination of the site.

8.3.2. According to the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP No.: S/NE-TKL/14) gazette on 12/03/2010, the Application Site is currently zoned as “Open Storage” (“OS”) Zone, the southern part of the Application Site is zoned as “Agriculture” (“AGR”) and minor portion of the Application Site is zoned as “Road”.

8.3.3. The proposed site area of the subject site is 17,822m², bounded by the Ping Che Road from the north to northeast, the unnamed local road to the east, village, agricultural land and open storage area to the south and west.

8.3.4. The Application Site is currently used as open storage area for construction materials and machinery.

8.4. Review of Historical Aerial Photos and Past Land Use

8.4.1. According to the aerial photograph taken in 1949 by Lands Department, the Application Site was mostly covered by vegetation and used as farmland in southern portion. Based on the photographs, the Application Site was fully or partially used as farmland from 1949 to 1973. Some built structure (i.e. village houses) located northeast and southwest of the Application Site were identified from 1964 to 1980, then it was covered by vegetation again in 1980 onwards.

8.4.2. Starting from 1986, the central part of the Application Site was turned into the vacant land and then used as open storage area since 1990 and remained as open storage area until now. The Northern side remained vegetated while the southern part remained to have village house settlements and vegetation/ farmland.

8.4.3. The aerial photos are shown in **Appendix 8.1**. A summary of the land use of the Application Site is given in **Table 8-1**.

Table 8-1 Land Use Summary on the Application Site

Period/Year	Land Use (Project Site)/Description	Offsite Land Use in vicinity /Description	Sources of Information
Before 1949	Mostly covered by Vegetation, southern part as farmland	East: covered by vegetation; Southeast: Farmland; West: Farmland	Aerial Photo from Lands Department
1956	Farmland	East: covered by vegetation; Southeast: Farmland; West: Farmland	Aerial Photo from Lands Department
1961	Northern and Southern part: Farmland	East: covered by vegetation; Southeast: Farmland;	Aerial Photo from Lands Department

Period/Year	Land Use (Project Site)/Description	Offsite Land Use in vicinity /Description	Sources of Information
	Central Part: Vegetation	West: Farmland	
1964	Farmland, with village house located at northern side of the Site	East: covered by vegetation; Southeast: Farmland; West: Farmland	Aerial Photo from Lands Department
1973	Same as 1964	East: covered by vegetation; Southeast: Farmland; West: Farmland	Aerial Photo from Lands Department
1980	Covered by Vegetation, structures found at northern side of the Site	East: covered by vegetation; Southeast: Farmland; West: Farmland	Aerial Photo from Lands Department
1986	Vacant Land with vegetation at northern side of the Site. Farmland at the south	East: Vacant Land; Southeast: Vacant land; West: Farmland	Aerial Photo from Lands Department
1990, 1992, 1994, 1996, 1998, 2000, 2005, 2009, 2013, 2017, 2020, 2021, 2022	Open Storage with structure in the middle of the Site; northern side covered with vegetation; southern side with vegetation and village houses	East: Warehouses occupied by Hong Kong Bamboo Trading Company since 1990. Southeast: covered by vegetation since 1990, converted to open storage since 2000. West: Open storage in 1990 and converted to warehouse afterwards. The warehouse further extended in 2005.	Aerial Photo from Lands Department

8.4.4. For the off-site land uses immediately next to the Application Site, 3 potential off-site contamination sources identified and shown in **Appendix 8.1** and **Figure 8.1** and summarized in **Table 8-2**.

Table 8-2 Potential Off-site contamination sources

	Uses	Location	Condition
OLC-1	Open storage (from 1990); Warehouse (i.e. Metal) (from 1992 onwards)	West of proposed Site	Warehouse: for storage of metal, enclosed, paved land
OLC-2	Warehouse (i.e. Bamboo) (from 1990 onwards)	Northeast of proposed Site	Warehouse: for storage of bamboo, enclosed, paved land
OLC-3	Open storage (from 2009)	Southeast of proposed Site	Open storage of building material, no maintenance, no machinery, paved

8.4.5. As summarized in **Table 8-1** and **Table 8-2**, OLC-1 was the unnamed storage area at the west, based on the aerial photos, it was farmland from 1949 until 1986. Then it was used as warehouses. It is an enclosed warehouse, with pavement. Only storage of metal was observed on site, without operation of machinery and maintenance. Land contamination

issues due to its operation is unlikely.

8.4.6. For OLC-2, Hong Kong Bamboo Trading Company Limited is situated towards the East of the Site. The site of the existing Bamboo Trading Company remained vegetation since 1949 and it was a vacant land since 1986. The Site was first used as Open Storage in 1990, served as warehouses since 2000 with a further extension of the warehouse in 2005. Based on site observation in 2023, the warehouses are enclosed. Due to the storage of bamboo, without other operation of powered machinery and maintenance works, land contamination issues due to its operation is unlikely.

8.4.7. For the land towards southeast (OLC-3), it was farmland until 1986. It became vacant at 1986 and was again vegetated in 1990. It served as storage afterwards in 2000. Based on aerial photos and site observation, only storage of building equipment is observed, without other operation of powered machinery and maintenance works. Thus no polluting and hazardous industrial uses are anticipated. Hence, potential contamination issue is not anticipated from these historical surrounding uses.

8.4.8. In view of the above, potential off-site land contamination due to activities in the vicinity is unlikely.

8.5. Information from Government Department

8.5.1. The following HKSAR Government Departments have been enquired on the latest update on the availability of land use status and records of land contamination and/or spillage for the site. The summary of correspondence is presented in **Table 8-3** below. Copy of the letters replied from various Government Departments are included in **Appendix 8.3** for reference.

Table 8-3 Enquiries and Responses on Land Contamination Related Record in the Application Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
819.4463/23-0001	Environmental Protection Department	Nil., through Email	6 June 2023	No record of any reported chemical spillage/leakage incident at the Application Site in the past 5 years. For record of Chemical Waste Producers Registration, a registry is available at EPD Territory Control Office in Wan Chai
			6 July 2023 (include additional Site Area)	No record of any reported chemical spillage/leakage incident at the additional Application Site in the past 5 years, and no registered chemical waste producers is found in the additional Application Site.

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
819.4463/23-0002	Fire Services Department	(153) in FSD GR 6-5/4 R Pt. 47	13 July 2023	Case is being handled, following record will be provided: <ul style="list-style-type: none"> • Dangerous Goods License Record from the year of 1990 to present moment; Incident Record of past three years of fire and special services incidents.
			10 Aug 2023 (include additional Site Area)	<ul style="list-style-type: none"> • No Dangerous Goods License was issued at Application Site; • A total of 2 incident records were found at the subject location. <ul style="list-style-type: none"> - Rubbish fire on 21 Jan 2021, near lamppost VD9044 of Ping Che New Village. (Outside site boundary) - No.1 Fire Alarm, near lamppost EA3379 of Ha Shan Kai Wat. (Within site boundary)
819.4463/23-0003	Lands Department	Nil., through Email	8 June 2023	Nil record of relevant illegal land contamination case in the area concerned
		Nil., through Email	14 July 2023 (include additional Site Area)	No record of relevant illegal land contamination case in the area concerned. Advised to approach Planning Department for enquiry in respect of illegal land use information.
819.4463/23-0004	Planning Department	Pending	Pending	Pending

8.5.2. Based on the information available, no record of any reported chemical spillage or leakage incident in the past 5 years, there are chemical waste producer registrations at site location, the consultant visited the territory-wide register of chemical waste producers maintained at the Territory Control Office in Wan Chai on 8 February 2024. There are two registered chemical waste producers at the Project Site (one in DD77 Lot 796 North; another one covers DD77 Lot 796 and 1008RP). Details of the chemical waste producer is provided in **Appendix 8.2**. As advised by EPD, two valid chemical waste producers were found. Given the nature of business of construction/warehouse are on the registry, waste oil for machinery is

anticipated to be generated on-site.

8.5.3. For the dangerous goods record provided by FSD, no dangerous goods are stored on-site. For the fire accident records provided by FSD, there were two incidents that happened around the Application Site, which the indicative location of the incidents is shown in **Appendix 8.3**. The rubbish fire on 21 Jan 2021 was happened outside site boundary, no land contamination potential upon the rubbish fire outside the site. There was No.1 fire alarm happened near lamppost EA3379 of Ha Shan Kai Wat, and since it was on the access road outside the east boundary of the application site, storage of chemical along access road is unlikely. It is thus expected that there was no dangerous goods or chemicals in the fire incident area, therefore it is anticipated that no potential land contamination upon the fire incident.

8.6. Site Visit and Observation

8.6.1. Site Visit was conducted on 20 June 2023 to identify potential source of contamination. A Site Walkover Checklist has been completed with the Tenant's representative as required in the EPD's Practice Guide and attached in **Appendix 8.4**. Photo records of the Application Site taken during the site visit are presented in **Appendix 8.5**. Indicative air drone diagrams are shown in **Figure 8.1**.

Entrance, Temporary Office and Village House

8.6.2. The entrance and the container storage area are paved with concrete in good condition (photo 12 – Photo 16, **Photo 67, 69**), there is no sign of chemical spillage, pollutant nor potential source of contamination observed. There are also some village houses located within the site, no anticipated land contamination around the residential area (Photo 17).

8.6.3. For the temporary storage structures near the site entrance (Photo 55-60), as confirmed by current user, they are used for temporary office, store room for small maintenance equipment and parts. **Potential land contamination is unlikely.**

Construction Material, Machinery **Storage** Area

8.6.4. The Application Site is used as open storage area for construction materials and machinery. Equipment such as excavators, welding machines, maintenance tools at the machinery storage area. The machinery storage area is not paved. Yet **no chemical and oil drums were identified at the material and machinery storage site**. The construction materials stored on site are mostly concrete blocks. They are kept at southwest **area** of the Application Site (**Photo 34**), which is paved in good condition. As verified on site and confirmed by the current users, no maintenance and refilling of chemical would be carried out at the machinery Storage Area at strip of area along the site boundary. **No stains or distressed vegetation**

observed on the ground in this area.

Machinery Maintenance/Chemical, Oil Drums Storage Area

- 8.6.5. Given the nature of the site usage, hence it may involve use and refilling of the chemical (e.g. Lubricant oil) for maintenance of machinery occasionally as confirmed by current user. The machinery maintenance area is designated at middle portion of the Application Site as shown in **Figure 8.1**. resulting in potential land contamination at this area. The chemical found within the site, including a temporary oil drum to transport the oil on-site, and acetylene cylinders.
- 8.6.6. Additionally, waste oil were generated in the daily operation. The oil tanks/oil drum were observed to be placed on the ground (Photo 18, Photo 21 – Photo 23, Photo 26 – Photo 28), where the ground is paved and cracks identified, while some of the acetylene cylinders were placed on the tray with a lock (Photo 29). It was found that the improper storage of chemicals resulted in potential for oil spillage within the site at the machinery area. The stained surfaces were found on the paved ground and were not found on the unpaved ground towards the boundary of the site (Photo 21), the stained surfaces was only limited in the machinery maintenance area of the site. They are considered as potential hotspot of land contamination.

Vegetated Area

- 8.6.7. Vegetated area is identified at the south portion of the proposed sitem which is outside the main working area of the site. Only unnamed village houses identified, without any industrial activities. Land contamination is unlikely.

8.7. Potential Land Contamination Appraisal

- 8.7.1. According to the desktop study and site appraisal presented in **Section 8.3 to 8.5**, the current usage of the Application Site is used as open storage area.
- 8.7.2. According to the government's response, no chemical spillage accidents were recorded at the Application Site within the past 5 years. There are two chemical waste producer registration identified and no record of relevant illegal land contamination case was found at the Application Site. The record of chemical waste producers' registration is given in **Appendix 8.2**. There were two fire incidents near the Application Site, the rubbish fire happened outside the site boundary, while it is expected that there is no dangerous goods and chemicals involved in the No.1 fire alarm incidents as it was happened on the access road outside the site boundary. Therefore, it is anticipated that no potential land contamination upon fire incidents.

- 8.7.3. Upon the site visits, no signs of as abnormal odour and/or distressed vegetation within the Application Site were observed. The dangerous good found (i.e. Acetylene), is gaseous compound where contamination on land is not expected. Given that the acetylene cylinder was kept in a locked tray, and no incident record associated with chemicals is recorded, land contamination due to storage/incidents of dangerous goods are not anticipated.
- 8.7.4. However, stained surfaces were found on the ground within Application Site within the machinery maintenance area. Based on the nature of current site usage, with machinery maintenance, there is a potential of chemical spillage and considered as potential polluting evidence under the Practice Guide for Investigation and Remediation of Contaminated Land.

Review on “Hotspots”

- 8.7.5. As per the Practice Guide, it recommends to investigate the potential contaminated land in regular grid pattern to have a comprehensive study on the potential land contamination site. Apart from the regular grid pattern, Practice Guide also required attention should be paid to those locations where potential land contamination could occur. These are regarded as “hotspots” for investigation.
- 8.7.6. The site investigation for land contamination can therefore be focused on hotspots that have the potential for land contamination due to various previous site activities, locations of any leakage events, stains observed and former storage locations for chemicals and chemical wastes.
- 8.7.7. Improper storage of chemicals on paved ground, maintenance workshop, and stained surface were identified on site, in particular at the machinery maintenance area are considered as hotspots as shown in Appendix 8.5. A detailed site investigation is proposed and shall be carried out to investigate the potential land contamination issues of the Site following the “Practice Guide for Investigation and Remediation of Contamination Land” published by EPD in later stage. Should contamination levels exceed allowable limits for post-restoration land use scenario (i.e. Urban Residential) in the Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management, a Remediation Action Plan (RAP) will be carried out, if needed.
- 8.7.8. Other than the hotspots mentioned above, upon the site visit of the Subject Site, no signs of obvious/ suspected contamination such as abnormal odour and/or distressed vegetation within the Subject Site were observed and there is no potential source of contamination listed below identified in the Subject Site, including:

- Building Material Storage Area,

- Machinery Storage Area

- Entrance, Temporary Office and Village House Area

Further Site Investigation

8.7.9. In view of some of the activities carried out within the Application Site are considered as potential polluting activities under the Practice Guide for Investigation and Remediation of Contaminated Land. A site investigation and remediation works, if required, shall be carried out before the commencement of construction of the project within the machinery maintenance area as shown in **Figure 8.1**. A Contamination Assessment Plan (CAP) will be prepared and submitted to EPD for approval at later stage before the Site Investigation.

8.7.10. Upon availability of the site investigation results, including field observation and laboratory analytical results, the Consultant will complete the land contamination assessment to ascertain the nature and extent of contamination, if any. All the site investigation results will be presented in the Contamination Assessment Report (CAR), for the submission to EPD for agreement. If land contamination is confirmed, a combined CAR and Remedial Action Plan (CAR-RAP) shall also be submitted to EPD for agreement to formulate necessary remedial measures. Moreover, the land contamination assessment and remediation works (if necessary) should be completed prior to the development of the Project according to the Practice Guide.

8.8. Conclusion

8.8.1. The Site Appraisal has been conducted to identify the potential land contamination impact at the Application Site. Based on the aerial photographs and responses from HKSAR Government Departments, the Application Site is currently used as open storage area for construction material and machinery. No record of chemical spillage accident and submission relating to land contamination assessment at the Application Site in the past 5 years.

8.8.2. According to site inspection, the activities carried out within site area generated waste oil, and chemical storage(i.e. acetylene cylinders) practices were observed. The stained surfaces were identified specifically in the machinery storage area (**towards the site boundary**). In view of the above, further site investigation is required to identify the pollutant concentration. A **Contamination Assessment Plan (CAP) will be prepared and submitted to EPD for approval at later stage before the Site Investigation. Upon availability of the site investigation results, including field observation and laboratory analytical results, the Consultant will complete the land contamination assessment to ascertain the nature and extent of contamination, if any. All the site investigation results will be presented in the Contamination Assessment Report (CAR), for the submission to EPD for agreement. If land contamination is confirmed, a**

combined CAR and Remedial Action Plan (CAR-RAP) shall also be submitted to EPD for agreement to formulate necessary remedial measures before the commencement of the Proposed Amendment.

9. Waste Management Implications

9.1. Legislation and Standards on Waste Management

Waste Disposal Ordinance (WDO) (Cap. 354)

9.1.1. Waste Disposal Ordinance, Cap. 354 provides legislative control on pollution caused by all forms of wastes such as livestock wastes, chemical waste etc. It provides the statutory framework for the planning, management and control of wastes in Hong Kong.

Public Health and Municipal Services Ordinance (Cap.132)

9.1.2. The Public Cleansing and Prevention of Nuisances Regulation provides control on illegal tipping of waste on unauthorized (unlicensed) sites.

Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)

9.1.3. Under the WDO, Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C) provides regulations for chemical waste control, and administers the possession, storage, collection, transport and disposal of chemical waste. EPD has also issued the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes (1992), which details how the chemical waste producers should comply with the regulations on chemical waste.

Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap.354N)

9.1.4. Under the Waste Disposal (Charges for Disposal of Construction Waste) Regulation, construction waste delivered to a landfill for disposal must not contain more than 50% by weight of inert material; construction waste delivered to a sorting facility for disposal must contain more than 50% by weight of inert material; and construction waste delivered to a public fill reception facilities for disposal must consist entirely of inert material.

9.1.5. Other Environmental Regulations / Guidelines

- Land (Miscellaneous Provisions) Ordinance (Cap. 28)
- ETWB TC(W) No. 22/2003 and 22/2003A, Additional Measures to Improve Site Cleanliness and Control Mosquito Breeding on Construction Sites

- Works Bureau TC No. 12/2002, Specifications Facilitating the Use of Recycled Aggregates
- Trip Ticket System for Disposal of Construction & Demolition Materials (DEVB TC(W) No. 6/2010)
- Environmental Management on Construction Sites (ETWB TC(W) No. 19/2005)
- Public Dumps (WBTC No. 2/93)
- Waste Disposal Ordinance (Cap. 354) & Public Health and Municipal Services Ordinance (Cap. 132)
- Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)
- Public Filling Facilities (WBTC No. 2/93B)
- Fill Management (WBTC No. 12/2000)
- Waste Disposal (Charges for Disposal of Construction Waste) Regulation
- Code of Practice on the Packaging, Labeling and Storage of Chemical Waste
- DevB TCW No. 8/2010 "Enhanced Specification for Site Cleanliness and Tidiness
- Management of Construction and Demolition Materials (Technical Circular No. 11/2019) published by CEDD
- DEVB TC(W) No. 09/2011, Enhanced Control Measures for Management of Public Fill
- CEDD's Project Administration Handbook for Civil Engineering Works
- Hong Kong Planning Standards and Guidelines, 2022 (Planning Department (PlanD))
- Monitoring of Solid Waste in Hong Kong – Waste Statistics for 2021

9.2. Assessment Approach and Criteria

9.2.1. The assessment of waste management implications from the construction and operation of the Project includes the following tasks:

- Identification of types and quantities of waste arising from various construction activities based on the latest understandings;
- Evaluation of opportunities for waste reduction, re-use and recycling on-site or off-site;
- Identification of disposal options for each type of waste;
- Evaluation of potential impacts from the handling (including stockpiling, labelling,

packaging and storage), collection, transportation and reuse/disposal of waste with respect to potential hazards, air and odour emissions, noise, wastewater discharges and public transport; and

- Proposing mitigation measures and evaluation of residual impact.

9.3. Potential Impacts during Construction Phase

9.3.1. The construction works of the Project mainly include clearance and mobilization, excavation and lateral support works, foundation works, superstructure and fitting out works. Excavation of about 10.5m is expected for construction of 3 levels of basement. Construction & Demolition (C&D) materials generated from the construction works comprises of inert and non-inert materials. For inert C&D materials (or public fills), such as soil, rock, concrete, etc., could be reused on-site as filling materials or off-site as public fill at public fills reception facilities. For non-inert C&D materials, such as timber, paper, etc., could be reused on-site as filling materials or off-site as public fill at public fill reception facilities. Non-inert C&D materials including timber/ woody materials from site clearance will be sent to the Yard Waste Recycling Centre in Y-Park for recycling as far as possible before landfill disposal. Surplus non-inert C&D materials are proposed to be disposed at North East New Territories (NENT) Landfill at Ta Kwu Ling. The designated disposal site of non-inert C&D materials shall be confirmed with the EPD. Since the works will not be conducted simultaneously, it is estimated that a maximum of 1 trucks trip per day would be required for the disposal at NENT Landfill.

9.3.2. Waste management planning is needed prior to the commencement of construction works. Construction waste management strategy is to avoid, minimize, reuse, re-cycle and finally dispose of waste with the desirability descending in this order. Contractor(s) will be required to implement effective waste management measures to ensure their practices are in line with the strategies. In order to minimize the generation of wood waste, steel is recommended to be used for formworks.

9.3.3. Chemical waste from maintenance and servicing of construction equipment/plant may be generated. If chemical waste is produced, it will be disposed of according to Code of Practice on the Packaging, Labelling and Storage of Chemical Waste. Special handling and temporary storage of chemical waste is required before removal from site. A licensed chemical waste collector will be employed to deliver of these wastes at EPD licensed chemical waste treatment facility.

9.3.4. General refuse such as food scraps, waste paper, empty containers, etc. would be generated from the workforce during the construction phase. General refuse should be stored in enclosed bins separately from construction and chemical wastes. Recycling bins should also

be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that intentional or accidental release to the surrounding environment does not occur with proper management.

C&D materials

9.3.5. The majority of C&D materials will be generated from the key construction activities mentioned in **Section 9.3.1**. Demolition waste is not anticipated since the site is currently vacant with minor temporary structures. Where possible, inert C&D materials will be re-used on site and sent to public fill **reception facilities** as a last resort.

9.3.6. Apart from optimizing the construction programme, alternative designs and construction methods have been duly considered. Use of BIM and MiC will be considered, subject to detailed design.

9.3.7. As advised by project team, the quantities of C&D materials generated will be subject to further design development and contractor's operation procedure/practices. The estimated quantities for inert C&D materials generated is approximately **126,563m³** given an excavation area of 13,500m² and a basement level of **6m / 10.5 m**, programmes have been considered to minimize the generation of inert material where minimization and reuse of C&D materials is considered as far as practicable. **The foundation and ELS works will last for 18 months, assuming a capacity of 7m³ per truck, bulk factor of 1.4, 25 working days a month and the works will not be conducted simultaneously, it is estimated that a maximum of 56 truck trips per day would be required for the delivery of excavated material, which is equivalent to 7 trucks per hour.** The Contractor shall develop and implement their Environmental Plan (EMP) and Waste Management Plan (which is part of the EMP) to control any potential adverse impact associated with the construction waste as far as possible. **It is targeted that about 20% of the inert materials (25,313 m³) can be reused onsite.** According to the Project Administrative Handbook for Civil Engineering Works and CEDD TC No. 11/2019, the project office is required to draw up a Construction and Demolition Material Management Plan (C&DMMP) at the feasibility study or preliminary design stage of each project, which generates more than 50,000 m³ of C&D materials. C&DMMP will be prepared and submitted to the CEDD vetting committee on C&D Material Management for endorsement. **The Contractor shall develop and implement their Environmental Plan (EMP) and Waste Management Plan (which is part of the EMP) to control any potential adverse impact associated with the construction waste as far as possible. Half-Yearly Status Report and Quarterly Situation Report shall be prepared accordingly.**

Chemical Waste

9.3.8. Chemical waste is defined in the Cap 354C Waste Disposal (Chemical Waste) (General) Regulation. Where the construction processes produce chemical waste, the contractor must register with EPD as a chemical waste producer. Chemical waste that is likely to arise from the construction activities for the Project includes:

- Used paints, engine oils, hydraulic fluids and waste fuel;
- Spent mineral oils / cleansing fluids from machineries; and
- Spent solvent / solutions, some of which may be halogenated, from equipment cleansing activities.

9.3.9. Accidental spillages of chemicals in the works area may contaminate the top soils on exposed ground/ earth. The contaminated soil particles may be washed away by construction runoff causes water pollution.

9.3.10. Chemical wastes pose environmental and health and safety hazards if not stored and disposed of in an appropriate manner as outlined in the Waste Disposal (Chemical Waste) (General) Regulation. These hazards include:

- Toxic effects to workers;
- Adverse effects on water quality from spills; and
- Fire hazards.

9.3.11. The amount of chemical waste to be generated throughout construction phase cannot be accurately predicted at this stage since it largely depends on the contractor's housekeeping measures. It is estimated the quantities of chemical wastes will be small (about 0.1 m³ on a monthly basis). Given that the chemical waste generated are to be handled, stored, collected, transported and disposed by licensed chemical waste collectors in accordance with the Waste Disposal (Chemical Waste) (General) Regulation, impacts such as potential hazard and spillage will not be anticipated.

General Refuse

9.3.12. General refuse such as waste papers, plastic packaging, food wastes, etc. will be generated by the construction workforce during construction phase of the Project.

9.3.13. Since no information regarding the number of on-site workers is available at this stage of the Project, it has been assumed that a maximum of 350 workers will work simultaneously at the Project site during the construction phase of the Project. Quantity of general refuse to be generated per day is therefore estimated to be 207 kg (assuming a waste generation rate of 0.59 kg per person per).

