ARUP

By Hand and Email (tpbpd@pland.gov.hk)
31 October 2025

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The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Your ref TPB/Y/SK-HC/8
Our ref 295143/00/WSTY/MYNL/TYAL/NC/CHAC/05652

Dear Sir/Madam,

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area shown as 'Road' to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung (Planning Application No. Y/SK-HC/8)

Submission of Further Information – Responses to Departmental Comments

We refer to the comments received from various Government departments dated 10 October 2025 on the captioned Planning Application.

We are pleased to submit herewith a Responses-to-Comments Table (**Appendix A**) together with the Revised Environmental Assessment (**Appendix B**), Revised Landscape Master Plan with Tree Survey Report (**Appendix C**), Replacement Pages of the Revised Supporting Planning Statement (**Appendix D**), Replacement Page of the Revised Application Form (**Appendix E**) and the Revised Visual Impact Assessment (**Appendix F**) in support of the Planning Application for your consideration.

We sincerely seek favourable consideration from the Town Planning Board to agree to the captioned s.12A Application.

Should you have any queries, please contact the undersigned or our Miss Natalie CHAN at [redacted] or Mr. Alex CHENG at [redacted].

Yours faithfully,

Natalie Leung
Associate Town Planner

d [redacted]
e

Enc - 4 Copies of **Appendices A** to **F**
cc - Sai Kung & Island District Planning Office – Ms. KONG Sze Nga, Tammy ([redacted])
- Sai Kung & Island District Planning Office – Mr. YIP Ho Yeung, Jackin ([redacted])
- Client

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Appendix A

Responses-to-Comments Table

Comments from Related Departments Page No.

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	**Environmental Protection Department, Environmental Assessment Division, Assessment and Noise Group, Noise Assessment & Exposure Information(2), dated 10 October 2025** *Comments on Environmental Assessment* Noise:	
	1. It is noted that the site layout and positions of NSRs are completely different from the pre-application submission (e.g. there are two residential blocks previously but now there are four blocks). As such, please submit noise models for our checking of road traffic noise results.	Noted. The model files and calculation spreadsheets have been submitted to EPD fore review on 31 October 2025.
	2. S.4.6.2: Please indicate the endorsement of the methodology of traffic projection for Year 2046 from TD has been included in Appendix 4-2.	Noted. Section 4.6.2 has been revised to indicate the endorsement from TD regarding the traffic forecast. Please refer to the revised Section 4.6.2 of the Revised Environmental Assessment (EA) (**Appendix B** of this Further Information refers).
	3. S.4.5.6: Please confirm if there would be any chillers or cooling towers associated with air-conditioning system of the clubhouse.	Chiller and ventilation fan shall be provided for the clubhouse. Please refer to the revised Section 4.5.6 of the Revised EA. However, since the project is still in early stage with no detailed information of the fixed plants, maximum allowable sound power levels for nearby representative receivers were calculated to facilitate future design. Please refer to Appendix 4-1 & Figure 4-1.

No.	Comments	Responses
	4. Please clarify if the "fence wall" proposed at the southern site boundary is a solid wall. This very tall wall (8.5m above ground) should be considered as noise mitigation measures to mitigate road traffic noise from Hiram's Highway rather than as a given in the base case scenario.	Sections 4.6.3, 4.6.4, 4.6.7, Figures 4-2a, 4-3 have been revised to clarify the adoption of solid fence wall. The following scenarios have been updated: • Base Scenario with solid fence wall (5m above ground) • Mitigated Scenario with taller solid fence wall (8.5m above ground) The fence wall proposed in Base Scenario is 3m taller than the nearby pedestrian walkway as the ground level of the nearby pedestrian walkway is higher. Therefore, tge provision of fence wall in Base Scenario is for privacy and safety reason. On the other hand, the taller fence wall is proposed in Mitigated Scenario to protect the NSR from adverse traffic noise. Sections 4.6.3 to 4.6.8, 4.7.3, Tables 4-6, 4-7, Figures 4-2a, 4-3, Appendices 4-3, 4-4 have been revised accordingly under the Revised EA.
	5. Table 4-1: Please amend the heading of "Horizontal Distance from Building Facades" as "Horizontal Distance from Nearest Site Boundary to NSRs"	Noted. The heading of Table 4-4 has been revised as "Horizontal Distance from Nearest Site Boundary to NSRs". Please refer to Table 4-4 of the Revised EA.
	6. App.4-2: Please include road speed of the road links in the tables	Appendix 4-2 under the Revised EA has been revised to include the road speed of the road link.
2.	**Environmental Protection Department, Water Quality Management Division, Water Quality Management Group, Water Quality Impact Assessment and Marine Refuse Management, dated 10 October 2025**	
	7. S5.1.2 – The applicant should consult their Authorized Persons at detailed design stage to make sure they will be able to meet the WPCO licence discharge conditions.	Noted.
	8. S5.3.5, 2nd sentence – Suggest to revise the following sentence: **The treated effluent Sewage** generated from the Proposed Development will be discharged to the existing watercourse after treated by the on-site sewage treatment plant, that will be	Noted. Please refer to Section 5.3.5 of the Revised Environmental Assessment (EA) (**Appendix B** of this Further Information refers).

No.	Comments	Responses
	addressed in separated reports (Sewerage Impact Assessment).	
	9. S5.4.1 – As the site is at immediate adjacency to a stream, pls. pay special attention to the construction of perimeter channels to intercept surface runoff in construction phase as stipulated in section 2 of ProPECC PN 2/24. Such channels should be built firmly anchoring to the ground such that it can capture surface runoff efficiently without leaking outside the works site.	Noted. Recommended mitigation measures in ProPECC PN2/24 will be strictly followed to prevent construction surface runoff from getting into the nearby stream and leaking outside the works site.
	10. S5.4.3 –	
	a. Pls. revise as following: Adequate portable chemical toilets will be provided to cater for the sewage generated from the construction workforce. Any effluent discharge from the construction site should comply with the standards stipulated in the TM-DSS **under WPCO**.	Noted. Please refer to Section 5.4.3 of the Revised EA.
	b. Pls. clarify if the sewage of the portable toilets will be collected for disposal instead of discharging. If so, pls. revise the last sentence and supplement disposal arrangement.	The sewage from chemical toilet shall be handled by licensed contractor. Last sentence of Section 5.4.3 has been revised as "A licensed contractor shall be employed to collect, dispose of, and provide maintenance for the chemical toilets.". Please refer to Section 5.4.3 of the Revised EA.
	11. S5.5.2, last sentence & S8.1.12, last sentence – Pls. consider revising as following: All **discharges water should be discharged through the public drainage and sewerage system that** will be addressed in separated reports (Drainage Impact Assessment and Sewerage Impact Assessment).	Noted. Please refer to Section 5.5.2 of the Revised EA**.**
	Air quality	
	12. Section 2.1.1 and 2.1.2 – Please remove the line break between these two sections.	The line break between Sections 2.1.1 and 2.1.2 has been removed. Please refer to Section 2.1.1 of the Revised EA (**Appendix B** of this Further Information refers).
	13. Table 3-2 –	
	a. Please align numbering of Notes with other tables across the chapter for consistency.	The numbering of Notes has been revised as Arabic Numerals. Table 3-2 to Table 3-5 of

No.	Comments	Responses
		the Revised EA have been updated accordingly.
	b. Please add "Number of exceedances allowed per calendar year" in the last column header.	Noted. Last column header has been revised as "Number of exceedances allowed per calendar year". Please refer to Table 3-2 of the Revised EA.
	14. Section 3.2.5 – Please revise to "0.001%" in the last line.	Noted. Section 3.2.5 has been revised as "…0.001%.". Please refer to Section 3.2.5 of the Revised EA**.**
	15. Table 3-3 – Please check if annual FSP and 8-hour (10th max) ozone in 2023 exceeded AQO.	Annual FSP and 8-hour (10th max) ozone in Year 2023 are considered as exceedance. Table 3-3 has been updated to Year 2020 to 2024. Section 3.3.2 have been updated accordingly. Please refer to Table 3-3 and Section 3.3.2 of the Revised EA**.**
	16. Table 3-3 to 3-5, Note [ii] –	
	a. Please state the version of the SAMP.	Note [2] of Tables 3-3 to 3-5 has been updated in the Revised EA to state the version of SAMP (v2.1).
	b. Please provide a figure showing 500m assessment area, with overlay of PATH grid.	Figure 3-1 has been supplemented to indicate the PATH grid and 500m assessment area. Please refer to Figure 3-1 of the Revised EA.
	17. Section 3.3.4 to Table 3-5 – Please include all PATH grids of 500m assessment area.	Table 3-4 has been updated to include the background air quality of all PATH grid within 500m assessment area at L1. Please refer to the revised Sections 3.3.4 to 3.3.7 and Table 3-4 of the Revised EA.
	18. Table 3-5 – Please check the label for the last column which should be L3 instead of L1.	The label in last column of Table 3-5 has been revised as "L3 (35-55m)". Please refer to Table 3-5 of the Revised EA.
	19. Table 3-6 and Figure 3-1 –	
	a. Please review if there is any representative ASRs between ASR-05 and the project site.	Only temporary structures are identified between ASR-05 and Application Site. No air sensitive use is anticipated in the temporary structures and therefore, no representative ASR is being assigned.