- 9.3.14. Recycling bins for waste papers, plastic packaging should be provided to maximize reuse and recycle volume. Other non-recyclable general refuse, the Contractor shall employ a reliable waste collector to separate general refuse from C&D materials and remove general refuse from the site to NENT Landfill. The quantity of the general refuse is included in the non-inert C&D materials with a maximum of 1 trips per day is anticipated, given an average truck capacity of 7m³. The impacts arising from increased traffic loading would be limited. With proper on-site handling and storage as well as regular disposal of the wastes, no adverse impact is envisaged. All dump trucks should be equipped with GPS or equivalent system for the monitoring of their travel routings and parking locations to prohibit illegal dumping and landfilling of C&D materials. No adverse impact (e.g., potential hazards, air and odour emissions, noise, wastewater discharges and public transport etc.) is envisaged with the implementation of appropriate mitigation measures such as using trucks with covering and enclosed containers.
- 9.3.15. Types and quantities of waste arise from various construction activities and the corresponding handling arrangement and outlets are identified and summarized in

9.4. Mitigation Measures to Control Construction Waste Impact

General

9.4.1. Inert C&D materials shall be delivered to the public fill reception facilities as far as practicable.

Any remaining inert C&D materials shall be delivered sorting facilities and landfills. In order to facilitate process of transferring the construction waste to Government waste disposal facilities (e.g. public fill reception facilities, sorting facilities and landfills), waste sorting and segregation shall be carried out on site in accordance with the following categories:

- Hard rock and large broken concrete suitable for reuse on the Site or recycling;
- Metals (i.e. aluminium can, steel metal, ferrous metal, and non-ferrous metal);
- Plastic (i.e. plastic bag, plastic bottle, plastic packaging, etc.)
- Paper;
- Chemical waste;
- Materials suitable for disposal at public fill reception facilities, sorting facilities and landfills

9.4.2. In addition, the Contractor is required to implement good EMP and practices on handling and disposal of waste, including but not limited to:

- Handle, store and dispose of all wastes in accordance with the Waste Disposal Ordinance;
- Handle, store and dispose of chemical waste in accordance with the EPD recommended Codes of Practice on the Packaging, Labelling & Storage of Chemical Wastes and Waste Disposal (Chemical Waste) (General) Regulation under the Waste Disposal Ordinance;
- Store general refuse in enclosed bins or compaction units separate from C&D materials and chemical wastes. A reputable waste collector should be employed to collect and dispose of general refuse from the site on a daily or every second day basis;
- Plan and stock construction materials carefully to minimize amount of waste generated and avoid unnecessary generation of waste;
- Waste storage areas within the project site should be well maintained and cleaned regularly to prevent cross-contamination;
- Cover trucks with tarpaulin and transporting waste in enclosed containers to minimize windblown litter and dust during transportation;
- Maintain temporary stockpiles and ensure with well cover to prevent inclement weather (e.g. heavy rain).

9.4.3. To clearly spell out the types and amount of waste generated and its associated mitigation measures, a Waste Management Plan (WMP), as part of EMP should be prepared in accordance with ETWB TC(W) No.19/2005 and submitted to the Project / Site Engineer for approval. The recommended mitigation measures should form the basis of the WMP.

C&D Materials/Waste

9.4.4. It is presently anticipated that most of the C&D materials/waste will need to be transported off-site for re-use, recycling and disposal by trucks. With the implementation of the recommended dust and noise control / mitigation measures presented in the air quality and noise sections, such as covering and stockpiling materials to avoid dust and other nuisance impacts from truck movements, these secondary environmental factors are not expected to be a concern.

9.4.5. C&D materials should be segregated from other wastes to avoid contamination and ensure acceptability at **public fill reception facilities** or reclamation site. The following mitigation measures should be implemented in handling the excavated and C&D materials:

- Maintain temporary stockpiles and ensure with well cover to prevent inclement weather;
- Reuse excavated fill material for backfilling;
- Carry out on-site sorting; and
- According to the DEVB TC(W) No. 6/2010, implement a trip-ticket system for each works contract to ensure that the disposal of C&D materials/waste is properly documented and verified. **Where waste generation is unavoidable, the potential for recycling or reuse shall be considered. If waste cannot be recycled, disposal routes described in the EMP shall be followed. The amount of waste generated, recycled, and disposed shall be recorded. Trip-ticket system shall also be implemented in accordance with Development Bureau TC(W) No. 6/2010 to monitor the disposal of C&D material and control fly-tipping. Delivery site is subject to the designation by the PFC according to the DEVB TC(W) No.6/2010.**

Chemical Waste

9.4.6. If chemical wastes are produced at the construction site, the Contractor would be required to register with the EPD as a Chemical Waste Producer and to follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. Good quality containers compatible with the chemical wastes should be used. Appropriate labels should be securely attached on each chemical waste container indicating the corresponding chemical characteristics of the chemical waste, such as explosives, flammable, oxidizing, irritant, toxic, harmful, corrosive, etc. Chemical waste should be collected by a licensed **chemical waste** collector and to be disposed of at a licensed chemical waste treatment and disposal facility in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

9.4.7. Mitigation measures will also include the provision of protective gloves and clothing to site workers, use of bulk earth movers to remove contaminated materials to prevent any possible

human contact, provision of adequate washing facilities and the use of licensed chemical waste collectors to ensure legal disposal of waste, etc.

General Refuse

9.4.8. Recycling bins should also be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials from being blown around by the wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that intentional or accidental release into the surrounding environment does not occur without proper management.

9.4.9. Particularly, food waste is the main source of generating unpleasant odour and causing environmental hygiene concerns. Team will explore the feasibility for providing separate recycling bins will be provided for food waste to facilitate the recycling of food waste on-site or off-site in a hygienic manner in detailed design stage.

9.4.10. With the implementation of good waste management practices at the Site, and the abovementioned mitigation measures at the Project Site, adverse environmental impacts are not expected to arise from the storage, handling and transportation of C&D materials, chemical waste and general refuse generated during construction phase.

9.5. Potential Impacts and Mitigation Measures during Operation Phase

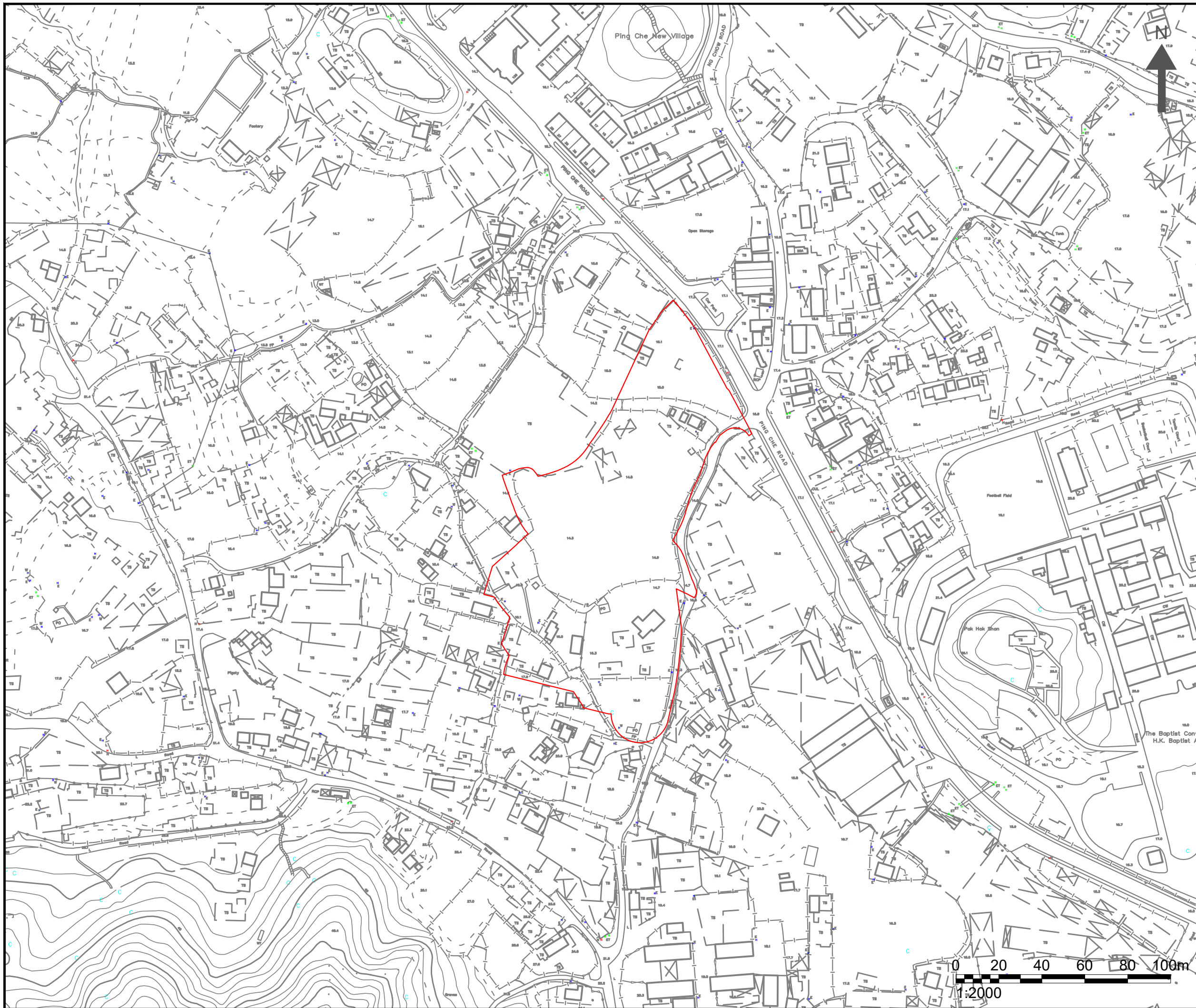
9.5.1. The major type of waste generated from the operation phase is general refuse and chemical wastes are for operations and maintenance of the proposed project is not anticipated. With reference to Monitoring of Solid Waste in Hong Kong - Waste Statistics for 2022 by EPD, the disposal rate of domestic waste and non-domestic waste were 0.93 kg/person/day and 0.59 kg/person/day. The estimated quantities of general refuse anticipated for domestic uses will be 4,630 kg/day, assuming a residential population of 4,978. The estimated general refuse generated by commercial uses will be 388 kg/day with an estimated population of 658 person.

9.5.2. General refuse will be removed on regular basis to minimize odour, pest and litter impacts. To promote the recycling of waste paper, aluminium cans and plastic bottles, the 3-coloured waste separation bins for the collection of recyclable municipal waste will be clearly labelled and placed at convenient locations. Food waste from site will be sent to the O-Park2 in Sha Ling (scheduled for commissioning in 2024). The recyclable materials will then be collected by reliable waste recycling agents on a regular basis. Waste generated will be disposed of at government waste disposal facilities such as NENT Landfill or refuse transfer station. Hence, adverse waste management implication is not anticipated during the operation phase.

Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Figures



NOTES :

APPLICATION SITE

Consultant



Allied Environmental Consultants Limited

Project No. : 2127

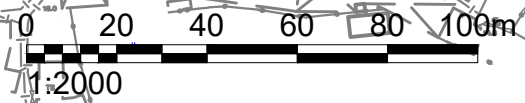
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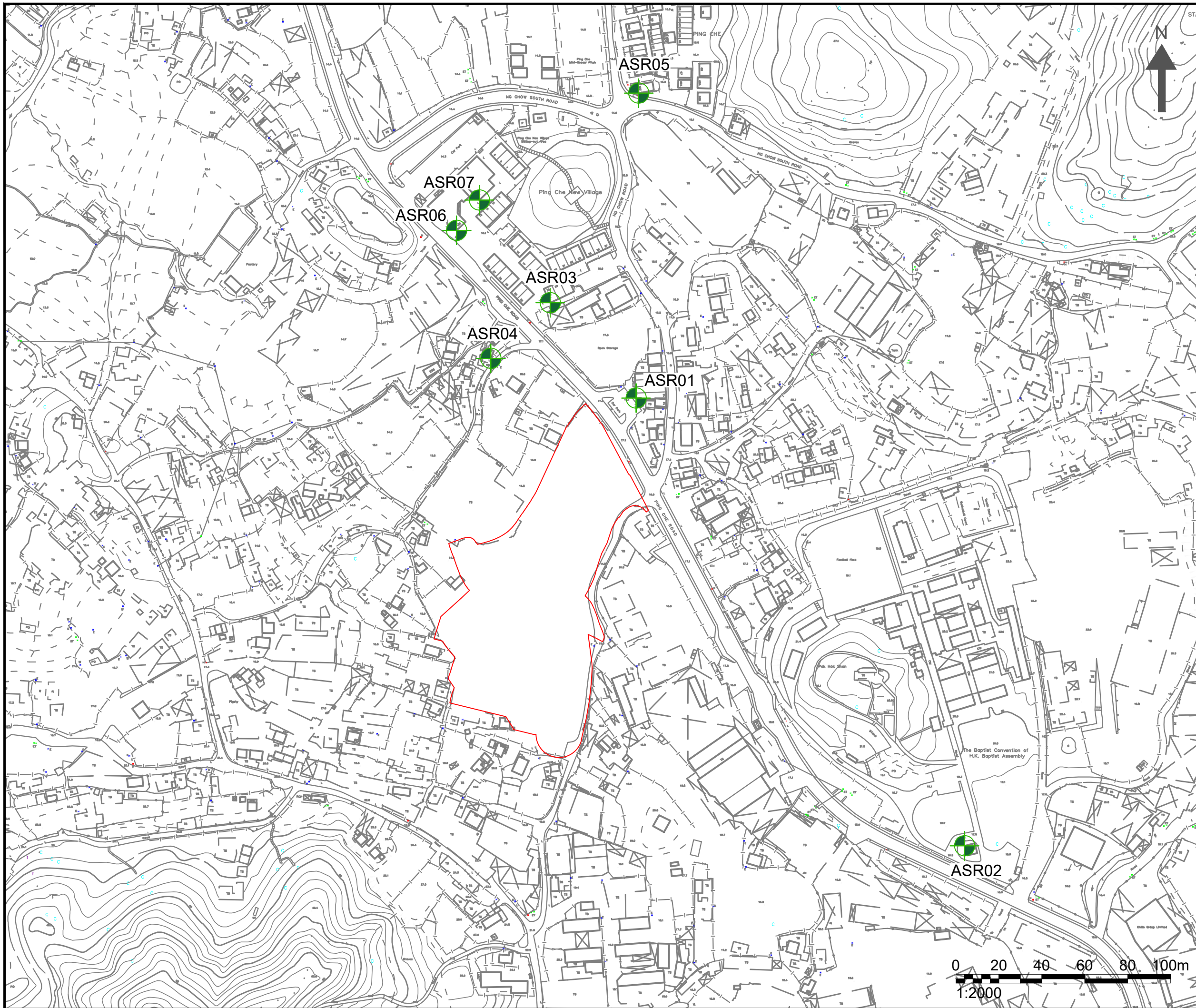
Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 APPLICATION SITE LOCATION & ITS ENVIRONS



Drawing No : FIGURE 3.1	Revision : 1
Scale : AS SHOWN	Date : OCT 2023

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NOTES :

-  APPLICATION SITE
-  REPRESENTATIVE AIR QUALITY SENSITIVE RECEIVERS

Consultant



Allied Environmental Consultants Limited

Project No. : 2127

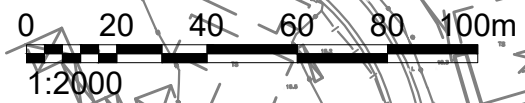
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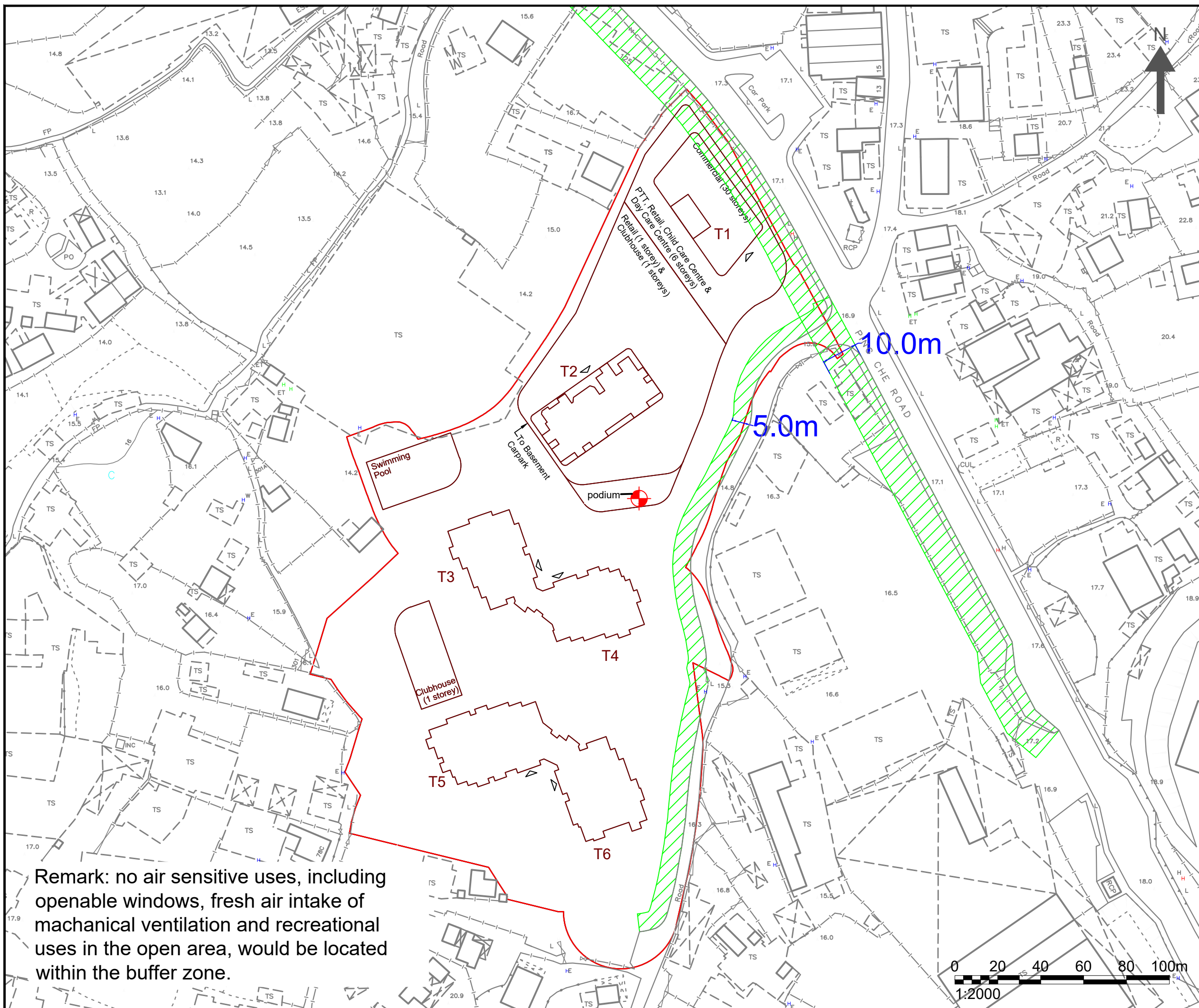
Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 LOCATION OF REPRESENTATIVE AIR QUALITY SENSITIVE RECEIVERS


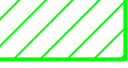
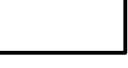

Drawing No : FIGURE 5.1	Revision : 1
Scale : AS SHOWN	Date : OCT 2023

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NOTES :

-  APPLICATION SITE
-  BUFFER DISTANCE FROM ROAD
-  PROPOSED BUILDING STRUCTURE
-  LOCATION OF EXHAUST AIR OUTLET

Consultant



Allied Environmental Consultants Limited

Project No. : 2127
 Drawing By : CS

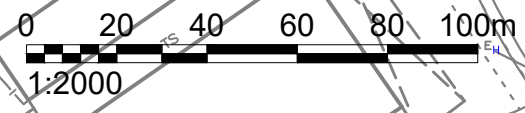
Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

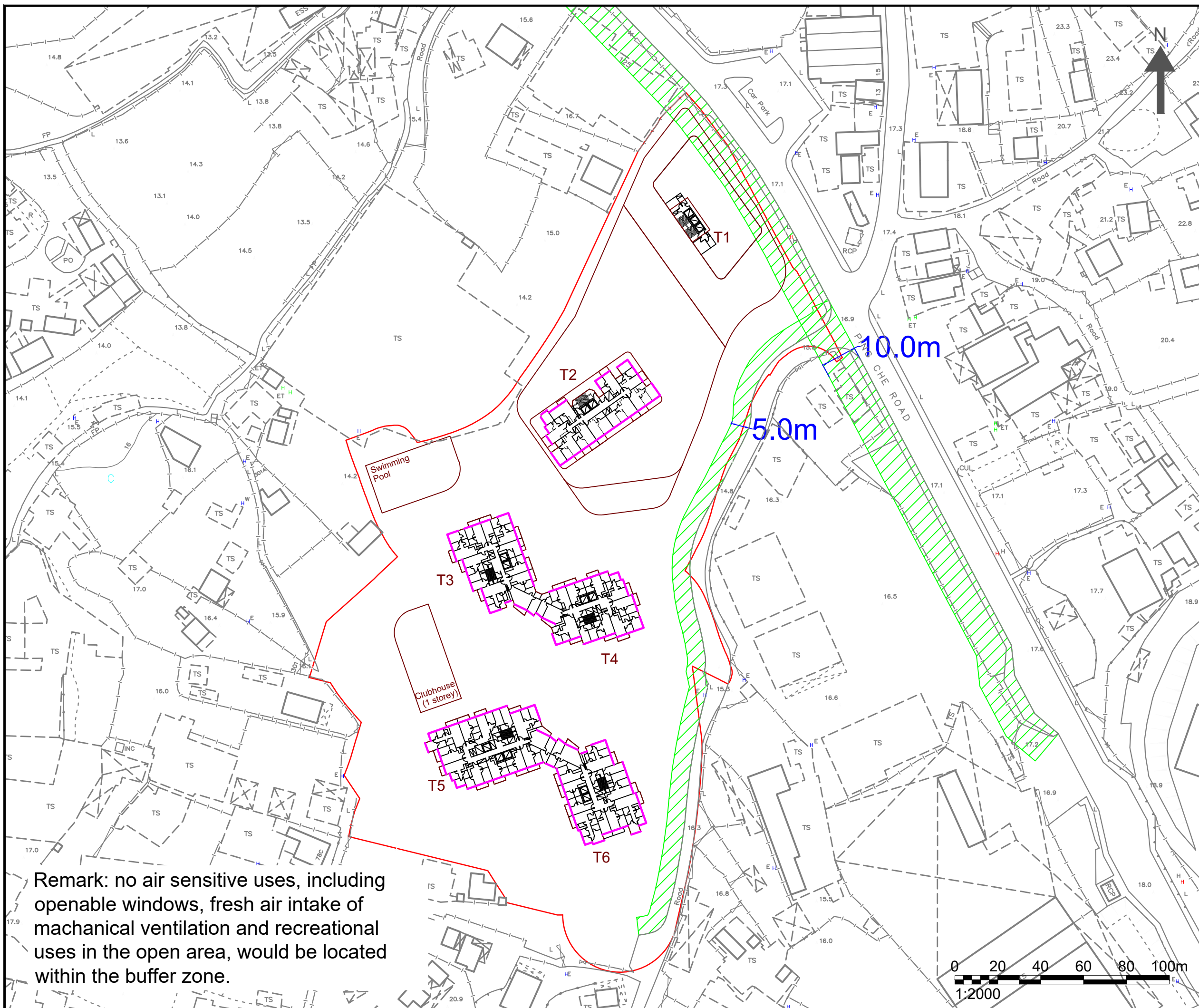
Drawing Title :
 BUFFER DISTANCE FROM SURROUNDING ROADS AND LOCATION OF EXHAUST AIR OUTLET(GROUND FLOOR)

Drawing No : FIGURE 5.2a	Revision : 1
Scale : AS SHOWN	Date : OCT 2023


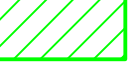
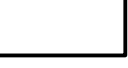

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Remark: no air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zone.





NOTES :

-  APPLICATION SITE
-  BUFFER DISTANCE FROM ROAD
-  PROPOSED BUILDING STRUCTURE
-  OPENABLE WINDOW

Consultant



Allied Environmental Consultants Limited

Project No. : 2127
 Drawing By : CS

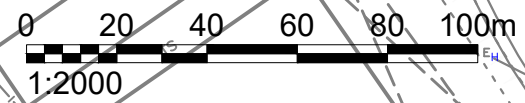
Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

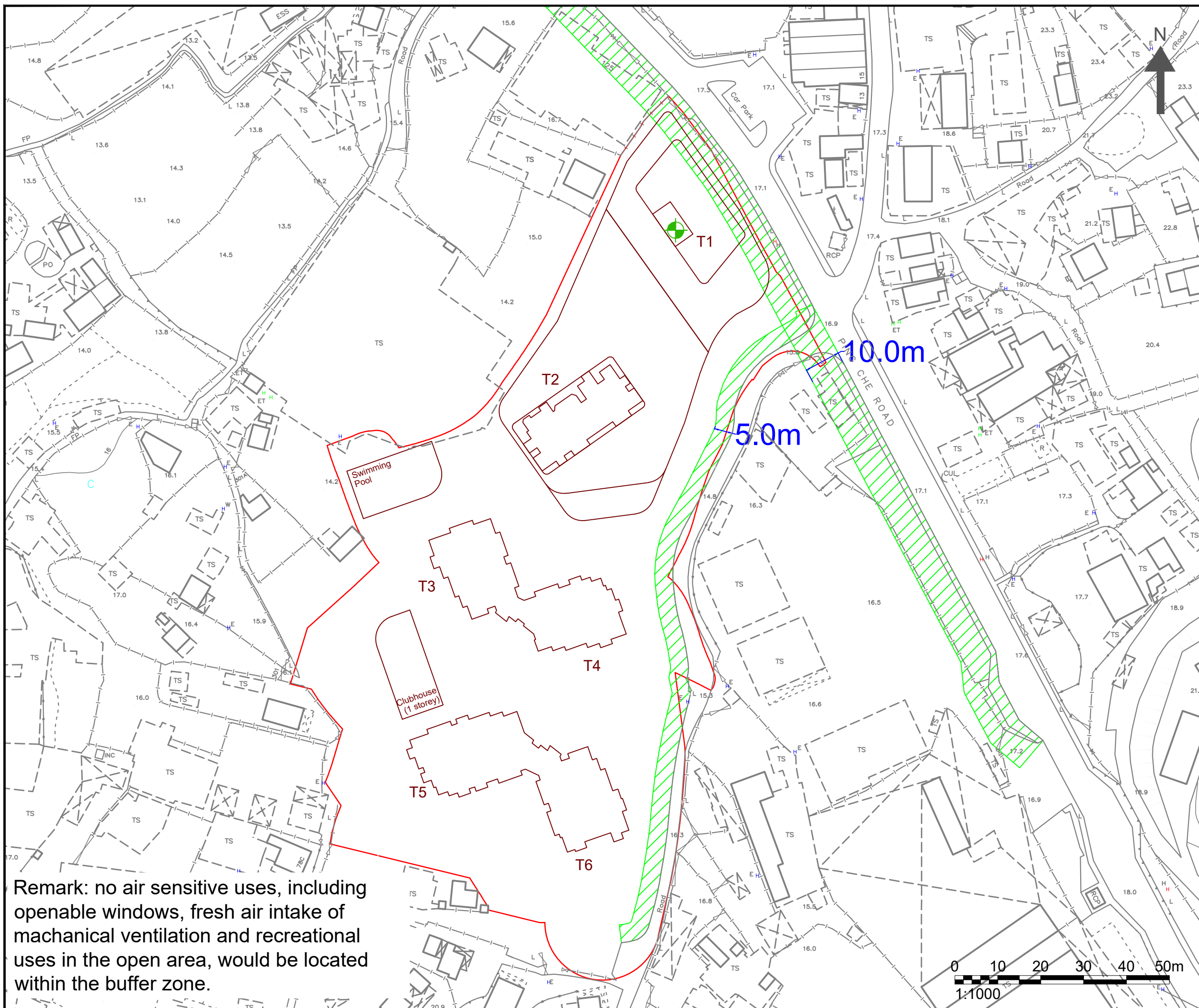
Drawing Title :
 BUFFER DISTANCE FROM SURROUNDING ROADS AND LOCATION OF OPENABLE WINDOWS (TYPICAL FLOOR)

Drawing No : FIGURE 5.2b	Revision : 1
Scale : AS SHOWN	Date : OCT 2023


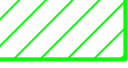
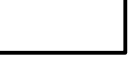

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Remark: no air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zone.





NOTES :

-  APPLICATION SITE
-  BUFFER DISTANCE FROM ROAD
-  PROPOSED BUILDING STRUCTURE
-  LOCATION OF FRESH AIR INTAKE

Consultant



Allied Environmental Consultants Limited

Project No. : 2127
 Drawing By : CS

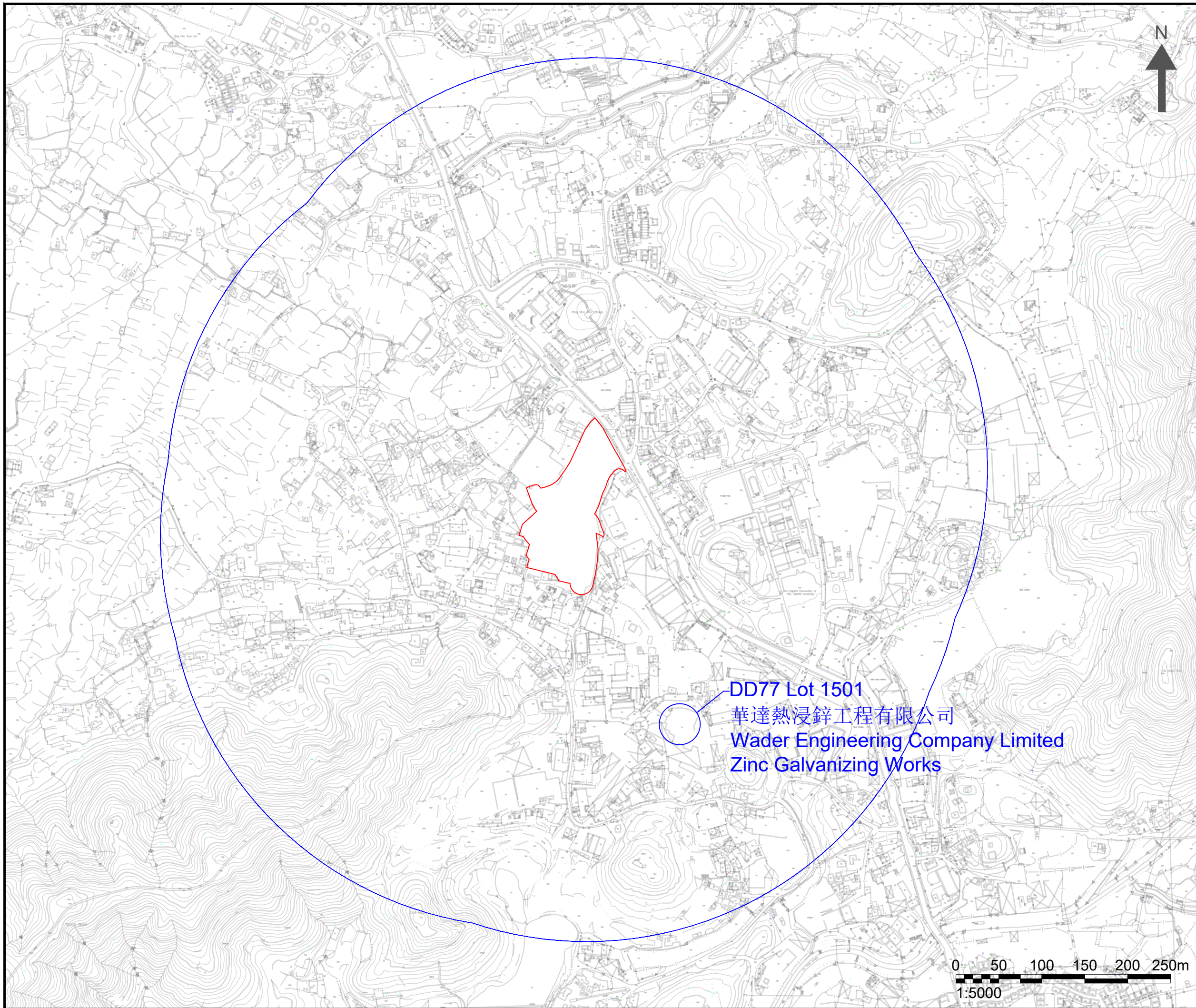
Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 BUFFER DISTANCE FROM SURROUNDING ROADS AND LOCATION OF FRESH AIR INTAKES(Rooftop)

Drawing No : FIGURE 5.2c	Revision : 1
Scale : AS SHOWN	Date : OCT 2023

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Remark: no air sensitive uses, including openable windows, fresh air intake of machanical ventilation and recreational uses in the open area, would be located within the buffer zone.



DD77 Lot 1501
 華達熱浸鋅工程有限公司
 Wader Engineering Company Limited
 Zinc Galvanizing Works

- NOTES :
- APPLICATION SITE
 - 500m ASSESSMENT AREA

Consultant

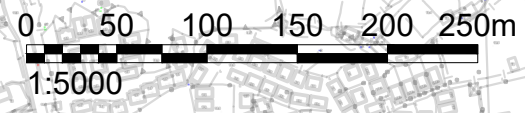


Allied Environmental Consultants Limited

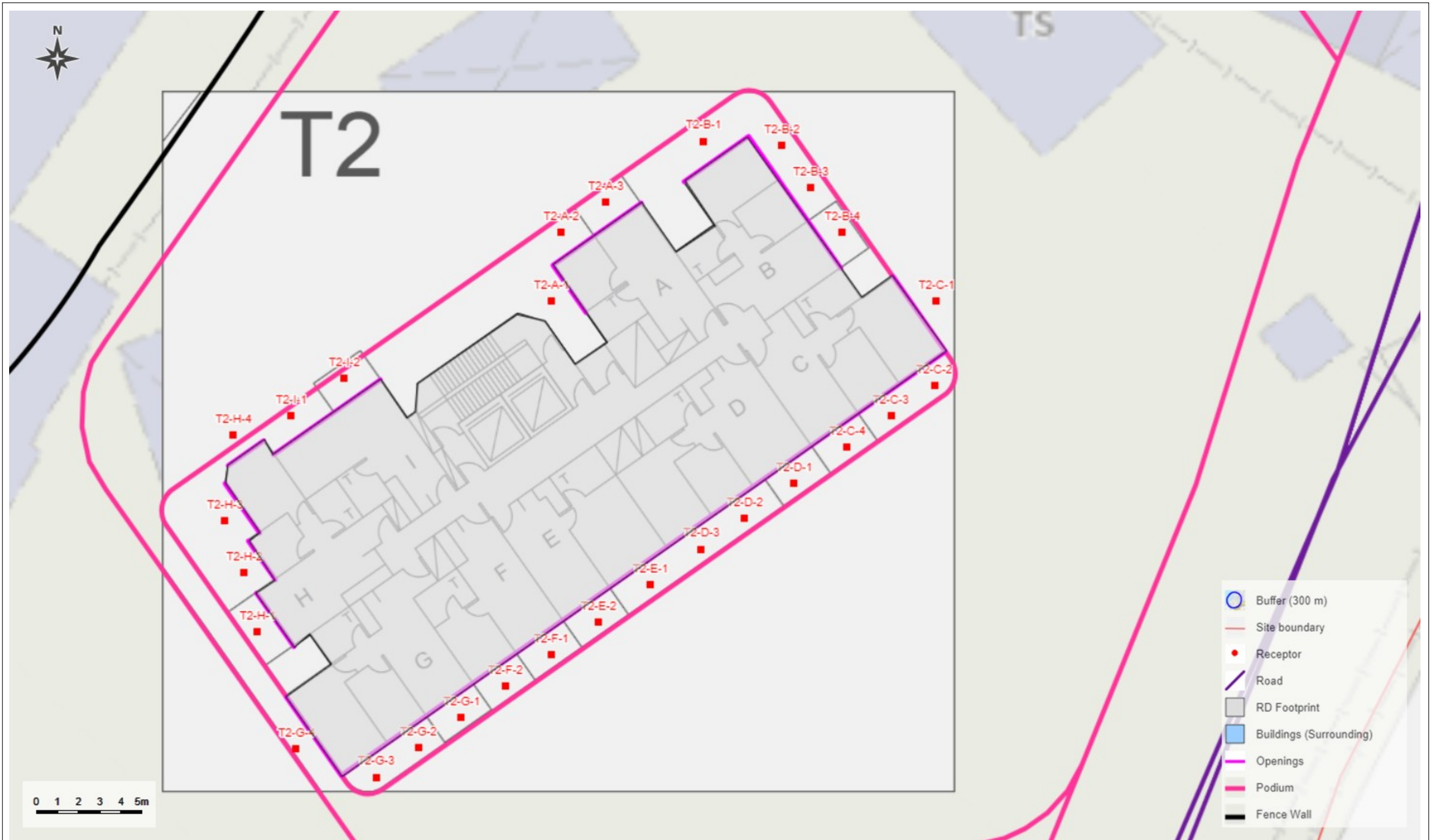
Project No. : 2127
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 Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 500M Assessment Area with SP inspection information

Drawing No : FIGURE 5.3	Revision : 1
Scale : AS SHOWN	Date : OCT 2023



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LOCATIONS OF NOISE ASSESSMENT POINTS (T2)

Project Code: 2127 [v1]

Project Name: Ping Che

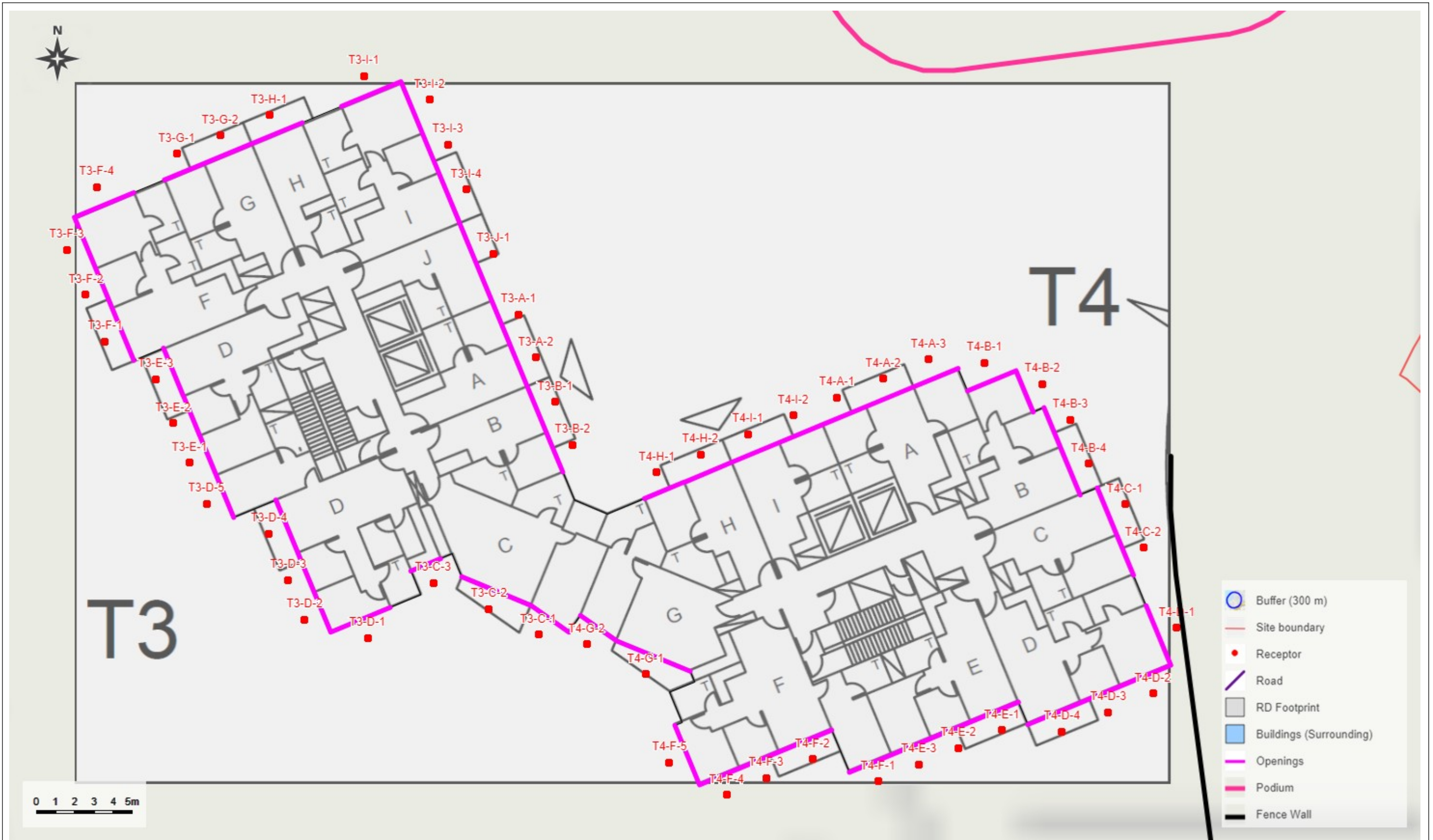
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User: AEC

Date/Time: 2023-09-19 10:20

Remark:



LOCATIONS OF NOISE ASSESSMENT POINTS (T3&T4)

Web-NAT-Plan (A3)

Project Code: 2127 [v1]

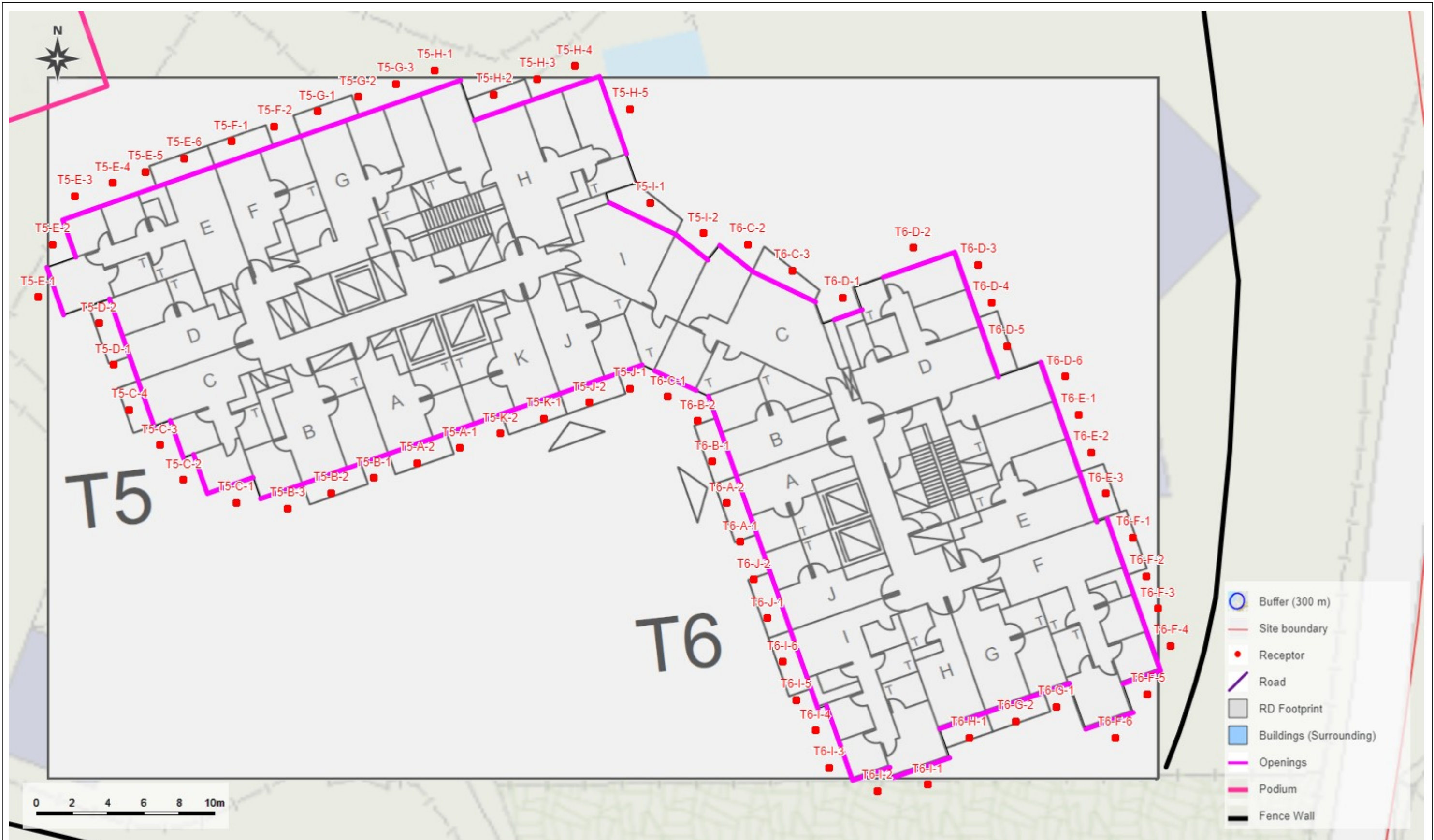
Project Name: Ping Che

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LOCATIONS OF NOISE ASSESSMENT POINTS (T5&T6)

Web-NAT-Plan (A3)

Project Code: 2127 [v1]

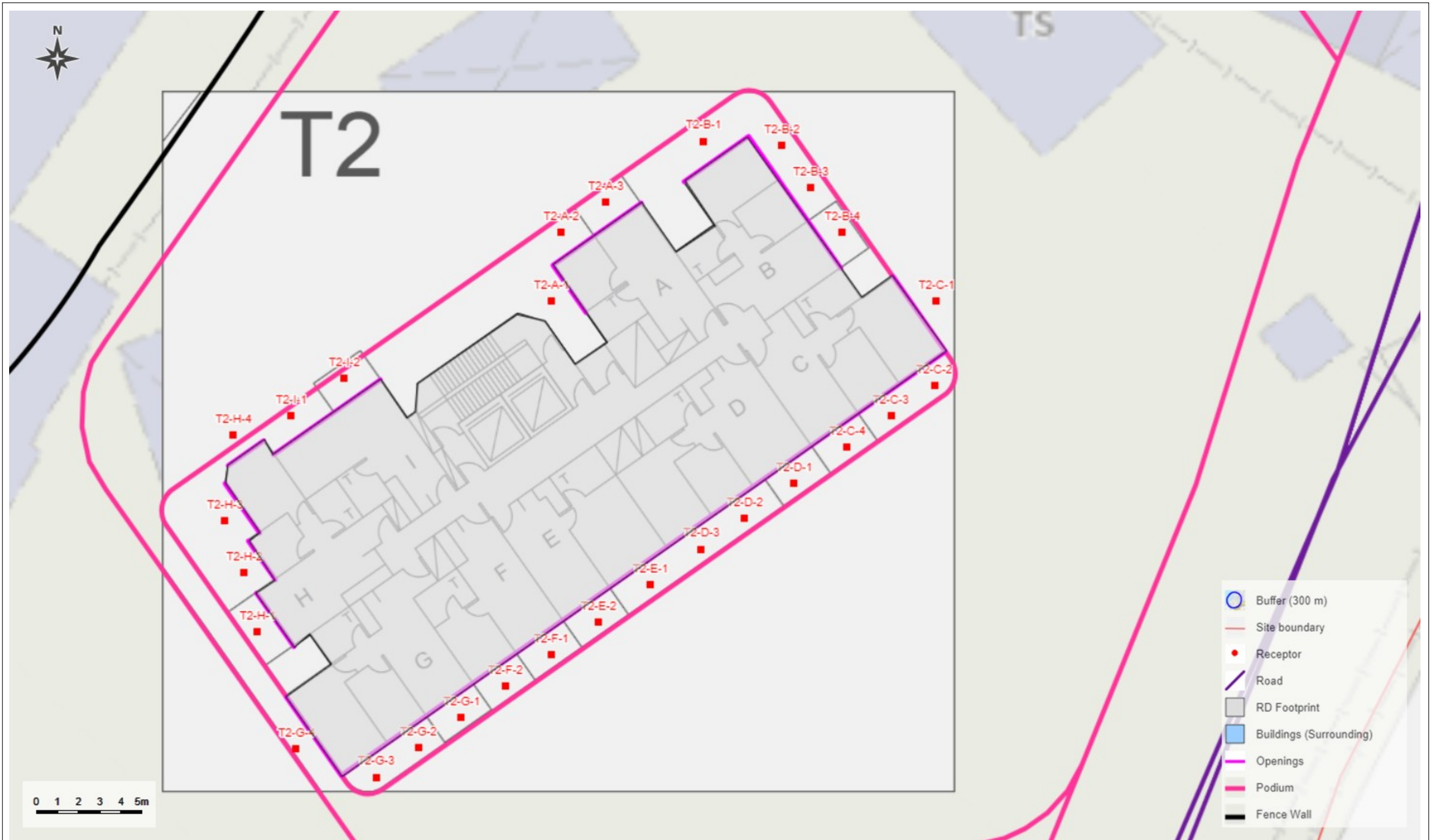
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NAP AND MITIGATION MEASURES (T2)

Project Code: 2127 [v1]