No.	Comments	Responses
	b. Please identify representative ASRs at the east of Hing Keng Shek Road and north of Hiram's Highway.	Additional representative ASRs (ASR-06, ASR-07) at the area at the Hing Keng Shek Road and north of Hiram's Highway are identified. Table 3-6 and Figure 3-2 of the Revised EA have been updated accordingly.
	20. Figure 3-2 – Please indicate PASR-01 to PASR-06 in the figure.	Figure 3-3 has been updated to include the ID of the planned ASR. Please refer to Figure 3-3 of the Revised EA.
	21. Section 3.5 –	
	a. Please provide more information including but not limited to: the size of the demolition, site formation or/and excavation area, amount of excavated materials to be handled, number of dump trucks and mechanical equipment to be used per time over the work site.	Section 3.5.2 and Table 3-8 have been supplemented and revised in the Revised EA to discuss the size of the construction works, maximum number of dump truck per day and the number of concurrent PME.
	b. Please supplement if there are any concurrent projects within 500m assessment area. If affirmative, please discuss cumulative constructional air quality impact.	Sections 3.5.3 to 3.5.6 and Table 3-9 have been supplemented to include the planned development and discuss the cumulative construction air quality impact. Please refer to the Sections 3.5.3 to 3.5.6 and Table 3-9 of the Revised EA.
	22. Section 3.6.1 – Please provide the separation distance between the STP and the nearest ASR of the proposed development. Please estimate the scale of the STP.	Section 3.6.1 and Figure 3-3 have been revised to include the separation distance and scale and indicate the separation distance respectively. Please refer to the revised Section 3.6.1 and Figure 3-3 of the Revised EA.
	23. Section 3.6.2 – Please indicate the location of carpark and carpark exhaust in a figure.	The location of carpark is supplemented in Appendix 2-1 of the Revised EA. Please note the proposed development is still in early stage, the location of the carpark exhaust will be subject to detailed design stage. However, the carpark exhaust will be designed in accordance with ProPEDD PN2/96 and in a way that will not cause nuisance to occupants in the building or of neighbouring buildings, as stated in Section 3.6.2.
	24. Section 3.6.4 – While it is noted that the road type of Hing Keng Shek Road would be classified as rural road (RR), considering the traffic flow of the Hing King Shek Road and the associated potential road traffic	Buffer distance of 10m for "District Distributor" has been adopted for the Hing Keng Shek Road.

No.	Comments	Responses
	impact air quality impact of RR could be comparable to district distributor (DD)/local distributor (LD), please review and confirm whether at least 10m buffer distance from the Hing Keng Shek Road to the nearest ASR/ air sensitive uses within the proposed development could be allowed as conservative approach. Otherwise, further justification on adopting the buffer distance of less than 10m shall be further supplemented to demonstrate the proposed development would not be subjected to potential adverse air quality impact.	Please refer to Section 3.6.4 and Figure 3-5 of the Revised EA.
	25. Section 3.6.6 – Please provide the dates of the site survey. Please state clearly that there is no chimney emission from the proposed development. Please be reminded that it should be the responsibility of the applicant and their consultant to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the planning application would be invalidated.	Section 3.6.6 has been updated in the Revised EA to clearly state that no chimney will be proposed in the proposed development. The date of site survey is also supplemented in Section 3.6.6.
	26. Please highlight all the changes/amendments in the next submission for review.	Noted. All changes are highlighted in yellow for ease of review and checking.
3.	**Environmental Protection Department, Water Quality Management Division, Water Quality Management Group, Specific Waste Management and Land Contamination Assessment, dated 10 October 2025** <u>Land Contamination</u>	
	27. Please supplement the size of the area used for vehicle repairing activities.	The total area of the two suspected vehicle repairing sites is approximately 1,610m^2. Section 7.2.1 of the Revised EA has been supplemented accordingly.
	28. Please describe any use of concerned chemicals and their storage conditions observed during site visit.	Cleaning solvent and lubrication oil are used but they are stored on well-paved storage on-site.
	29. Please confirm whether there are any records of spillage/accidents/CWP	EPD has confirmed no chemical waste producer or spillage/leakage incidents was

No.	Comments	Responses
	registrations from relevant government departments.	recorded at the site, while response from FSD remains pending. Please refer to Section 7.3.1, Table 7-1 and Appendix 7-2 of the Revised EA.
	30. Please provide the site walkover checklist recorded during the site visit.	Please refer to Appendix 7-3 of the Revised EA for the site walkover checklist.
	31. 7.3.1 & 7.4.1 It is stated that the need for further studies shall be determined at a later stage. Please clarify whether this implies that the site is still in operation and that a further site re-appraisal will be conducted prior to the commencement of construction works.	The ends of Section 7.4.1 and 7.5.1 are supplemented with "However, as the site remains operational, a further site re-appraisal will be conducted prior to the commencement of construction works." Please refer to Section 7.4.1 and 7.5.1 of the Revised EA**.**
4.	**Planning Department, District Planning Branch, New Territories District Planning Division, Sai Kung & Islands District Planning Office, dated 10 October 2025**	
	1. Regarding the Landscape Master Plan submitted by the applicants, please further supplement the rationale/objective of the proposed landscape design.	Noted. Please refer to the Revised Landscape Master Plan (LMP) with Tree Survey Report (**Appendix C** of this Further Information refers) for the elaboration of the rationale/objective of the proposed landscape design.
	2. A 2m-wide footpath is proposed along the eastern boundary for public use, please clarify the construction, future management and maintenance responsibilities.	The applicant would be willing to take up the construction, future management and maintenance of the proposed 2m-wide public footpath along the eastern boundary.
	3. Also, please advise the maintenance and management responsibilities of the existing footbridge outside the application site connecting Hiram's Highway and the proposed 2m-wide footpath.	For the footbridge outside the Site boundary, the project proponent will clarify the future management and maintenance responsibility with the Lands Department during the lease modification stage.
	4. The section of Hing Keng Shek Road is proposed to be widened to 6.0m, 2-lane carriageway and to be connected to a proposed short vehicular bridge which are both outside the application site. Please clarify the construction, future management and maintenance responsibilities for both the widened road and the vehicular bridge.	The proposed improvement works are discussed in Section 5.1.1 of the Revised Traffic Impact Assessment (TIA) and the project proponent would be responsible for the construction of the improvement works. For the future management and maintenance responsibility, the project proponent will take up the road section within the Site boundary. For the road section outside the Site boundary, the project proponent will clarify the future management and

No.	Comments	Responses
		maintenance responsibility with the Lands Department during the lease modification stage.
	5. I refer to the para 2.3.2 and Figure 2.3 of the Consolidated SPS, please clarify if there is existing vehicle repairing workshop at the Site.	Noted. Please be clarified that there is no existing vehicle repairing workshop at the Application Site. Please refer to the Replacement Pages of the Revised Supporting Planning Statement (**Appendix D** refers) and Replacement Page of the Application Form (**Appendix E** refers).
5.	**Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 10 October 2025**	
	1. With reference to page.11 of the s.12A application form, *"no tree felling"* and "no landscape impact" are stated. However, according to para. 4.5.2 of the Supporting Planning Statement, it is noted that *"A total of 116 existing trees are proposed to be felled…"* Please clarify. Moreover, the applicant is advised to carefully review and verify the accuracy and consistency of the information provided	Please note that while a total of 103 trees is proposed to be felled under the Revised Landscape Master Plan and Tree Survey (**Appendix C** refers), the tree compensation ratio of over 1:1 would be achieved with 103 compensation trees and 12 new trees, ensuring that no negative impacts on tree felling would be anticipated. In addition, various landscape design elements have been proposed for the Application Site, which is currently occupied by temporary structures and a commercial horticulture workshop. With the proposed landscape design as demonstrated in the revised LMP with Tree Survey Report, no negative landscape impacts would be anticipated.
	2. Appendix B (Landscape Plan with Tree Survey Report)	
	(a) LMP-01 (Landscape Master Plan) - The proposed pedestrian and vehicular entrance/exist should be indicated on the relevant drawing(s).	Noted. The proposed pedestrian and vehicular entrances/exits have been indicated on the LMP-01 of the Revised LMP with Tree Survey Report.
	(b) SS-01 (Section A-A')	
	I. The setting out and demarcation line of the proposed landscape treatment for the sectional drawing should be provided.	Noted. Please be advised that the demarcation line of the landscape treatment for the sectional drawing SS-01 has been moved to the top of the section in the

No.	Comments	Responses
		Revised LMP with Tree Survey Report for your easy reference.
	II. It is noted that *"…a 2m tall fence wall will be installed along other sections of the site boundary. The fence wall will be constructed mainly by perforated mesh with planting area underneath…"* (para. 4.5.1 of Supporting Planning Statement refers). However, according to drawing no. SS-01, the proposed footpath is connected with the fence wall. Please ensure that adequate space is provided to allow for the healthy growth of the plant of the proposed feature fence wall.	Noted. The location of the fence wall has been moved to the planting area that separates the public footpath and the residential development. Please refer to Para. 4.5.1 of the Revised Supporting Planning Statement (**Appendix D** refers) and Para. 1.2 and Drawing SS-01 of the Revised LMP with Tree Survey Report (**Appendix C** refers).
	3. Appendix I (Tree survey and treatment plan) of Appendix B	
	(a) TS-01 (Tree survey and treatment plan)	
	I. Discrepancy in the Tree ID is observed between this drawing and tree survey schedule.	Noted. Tree ID between Plans and assessment schedule revised are updated and tallied in the Revised LMP with Tree Survey Report.
	II. It is observed that some existing trees (e.g. 2, 9, 55, 114, 115, 213, 215, 216, 217, 221, 222, 223, 224, 225, 226, 228, 230, 232, etc.) are outside the application site which have no conflict with the proposed development. The applicant should provide justification for the proposed treatment of the trees listed above.	Noted. The justification for the proposed treatment of the existing trees outside the application site that would be felled has been included in Appendix II (Tree Survey Schedule) of the Revised LMP with Tree Survey Report under the column "Additional Remarks".
	III. It is observed that some existing trees (e.g. 103 and 104) are within the site but no conflict with the proposed development. Please review.	Please be advised that the mentioned trees are very close to the proposed building footprints at the Application Site. Hence, they are proposed to be felled.
	4. Appendix II (Tree survey schedule) of Appendix B	
	(a) It appears that the DBH measurement in the tree survey schedule may have been rounded up and in 10mm interval. The applicant is reminded to and cross-check for accurately reflect the respective size of the surveyed trees as far as practicable.	Noted. The DBH has been revised in Appendix II (Tree Survey Schedule) of the Revised LMP with Tree Survey Report.

No.	Comments	Responses
	(b) The applicant is advised to provide a column to show the location (within/outside application site) of the existing trees for reference.	Noted. The trees outside the Application Site have been indicated in the existing "Additional Remarks" column under Appendix II (Tree Survey Schedule) of the Revised LMP with Tree Survey Report.
	(c) The applicant is advised to provide a column to provide the justification of the proposed tree treatment for the existing trees.	Noted. The justification of the proposed tree treatment for the existing trees is included in the existing Additional Remarks column under Appendix II (Tree Survey Schedule) of the Revised LMP with Tree Survey Report.
	(d) According to the column of *"Suitability for Transplanting"* under the tree survey schedule, all tree(s) have been rated "low" for suitability for transplanting. However, it is observed that some trees *species (e.g. Livistona, Roystonea etc.)* are suitable for transplant and in fair conditions and without any defect. The applicant shall critically review the rating of suitability for transplanting trees including but not limited to T20, T97 -T103 and T113.	Noted. The reasons of the rating have been supplemented in the "Remarks" column under "Suitability for transplanting" in Appendix II (Tree survey schedule) of the Revised LMP with Tree Survey Report.
	(e) According to the column of *"Department to provide expert advice to Lands"* under the tree survey schedule, all tree(s) have been stated "Lot owner" for provide expert advice. Please clarify.	Noted. The "Department to provide expert advice to Lands" column in Appendix II (Tree survey schedule) of the Revised LMP with Tree Survey Report has been changed into "LandsD" for providing expert advice.
	Advisory Comment	
	5. The applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under lease. Thus, the applicant should seek comments and approval from the relevant authority on the tree works concerned and/or compensatory/replacement planting proposal, where appropriate.	Noted.
	6. Please be reminded that the approval of the Planning Application does not imply approval of the site coverage of greenery requirements under BD's PNAP APP-152 and/or under lease. The site coverage of greening calculation should be submitted separately to BD for approval.	Noted.

No.	Comments	Responses
6.	**Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Urban Design Unit, dated 10 October 2025** Visual Impact Assessment	
	1. Para. 4.1: it is stated in this paragraph that *'the Assessment Area is defined by approximately three times of overall maximum BH of the subject development'* and thus *'a radius of 40 m from the Application Site boundary defines the Assessment Area, within which key public viewing points are selected.'* However, it is noted that none of the selected viewpoints fall within the Assessment Area shown in Figure 1. According to the TPB PG-NO. 41, Initial Assessment Area Boundary could be defined by three times of the height of proposed building, but it may not necessarily be the actual assessment area. The actual assessment area, i.e. the visual envelope, should be determined having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions. The visual envelope is expected to cover the fields of views from all sensitive viewers in direct sight of the proposed development. The applicant may consider revising the assessment area boundary.	Please note that the location of the VP3 was previously misplaced and has been rectified in Figure 1 of the Revised Visual Impact Assessment (VIA) (**Appendix F** refers). It is located about 40m from the Application Site, falling within the Assessment Area. Hence, there would be one selected viewpoint within the Assessment Area. Please also be noted that the visual envelope has been taken into consideration, with five other VPs selected outside 40m from the Application Site boundary in all directions to assess the visual impacts of the indicative scheme at the Application Site.
	2. Para. 4.4 to 4.9: According to TPB PG No. 41, visual sensitivity should take into account factors including the activity of the viewers, distance of each VP from the Site, the duration over which the development remains visible, and the public perception of value attached to the views, etc. Discussions of some of these factors for some VPs are missing. It is also suggested that analysis on how the sensitivity of each VPs is so reached with reference to these factors should be beefed up.	Noted. Para. 4.4 to 4.9 of the Revised VIA have been updated to include the analysis on the sensitivity of each VPs.
	3. Section 5:	

No.	Comments	Responses
	(a) While noting that the Site and the proposed development are not visible at VP2 and VP5, Consultant may wish to add a brief discussion on visual composition, visual obstruction, effects on public viewers, and effects on visual resources for these two VPs.	Noted. The discussions about VP2 and VP5 have been elaborated. Please refer to Para. 5.3.2, 5.3.3, 5.6.2 and 5.6.3 in the Revised VIA.
	(b) Besides, for these two VPs, according to TPB PG No. 41, if the visual effect is screened or filtered by other distracting visual elements within the Assessment Area, the visual impact may be described as 'negligible', instead of stating that 'there will not be any impact'.	Noted and revised accordingly. Please refer to Para. 5.3.2, 5.3.3, 5.6.2 and 5.6.3 in the Revised VIA.
	(c) There is no concluding paragraph(s) on the assessment findings of the potential visual impact for all the VPs except VP1. The concluding paragraph(s) should briefly conclude the findings on the visual impact with reference to the discussion on visual composition, visual obstruction, effects on public viewers, and effects on visual resources for each VP.	Noted. A concluding paragraph has been supplemented for all the VPs in the Revised VIA.
	4. It is mentioned in various sections of the VIA that there is stepped building height design for mitigating the potential visual impact. However, it is noted that among the four residential buildings, three of them are in same building height of 4 storeys above a one-storey basement while one of them is in three storeys above a one-storey basement. In this regard, the applicant may wish to elaborate on how the stepped building height design be formulated and the effectiveness of such building height profile in mitigating the visual impact. Besides, planting of trees is also mentioned as a mitigation measure, but without specific details. The applicant may wish to supplement.	Noted. The current building design would create visual variation and reduce the visual bulk of the proposed blocks, with proposed plantings along the site boundary that allows the development at the Application Site to blend in with the surrounding natural setting. Please refer to the discussions throughout the Revised VIA.

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Appendix B

Revised Environmental Assessment

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Environmental Assessment
(v4.0)

October 2025

Approved By _____
(Project Manager: Mr. KS Lee)

REMARKS:

The information supplied and contained within this report is, to the best of our knowledge, correct at the time of printing.

CINOTECH accepts no responsibility for changes made to this report by third parties.

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1. INTRODUCTION

1.1 Project Background

1.1.1 A residential development with clubhouse (the Proposed Development) is planned to be develop at various Lots in D.D. 210 Pak Wai, Sai Kung. The Applicant proposes to amend the *Draft Ho Chung Outline Zoning Plan* (OZP) No. S/SK-HC/12 by rezoning the Application Site from "Green Belt" ("GB") and area shown as "Road" to "Residential (Group C)5" ("R(C)5"), with a maximum plot ratio of 0.6 and maximum building heights of 4 storeys (excluding basements) to facilitate the Proposed Development.

1.1.2 The rezoning requires planning permission from Town Planning Board (TPB). The applicant seeks planning permission for the proposed use at the Application Site under Section 12A Planning Application ("the Application").

1.1.3 Cinotech Consultants Limited has been commissioned by the Project Proponent to prepare an Environmental Assessment (EA) report in supporting of the Application.

2. PROJECT DESCRIPTION

2.1 Description of the Existing Site & its Environs

2.1.1 The Proposed Development is located at the west side of the junction of Hiram's Highway and Hing Keng Shek Road. The Application Site is occupied by botanical gardens and temporary structures. It covers a portion of the footpath from Hiram Highway leading to the existing village to the north of the site. The Site location is illustrated in **Figure 2-1**.

2.1.2 The Proposed Development is located within an area dominated by residential development, while no commercial and industrial buildings are identified in the vicinity. The Site is surrounded by natural terrain to its north, east and west side, while low-rise residential development is identified between natural terrain at north and east side and the project site. To the south is low-rise residential buildings separated by Hiram's Highway.

2.2 Proposed Development

2.2.1 The Proposed Development, with site area of about 12,692m^2, consists of (1) basement carpark with 79 spaces; (2) a Swimming Pool; (3) four residential buildings with 4 storeys (Blocks 1 - 3) and 3 storeys (Block 4) respectively. A tentative layout plan for the Proposed Development is illustrated in **Appendix 2-1.**

2.3 Scope of Study

2.3.1 This EA is prepared to assess the potential environmental impact associated with the implementation of the Proposed Development in support of the submission of the planning application. The assessment has been undertaken with reference to the guidance for environmental considerations provided in Chapter 9 "Environment" of the Hong Kong Planning Standards and Guidelines (HKPSG).

2.3.2 The key environmental issues with potential environmental impacts arising from the Proposed Development are air quality, noise, water and waste management during construction phase

and operational phase and land contamination.

2.3.3 The assessment has covered the following major aspects:

- Air Quality Impact Assessment
    - Construction Dust
    - Traffic Emission
- Noise Impact Assessment
    - Construction Noise
    - Fixed Noise Sources during Operation Phase
    - Traffic Noise Impact during Operation Phase
- Water Quality Impact during Construction Phase and Operational Phase
- Waste Management Implication
- Land Contamination Assessment

2.3.4 Drainage impact assessment and sewerage impact assessment shall be addressed in separated reports and thus not included in this EA report.

3. AIR QUALITY IMPACT

3.1 Introduction

3.1.1 This chapter identifies and evaluates potential air quality impact due to the Project during construction and operation phases, and recommends appropriate mitigation measures for the potential impact.

3.2 Legislations, Standards and Guidelines

3.2.1 The air quality impact assessment was carried out with reference to the Hong Kong Planning Standards and Guidelines (HKPSG) and the Air Pollution Control Ordinance (Cap.311) (APCO).

Minimum Buffer Distance

3.2.2 The minimum buffer distance from the emission sources (i.e. Roads and Highways, and Industrial Area) are recommended in the Hong Kong Planning Standards and Guidelines (HKPSG) and are summarized in **Table 3-1**.

Table 3-1 Guidelines on Usage of Open Space Site

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	*Type of Road*		
	Trunk Road and Primary Distributor	>20m	Active and passive recreation uses
		3-20m	Passive recreational uses
	District Distributor	>10m	Active and passive recreation uses
		<10m	Passive recreational uses
	Local Distributor	>5m	Active and passive recreation uses
		<5m	Passive recreational uses
Industrial Area	*Difference in Height between Industrial Chimney Exit and the Site*		
	<20m	>200m	Active and passive recreation uses
		5-200m	Passive recreational uses
	20-30m (*)	>100m	Active and passive recreation uses
		5-100m	Passive recreational uses
	30-40m	>50m	Active and passive recreation uses
		5-50m	Passive recreational uses
	>40m	>10m	Active and passive recreation uses

Note:
1. In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.
2. The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.
3. The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishments which are likely to be significant air pollution sources. Consult EPD when planning open space sites close to such establishments.