Project Name: Ping Che

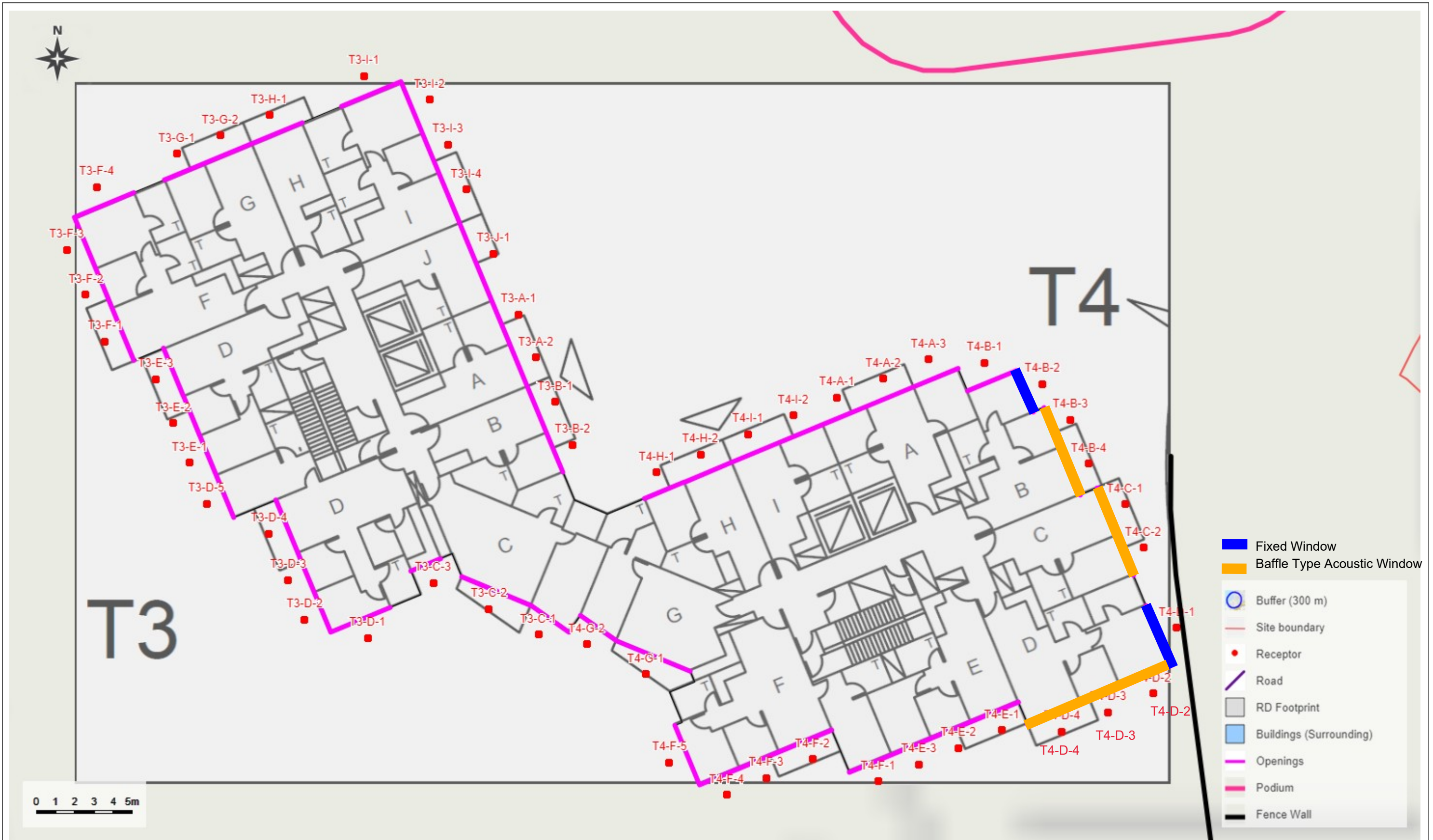
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NAP AND MITIGATION MEASURES (T3&T4)

Project Code: 2127 [v1]

Project Name: Ping Che

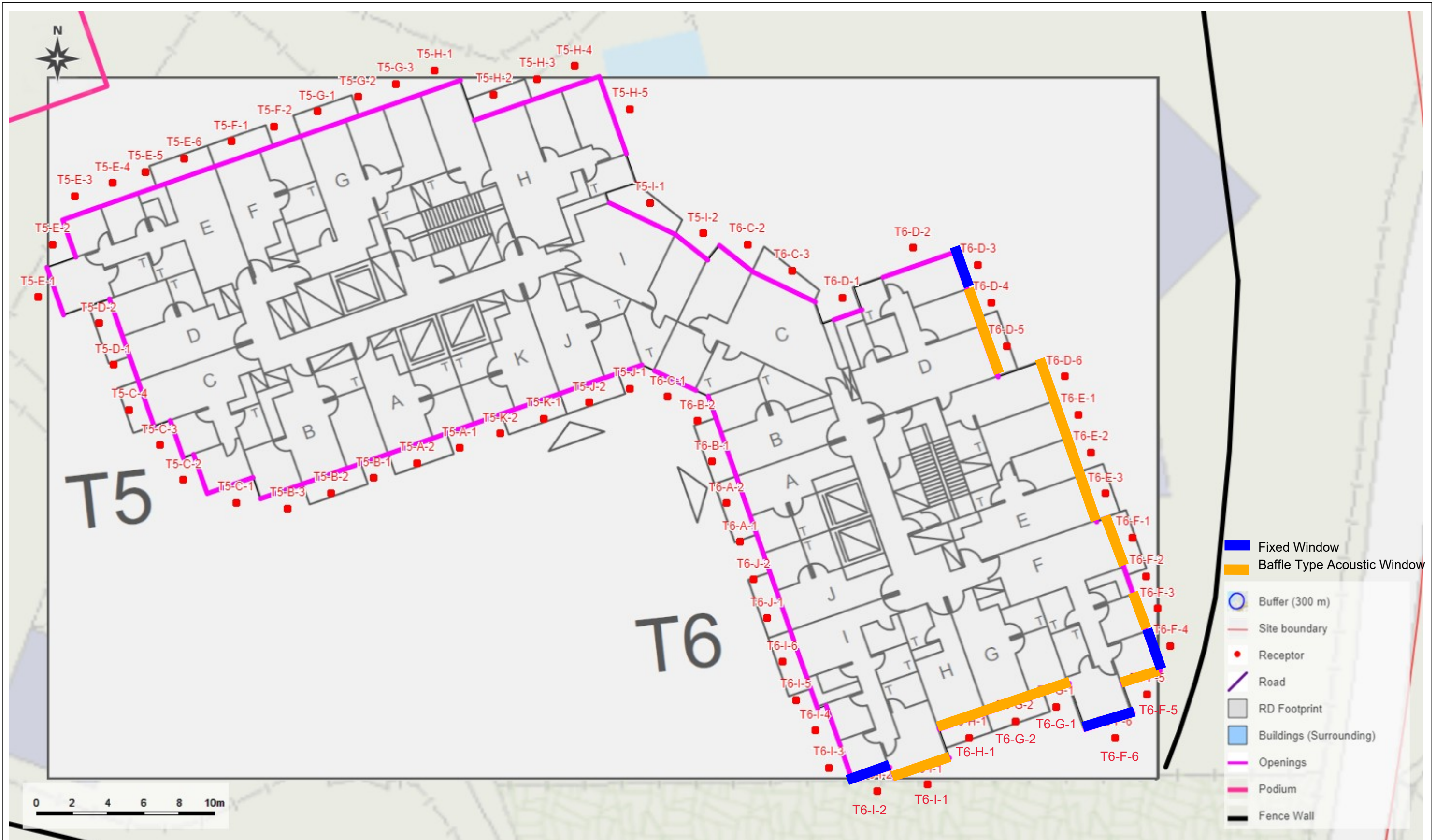
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NAP AND MITIGATION MEASURES (T5&T6)

Project Code: 2127 [v1]

Project Name: Ping Che

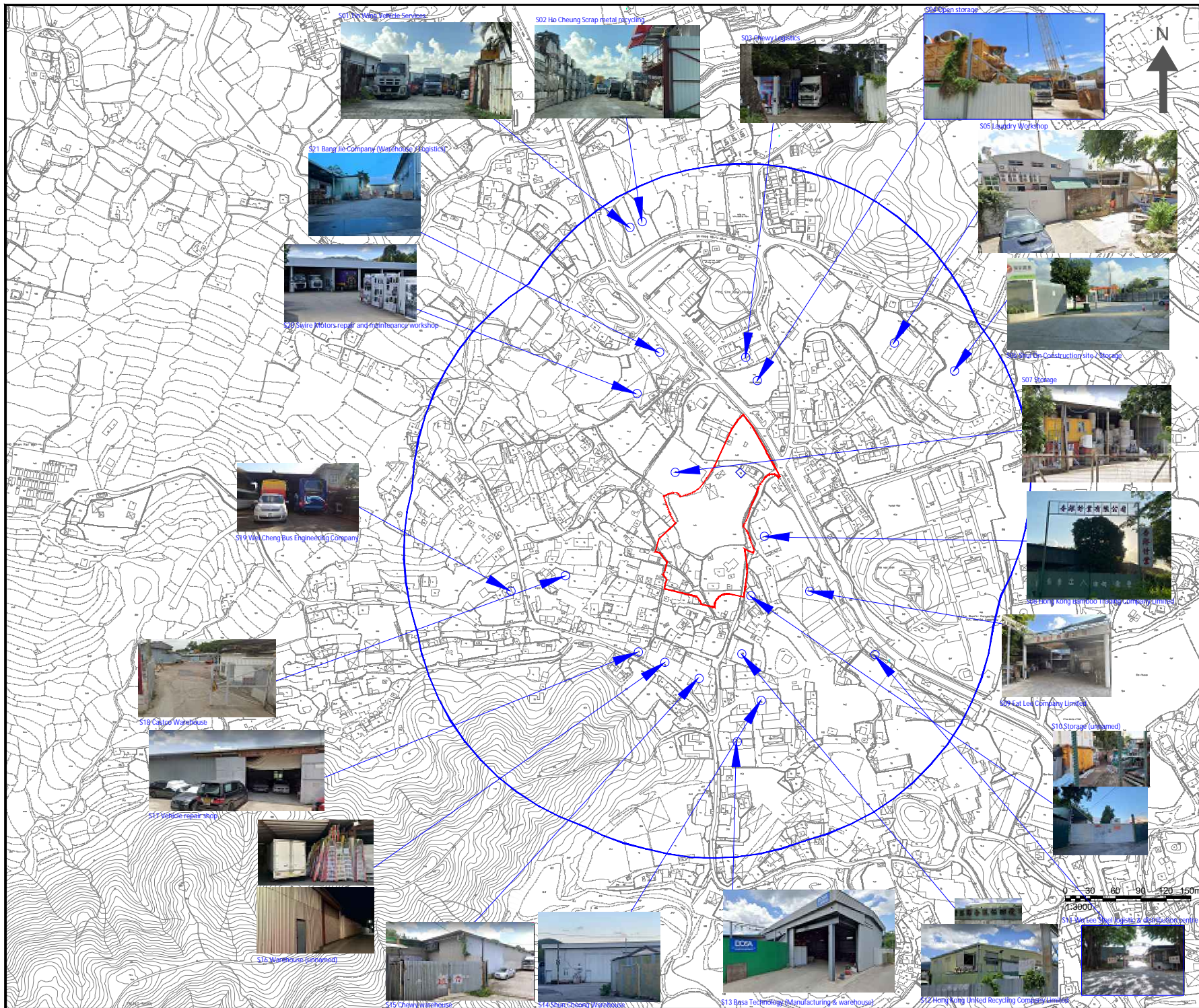
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User: AEC

Date/Time: 2023-09-19 10:20


Remark:



NOTES:

- PROJECT SITE
- 300M ASSESSMENT AREA

Consultant



Allied Environmental Consultants Limited

Project No. : 2127

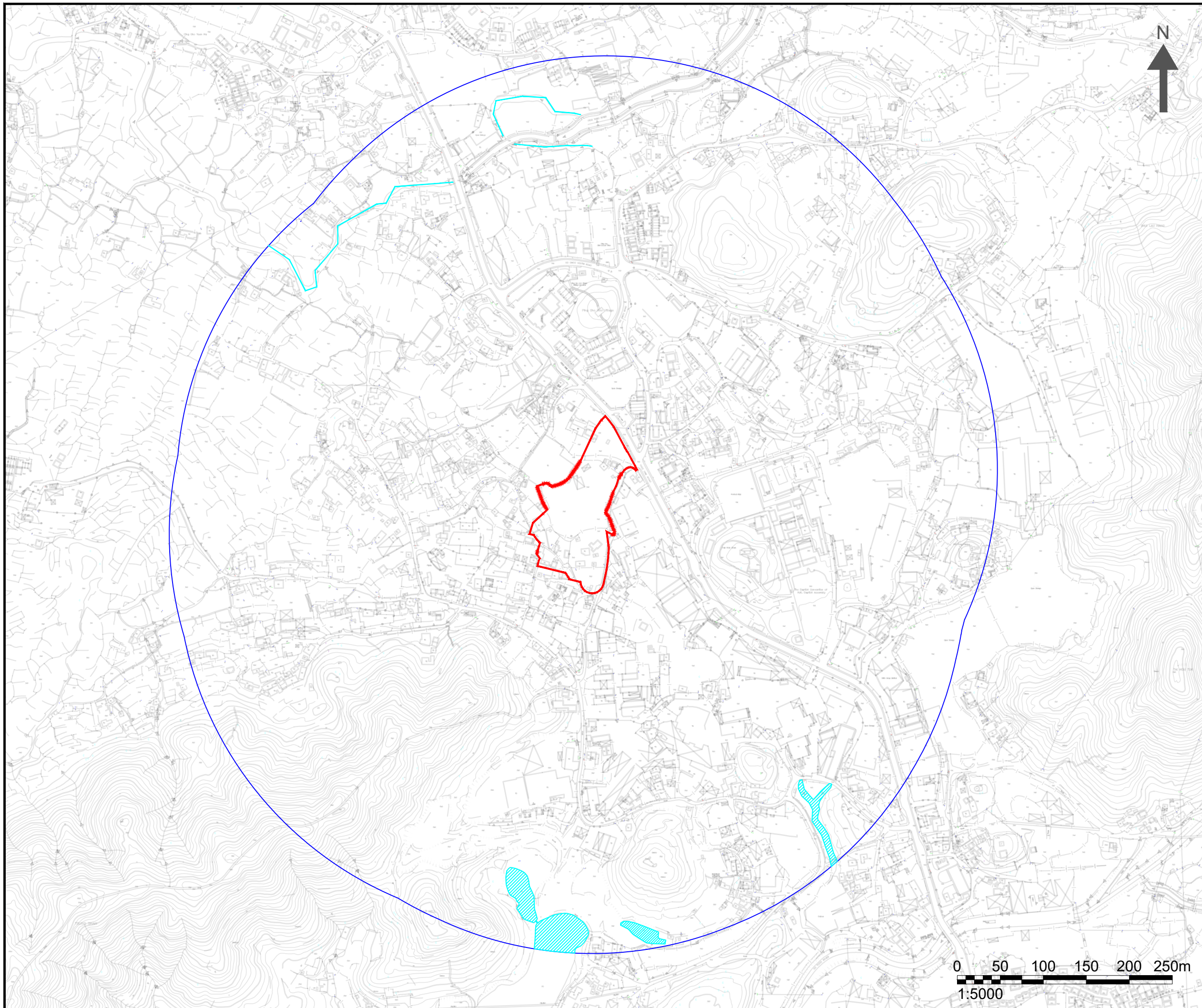
Drawing By : CL

Project : APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT (RESIDENTIAL & COMMERCIAL) AT LOT 796 AND 1008 RP AT D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title : Locations of the potential fixed noise sources

Drawing No : FIGURE 6.3	Revision : 0
Scale : AS SHOWN	Date : SEPT 2023

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- NOTES :
- APPLICATION SITE
 - 500M ASSESSMENT AREA
 - NATURAL WATERCOURSE

Consultant



Allied Environmental Consultants Limited

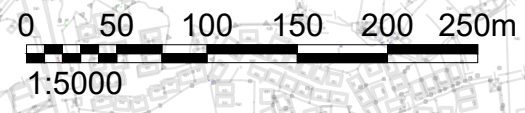
Project No. : 2127

Drawing By : CS

Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 500M ASSESSMENT AREA AND WATER SENSITIVE RECEIVERS

Drawing No : FIGURE 7.1	Revision : 1
Scale : AS SHOWN	Date : DEC 2023



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NOTES :

- APPLICATION SITE
- MACHINERY STORAGE AREA
- MACHINERY MAINTENANCE AREA
- BUILDING MATERIAL STORAGE AREA

Consultant



Allied Environmental Consultants Limited

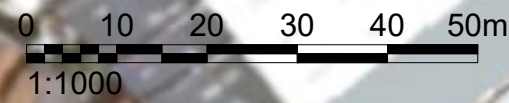
Project No. : 2127
 Drawing By : LL

Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 INDICATIVE AIR DRONE DIAGRAM (ON SITE AND IMMEDIATE SURROUNDING)

Drawing No : FIGURE 8.1a	Revision : 1
Scale : AS SHOWN	Date : FEB 2024

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Waste oil container found

acetylene cylinders found

NOTES :

- APPLICATION SITE
- UNPAVED
- STAINED SURFACE

Consultant



Allied Environmental Consultants Limited

Project No. : 2127

Drawing By : LL

Project :
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
 INDICATIVE AIR DRONE DIAGRAM (PAVING CONDITION OF OPEN STORAGE AREA)

Drawing No : FIGURE 8.1b	Revision : 1
Scale : AS SHOWN	Date : FEB 2024

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Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Appendix 2.1

Tentative Programme of the Project

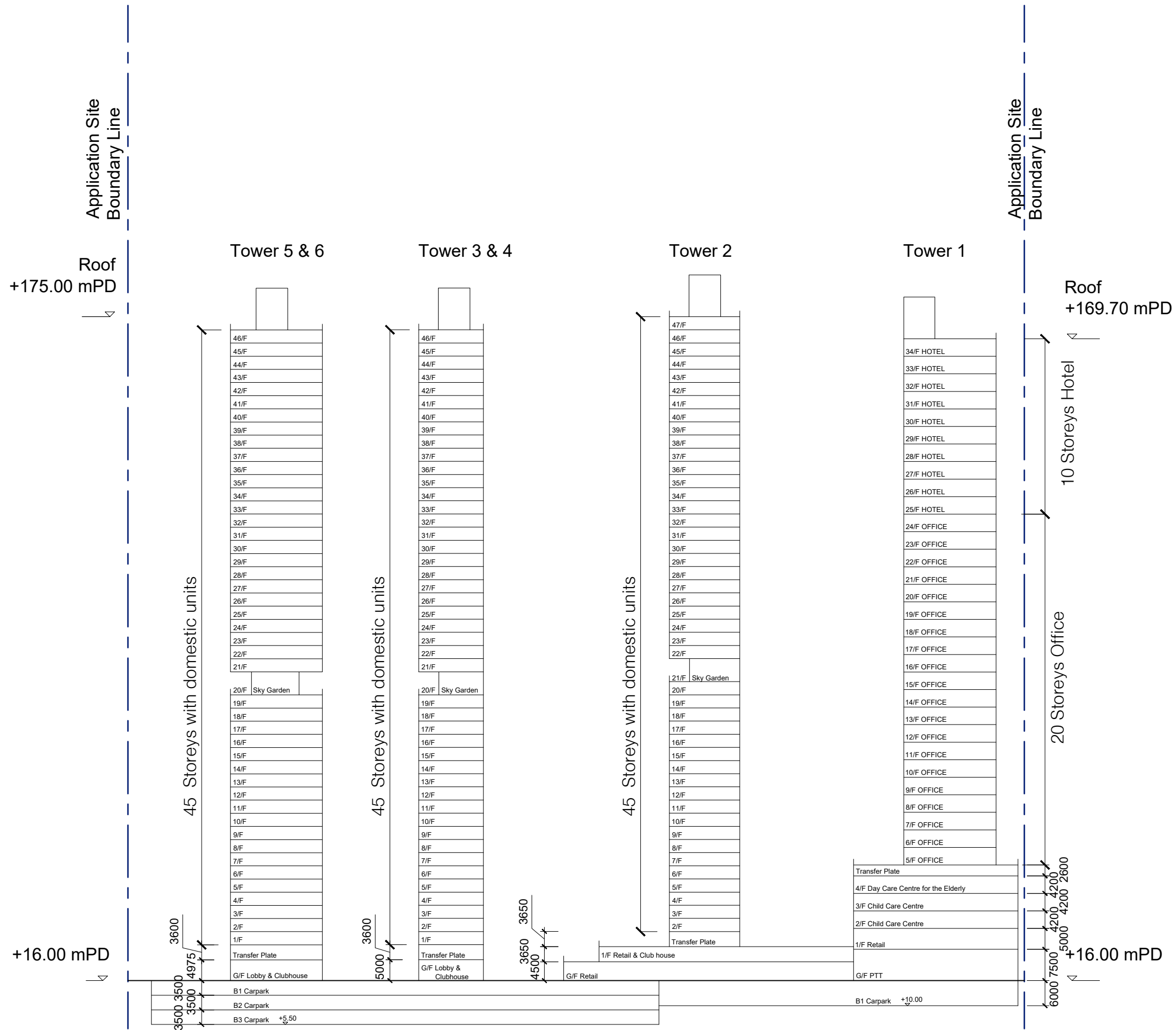
Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

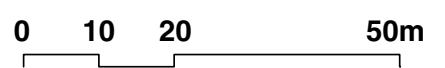
Appendix 3.1

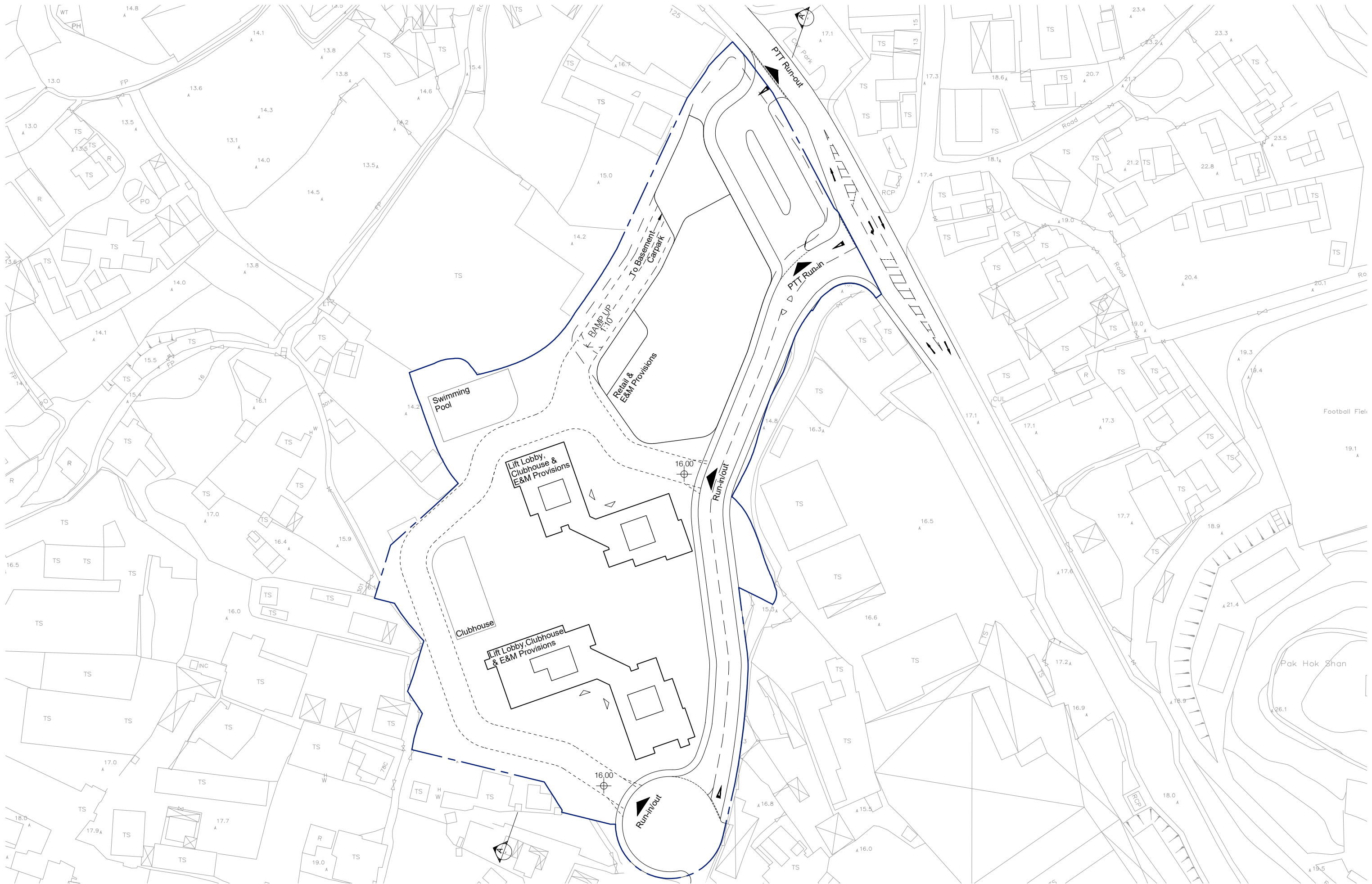
Master Layout Plan of the Proposed Amendment

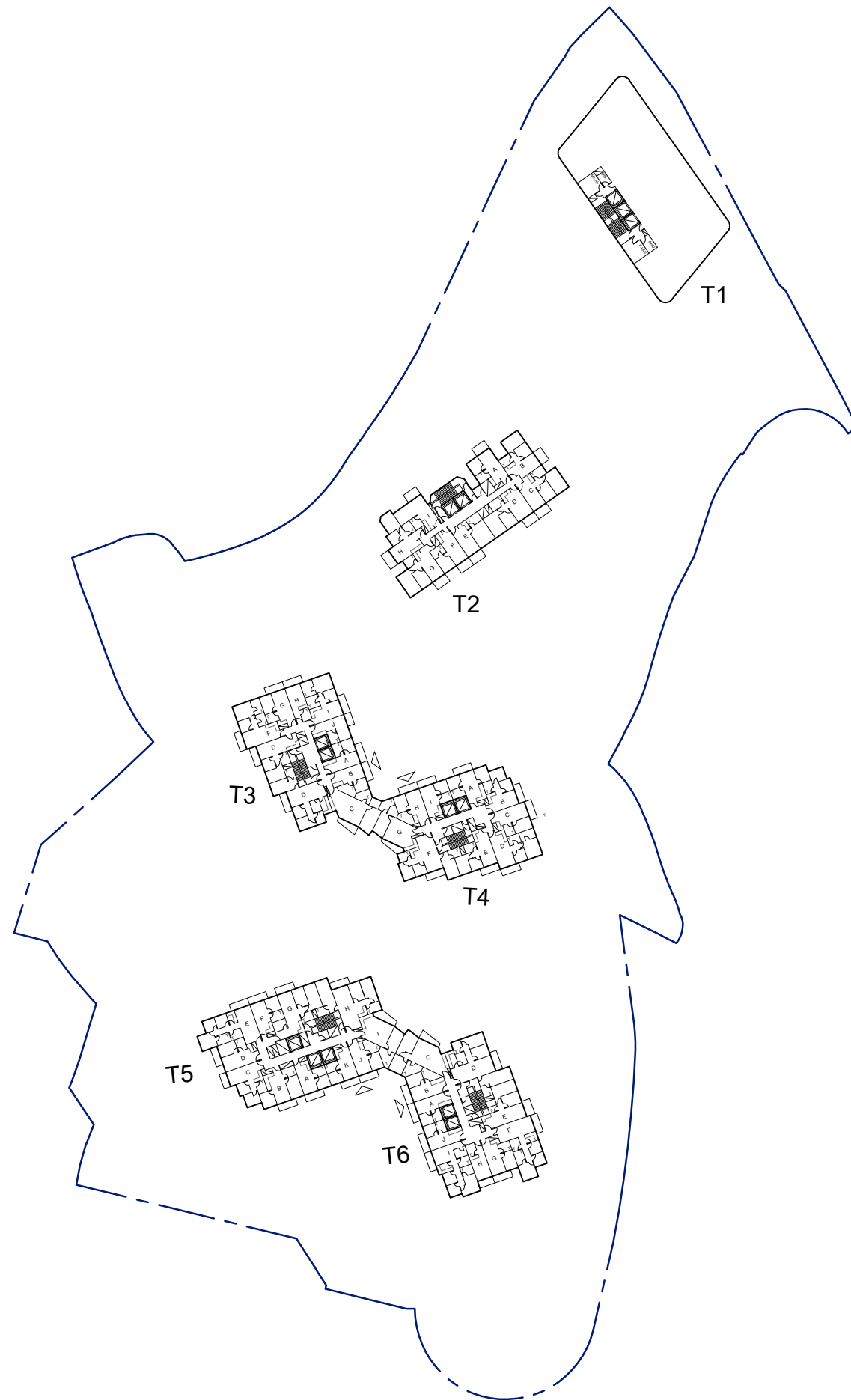




SCHEMATIC SECTION AA' SK-2
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.







Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.1


Aerial Photo

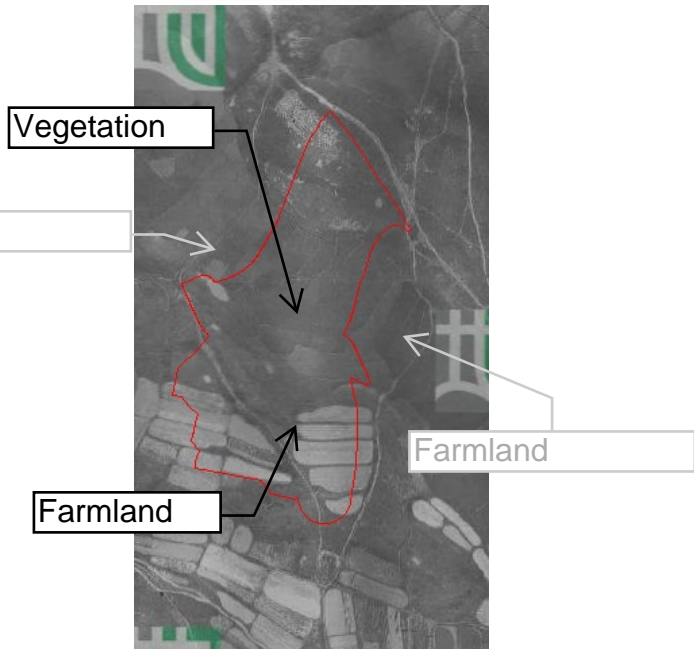
Project No. 2127

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Mix Use Development (Residential & Commercial) at Lot 796 & 1008 RP and Adjoining Government land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.1

Legend

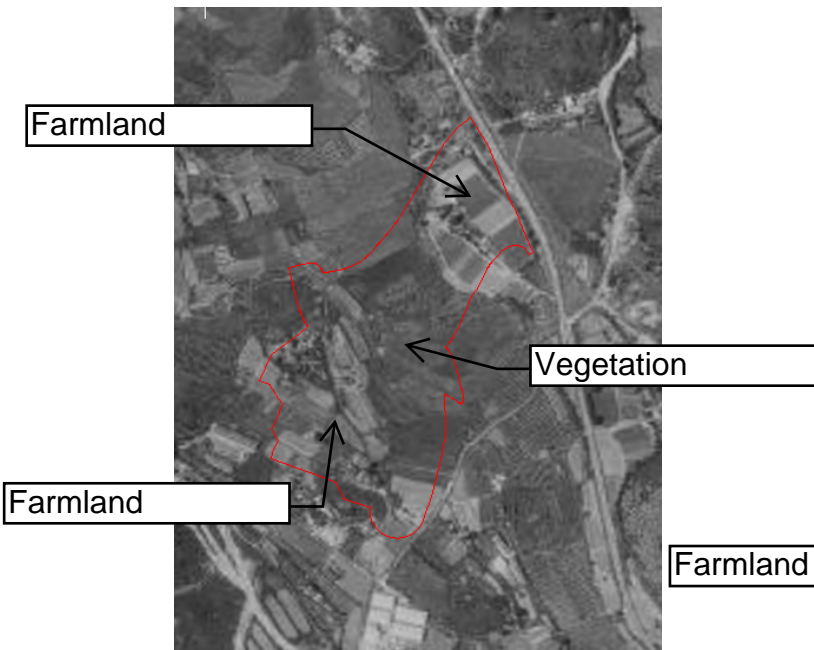
 Project site



1949



1956



1961

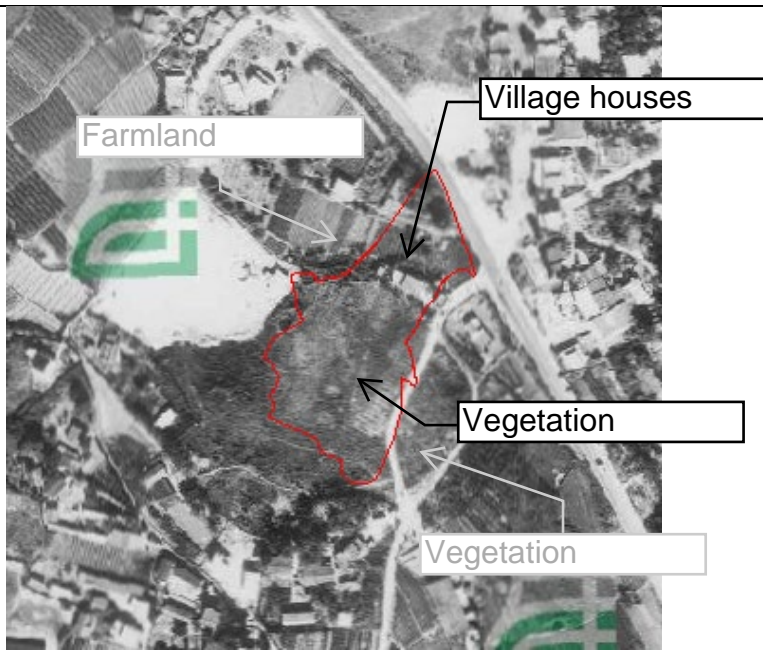


1964

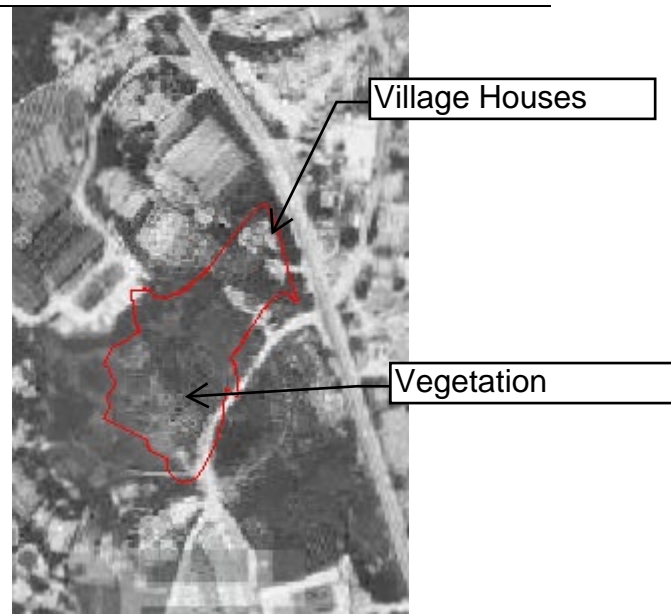
Project No. 2127

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Mix Use Development (Residential & Commercial) at Lot 796 & 1008 RP and Adjoining Government land in Ping Che, Ta Kwu Ling, New Territories

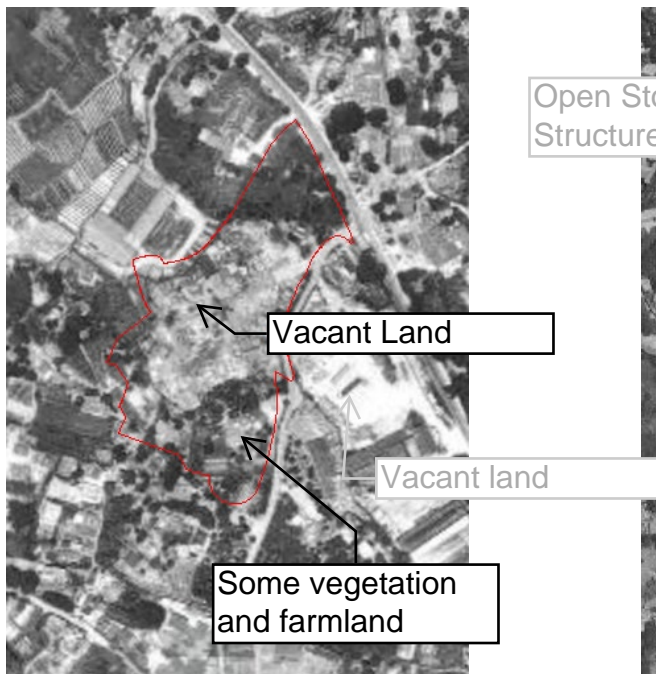
Appendix 8.1



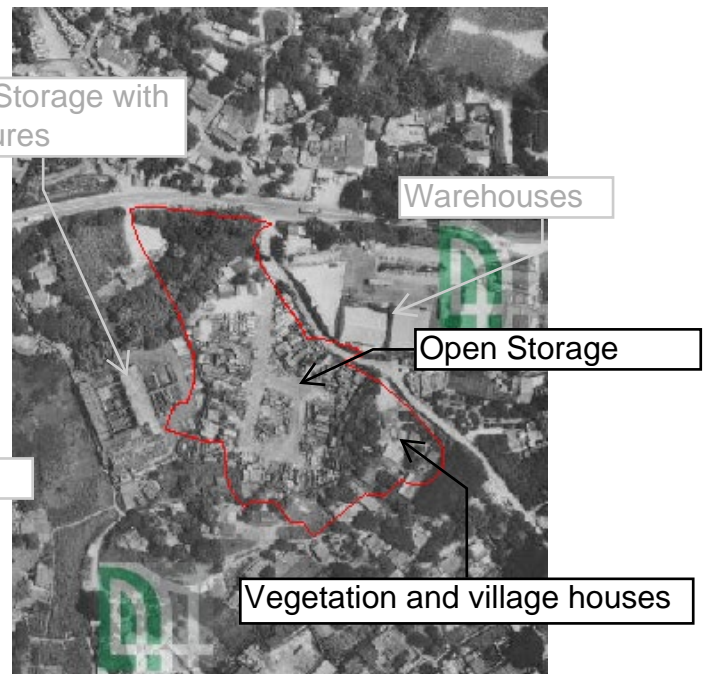
1973



1980



1986

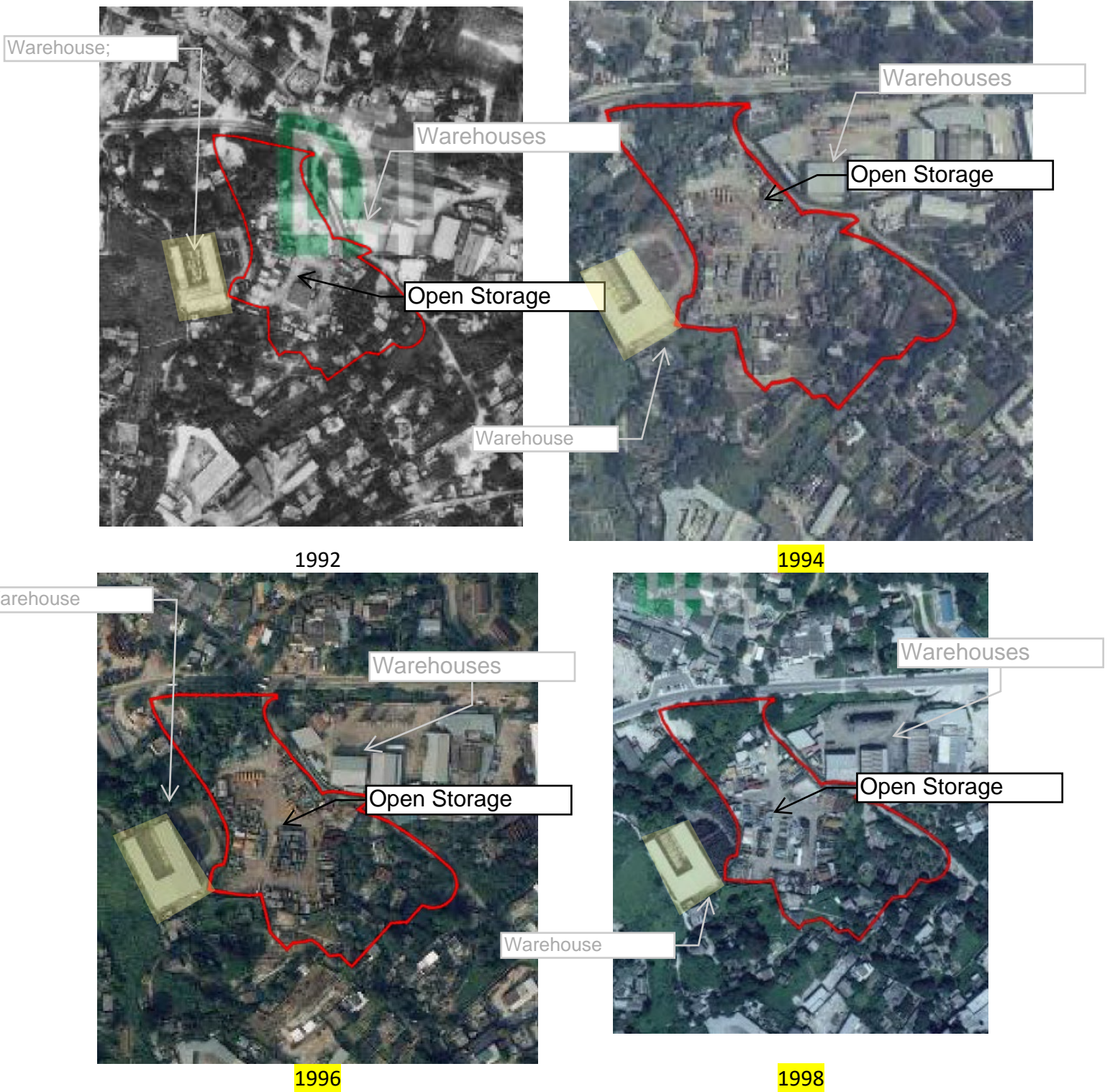


1990

Project No. 2127

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Mix Use Development (Residential & Commercial) at Lot 796 & 1008 RP and Adjoining Government land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.1



Project No. 2127

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Mix Use Development (Residential & Commercial) at Lot 796 & 1008 RP and Adjoining Government land in Ping Che, Ta Kwu Ling, New Territories

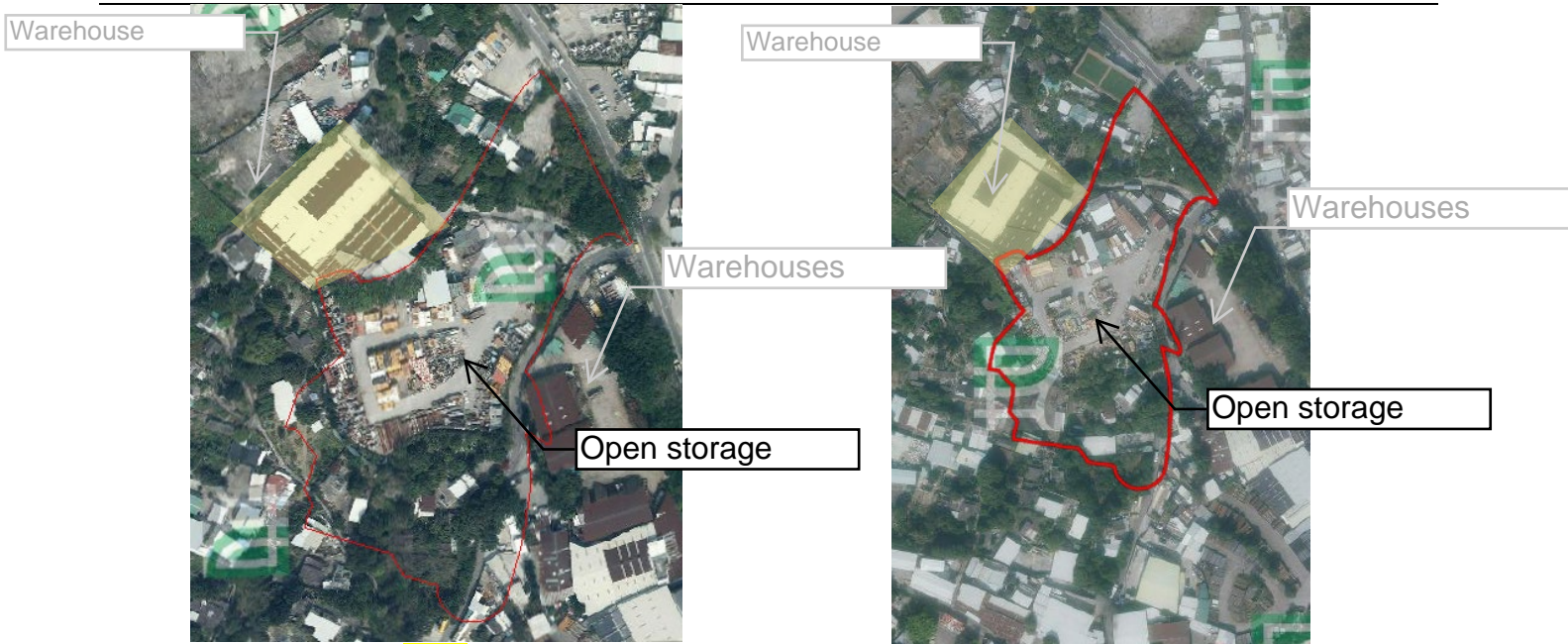
Appendix 8.1



Project No. 2127

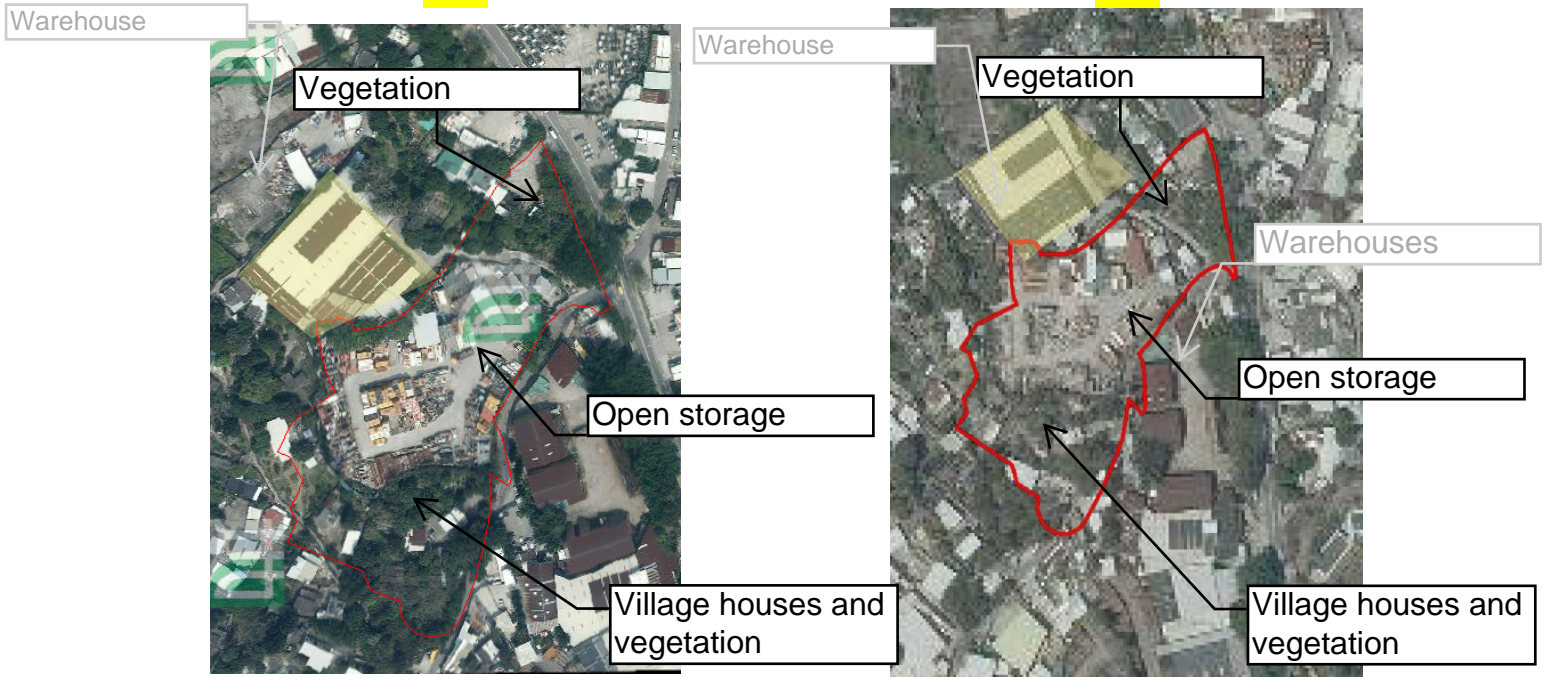
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Mix Use Development (Residential & Commercial) at Lot 796 & 1008 RP and Adjoining Government land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.1



2017

2020



2021

2022

Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

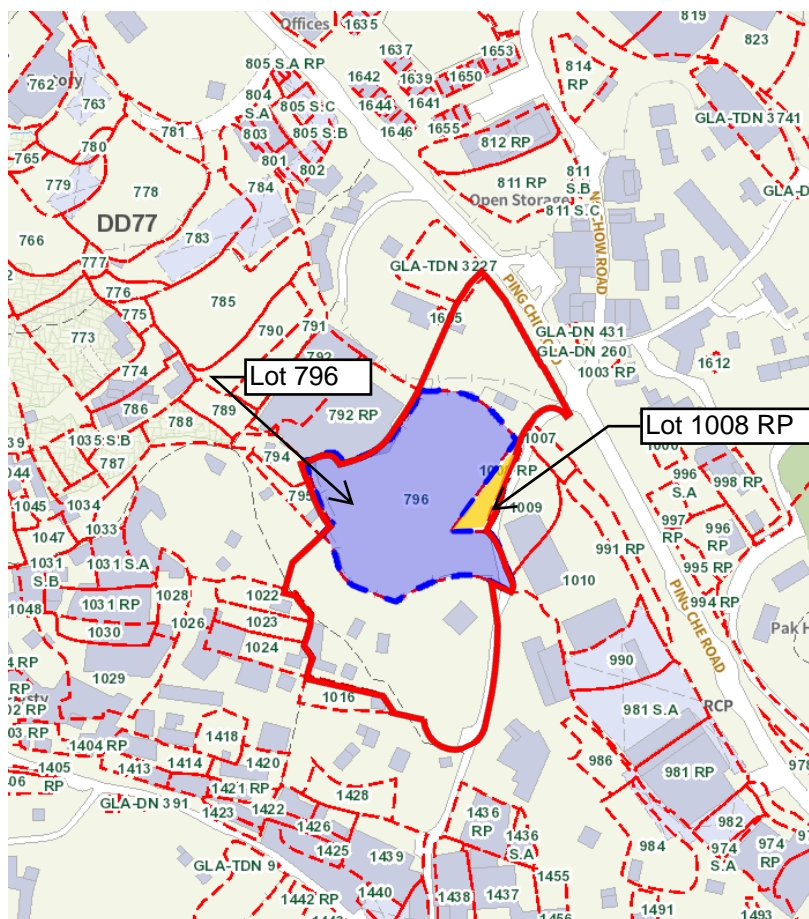
Appendix 8.2

Chemical Waste Register Record

No Invalid Chemical Waste Producer as of 08.02.2024

Valid Chemical Waste Producer as of 08.02.2024

Waste Producer Name	Premises Address	Nature of Business
Hang Kee Development Company Limited	Lot no.796 in D.D.77, Ping Che, North	Construction
Bergeron (Hong Kong) Company Limited	Lot no.796 & 1008 RP, Ping Che, Fanling, N.T.	Warehouse



Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.3

Copy of Letter Replies from various Government
Department

Our Ref. [819.4463/23-0001]



Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
North
(Attn: Ms. TANG Wing Yin, Alice)

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

25 May 2023

By Email

Dear Madam,

**S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP,
Ta Kwu Ling, North District, Hong Kong
Request for Information for Land Contamination Assessment**

We are conducting an S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP, Ta Kwu Ling, North District, Hong Kong which is shown in the enclosed Site Location Plan. As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Project Site is required as part of the vetting process.