Air Quality Objectives (AQO)

3.2.3 The Air Pollution Control Ordinance (APCO) provides the statutory authority for controlling air pollutants from a variety of sources. The Hong Kong Air Quality Objectives (AQO) stipulate the maximum allowable concentrations over specific periods for the criteria pollutants (**Table 3-2**).

Table 3-2 Hong Kong Air Quality Objectives (2025)

Pollutant	Averaging time	Concentration limit [1] (µg/m3)	Number of exceedances allowed per calendar year
Sulphur Dioxide (SO2)	10-minute	500	3
	24-hour	40[4]	3
Respirable suspended Particulates (RSP) [2]	24-hour	75[4]	9
	Annual	30[4]	Not applicable
Fine Suspended Particulates (FSP) [3]	24-hour	37.5[4]	18[4]

Pollutant	Averaging time	Concentration limit [1] (µg/m3)	Number of exceedances allowed per calendar year
	Annual	15[4]	Not applicable
Nitrogen Dioxide (NO2)	1-hour	200	18
	24-hours [4]	120[4]	9 [4]
	Annual	40	Not applicable
Ozone (O3)	8-hour	160	9
	Peak season [4]	100[4]	Not applicable [4]
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
	24-hours [4]	4,000[4]	0 [4]
Lead (Pb)	Annual	0.5	Not applicable

Note:
1. All measurements of the concentration of gaseous air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293Kelvin and a reference pressure of 101.325 kilopascal.
2. Respirable suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 10 µm or less.
3. Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5 µm or less.
4. Amended/New criteria in the new AQO (AQO-2025).

Air Pollution Control (Construction Dust) Regulation

3.2.4 The regulation defines notifiable and regulatory works activities that are subject to construction dust control.

The Air Pollution Control (Fuel Restriction) Regulations

3.2.5 The regulation provides a statutory minimum requirement to restrict commercial and industrial processes to use ULSD (Ultra Low Sulphur Diesel) with a sulphur content of only 0.001%.

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

3.2.6 According to the regulation, Non-road Mobile Machinery (NRMMs) must adhere to the prescribed emission standards. Only NRMMs that have been approved or exempted and bear the appropriate label are permitted for use in specified activities and locations. These include construction sites, container terminals and backup facilities, restricted areas of the airport, designated waste disposal facilities, and specified processes.

Recommended Pollution Control Clauses for Construction Contracts

3.2.7 This guideline provides a list of relevant regulations/guidelines for contractors and general engineering practices aimed at minimizing inconvenience and environmental nuisance to nearby residents and other sensitive receivers.

ProPECC PN 2/96 - Control of Air Pollution in Car Parks

3.2.8 The practice note provides guidance on the control of air pollution in car parks including air quality guidelines required for the protection of public health; and factors that should be

considered in the design and operation of car parks in order to achieve the required air quality.

3.3 Background Air Quality

Background Air Quality

3.3.1 EPD has been closely monitoring the air quality in Hong Kong through their air quality monitoring stations (AQMS). The Tseung Kwan O Air Quality Monitoring Station is the closest AQMS to the Proposed Development.

3.3.2 The monitoring results of Tseung Kwan O AQMS during year 2020-2024 are summarized in **Table 3-3**. The measured pollutant concentrations generally show no significant changes from 2020 - 2024.The concentration of reported pollutants in past five recent year have complied the criteria stipulated in AQO, besides annual FSP in Year 2023 and Ozone.

3.3.3 It should be noted that Tseung Kwan O AQMS is located within high density residential area which is about 4.5km from the Proposed Development. On the other hand, the Proposed Development is surrounded by natural terrain to its north, east and west side, and only low-rise residential developments are in the vicinity of the project site.

Table 3-3 Average Concentrations of Pollutants in the Recent Five Years (Year 2020 - 2024) at Tseung Kwan O Air Quality Monitoring Station

Pollutant	Averaging Time	AQO [1]	Pollutant Concentration (µg/m3) [2]				
			2020	2021	2022	2023	2024
Respirable Suspended Particulates (RSP)	24-hour (10th Max)	75 (9)	52	50	46	50	59
	Annual	30	24	24	22	24	27
Fine Suspended Particulates (FSP)	24-hour (19th Max)	37.5 (18)	26	26	28	27	31
	Annual	15	12	13	13	15	14
Nitrogen Dioxide (NO2)	1-hour (19th Max)	200 (18)	136	132	110	116	105
	24-hour (10th Max)	120 (9)	51	60	48	50	46
	Annual	40	23	26	21	22	22
Sulphur Dioxide (SO2)	10-minute (4th Max)	500 (3)	18	18	12	32	12
	24-hour (4th Max)	40 (3)	7	9	7	6	8
Ozone (O3)	8-hour (10th Max)	160 (9)	158	158	167	160	168
	Peak Season	100	112	109	105	111	113
Carbon Monoxide (CO)	1-hour (1st Max)	30000	1670	1750	1210	1300	1500
	8-hour (1st Max)	10000	1411	1375	1105	996	1209
	24-hour (1st Max)	4000	1152	1113	834	824	760

Note:
[1] The numbers in brackets () refer to number of exceedance allowed per year.
[2] The pollution concentrations are obtained from the Smart Air Modelling Platform (v2.1).
[3] Exceedances has been highlighted in orange.

PATH Background

3.3.4 PATH is a regional scale air quality model developed by EPD to predict future air quality over the whole Pearl River Delta region including Hong Kong. The PATH v3.0 grids corresponding to the 500m assessment area of the Proposed Development is [47,38], [48,38], [47,37], and [48,37], as illustrated in **Figure 3-1**. **Table 3-4** gives the predicted background air quality on 2030 of the Grids [47,38], [48,38], [47,37], and [48,37] where the Proposed Development is located.

3.3.5 The predicted background concentration within 500m of the Site in years 2030 meets the relevant Air Quality Objectives (AQOs) with a significant margin, except for Ozone concentration.

3.3.6 Considering the population intake year of the Project is planned to be 2031, the PATH background concentrations at nearby PATH grids [47,38], [48,38], [47,37], and [48,37] on year 2030 are representative to reflect the background air quality.

3.3.7 The PATH background concentrations at Grid [48,38], where the proposed development is located, from 0 to 55m (L1 to L3) on Year 2030 are listed in **Table 3-5**. The PATH prediction show that the vertical variation of the pollutant concentrations is not significant for the first

50m from the ground.

Table 3-4 Predicted Background Ground Level Air Quality of PATH Grid [47,38], [48,38], [47,37], and [48,37] in Year 2030

Pollutant	Averaging Time	AQOs [µg/m³] [1]	PATH Model Concentration [µg/m³] in Year 2030			
			Grid [47,38] L1 (0-17m)	Grid [48,38] L1 (0-17m)	Grid [47,37] L1 (0-17m)	Grid [48,37] L1 (0-17m)
Respirable Suspended Particulates (RSP)	24-hour (10th Max)	75 (9)	49.53	49.63	53.51	50.85
	Annual	30	18.72	18.92	20.44	19.46
Fine Suspended Particulates (FSP)	24-hour (19th Max)	37.5 (18)	28.4	28.25	31.45	29.19
	Annual	15	11.22	11.38	12.67	11.83
Nitrogen Dioxide (NO2)	1-hour (19th Max)	200 (18)	41.83	44.2	47.34	48.79
	24-hour (10th Max)	120 (9)	18.94	20.12	21.78	22.27
	Annual	40	8.29	9.6	9.88	10.69
Sulphur Dioxide (SO2)	10-minute (4th Max)	500 (3)	20.35	20.91	20.52	20.67
	24-hour (4th Max)	40 (3)	6.52	6.62	6.55	6.67
Ozone (O3)	8-hour (10th Max)	160 (9)	166.61	167.28	166.1	164.42
	Peak Season	100	121.6	121.6	119.63	119.28
Carbon Monoxide (CO)	1-hour (1st Max)	30000	512.88	515.72	512.83	515.53
	8-hour (1st Max)	10000	475.62	480.53	478.73	480.81
	24-hour (1st Max)	4000	434.04	440.44	438.71	445.04

Note:
[1] The numbers in brackets () refer to number of exceedance allowed per year.
[2] The pollution concentrations are obtained from the Smart Air Modelling Platform (v2.1).
[3] Exceedances has been highlighted in orange.

Table 3-5 Predicted Background Air Quality of Grid [48, 38] of PATH on Year 2030

Pollutant	Averaging Time	AQOs [µg/m³] [1]	PATH Model Concentration [µg/m³]		
			Year 2030 L1 (0-17m)	Year 2030 L2 (17-35m)	Year 2030 L3 (35-55m)
Respirable Suspended Particulates (RSP)	24-hour (10th Max)	75 (9)	49.63	49.41	49.35
	Annual	30	18.92	18.7	18.57
Fine Suspended Particulates (FSP)	24-hour (19th Max)	37.5 (18)	28.25	27.92	27.91
	Annual	15	11.38	11.17	11.05
Nitrogen Dioxide (NO2)	1-hour (19th Max)	200 (18)	44.2	43.72	42.73
	24-hour (10th Max)	120 (9)	20.12	19.57	19.11
	Annual	40	9.6	8.91	8.44
Sulphur Dioxide (SO2)	10-minute (4th Max)	500 (3)	20.91	21.24	21.33
	24-hour (4th Max)	40 (3)	6.62	6.74	6.79
Ozone (O3)	8-hour (10th Max)	160 (9)	167.28	171.12	172.43
	Peak Season	100	121.6	124.33	125.63
Carbon Monoxide (CO)	1-hour (1st Max)	30000	515.72	516.32	516.9
	8-hour (1st Max)	10000	480.53	481.66	482.34
	24-hour (1st Max)	4000	440.44	440.87	441.43

Note:
[1] The numbers in brackets () refer to number of exceedances allowed per year.
[2] The pollution concentrations are obtained from the Smart Air Modelling Platform (v2.1).
[3] Exceedance has been highlighted in orange.

3.4 Study Area & Air Sensitive Receivers

3.4.1 The Study Area for this air quality impact assessment covers the area within 500 m from the Project boundary.

3.4.2 During construction phase, residential development in the vicinity of the Site is considered as the air sensitive receivers (ASRs). The representative ASRs for construction phase are listed in **Table 3-6** and illustrated in **Figure 3-2**.

Table 3-6 Nearby Representative Air Sensitive Receivers for Construction Phase

ID	Location	Type	Building Height (mAG)	Horizontal Distance from Project Boundary
ASR-01	60B Pak Wai	Residential	6	30m
ASR-02	60A Pak Wai	Residential	6	11m
ASR-03	Residential Building in Pak Wai Village	Residential	9	44m
ASR-04	48 Luk Mei Tsuen	Residential	6	119m
ASR-05	73 Hing Keng Shek	Residential	6	87m
ASR-06	66A Pak Wai	Residential	6	55m
ASR-07	66 Pak Wai	Residential	10	54m

3.4.3 During operation phase, the Proposed Development itself is considered as ASRs. The planned ASRs are illustrated in **Figure 3-3** and summarized in **Table 3-7**. Apart from the Proposed Development, a basement carpark and an on-site sewage treatment plant are proposed within the Proposed Development.

Table 3-7 Planned Air Sensitive Receivers of Proposed Development

ID	Location	Type	Building / Facility Height (mPD)
PASR-01	Residential Tower (Block 1)	Residential	19.8
PASR-02	Residential Tower (Block 2)	Residential	19.8
PASR-03	Residential Tower (Block 3)	Residential	19.8
PASR-04	Residential Tower (Block 4)	Residential	16.475
PASR-05	Community Farm	Recreational facilities	6.5 [1]
PASR-06	Swimming Pool and Clubhouse	Recreational facilities	5.5 for Swimming Pool 10.4 for Clubhouse

Note:
[1] Community farm are at-grade recreational facilities.

3.5 Construction Phase Air Quality Impact Identification & Evaluation

3.5.1 Major dust emitting construction activities will be the demolition works, excavation works, foundation works and the construction works of the superstructure. Fugitive dust would be generated during the aforementioned construction activities The concerned air pollutants during the construction phase are the Respirable Suspended Particulates (RSP) and Fine Suspended Particulates (FSP) arising from the construction work of the Proposed Development.

3.5.2 As the Project only proposes developments of 3 to 4 storeys, the scale of construction works is considered small. Nevertheless, demolition work will be required to remove the existing temporary structures including the commercial horticulture workshop, while excavation will be necessary for the construction of a single-storey basement car park. Based on confirmation from the project team, the site formation and/or excavation works for an area of approximately 5,668 m^2 to depths of 4–6m is expected to generate approximately 28,455 m^3 of excavation material. During construction period, maximum of 14 vehicles per day is expected to be

required for the off-site transportation of C&D materials during the excavation works. Provided that the mitigation measures are fully implemented and the volume of induced traffic remains low as expected, no significant air quality impact from waste transport vehicles is expected. The summary of the construction works is provided in **Table 3-8**.

Table 3-8 Summary of Construction Works

Demolition (Size)	Excavation /Site formation (Size)	Maximum of Dump Truck per Day	Number of Concurrent PME
Temporary structures (~50m^3)	Single-storey basement car park (Area~5,668 m² & Volume~ 28,455m^3)	14	~10

Note:
[1] Excluding small plants such as water pump and fan. Estimated numbers based on projects in similar scales.

Planned Development in Vicinity

3.5.3 Two (2) planned developments within 500m from the site boundary are identified and summarized in **Table 3-9.** Locations of the planned developments are illustrated in **Figure 3-4**.

Table 3-9 List of Planned Development in the Vicinity

Location	Planned Development / Construction Works	Completion Date	Nearest Horizontal Distance to the Site Boundary	Reference
A	Residential Houses (Planning Application No: A/SK-HC/316-2)	Unknown (Planning Application is approved on 11 April 2025)	~200m	[1]
B	Hiram's Highway Improvement Stage 2	Year 2032	~33m	[2]

Reference
[1] https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fSK-HC%2f316&lang=EN&ext=pdf&dType=in
[2] https://www.hyd.gov.hk/en/our_projects/road_projects/6806th/index.html

3.5.4 The planned residential development (Planning Application: A/SK-HC/316-2) comprises 15 houses is identified located 200m away from the proposed development. Given the considerable distance and the scale of the project, which involves only 15 houses, adverse air quality impact on the proposed development is expected to be limited.

3.5.5 Another development identified within the 500m assessment area is the Hiram's Highway Improvement Stage 2, which involves road widening works of approximately 4km. According to LC Paper No. CB(4)571/2023(04), an Environmental Review for the Hiram's Highway Improvement has been submitted to the EPD to provide suitable mitigation measures to minimize dust generation during construction. With proper implementation of these dust control measures, adverse air quality impacts from Hirma's Highway are not anticipated.

3.5.6 As the construction timeline for the Project and the planned developments have not been confirmed, potential overlaps with the proposed developments' construction period should be carefully monitored and addressed. With strictly following the mitigation measures in **Section**

3.5.7, adverse cumulative air quality impact is not anticipated.

Mitigation Measures

3.5.7 Dust control measures under the Air Pollution Control (Construction Dust) Regulation (Cap. 311R) and good site practice shall be implemented to mitigate dust impact arising from demolition work by preventing dust generation and/or by screening, suppressing and removing dust generated:

- Hoarding of not less than 2.4 m high from ground level, except for a site entrance or exit, shall be provided along the entire portion of project boundary adjoins a road, street, service lane or other area accessible to the public
- Existing structures are proposed to be demolished by non-percussive equipment such as hydraulic crusher to reduce dust emission
- Water or a dust suppression chemical shall be sprayed immediately prior to, during and immediately after excavation works
- Cover stockpile or dusty materials with tarpaulin to prevent wind erosion
- Any dusty materials remaining after a stockpile is removed shall be wetted with water and cleared from the surface of roads or streets
- Every vehicle shall be washed to remove any dusty materials from its body and wheels before leaving the construction site
- Where a vehicle leaving construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle
- Store cement bags in shelter with 3 sides and the top covered by impervious materials if the stack exceeds 20 bags
- Maintain a reasonable height when dropping excavated materials to limit dust generation
- Limit vehicle speed within site to 10 km/h and confine vehicle movement in haul road
- Minimize exposed earth after completion of work in a certain area by hydroseeding, vegetating or soil compacting
- Cover materials on trucks before leaving the site to prevent dropping or being blown away by wind
- Regular maintenance of plant equipment to prevent black smoke emission
- Throttle down or switch off unused machines or machine in intermittent use

3.5.8 With the implementation of dust suppression measures stipulated under the Air Pollution Control (Construction Dust) Regulation, good site practice, adverse air quality impact associated with the construction works is not anticipated. Quantitative construction dust assessment is considered not necessary.

3.5.9 Operation of Powered Mechanical Equipment (PME) during demolition/construction works would emit gaseous air pollutants such as nitrogen dioxide (NO_2) via fuel burning. According to Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, only approved or exempted Non-Road Mobile Machinery (NRMM) with a proper label are allowed to be

used in specified activities and locations including construction sites. Supportive information and documents (e.g. third-party emission certificates, model and serial numbers of machines and engines, etc.) for each NRMM would be provided to EPD to prove that the concerned NRMM is in line with the prescribed emission standards. No significant air quality impact arising from the PME of the Project is anticipated.

3.6 Operation Phase Air Quality Impact Identification & Evaluation

3.6.1 A small sewage treatment plant (STP) capable of handling 153 m³/day of sewage (estimated from the Sewerage Impact Assessment) is proposed to be located at the southeast corner of the project. The nearest distance between the STP and the planned ASR (Block 4) is ~7 m, as shown in **Figure 3-3**. To prevent potential adverse odour impact on the Proposed Development and nearby sensitive receivers, the proposed sewage treatment plant shall be fully enclosed by a concrete structure and equipped with deodorizing units at the ventilation and exhaust system. Considering the scale of the sewage treatment plant and the proposed mitigation measures, no adverse odour impact is anticipated during the operation of the Proposed Development.

3.6.2 The exhaust air from the proposed indoor car park in the Project is considered as a potential source of impact. The proposed car park should be located and built-in accordance to the requirements stipulated in ProPECC PN2/96 for the design, maintenance and operation of the ventilation systems to ensure the compliance of the air quality inside car parks with the concentration limits. The exhaust air should be discharged to the atmosphere in such a manner and at such a location as not to cause a nuisance to occupants in the building or of neighbouring buildings, or to the public. Hence, no insurmountable impact on the nearby sensitive receivers is expected. The impact from nearby emission sources on the project is assessed in the following sections.

3.6.3 The residential floors of the Proposed Development rely on openable windows for ventilation, while the remaining area of the Proposed Development rely on mechanical ventilated system. The openable windows for ventilation and the fresh air intake for air sensitive uses of the Proposed Development shall be located outside of the buffer zone of the nearby emission sources (e.g. road and industrial chimney).

3.6.4 The Site is located at the north-west side of the junction of Hiram's Highway and Hing Keng Shek Road. With reference to The Annual Traffic Census - 2023, Hiram's Highway is classified as "Rural Road", while no classification is identified for Hing Keng Shek Road. However, with confirmed with Transport Department (TD), regarding the road type of Hing Keng Shek Road, TD has no objection on adopting "Rural Road" as the road type. Reply from TD is presented in **Appendix 3-1**. Despite road classification recommended by HKPSG for determining buffer distance as shown in **Table 3-1** do not cover "Rural Road", considering the traffic flow of nearby roads, buffer distance of 10m for "District Distributor" has been adopted for Hiram's Highway and Hing Keng Shek Road as a conservative approach.

3.6.5 The building footprint of the Proposed Development and the buffer regions for road traffic emission are indicated in **Figure 3-5**. Although the layouts are tentative and subject to change, no significant change in building footprint is anticipated. As the building footprint are clearly outside of the required buffer regions, no adverse air quality impact arising from the nearby traffic emission is anticipated.

3.6.6 Based on the on-site survey on 19 December 2024, no industrial chimney was identified

within 200m from the planned ASRs. Also, no chimney is provided by the proposed residential development. However, marine vessels are identified at the bay area of Marina Cove, where located at the south-east of the Proposed Development. It should be noted that there are moorings within the bay area of Marina Cove. The hoteling process of marine vessels at mooring area shall be considered as stationary industrial emission and 200m of buffer region shall be provided according to HKPSG.