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

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email **by 8 June 2023**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 (cm@aechk.com) or Ms Bella Cheung (bellacheung@aechk.com) at 3915 7178.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Cathy Man', written over a white background.

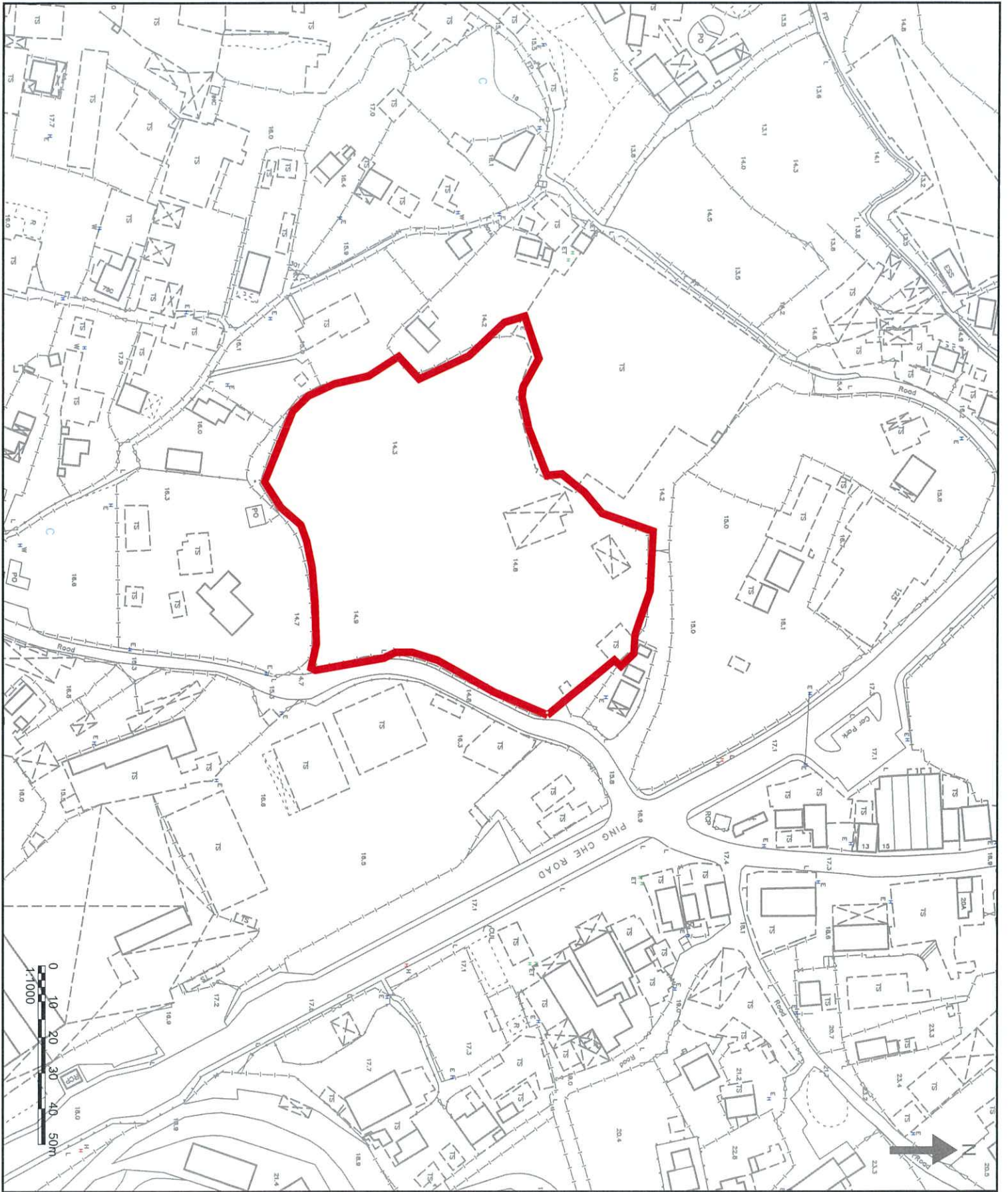
Cathy Man
Associate Director
CM/bc

Encl. Site Location Plan

Allied Environmental Consultants Limited
Member of AEC Group (HKEX Stock Code: 8320.HK)

27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

沛然環境評估工程顧問有限公司
沛然環保集團成員 (港交所股份代號: 8320.HK)
香港灣仔告士打道 160 號海外信託銀行大廈 27 樓



NOTES:
 PROJECT SITE



Allied Environmental Consultants Limited

Consultant:
 Project No.: 819,4463
 Drawing By: BC

Project:
 S16 APPLICATION FOR ADP/ANNE-TKL/S1
 PING CHE DD77 LOT 796 & 1008RP
 TA KWU LING, NORTH DISTRICT, HONG
 KONG

Drawing Title:
 PROJECT SITE LOCATION

Drawing No.:	Revision:
FIGURE 1	0
Scale:	Date:
AS SHOWN	MAY 2023

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 APPROVED BY ALLIED ENVIRONMENTAL CONSULTANTS LIMITED.

NGAN Chun Sang

From: alicewytang@epd.gov.hk
Sent: Tuesday, 6 June, 2023 11:29 AM
To: Bella Cheung
Cc: Cathy Man; Helen Siu; NGAN Chun Sang
Subject: Re: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment
Attachments: 23-0001_EPD Enquiry.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Bella,

I refer to your preceding letter dated 25 May 2023 in regard to the captioned. This Office has no record of any reported chemical spillage / leakage incident at the captioned locations in the past 5 years. You may like to check with other relevant parties / departments for such information as appropriate.

For record of Chemical Waste Producers Registration, a registry is available at our Territory Control Office in Wan Chai. Please contact our Mr. C.K. Tsang at 2835 1017 for details during the office hours.

Regards,

Alice TANG
E(RN)34 / EPD
2158 5842

From: Bella Cheung <bellacheung@aechk.com>
To: "alicewytang@epd.gov.hk" <alicewytang@epd.gov.hk>
Cc: Cathy Man <cm@aechk.com>, Helen Siu <helensiu@aechk.com>, NGAN Chun Sang <nganchunsang@aecasia.io>
Date: 25/05/2023 13:57
Subject: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Alice,

Please kindly see the attached enquiry letter for the land contamination assessment and the site location plan.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by 8 June 2023.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact me.

Regards,

NGAN Chun Sang

From: alicewytang@epd.gov.hk
Sent: Thursday, 6 July, 2023 2:19 PM
To: Helen Siu
Cc: Bella Cheung; Cathy Man
Subject: RE: [2127/819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment - Updated Site Boundary
Attachments: Fig 1.2_revised site boundary.pdf

Dear Helen,
I refer to your email dated 30 June 2023 in regard to the captioned.

We have no record of any reported chemical spillage / leakage incident at the additional project site in the past 5 years, and no registered chemical waste producers is found in the additional project site.
Thanks!

Regards,

Alice TANG
E(RN)34 / EPD
2158 5842

From: Helen Siu <helensiu@aechk.com>
To: "alicewytang@epd.gov.hk" <alicewytang@epd.gov.hk>
Cc: Cathy Man <cm@aechk.com>, Bella Cheung <bellacheung@aechk.com>
Date: 30/06/2023 14:43
Subject: RE: [2127/819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment - Updated Site Boundary

Dear Alice,

Thank you for your reply. We further updated the site boundary with the additional project site in red colour as shown in the enclosed location plan.

We would like to request the following records regarding land uses/past activities/incidents/accidents.

Of particular interest is whether there are any registered chemical waste producers under your record in the additional project site, any waste disposal record, any accidental spillage record, any submission relating to land contamination assessment and any information you could provide which might be useful for our study.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email **by 14 July 2023**.

Should you have any queries, please feel free to contact the undersigned or Ms. Cathy Man (cm@aechk.com) at 3915 7148.

Best Regards,



Helen Siu – Assistant Consultant

Environmental Consultancy | Green & Healthy Building

T: (852) 2815 7028 | D: (852) 3915 7117 | F: (852) 2815 5399 | E: helensiu@aechk.com

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27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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[P:\2101-2150\2127\02 Correspondence\01 Letters](#)

From: alicewytang@epd.gov.hk <alicewytang@epd.gov.hk>

Sent: Tuesday, June 6, 2023 11:29 AM

To: Bella Cheung <bellacheung@aechk.com>

Cc: Cathy Man <cm@aechk.com>; Helen Siu <helensiu@aechk.com>; NGAN Chun Sang <nganchunsang@aecasia.io>

Subject: Re: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Bella,

I refer to your preceding letter dated 25 May 2023 in regard to the captioned. This Office has no record of any reported chemical spillage / leakage incident at the captioned locations in the past 5 years. You may like to check with other relevant parties / departments for such information as appropriate.

For record of Chemical Waste Producers Registration, a registry is available at our Territory Control Office in Wan Chai. Please contact our Mr. C.K. Tsang at 2835 1017 for details during the office hours.

Regards,

Alice TANG
E(RN)34 / EPD
2158 5842

From: Bella Cheung <bellacheung@aechk.com>
To: "alicewytang@epd.gov.hk" <alicewytang@epd.gov.hk>
Cc: Cathy Man <cm@aechk.com>, Helen Siu <helensiu@aechk.com>, NGAN Chun Sang <nganchunsang@aecasiasia.io>
Date: 25/05/2023 13:57
Subject: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Alice,

Please kindly see the attached enquiry letter for the land contamination assessment and the site location plan.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by 8 June 2023.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact me.

Regards,



Bella Cheung – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 2815 7028 | D: (852) 3915 7178 | F: (852) 2815 5399 | E: bellacheung@aechk.com

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27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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(File-Checksum-499ecaa5)

Our Ref. [819.4463/23-0002]



Fire Services Department / Management Group
9/F, Fire Services Headquarters Building
1 Hong Chong Road
Tsim Sha Tsui East
Kowloon

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

25 May 2023

By Email

Dear Sir/Madam,

**S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP,
Ta Kwu Ling, North District, Hong Kong
Request for Information for Land Contamination Assessment**

We are conducting an S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP, Ta Kwu Ling, North District, Hong Kong as shown in the enclosed Site Location Plan. As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Project Site is required as part of the vetting process.

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

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email **by 8 June 2023**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned or Ms Bella Cheung (bellacheung@aechk.com) at 3915 7178.

Yours sincerely,

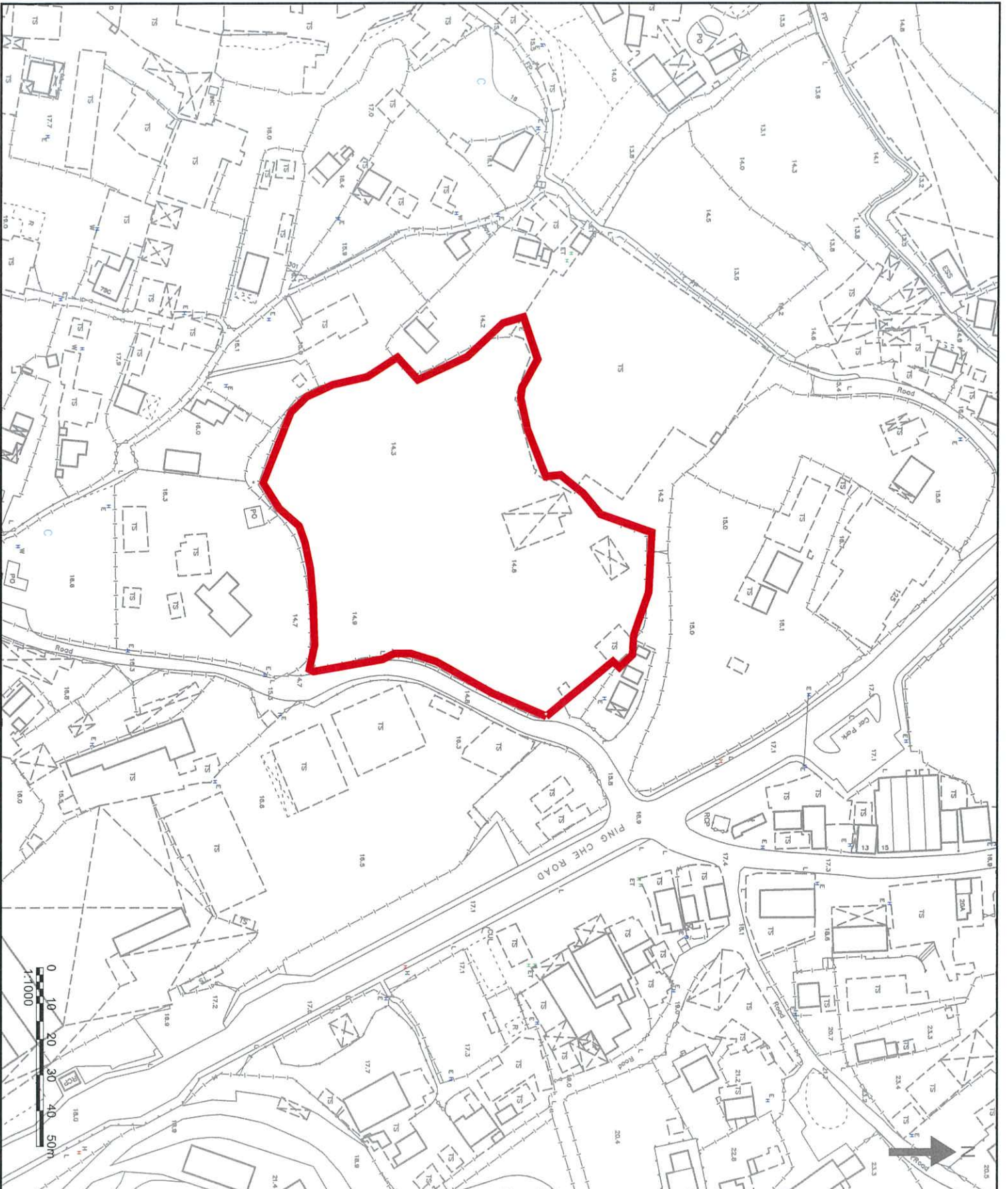
A handwritten signature in black ink, appearing to be 'Cathy Man', is written over a large, light-colored oval shape.

Cathy Man
Associate Director
CM/bc

Encl. Site Location Plan
Allied Environmental Consultants Limited
Member of AEC Group (HKEX Stock Code: 8320.HK)

27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

沛然環境評估工程顧問有限公司
沛然環保集團成員 (港交所股份代號: 8320.HK)
香港灣仔告士打道 160 號海外信託銀行大廈 27 樓



NOTES

PROJECT SITE



Consultant



Allied Environmental Consultants Limited

Project No.: 819,4463

Drawing By: BC

Project:
 S16 APPLICATION FOR ADPAPNE-TKL/31
 PING CHE DDT77 LOT 796 & 1008RP,
 TA KWU LING, NORTH DISTRICT, HONG
 KONG

Drawing Title:
 PROJECT SITE LOCATION

Drawing No	Revision
FIGURE 1	0
Scale:	Date:
AS SHOWN	MAY 2023

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消防處
香港九龍尖沙咀東部康莊道1號
消防處總部大廈



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

本處檔號 OUR REF. : (190) in FSD GR 6-5/4 R Pt. 46
來函檔號 YOUR REF. : [819.4463/23-0002]
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2739 5879
電話 TEL NO. : 2733 7741

30 May 2023

Allied Environmental Consultants Limited
27/F, Overseas Trust Bank Building,
160 Gloucester Road,
Wan Chai, Hong Kong.
(Attn: Ms. Belle CHEUNG, Assistant Consultant)

By fax (2815 5399) only

Dear Ms. CHEUNG,

**S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP,
Ta Kwu Ling, North District, Hong Kong
Request for Information of Dangerous Goods & Incident Records**

I refer to your letter of 25.5.2023 regarding the captioned subject.

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

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

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

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

Yours sincerely,

(NG Wing-chit)
for Director of Fire Services

NGAN Chun Sang

From: Helen Siu
Sent: Monday, 19 June, 2023 10:18 AM
To: aio_fsd@hkfsd.gov.hk
Cc: Cathy Man; NGAN Chun Sang; Bella Cheung
Subject: [819.4463/23-0005 Ping Che Land Contamination] Request for Information for Land Contamination Assessment - Submission of Appointment Letter
Attachments: Appointment Letter.pdf; 23-0002_FS Enquiry_Reply.pdf

Dear Sir/ Madam,

With reference to your letter(Ref: (190) in FSD GR 6-5/4 R Pt.46) dated 30 May 2023 regarding information request of dangerous goods and incident records, we are please to submit an appointment letter from our client for your record.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by 3 July 2023.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact me.

Regards,



Helen Siu – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 2815 7028 | D: (852) 3915 7117 | F: (852) 2815 5399 | E: helensiu@aechk.com

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27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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<\\192.168.0.176\Old Project Server\2101-2150\2127\02 Correspondence\01 Letters>

From: Bella Cheung
Sent: Thursday, May 25, 2023 1:57 PM
To: aio_fsd@hkfsd.gov.hk
Cc: Helen Siu <helensiu@aechk.com>; NGAN Chun Sang <nganchunsang@aecasia.io>; Cathy Man <cm@aechk.com>
Subject: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Sir/ Madam,

Please kindly see the attached enquiry letter for the land contamination assessment and the site location plan.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by 8 June 2023.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact me.

消防處
香港九龍尖沙咀東部康莊道1號
消防處總部大廈



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

本處檔號 OUR REF. : (153) in FSD GR 6-5/4 R Pt. 47
來函檔號 YOUR REF. :
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2739 5879
電話 TEL NO. : 2733 7743

13 July 2023

Allied Environmental Consultants Limited
27/F, Overseas Trust Bank Building,
160 Gloucester Road,
Wan Chai, Hong Kong.
(Attn: Ms. Helen SIU, Assistant Consultant)

By fax (2815 5399) only

Dear Ms. SIU,

**2127/819.4463 Ping Land Contamination
Request for Information of Dangerous Goods & Incident Records**

I refer to your email of 30.6.2023 regarding the captioned subject.

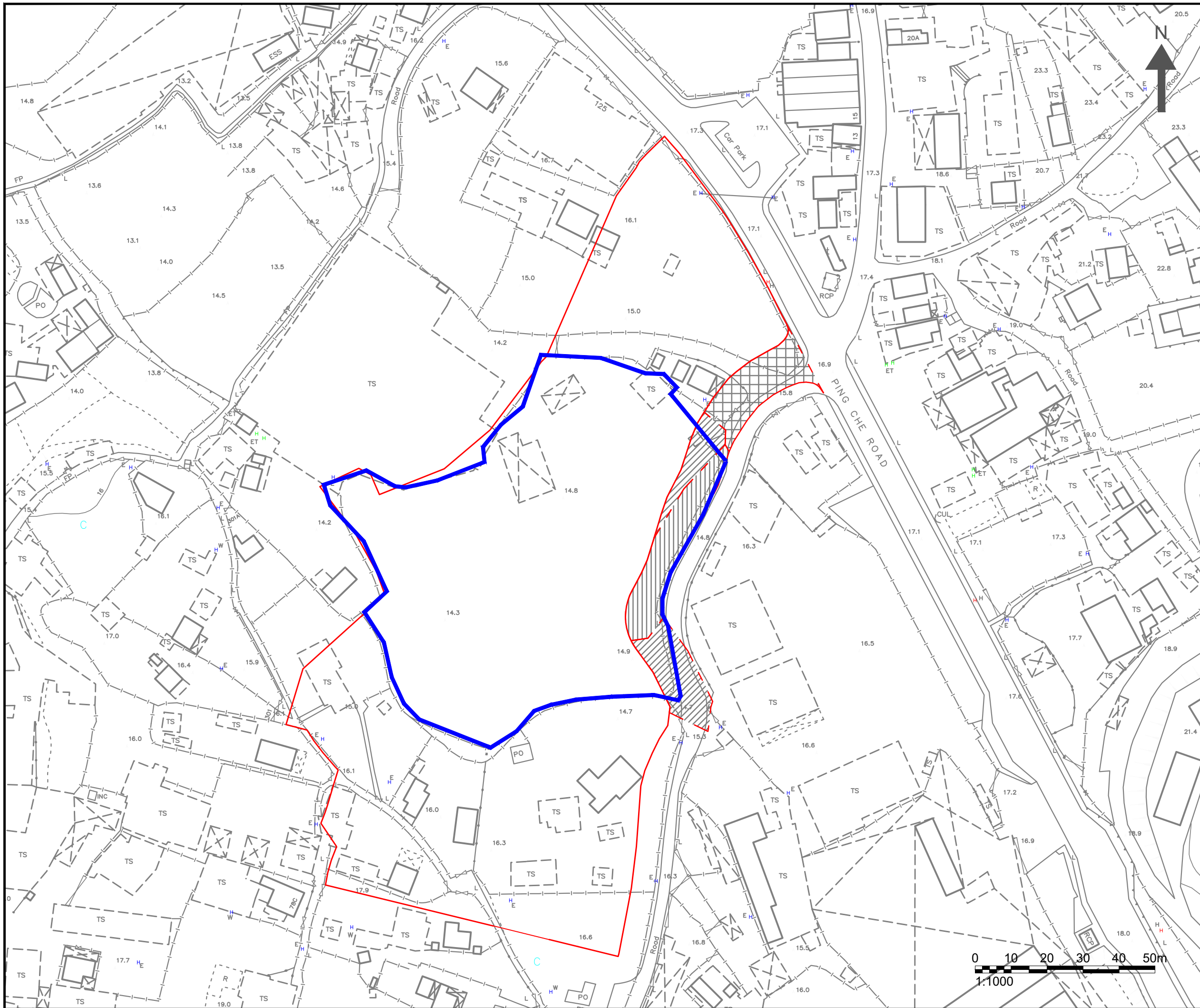
Your case is being handled, and a reply will be furnished to you as soon as possible. Please be advised that due to time lapse, this Department can only provide the following information for your requested information:

- (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.

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

Yours sincerely,


(CHEUNG Wai-lam)
for Director of Fire Services



- NOTES :
- ADDITIONAL PROJECT SITE
 - ORIGINAL PROJECT SITE

Consultant



Allied Environmental Consultants Limited

Project No. : 819.4463

Drawing By : BC

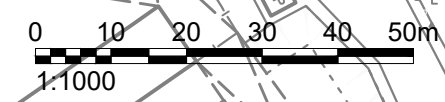
Project :
S16 APPLICATION FOR A/DPA/NE-TKL/31
PING CHE DD77 LOT 796 & 1008RP,
TA KWU LING, NORTH DISTRICT, HONG
KONG

Drawing Title :
PROJECT SITE LOCATION

Drawing No : FIGURE 1	Revision : 0
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Scale : AS SHOWN	Date : JUNE 2023
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消防處

香港九龍尖沙咀東部康莊道1號
消防處總部大廈



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

本處檔號 OUR REF. : (5) in FSD GR 6-5/4 R Pt. 48
來函檔號 YOUR REF. :
電子郵件 E-mail : hkfsdenq@hkfsd.gov.hk
圖文傳真 FAX NO. : 2739 5879
電話 TEL NO. : 2733 7741

10 August 2023

Allied Environmental Consultants Limited
27/F, Overseas Trust Bank Building,
160 Gloucester Road,
Wan Chai, Hong Kong.
(Attn: Ms. Helen SIU, Assistant Consultant)

Dear Ms. SIU,


**2127/819.4463 Ping Land Contamination
Request for Information of Dangerous Goods & Incident Records**

I refer to your email of 30.6.2023 regarding the captioned request and reply below in response to your questions:-

1. No Dangerous Goods Licence was issued in respect of the captioned address.
2. A total of 2 incident records were found at the subject location. Please refer to **Appendix A** for details.