3.6.7 The 200m buffer region from residential buildings, recreational facilities and site boundary of the Proposed Development are illustrated in **Figure 3-6**. Since there is no industrial chimney and mooring within 200m of the planned ASRs of the Proposed Development, and the PATH background at Year 2030 meets the relevant AQOs with a significant margin, except for Ozone concentration. No adverse impact from marine vessels is anticipated during operation phase.

3.7 Mitigation Measures

3.7.1 All openable windows for ventilation, fresh air intake, and other planned outdoor locations for air sensitive uses of the Proposed Development should be located outside of the buffer regions to avoid potential air quality impact.

3.7.2 The ventilation for the car park should be designed according to the requirements in ProPECC PN 2/96.

3.7.3 To strengthen the odour control measures of the sewage treatment plant, the following measures are recommended:

- The STP shall be fully enclosed by a concrete structure.
- The STP shall be equipped with deodorizing units with at least 99.5% odour removal efficiency at the ventilation and exhaust system.
- Ventilation exhaust pipes will be taken to roof level and away from the Proposed Development and neighbouring premises.
- Ensuring good housekeeping in the sewerage collection systems to prevent the development of anaerobic conditions, etc

3.8 Conclusion

3.8.1 During construction phase, major dust emitting construction activities will be the demolition of existing structures, excavation works, foundation works and construction works of the superstructures. With the implementation of dust suppression measures stipulated under the Air Pollution Control (Construction Dust) Regulation and the adoption of good site practice, adverse air quality impact associated with the construction works is not anticipated.

3.8.2 During operation phase, the Proposed Development itself is considered as ASRs. The minimum buffer distance requirement recommended in Chapter 9 of HKPSG has been fulfilled. Taken into consideration of the large margin in the PATH background, no adverse air quality impact to the Proposed Development during operation phase is anticipated.

3.8.3 Although the proposed sewage treatment plant of the Proposed Development is considered an air pollution source, however, with a fully enclosed concrete structure and deodorizing units installed at the ventilation and exhaust system, no adverse odour impact to the surroundings is anticipated.

3.8.4 The exhaust air from the proposed indoor car park in the Project is considered as a potential source of impact. The proposed car park should be located and built-in accordance to the requirements stipulated in ProPECC PN2/96 for the design, maintenance and operation of the ventilation systems to ensure the compliance of the air quality inside car parks with the concentration limits. The exhaust air should be discharged to the atmosphere in such a manner and at such a location as not to cause a nuisance to occupants in the building or of neighbouring buildings, or to the public. Hence, no insurmountable impact on the nearby sensitive receivers is expected.

4. NOISE IMPACT ASSESSMENT

4.1 Introduction

4.1.1 This chapter identifies and evaluates potential noise impact associated with the Proposed Development and nearby noise sources, and to provide appropriate suggestions and mitigations for minimizing potential noise impact if necessary.

4.2 Legislations, Standards and Guidelines

Construction Noise

4.2.1 Construction noise is governed by the Noise Control Ordinance (NCO) (Cap. 400) which prohibits the use of PME during the restricted hours (7 p.m. to 7 a.m. on Monday to Saturday and any time on a general holiday, including Sunday) without a valid Construction Noise Permit (CNP) issued by the Authority. The criteria and procedures for issuing the permit are specified in the "Technical Memorandum on Noise from Construction Works Other than Percussive Piling" - (TM1).

4.2.2 For construction works other than percussive piling, although TM1 does not provide control over daytime construction activities, the noise limits are set out in the "Practice Note for Professional Persons Environmental Consultative Committee" (ProPECC) "Minimizing Noise from Construction Activities" (PN1/24).

Fixed Plant Noise

4.2.3 Fixed noise sources, such as the building services system, ventilation system, and the operation of the Project is controlled under the NCO and "Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites" (IND-TM). According to the IND-TM, the Acceptable Noise Level (ANL) for a Noise Sensitive Receiver (NSR) is determined by the Area Sensitive Ratings (ASR); which classify a NSR based on the type of the area within, and the degree of the effect on the NSR of particular Influencing Factors (IFs). The different types of area containing the NSR are categorised into the rural area, low density residential area, urban area and other areas, with reference to Table 1 of the IND-TM. While the IFs, defined as industrial areas or area containing a number of factories or major road with an annual average daily traffic flow (AADT) in excess of 30,000, should be assessed for their influence on the NSR according to the degree of influence ("not affected", "indirectly affected" and "directly affected").

4.2.4 The HKPSG states that all planned fixed noise sources should be located and designed so that when assessed in accordance with the IND-TM, the level of the intruding noise at the facade of the nearest sensitive use should be at least 5 dB(A) below the appropriate ANL shown in Table 2 of the IND-TM or the background noise level, whichever is lower. When the prevailing background noise levels would be adopted as the assessment criteria, the prevailing background noise levels, L_{90}(1-hour), at the relevant NSRs shall be measured during the typical operation hours of the fixed plant within daytime, evening and night times. The Acceptable Noise Levels (ANLs) for different Area Sensitivity Ratings (ASRs) are given in **Table 4-1**.

Table 4-1 Acceptable Noise Levels for different Area Sensitivity Ratings (ASRs)

Time Period	Area Sensitivity Rating A	Area Sensitivity Rating B	Area Sensitivity Rating C
	dB(A)	dB(A)	dB(A)
Day (0700 to 1900 hours)	60 (55)*	65 (60)*	70 (65)*
Evening (1900 to 2300 hours)			
Night (2300 to 0700 hours)	50 (45)*	55 (50)*	60 (55)*

* Numbers in ( ) limit indicates the ANL-5dB(A) limit for planned fixed plant.

Traffic Noise

4.2.5 *HKPSG* provides guidance on acceptable road traffic noise levels at the openable windows of various types of noise sensitive buildings. The relevant criteria are shown in **Table 4-2**. For domestic premises, road traffic noise criteria [$L_{10\ (1hr)}$] of 70 dB(A) shall be adopted.

Table 4-2 HKPSG Road Traffic Noise Planning Criteria

Uses	Road Traffic Noise Criteria $L_{10,\ (1hr)}$ dB(A)
Domestic Premises	**70**
Hotel and Hostels	70
Offices	70
Educational institutions	65
Hospital & Clinics	55
Places of public worship and courts of law	65

Note: The above criteria apply to noise sensitive uses which rely on openable window / balcony for ventilation.

4.3 Noise Sensitive Receivers & Representative Noise Assessment Points

Existing Representative Noise Receiver in the Vicinity

4.3.1 The existing land uses in the vicinity of the Site are mainly residential uses, while no commercial and industrial buildings are identified within 300m from site boundary. Residential development located at the south-west is blocked by the natural terrain and therefore, no direct line-of-sight between the Proposed Development and the residential development located at the south-west. The representative noise sensitive receivers within the 300m assessment area that having direct line-of-sight to the Proposed Development in different directions, except for residential development located at west of the site, and rely on opened windows for ventilation are illustrated in **Figure 4-1** and listed in **Table 4-3**.

Table 4-3 List of Representative Noise Sensitive Receivers in the Vicinity

ID	Description	Type	Nearest Distance from Project Boundary
NSR-01	60A Pak Wai	Residential	11m
NSR-02	Residential Building in Pak Wai Village	Residential	44m
NSR-03	73 Hing Keng Shek	Residential	87m

Planned Noise Assessment Points of the Proposed Development

4.3.2 All openable window for ventilation for the bedrooms/living rooms of the residential flats of the Proposed Development are considered as Noise Sensitive Receivers (NSRs). Although the

Proposed Development is still in early stage and locations of openable window for ventilation are not yet decided, possible locations of openable window are carefully designed to avoid adverse traffic noise impact. The locations of possible openable window are illustrated in **Figures 4-2a** to **4-2c**. Noise assessment points for traffic noise impact assessment have been selected at all building facade for representing the possible openable window locations.

4.3.3 The possible locations of openable window for ventilation and representative noise assessment points have been illustrated in **Figures 4-2a** to **4-2c**. Representative noise assessment points have been assigned to each building façade of the residential flat, at 1.2m above the slab level and 1m away from the façade.

4.4 Construction Noise Impact Assessment

4.4.1 Four major works will be conducted in the construction phase of the redevelopment, including: demolition, site formation, foundation and superstructure works.

4.4.2 Construction noise generated by the powered mechanical equipment (PME) during construction phase can be minimised with implementation of the following mitigation measures. The Proposed Development consists of four residential blocks (3-storeys and 4-storeys) with basement car park. Considering the scale of the Proposed Development is small, no significant construction impact is anticipated with proper implementation of the mitigation measures. "Recommended Pollution Control Clauses for Construction Contracts" which is available on EPD website, will be incorporated into the tender document of this project. The following construction noise mitigation measures that can be applied but not limited to:

- Use non-percussive equipment such as hydraulic crusher, sawing, coring machines for demolishing existing building and structure
- Use non-percussive piling diving method such as hydraulic press-in method, vibration or jacking method for foundation work
- Use Quality Powered Mechanical Equipment (QPME) recognized by the Environmental Protection Department (EPD). The QPME shall be registered with EPD, and valid label issued by EPD shall be affixed on the QPME all times.
- Use Quieter Construction Methods as far as practicable
- Schedule work to minimize concurrent activity and duration of impact
- Regular maintenance of equipment to prevent noise emission due to impairment
- Adopt good site practice, such as throttle down or switch off equipment unused or intermittently used between works
- Position mobile noisy equipment in locations away from nearby NSRs and point the noise sources to directions away from NSRs
- Make good use of other structures for noise screening
- Use of mobile noise barriers/enclosures along the path of noise propagation

4.4.3 Construction activities under the Proposed Development involves concrete removal works, demolition works, site formation/excavation works and superstructure works. Subject to detailed site works arrangement, the contractor shall consider the following mitigation measures, if necessary and applicable:

Concrete Removal Works / Demolition Works:

- Use of high pressure water jetting instead of traditional jackhammers and drill hammers;
- Use of quieter type wire saws or diamond wire saws for cutting large areas and heavily reinforced concrete;
- Use of quieter type blade saws utilizing diamond blades with higher speeds and smoother blades reduces excitation of vibration;
- Use of hydraulic crushers for concrete breaking instead of traditional excavator-mounted breakers;
- Use of handheld concrete crushers instead of traditional jackhammers;
- Use of hydraulic splitters instead of traditional jackhammers and breakers.

Site Formation / Excavation Works:

- Use of silent piling by press-in method instead of traditional massive augering and piling machines or drop hammer for sheet piling / channel planking installation work;
- Use of a sheet piling noise reducer such as a suitable shock absorber to reduce collisions between sheet pile / channel planking and holding parts;
- Use of pile driving impact cushions to reduce noise generated by piling impact;
- Pre-augering/pre-trench/boring pile holes to remove underground obstruction for avoiding hard driving / soften the ground;
- Use of crack inducers instead of traditional percussive breakers.

Superstructure Works:

- Use of prefabricated structure / sections to replace in-situ construction to reduce the amount of mechanical equipment used on site;
- Use of self-compacting concrete (without the aid of a vibrator e.g. poker for compaction) for in-situ concreting;
- Use of crack inducers instead of traditional percussive breakers.

4.4.4 With proper noise mitigation measures implemented during the construction phase, no adverse noise impact arising from the construction activities is expected.

4.5 Fixed Noise Impact Identification & Evaluation

External Fixed Noise Source

4.5.1 The Proposed Development shall be used primarily and mainly for residential purposes. The dwellings would rely on openable windows and single split air conditioning units. Fixed noise source in the vicinity within 300m should be reviewed.

4.5.2 No industrial activities and commercial buildings were identified in the environs as the Proposed Development is located within an area dominated by residential development. Major existing fixed plants within 300m from the project boundary have been reviewed, while no major fixed noisy plant is identified. Considering the land use in the vicinity, the quantity and scale of existing noisy fixed source shall be limited.

4.5.3 No adverse noise impact arising from fixed plants to the Proposed Development is anticipated.

Planned Fixed Noise Source in the Proposed Development

4.5.4 The potential noise issue arising from the operation of the noisy building service equipment, e.g.: HVAC & sewage treatment facilities, has been reviewed in early stage of the Proposed Development. The major potential fixed noise sources are located indoor in the plant room & E&M room. As the noise from the plants may transmit to the outdoor area via louvres/exhausts at the building facades, the NSRs with direct line-of-sight to the Proposed Development have also been assessed.

4.5.5 The Site is located at area dominated by low-rise residential buildings, where characterised as "Low Density Residential Area" with reference to the definition of the type of area containing the NSR as described in the IDM-TM. Hiram's road (Stn no. 6055) has a traffic flow of 22,860 according to the Traffic Department's Annual Traffic Census 2023, which is not considered as a "IF". In view of the traffic impact on the Proposed Development, the representative NSRs shall be considered "not affected by IF" and classified as "ASR A". The criteria for planned fixed noise sources would be 55 dB(A) for day and evening time and 45 dB(A) for night time, as tabulated in **Table 4-1**. Representative NSRs (as shown in **Figure 4-1**) for fixed noise assessment are listed in **Table 4-4**.

Table 4-4 Representative Noise Sensitive Receivers at nearby development for Fixed Plant Noise Assessment

ID	Description	Horizontal Distance from Nearest Site Boundary to NSRs	Area Sensitivity Ratings for ANL[1]
NSR-01	60A Pak Wai	11m	A
NSR-02	Residential Building in Pak Wai Village	44m	A
NSR-03	73 Hing Keng Shek	87m	A

Note:
[1] The NSRs located within a Low-Density Residential Area without affected by IF directly, and thus, ASR of A is adopted.

4.5.6 Chiller and ventilation fan shall be provided for the proposed clubhouse. However, since the project is still in early design stage with no detailed information of the specification of the planned fixed noisy plants, maximum allowable sound power level in different direction will be determined so as to ensure the compliance of the planned fixed noise sources. Horizontal distance between project boundary and the NSRs at nearby residential buildings has been measured (as shown in **Figure 4-1**) to calculate the maximum allowable sound power level (SWL) at the building façades of Proposed Development which is detailed in **Appendix 4-1** and summarised in **Table 4-5**.

Table 4-5 Allowable Sound Power Level for the Building Service Equipment of the Proposed Development

Location	Maximum Allowable Sound Power Level at Source, dB(A)	
	Day and Evening (07:00 – 23:00)	Night (23:00 – 07:00)
NE façade	75	65
SE façade / Sewage Treatment Plant	87	77
NW facade	93	83

[1] For assessment purpose, a 6dB(A) of Tonality/ Intermittency/ Impulsiveness correction has been adopted.
[2] Since noise sensitive receivers located at south-west is completely blocked by natural terrain and slope, no fixed noise impact is anticipated at nearby NSR at south-west side.

4.5.7 According to **Table 4-5**, lowest maximum allowable power level among three directions is identified at the north-east of the Site, with maximum SWL of ~75 dB(A) at day & evening time and ~65 dB(A) at night. To minimise the fixed noise impact on the surrounding residential buildings, planned fixed noisy plants and exhausts should be designed to avoid direct line-of-sight to the nearest residential buildings (60A Pak Wai) at north-east side.

4.5.8 With allowable sound power level implemented properly, the criteria of the planned fixed noisy plant as shown in **Table 4-1** should be complied thus no adverse noise impact arising from the fixed noise sources is anticipated. The planned fixed plant at the Proposed Development should be designed and reviewed during detailed design stage with reference to the standard stipulated in the HKPSG to ensure compliance.

4.6 Traffic Noise Impact Identification & Evaluation

Assessment Methodology

4.6.1 An in-house noise model (MARC) was used to predict the traffic noise levels arising from the road network. It adopts the methodology provided in the UK Department of Transport's Calculation of Road Traffic Noise (CRTN) 1988, which is stipulated in Chapter 9, Section 4.2.7 of the HKPSG for assessing road traffic noise impact. Road traffic noise levels are presented in terms of noise levels exceeded for 10% of the one-hour period for the hour having the peak traffic flow [$L_{10\ (1\text{-hour})}$ dB(A)].

4.6.2 The assessment was based on the projected peak hour flows for the worst year within 15 years after completion of the Project in Year 2031. Based on the traffic forecast provided by the traffic consultant, the maximum traffic projections within 15 years upon occupation of the proposed development, that is between Year 2031 (year of population intake) and Year 2046 would occur in AM peak of Year 2046, were adopted for road traffic model. The major roads within 300m from the Site boundary have been included in the assessment. The adopted traffic forecast and corresponding endorsement of the methodology from TD are shown in **Appendix 4-2**.

4.6.3 Two scenarios have been considered in the traffic noise impact assessment. The first one is a (A) Base Scenario which only considered architectural design, including buildings orientation, setback, fence wall (10.5mPD) and location of the openable windows; the second scenario is a (B) Mitigated Scenario with Taller Fence Wall (14mPD).

Architectural Design in Base Scenario

4.6.4 In the Base scenario, the architectural design has been optimised to reduce the potential traffic noise impact from the surrounding roads. Building setback, orientation of the building has been designed in a way such that most of the NSRs will not be severely affected by the major traffic noise sources. A solid fence wall with 5m above the ground level of the site (10.5 mPD), has been proposed at the site boundary between Block 4 and Hiram's Highway, as shown in **Figure 4-2a**. The nearby pedestrian pathway (7.5 mPD) is 2m higher than the ground level of the site (5.5mPD). Therefore, the fence wall (10.5 mPD), which is 3m taller than the pedestrian pathway, can effectively block the view from pedestrians for privacy and safety reasons.

Predicted Traffic Noise Level in Base Scenario

4.6.5 The summaries of the predicted traffic noise level are listed in **Table 4-6**. The detailed results of the Base Scenario are presented in **Appendix 4-3**.

Table 4-6 Summary of Traffic Noise Level (Base Scenario)

Floor		Range of Predicted Traffic Noise Level, dB(A)			
		Block 1	Block 2	Block 3	Block 4
4/F		53 - 61	55 - 68	56 - 69	--
3/F		53 - 61	54 - 67	55 - 68	<40 - 77
2/F		53 - 60	52 - 65	54 - 66	<40 - 72
1/F		53 - 60	51 - 63	52 - 64	<40 - 67
Total Number of Flat		32	32	32	24
Flat with Exceedance		0	0	0	7
Compliance Rate	By Block	100%	100%	100%	71%
	Total	94%			

4.6.6 In general, the predicted traffic noise level is increasing with elevation. The highest traffic noise level is 77 dB(A) found at 3/F of Block 4 (B4-E). Noise exceedances are identified at the NSR of Block 4 with direct line of sight to the Hiram's Highway, while NSRs at Blocks 1, 2 and 3 have complied with the relevant criteria. The compliance rate in Base Scenario is ~94%.

Mitigation Measure

4.6.7 Since the noise exceedances are identified at Block 4 up to the 3rd floor, a taller solid fence wall with 8.5mAG (14mPD) is proposed, as illustrated in **Figure 4-3**. This mitigation measure is designed to directly shield affected floors from the traffic noise from Hiram's Highway.

Predicted Traffic Noise Level in Mitigated Scenario

4.6.8 With incorporation of 8mAG fence wall, the predicted traffic noise levels show that all NSRs for the residential flats of the proposed redevelopment have complied with the criteria of 70 dB(A). The predicted traffic noise level is summarized in **Table 4-7** and detailed in **Appendix 4-4**. No adverse traffic noise impact is anticipated with the proper implementation of the mitigation measure.

Table 4-7 Summary of Traffic Noise Level (Mitigated Scenario)

Floor		Range of Predicted Traffic Noise Level, dB(A)			
		Block 1	Block 2	Block 3	Block 4
4/F		53 - 61	55 - 68	56 - 68	--
3/F		53 - 60	54 - 67	54 - 67	<40 – 69
2/F		52 - 60	52 - 65	52 - 66	<40 – 67
1/F		51 - 60	50 - 63	50 - 64	<40 – 67
Total Number of Flat		32	32	32	24
Flat with Exceedance		0	0	0	0
Compliance Rate	By Block	100%	100%	100%	100%
	Total	100%			

4.7 Conclusion

4.7.1 Considering the scale of the Proposed Development is small, no significant construction impact is anticipated with proper implementation of the mitigation measures. External noisy fixed plants within 300m from project boundary have been reviewed. No adverse fixed noise impact on the Proposed Development is anticipated.