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

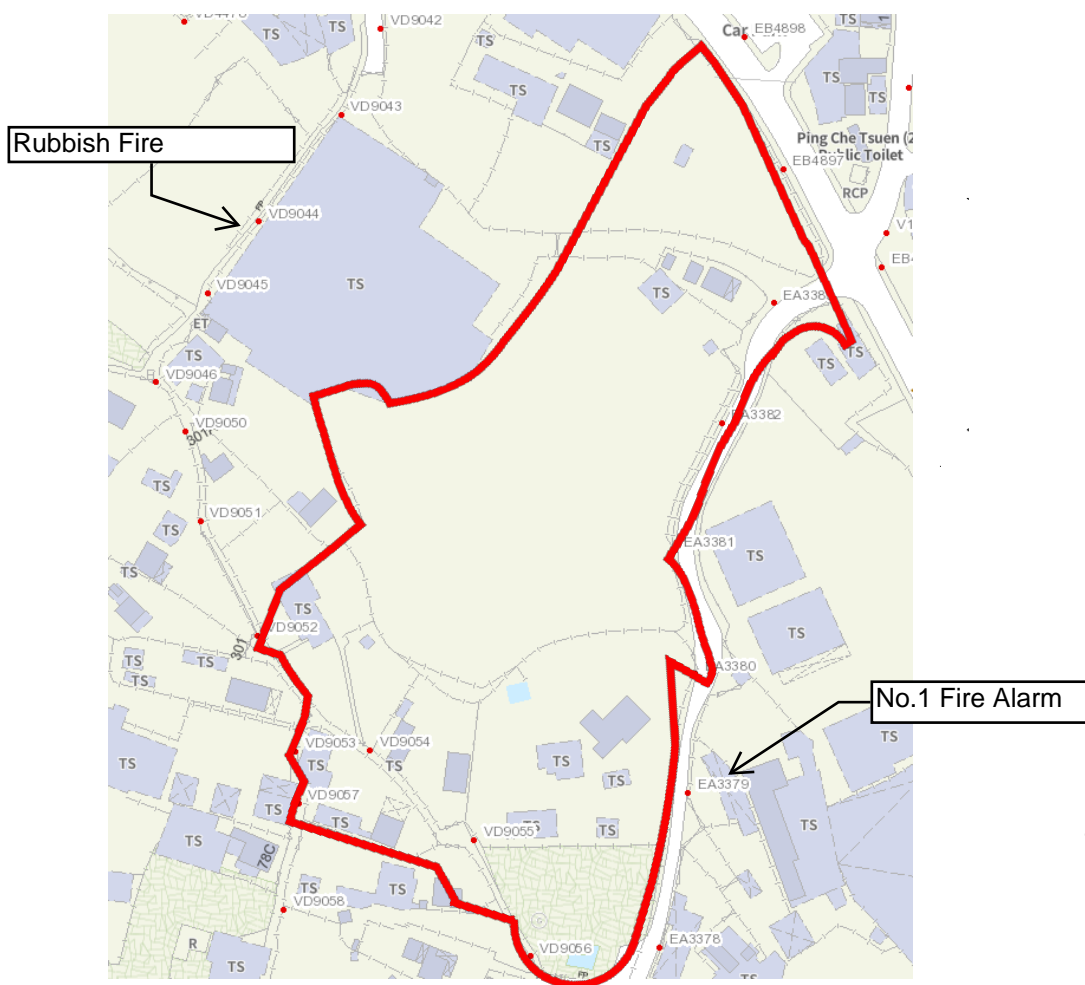
Yours sincerely,


(NG Wing-chit)
for Director of Fire Services

A2127/819.4463 Ping Land Contamination

Request for Information of Dangerous Goods & Incident Records

No.	Date	Address / Lamp Post No.	Type of Incident
1.	21.1.2021	Near Lamppost VD9044 of Ping Che New Village	Rubbish Fire
2.	16.6.2021	Near Lamppost EA3379 of Ha Shan Kai Wat	No.1 Fire Alarm



Our Ref. [819.4463/23-0003]



Lands Department
District Lands Office,
North
6th floor, North District Government Offices,
3 Pik Fung Road, Fanling,
New Territories.
(Attn: Ms. WONG Hoi Yan, Angie)

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

25 May 2023

By Email

Dear Madam,

**S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP,
Ta Kwu Ling, North District, Hong Kong
Request for Information for Land Contamination Assessment**

We are conducting an S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP, Ta Kwu Ling, North District, as shown in the enclosed Site Location Plan. As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Project Site is required as part of the vetting process.

Of particular interest is information on spillage accidents, illegal/contaminating land uses or uncontrolled dumping uses, current and historical land use information of the Project Site and its immediate surroundings, and any information you could provide which might be useful for our study.

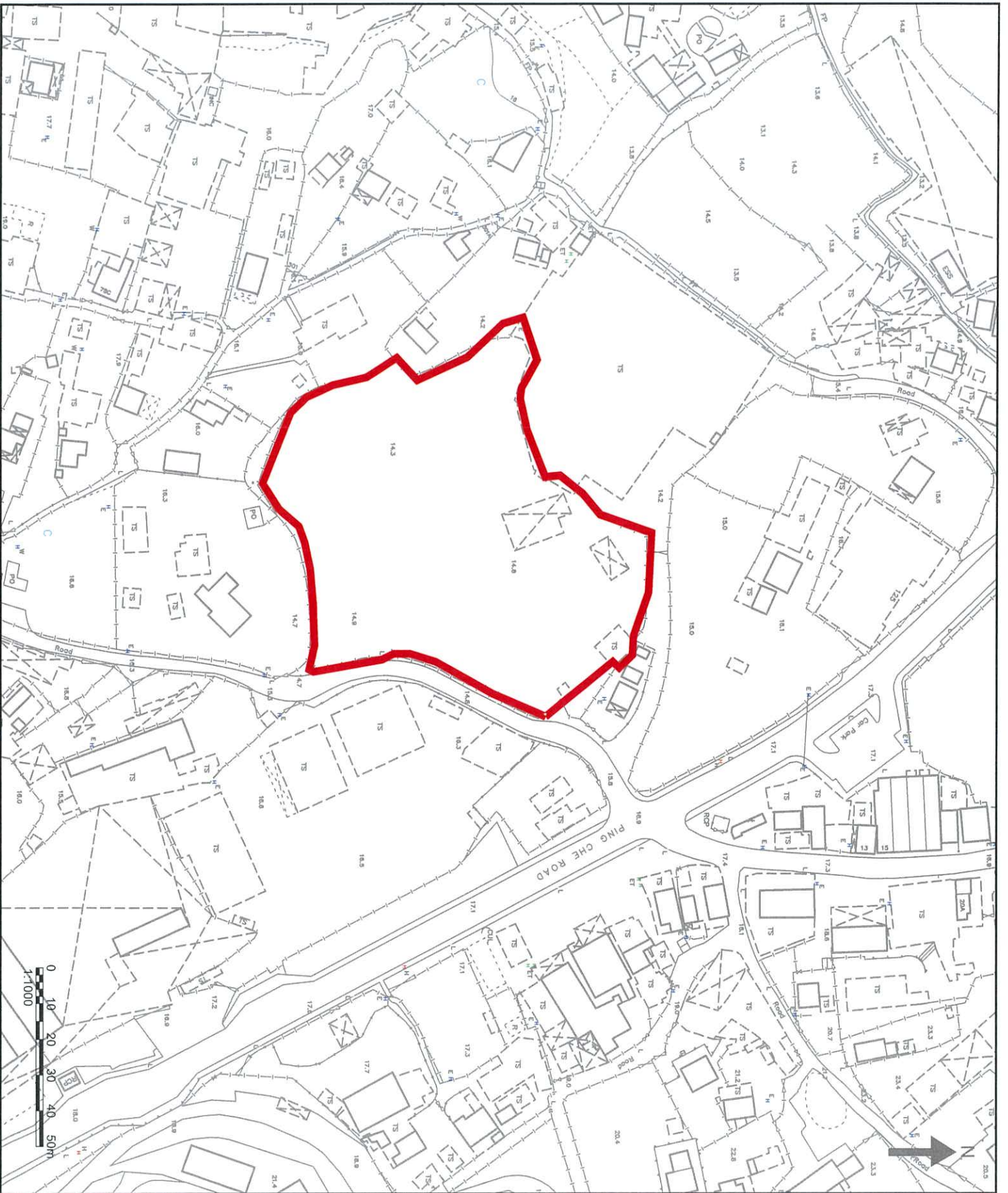
Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email **by 8 June 2023**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 (cm@aechk.com) or Ms Bella Cheung (bellacheung@aechk.com) at 3915 7178.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Cathy Man', is written over a circular stamp or watermark.

Cathy Man
Associate Director
CM/bc

Encl. Site Location Plan



NOTES:

PROJECT SITE

Consultant:



Allied Environmental Consultants Limited

Project No.: 819,4463

Drawing By: BC

Project:
 S16 APPLICATION FOR ADPANE-TKL/31
 PING CHE DDT77 LOT 796 & 1008RP,
 TA KWU LING, NORTH DISTRICT, HONG
 KONG

Drawing Title:
 PROJECT SITE LOCATION

Drawing No	Revision:
FIGURE 1	0
Scale:	Date:
AS SHOWN	MAY 2023

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Bella Cheung

From: lenlm6@landsd.gov.hk
Sent: Thursday, 8 June 2023 11:22 am
To: Bella Cheung
Subject: Fw: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Ms. CHEUNG,

I refer to your email dated 25.5.2023.

Please be informed that this office has nil record of relevant illegal land contamination case in the area concerned. However, you are also advised to approach Planning Department for enquiry in respect of illegal land use information.

Thank you.

Regards,

(K.Y. LAW)
for District Lands Officer/North
Tel: 2675 1537

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

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----- Forwarded by Jason Ka Yung LAW/LAO/LANDSD/HKSARG on 08/06/2023 11:16 -----

From: Bella Cheung <bellacheung@aechk.com>
To: "esn@landsd.gov.hk" <esn@landsd.gov.hk>
Cc: Helen Siu <helensiu@aechk.com>, NGAN Chun Sang <nganchunsang@aecasia.io>, Cathy Man <cm@aechk.com>
Date: 25/05/2023 13:57
Subject: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Angie,

Please kindly see the attached enquiry letter for the land contamination assessment and the site location plan.

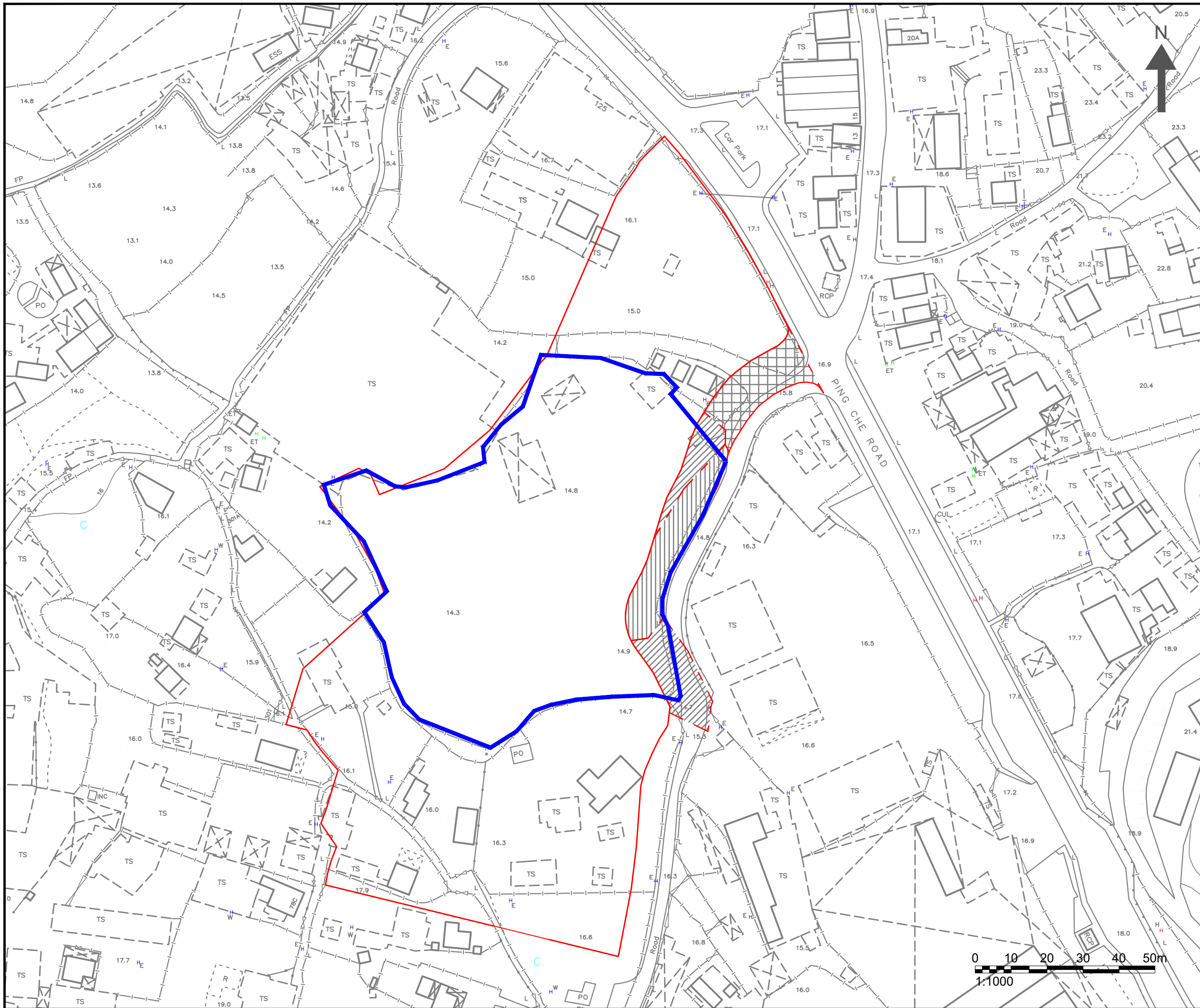
Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by 8 June 2023.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact me.

Regards,



Bella Cheung – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 2815 7028 | D: (852) 3915 7178 | F: (852) 2815 5399 | E: bellacheung@aechk.com



- NOTES :
- ADDITIONAL PROJECT SITE
 - ORIGINAL PROJECT SITE

Consultant



Allied Environmental Consultants Limited

Project No. : 819.4463

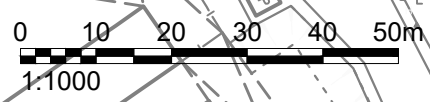
Drawing By : BC

Project :
 S16 APPLICATION FOR A/DPA/NE-TKL/31
 PING CHE DD77 LOT 796 & 1008RP,
 TA KWU LING, NORTH DISTRICT, HONG KONG

Drawing Title :
 PROJECT SITE LOCATION

Drawing No : FIGURE 1	Revision : 0
Scale : AS SHOWN	Date : JUNE 2023

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Helen Siu

From: lenlm6@landsd.gov.hk
Sent: Friday, 14 July 2023 5:13 pm
To: Helen Siu
Subject: RE: [2127/819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment - updated site boundary
Attachments: Fig 1.2_revised site boundary.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. SIU,

I refer to your email dated 30.6.2023.

Please be informed that this office has nil record of relevant illegal land contamination case in the area concerned in red as shown in your plan attached. However, you are also advised to approach Planning Department for enquiry in respect of illegal land use information.

Thank you.

Regards,

(K.Y. LAW)
for District Lands Officer/North
Tel: 2675 1537

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From: Helen Siu <helensiu@aechk.com>
To: "lenlm6@landsd.gov.hk" <lenlm6@landsd.gov.hk>
Cc: Cathy Man <cm@aechk.com>
Date: 30/06/2023 15:55
Subject: RE: [2127/819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment - updated site boundary

Dear Jason,

Thank you for your reply. We further updated the site boundary with the additional project site in red colour as shown in the enclosed location plan.

We would like to request the following records regarding land uses/past activities/incidents/accidents.

Of particular interest is information on spillage accidents, illegal/contaminating land uses or uncontrolled dumping uses, current and historical land use information of the Project Site and its immediate surroundings, and any information you could provide which might be useful for our study.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email **by 14 July 2023**.

Should you have any queries, please feel free to contact the undersigned or Ms. Cathy Man (cm@aechk.com) at 3915 7148.

Regards,



Helen Siu – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 2815 7028 | D: (852) 3915 7117 | F: (852) 2815 5399 | E: helensiu@aechk.com

Allied Environmental Consultants Limited Member of AEC Group (HKEX Stock Code: 8320.HK)
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

Follow us



www.asecq.com

From: lenlm6@landsd.gov.hk <lenlm6@landsd.gov.hk>

Sent: Thursday, June 8, 2023 11:22 AM

To: Bella Cheung <bellacheung@aechk.com>

Subject: Fw: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Ms. CHEUNG,

I refer to your email dated 25.5.2023.

Please be informed that this office has nil record of relevant illegal land contamination case in the area concerned. However, you are also advised to approach Planning Department for enquiry in respect of illegal land use information.

Thank you.

Regards,

(K.Y. LAW)

for District Lands Officer/North

Tel: 2675 1537

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To: "esn@landsd.gov.hk" <esn@landsd.gov.hk>

Cc: Helen Siu <helensiu@aechk.com>, NGAN Chun Sang <nganchunsang@aecasia.io>, Cathy Man <cm@aechk.com>

Date: 25/05/2023 13:57

Subject: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Angie,

Please kindly see the attached enquiry letter for the land contamination assessment and the site location plan.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by 8 June 2023.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact me.

Regards,



Bella Cheung – Assistant Consultant

Environmental Consultancy | Green & Healthy Building

T: (852) 2815 7028 | D: (852) 3915 7178 | F: (852) 2815 5399 | E: bellacheung@aechk.com

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[attachment "23-0003_LandsD Enquiry.pdf" deleted by Jason Ka Yung LAW/LAO/LANDSD/HKSARG]

----- Message from "lenlm6@landsd.gov.hk" <lenlm6@landsd.gov.hk> on Thu, 8 Jun 2023 03:21:50 +0000 -----

To: Bella Cheung <bellacheung@aechk.com>

Subject: Fw: [819.4463 Ping Che Land Contamination] Request for Information for Land Contamination Assessment

Dear Ms. CHEUNG,

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Please be informed that this office has nil record of relevant illegal land contamination case in the area concerned. However, you are also advised to approach Planning Department for enquiry in respect of illegal land use information.

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Regards,

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for District Lands Officer/North

Tel: 2675 1537

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From: Bella Cheung <bellacheung@aechk.com>

To: "esnn@landsd.gov.hk" <esnn@landsd.gov.hk>

Cc: Helen Siu <helensiu@aechk.com>, NGAN Chun Sang <nganchunsang@aecasia.io>, Cathy Man <cm@aechk.com>

Date: 25/05/2023 13:57

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Regards,



Bella Cheung – Assistant Consultant

Environmental Consultancy | Green & Healthy Building

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Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*



Planning Department
District Planning Branch
New Territories District Planning Division
Sha Tin, Tai Po and North District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
(Attn: Ms. LEE Si Wai, Sheren)

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

25 May 2023

By Email

Dear Madam,

**S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP,
Ta Kwu Ling, North District, Hong Kong
Request for Information for Land Contamination Assessment**

We are conducting an S16 Application for A/DPA/NE-TKL/31 Ping Che DD77 Lot 796 & 1008RP, Ta Kwu Ling, North District, Hong Kong, as shown in the enclosed Site Location Plan. As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Project Site is required as part of the vetting process.

Of particular interest are current and historical site information, any change on the land use and any information you could provide that might be useful for our study.

Due to the tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email **by 8 June 2023**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 (cm@aechk.com) or Ms Bella Cheung (bellacheung@aechk.com) at 3915 7178.

Yours sincerely,

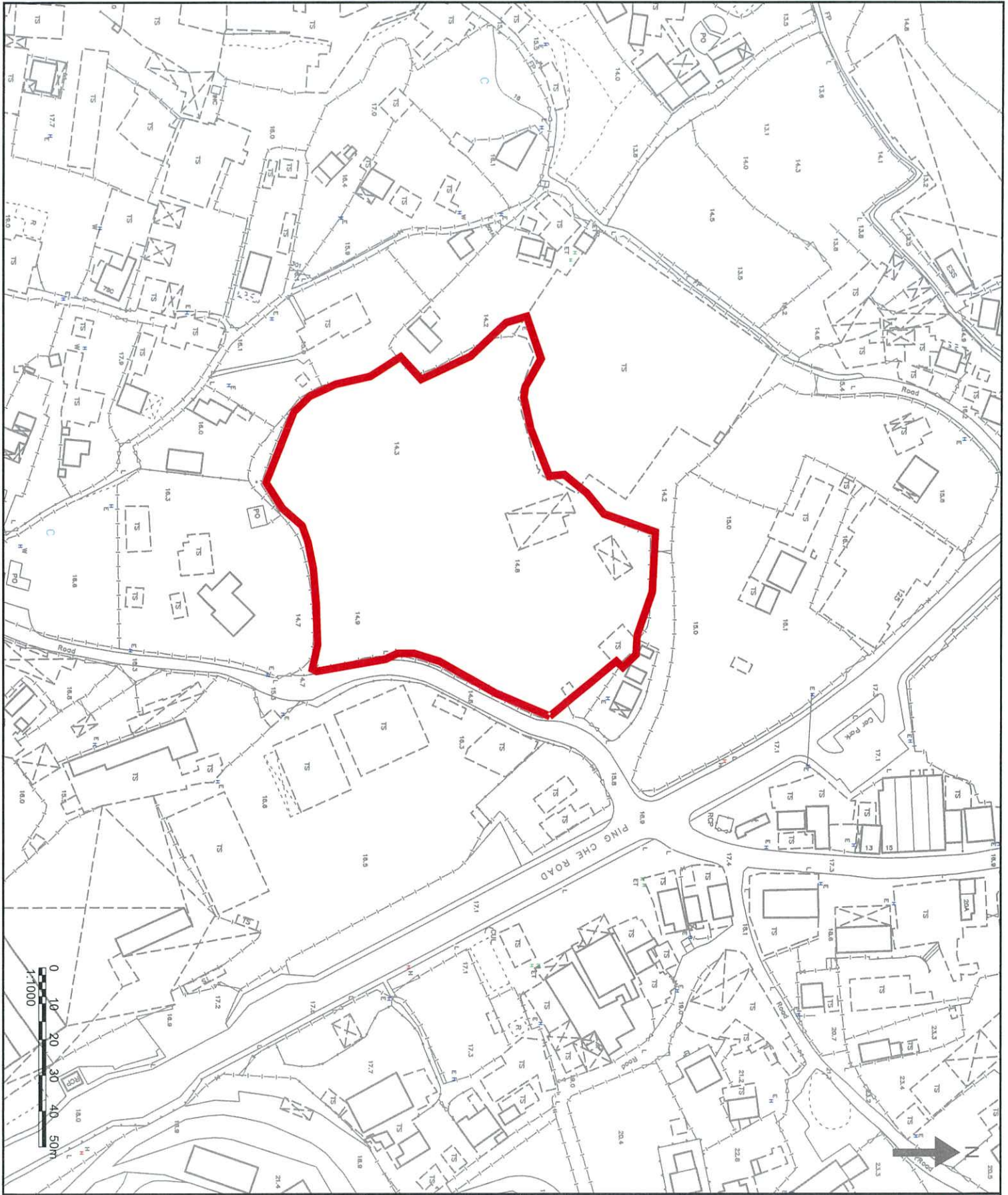
A handwritten signature in black ink, appearing to be 'Cathy Man', written over a white background.

Cathy Man

Associate Director

CM/bc

Encl. Site Location Plan



NOTES:
 PROJECT SITE



Allied Environmental Consultants Limited

Project No.: 819,4463
 Drawing By: BC

Project:
 SITE APPLICATION FOR ADPANE-TK/L31
 PING CHE DD77 LOT 796 & 1008RP,
 TA KWU LING, NORTH DISTRICT, HONG
 KONG

Drawing Title:
PROJECT SITE LOCATION

Drawing No.	Revision:
FIGURE 1	0
Scale:	Date:
AS SHOWN	MAY 2023

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Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.4

Site Walkover Checklist

Annex C1

Site Walkover Checklist (20th June 2023)

GENERAL SITE DETAILS

SITE OWNER/CLIENT 保嘉/ 杰記

PROPERTY ADDRESS Ping Che DD77 Lot 796 & 1008RP, Ta Kwu Ling, North District, Hong Kong

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Bella Cheung

POSITION Assistant Consultant (Allied Environmental Consultants Limited)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Jeff Chan

POSITION Site representative

TELEPHONE 98666519

SITE ACTIVITIES

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

Obtain a flow schematic if possible.

Number of employees:	Full-time: <u>8</u>
	Part-time: <u>0</u>
	Temporary/Seasonal: <u>0</u>
Maximum no. of people on site at any time:	<u>10</u>
Typical hours of operation:	<u>08:00-18:00</u>
Number of shifts:	<u>1</u>
Days per week:	<u>6</u>
Weeks per year:	<u>52</u>
Scheduled plant shut-down:	<u>N/A</u>

Detail the main sources of energy at the site:

Gas	Yes/ No (Acetylene cylinders)
Electricity	Yes/ No
Coal	Yes/ No (Acetylene cylinders)
Oil	Yes/ No
Other	Yes /No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: 17,822m²

What area of the site is covered by buildings (%): 7%

Please list all current and previous owners/occupiers if possible. 保嘉/杰記(current)

Is a site plan available? If yes, please attach. Yes/~~No~~

Are there any other parties on site as tenants or sub-tenants? Yes/No

If yes, identify those parties: _____

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

North: Residential- One village house

South: Residential- Village houses (Around 3);
Storage

East: Residential- One village house;
Storage (warehouse)

West: Storage(warehouse)

Annex C1 – Site Walkover Checklist (Page 43)

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

Flat land

State the size and location of the nearest residential communities.

One village house in the north with approximately 30m, one tin house in the east with approximately 18m and around three tin houses in the south with approximately 17m.

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

No

Questionnaire with Existing/Previous Site Owner or Occupier

Ref.		Yes/No	Notes
1.	What are the main activities/operations at the above address?	Yes	Open storage area for construction material (e.g. noise barriers, water barriers, construction brick) and machinery, temporary storage for containers.
2.	How long have you been occupying the site?	Since April 2023 - present	Before the entrance, the land was vacant and mostly paved with concrete. (Air drone photo provided by the existing site occupier)
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	No	The land has been used as open storage since 1982.
4.	Prior to your occupancy, who occupied the site?	Yes	Unknown
5.	What were the main activities/operations during their occupancy?	Yes	The open storage area for construction materials and some machinery.
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	No	-
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	No	-
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	-
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	-
10.	Do you have any registered hazardous installations as	No	No record

	defined under relevant ordinances? (If yes, please provide details.)		
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	<ul style="list-style-type: none"> - One temporary oil drum to transport the oil on-site - A small amount of battery acid cylinders - Acetylene cylinders
	• Where do you store these chemicals?	Yes	Open area in the northern part (maintenance area)
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	-
13.	Has the facility produced a separate hazardous substance inventory?	No	-
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	-
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	Yes	The sand and soil are received by truck and stored on-site with a small stockpiling area, and the waste oil are stored in tanks/oil drum.
16.	Do you have any underground storage tanks? (If yes, please provide details.)	No	-
	<ul style="list-style-type: none"> ▪ How many underground storage tanks do you have on site? ▪ What are the tanks constructed of? ▪ What are the contents of these tanks? ▪ Are the pipelines above or below ground? ▪ If the pipelines are below ground, has any leak and integrity testing been performed? ▪ Have there been any spills associated with these tanks? 	-	-
17.	Are there any disused underground storage tanks?	No	-
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	No	-
19.	How are the wastes disposed of?	Yes	<ul style="list-style-type: none"> - General refuse stored in designated area prior for collection and disposal. - Waste oil drum/tanks

			stored at designated area and collected and handle by the licensed collector.
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	-
21.	Have any spills occurred on site? (If yes, please provide details.)	No	-
	• When did the spill occur?	-	-
	• What were the substances spilled?	-	-
	• What was the quantity of material spilled?	-	-
	• Did you notify the relevant departments of the spill?	-	-
	• What were the actions taken to clean up the spill?	-	-
	• What were the areas affected?	-	-
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	-
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	-
24.	Are there any known contaminations on site? (If yes, please provide details.)	No	-
25.	Has the site ever been remediated? (If yes, please provide details.)	No	Unknown

Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	The chemical is placed on the ground of the machinery maintenance area. Some of the acetylene cylinders are placed on the tray with a lock.
2.	What are the conditions of the bund walls and floors?	-	-
3.	Are any surface water drains located near to drum storage and unloading areas?	No	-
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	Waste oil for machinery generated in machinery maintenance area.
5.	Is there a storage site for the wastes?	No	-
6.	Is there an on-site landfill?	No	Only stockpiling area is found for the inert

			materials.
7.	Were any stressed vegetation noted on-site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	No sign of stressed vegetation on site.
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	Yes	Stained surfaces are mainly found towards the site boundary in the machinery maintenance area. Several stains were found within the open storage area as shown in Appendix 8.5a
9.	Are there any potential off-site sources of contamination?	No	-
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	-
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	-
12.	Any noticeable odours during site walkover?	No	-
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	Yes	<p>Machinery Maintenance Area:</p> <ul style="list-style-type: none"> - One temporary oil drum to transport the oil on-site - A small amount of battery acid cylinders - Acetylene cylinders - Waste lubricating oil stored in containers

Project No. 2127

Environmental Assessment for Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Appendix 8.5

Site Visit Photo Records



Waste oil container found (improper storage)



acetylene cylinders found (improper storage)

NOTES :

- APPLICATION SITE
- MACHINERY STORAGE AREA
- MACHINERY MAINTENANCE AREA
- BUILDING MATERIAL STORAGE AREA
- PHOTOLOG TAKEN DIRECTION
- PHOTOLOG TAKEN DIRECTION (WITH CONTAMINATION POTENTIAL)
- STAINED SURFACE

Consultant

Allied Environmental Consultants Limited

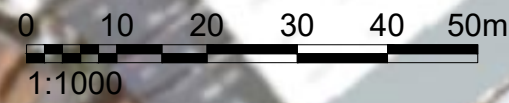
Project No. : 2127

Drawing By : LL

Project :
APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A FOR THE TOWN PLANNING ORDINANCE (CAP. 131) FOR MIXED USE DEVELOPMENT AT LOT 796 AND 1008RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND IN PING CHE, TA KWU LING, NEW TERRITORIES

Drawing Title :
PHOTOLOG MAP INDICATION

Drawing No : FIGURE 8.5a	Revision : 1
Scale : AS SHOWN	Date : FEB 2024



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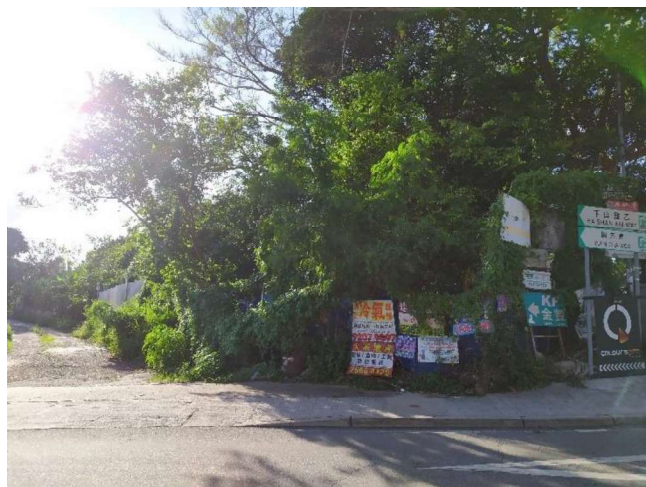


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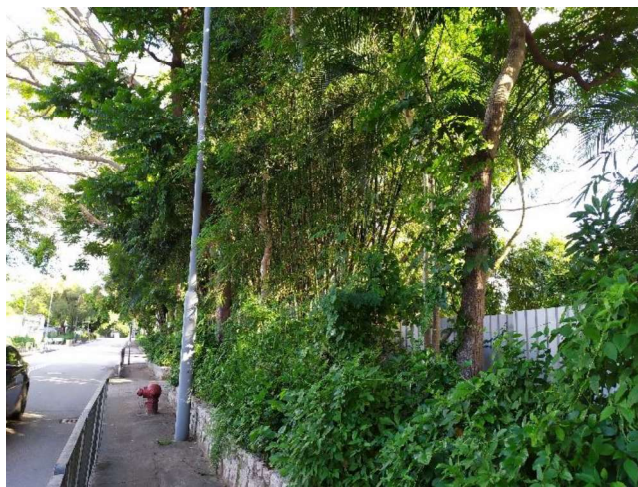


Photo2



Photo3

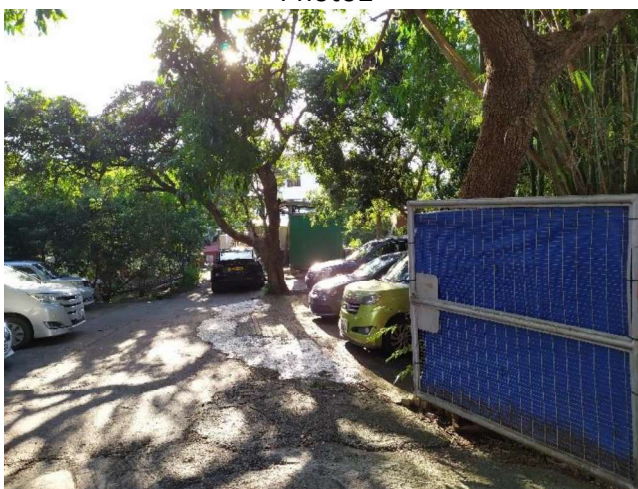


Photo4



Photo5

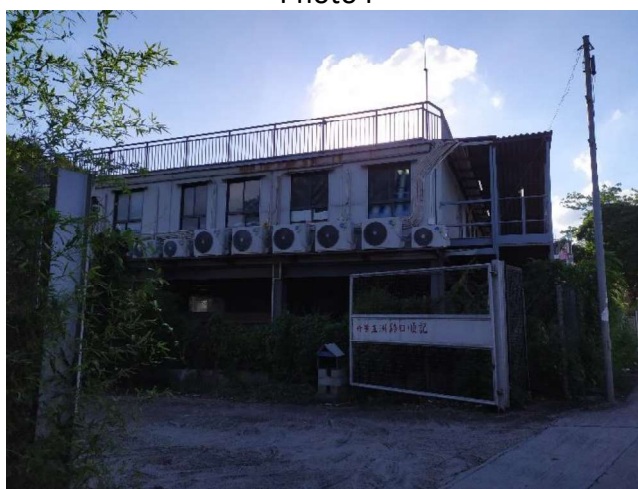


Photo6



Photo7



Photo8



Photo9



Photo10



Photo11



Photo12



Photo13

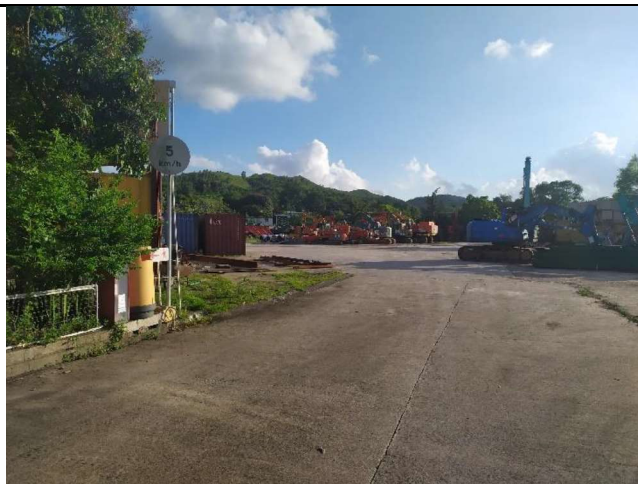


Photo14



Photo15

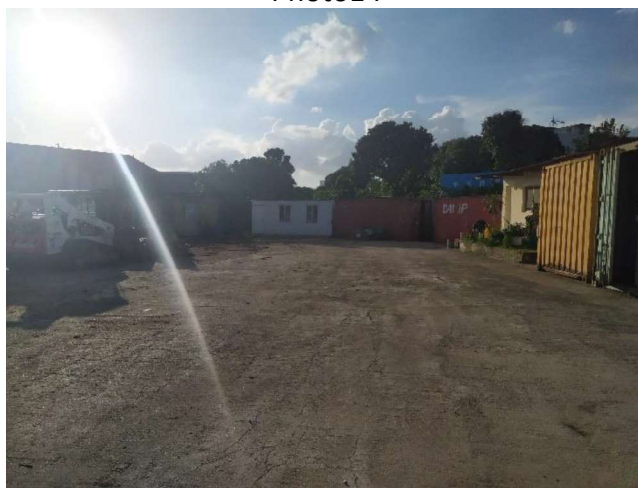


Photo16



Photo17



Photo18



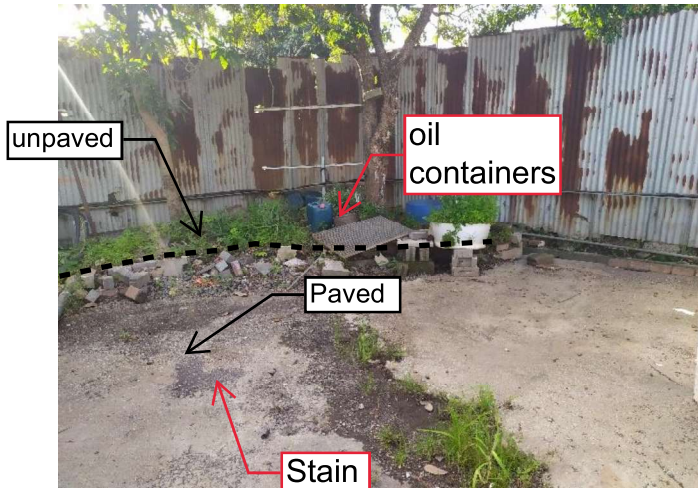
Stain

Photo19



Stain

Photo20



unpaved

oil containers

Paved

Stain

Photo21



oil drum

Stain

Photo22



oil containers

Stain

Photo23



oil drums

Stain

Paved

Photo24



Photo25



Photo26



Photo27



Photo28



Photo29



Photo30

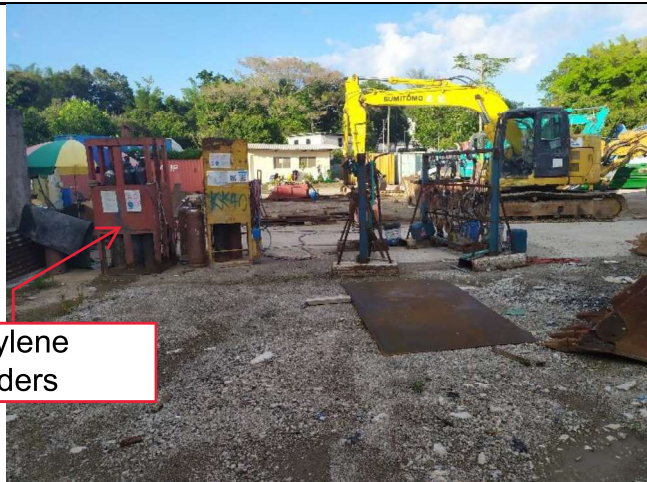


Photo31



Photo32

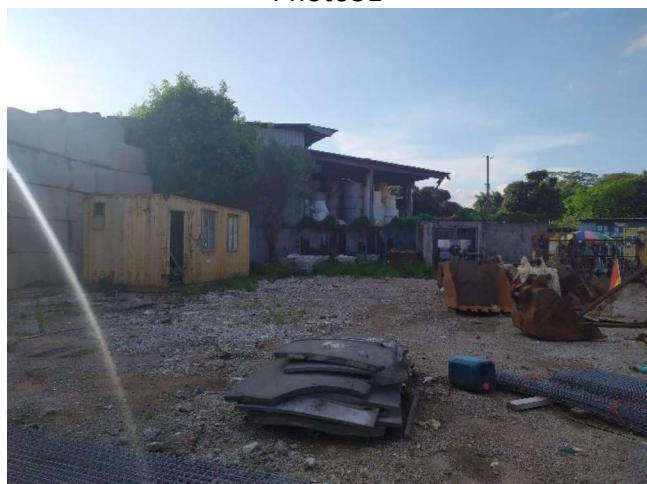


Photo33



Photo34

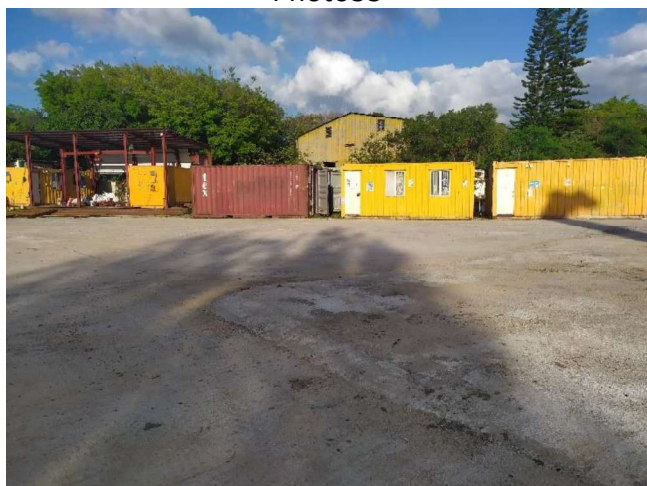


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Photo36

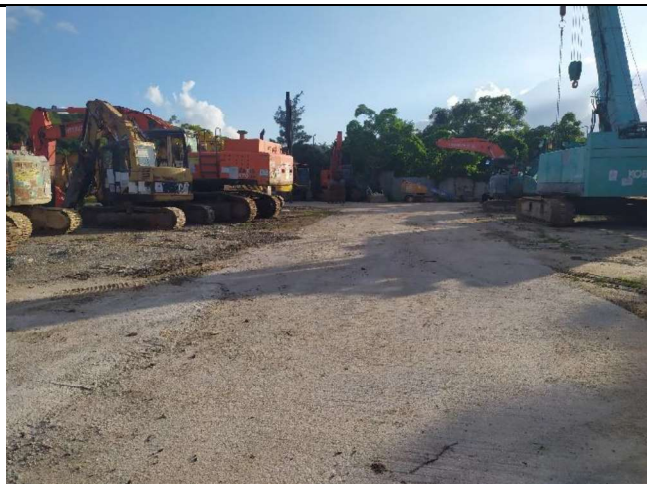


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Photo38



Photo39

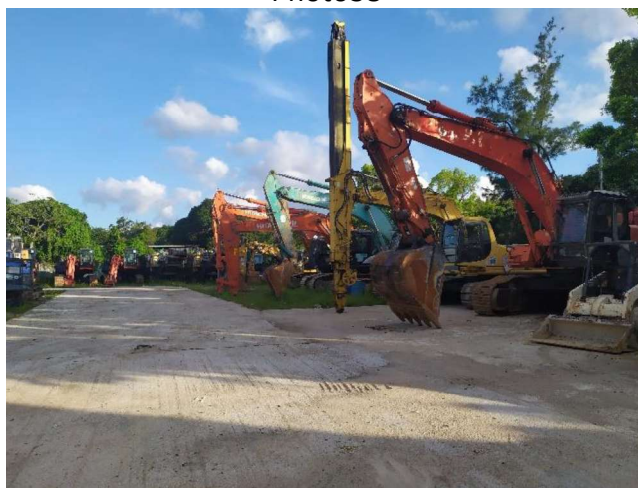


Photo40



Photo41



Photo42



Photo43



Photo44



Photo45



Photo46



Photo47



Photo48

Stain



Photo49



Photo50



Photo51

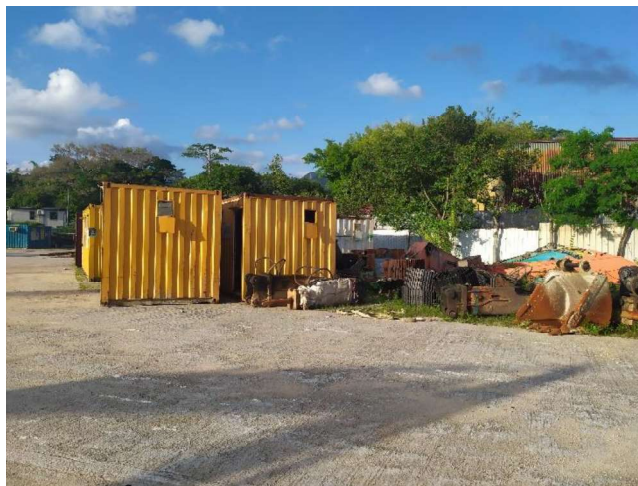


Photo52



Photo53

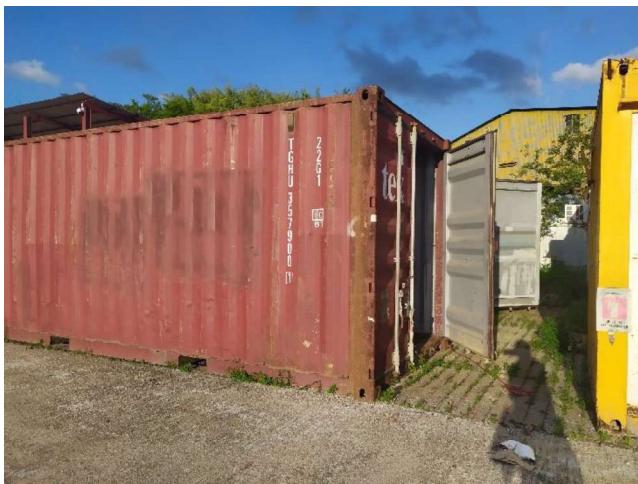


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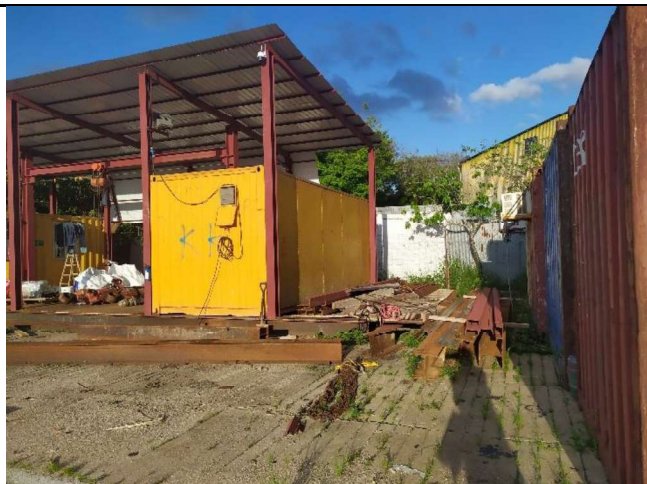


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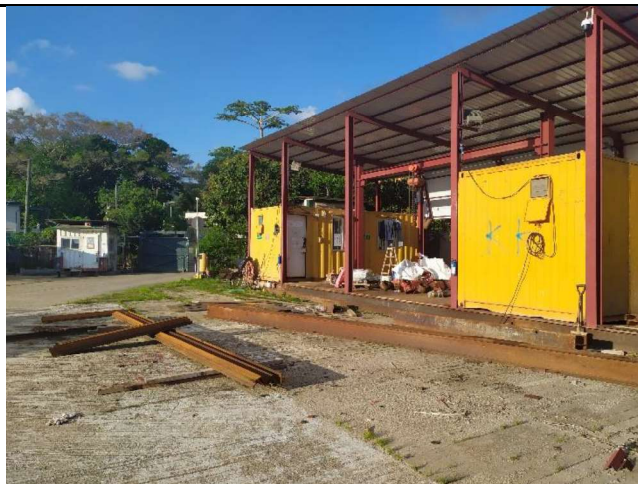


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Photo57

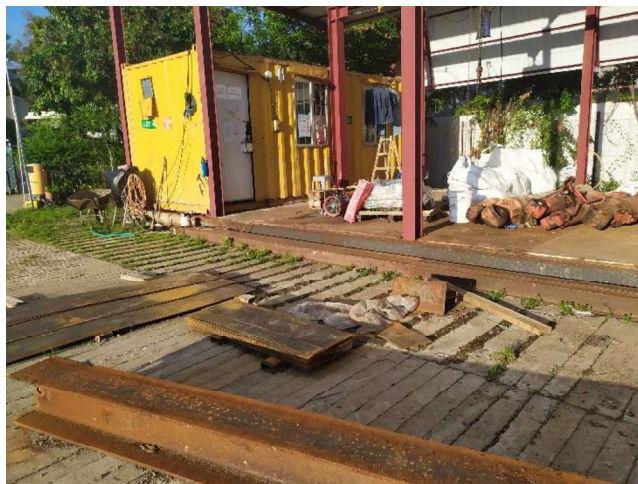


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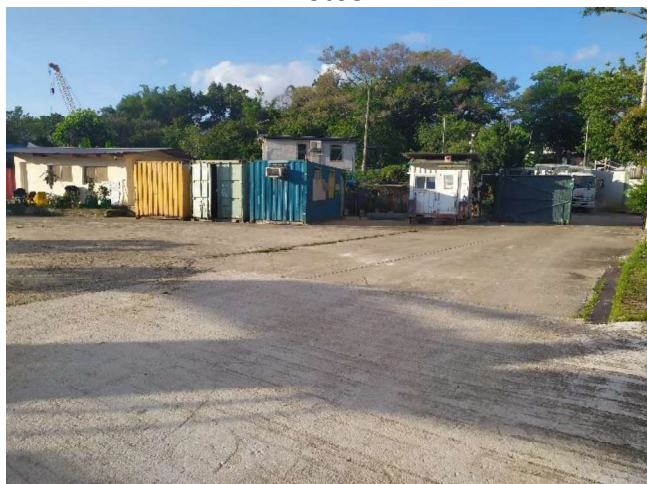


Photo59



Photo60



Photo61

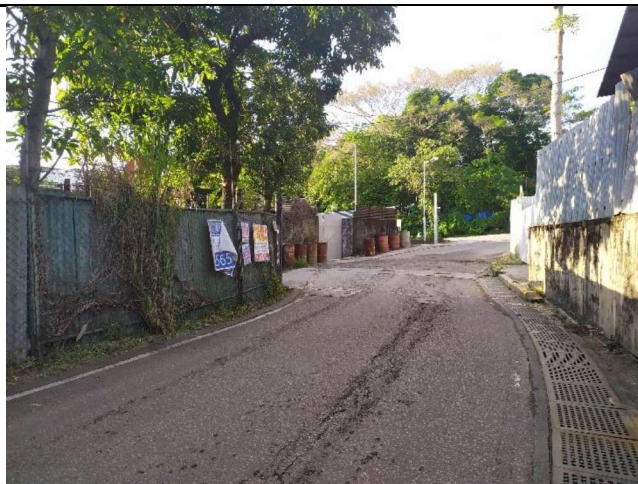


Photo62



Photo63



Photo64

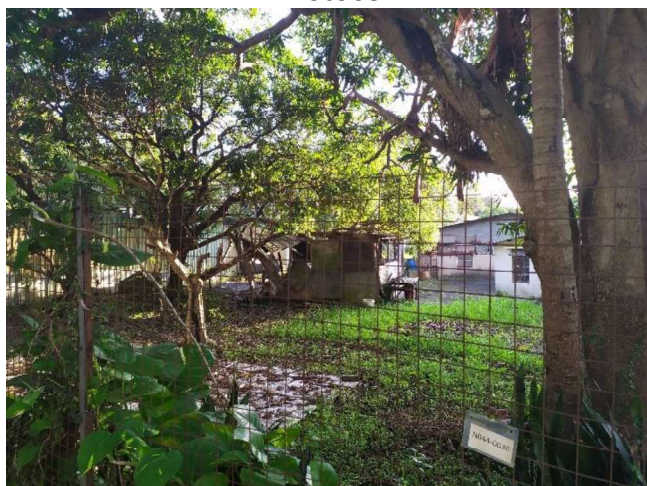


Photo65



Photo66



Photo 67



Photo68



Photo69



Photo70