4.7.2 Limitation of Sound Power Level for building service equipment will be incorporated into the tender document to ensure the fixed noise sources at the Proposed Development will be designed with appropriate mitigation for complying with the relevant criterion. The planned fixed plants should be reviewed during the detailed design stage to ensure compliance with the standard stipulated in the HKPSG.

4.7.3 Traffic noise impact assessment has been conducted based on predicted peak traffic flow (15 years upon the commencement of Project, Year 2046). Under the Base Scenario without mitigation measure, the highest predicted traffic noise is 77dB(A) and compliance rate is ~94%. With the incorporated mitigation measure, the predicted traffic noise levels for the residential flats of the proposed redevelopment are in full compliance with the HKPSG traffic noise criteria. No adverse traffic noise impact is anticipated with proposed mitigation measure in place.

5. WATER QUALITY IMPACT

5.1 Legislations, Guidelines and Requirements

5.1.1 The Water Pollution Control Ordinance (Cap. 358) (WPCO), in existence since 1980, is the major legislation relating to the protection and control of water quality in Hong Kong. According to the WPCO and its subsidiary legislation, Hong Kong waters are divided into ten Water Control Zones (WCZs). Water Quality Objectives (WQOs) provide the limits for different parameter for each WCZ to minimize the impact on water quality. With reference to the WCZs map, the study area, i.e. the area within 500m from the Site boundary, is located within the Port Shelter WCZ. **Table 5-1** has summarized the WQO for Port Shelter WCZ.

Table 5-1 Water Quality Objectives

WQO	Port Shelter WCZ
AESTHETIC APPEARANCE	
Waste discharges shall cause no objectionable odours or discolouration of the water.	Whole Zone
Tarry residues, floating wood, articles made of glass, plastic, rubber or of any other substance should be absent.	Whole Zone
Mineral oil should not be visible on the surface. Surfactants should not give rise to a lasting foam.	Whole Zone
There should be no recognisable sewage-derived debris.	Whole Zone
Floating, submerged and semi-submerged objects of a size likely to interfere with the free movement of vessels, or cause damage to vessels, should be absent.	Whole Zone
Waste discharges shall not cause the water to contain substances which settle to form objectionable deposits.	Whole Zone
BACTERIA	
The level of Escherichia coli should not exceed 610 per 100 mL, calculated as the geometric mean of all samples collected in one calendar year.	Secondary Contact Recreation Subzones and Fish Culture Subzones
The level of Escherichia coli should not exceed 180 per 100 mL, calculated as the geometric mean of all samples collected from March to October inclusive in one calendar year. Samples should be taken at least 3 times in a calendar month at intervals of between 3 and 14 days.	Bathing Beach Subzones
COLOUR	
Waste discharges shall not cause the colour of water to exceed 50 Hazen units.	Inland Waters
DISSOLVED OXYGEN	
Waste discharges shall not cause the level of dissolved oxygen to fall below 4 mg per litre for 90% of the sampling occasions during the year; values should be calculated as the water column average (arithmetic mean of at least 3 measurements at 1 m below surface, mid-depth and 1 m above seabed). In addition, the concentration of dissolved oxygen should not be less than 2 mg per litre within 2 m of the seabed for 90% of the sampling occasions during the	Marine waters excepting Fish Culture Subzones

year.	
The dissolved oxygen level should not be less than 5 mg per litre for 90% of the sampling occasions during the year; values should be calculated as water column average (arithmetic mean of at least 3 measurements at 1 m below surface, mid-depth and 1 m above seabed). In addition, the concentration of dissolved oxygen should not be less than 2 mg per litre within 2 m of the seabed for 90% of the sampling occasions during the year.	Fish Culture Subzones
Waste discharges shall not cause the level of dissolved oxygen to be less than 4 mg per litre.	Inland waters
pH	
The pH of the water should be within the range of 6.5–8.5 units. In addition, waste discharges shall not cause the natural pH range to be extended by more than 0.2 units.	Marine waters excepting Bathing Beach Subzones
The pH of the water should be within the range of 6.0–9.0 units for 95% of samples. In addition, waste discharges shall not cause the natural pH range to be extended by more than 0.5 units.	Bathing Beach Subzones
Waste discharges shall not cause the pH of the water to exceed the range of 6.5–8.5 units.	Ho Chung (A) Subzone
The pH of the water should be within the range of 6.0–9.0 units.	Other inland waters
TEMPERATURE	
Waste discharges shall not cause the natural daily temperature range to change by more than 2.0℃.	Whole Zone
SALINITY	
Waste discharges shall not cause the natural ambient salinity level to change by more than 10%.	Whole Zone
SUSPENDED SOLIDS	
Waste discharges shall neither cause the natural ambient level to be raised by 30% nor give rise to accumulation of suspended solids which may adversely affect aquatic communities.	Marine waters
Waste discharges shall not cause the annual median of suspended solids to exceed 25 mg per litre.	Inland waters
AMMONIA	
The ammonia nitrogen level should not be more than 0.021 mg per litre, calculated as the annual average (arithmetic mean), as unionised form.	Whole Zone
NUTRIENTS	
Nutrients shall not be present in quantities sufficient to cause excessive or nuisance growth of algae or other aquatic plants.	Marine waters
Without limiting the generality of objective (a) above, the level of inorganic nitrogen should not exceed 0.1 mg per litre, expressed as annual water column average (arithmetic mean of at least 3 measurements at 1 m below surface, mid-depth and 1 m above seabed).	Marine waters
5-DAY BIOCHEMICAL OXYGEN DEMAND	
Waste discharges shall not cause the 5-day biochemical oxygen demand to	Inland waters

exceed 5 mg per litre.	
CHEMICAL OXYGEN DEMAND	
Waste discharges shall not cause the chemical oxygen demand to exceed 30 mg per litre.	Inland waters
DANGEROUS SUBSTANCES	
Waste discharges shall not cause the concentration of dangerous substances in the water to attain such levels as to produce significant toxic effects in humans, fish or any other aquatic organisms, with due regard to biologically cumulative effects in food chains and to toxicant interactions with each other.	Whole Zone
Waste discharges of dangerous substances shall not put a risk to any designated beneficial uses of the aquatic environment.	Whole Zone
PHENOL	
Phenols shall not be present in such quantities as to produce a specific odour, or in concentrations greater than 0.05 mg per litre as C_6H_5OH.	Bathing Beach Subzones
TURBIDITY	
No changes in turbidity or other factors arising from waste discharges shall reduce light transmission substantially from the normal level.	Bathing Beach Subzones

5.1.2 A Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) was issued under the WPCO which gives guidance on the permissible effluent discharges based on the type of receiving waters (foul sewers, inland waters, marine waters, inshore waters and coastal waters) and the flow rate. TM-DSS set limits to control the physical, chemical and microbial quality of effluents. The effluents generated from the Proposed Development will be treated properly by the on-site sewage treatment plant (STP) and discharged to the inland water (Group D), which classified as "general amenity and secondary contact recreation". The standard for effluent discharged into the inland water (Group D) has been presented in **Table 5-2**.

Table 5-2 Standard for effluent discharged into the inland water (Group D)

Flow rate (m3/day) / Determinand	≤200	>200 and ≤400	>400 and ≤600	>600 and ≤800	>800 and ≤1000	>1000 and ≤1500	>1500 and ≤2000	>2000 and ≤3000
pH (pH units)	6-10	6-10	6-10	6-10	6-10	6-10	6-10	6-10
Temperature (°C)	30	30	30	30	30	30	30	30
Colour (lovibond units)	1	1	1	1	1	1	1	1
Suspended solids	30	30	30	30	30	30	30	30
BOD	20	20	20	20	20	20	20	20
COD	80	80	80	80	80	80	80	80
Oil & Grease	10	10	10	10	10	10	10	10
Iron	10	8	7	5	4	2.7	2	1.3
Boron	5	4	3.5	2.5	2	1.5	1	0.7
Barium	5	4	3.5	2.5	2	1.5	1	0.7
Mercury	0.1	0.05	0.001	0.001	0.001	0.001	0.001	0.001
Cadmium	0.1	0.05	0.001	0.001	0.001	0.001	0.001	0.001
Other toxic metals individually	1	1	0.8	0.8	0.5	0.5	0.2	0.2
Total Toxic metals	2	2	1.6	1.6	1	1	0.5	0.4
Cyanide	0.4	0.4	0.3	0.3	0.2	0.1	0.1	0.05
Phenols	0.4	0.3	0.2	0.1	0.1	0.1	0.1	0.1

Flow rate (m3/day) / Determinand	≤200	>200 and ≤400	>400 and ≤600	>600 and ≤800	>800 and ≤1000	>1000 and ≤1500	>1500 and ≤2000	>2000 and ≤3000
Sulphide	1	1	1	1	1	1	1	1
Sulphate	800	600	600	600	600	400	400	400
Chloride	1000	800	800	800	600	600	400	400
Fluoride	10	8	8	8	5	5	3	3
Total phosphorus	10	10	10	8	8	8	5	5
Ammonia nitrogen	20	20	20	20	20	20	20	10
Nitrate + nitrite nitrogen	50	50	50	30	30	30	30	20
Surfactants (total)	15	15	15	15	15	15	15	15
E. coli	1000	1000	1000	1000	1000	1000	1000	1000

Note:
[1] All units are in mg/L unless otherwise stated.

5.1.3 A practice note (PN) for professional persons was issued by the Environmental Protection Department (EPD) to provide environmental guidelines for handling and disposal of construction site discharges. The (ProPECC) "Construction Site Drainage" PN (2/24) provides good practice guidelines for dealing with various types of discharge from a construction site. Practices outlined in the PN should be followed as far as possible during construction to minimize the water quality impact due to construction site drainage.

5.1.4 The ProPECC PN 1/23 on Drainage Plans Subject to Comment by the EPD provides guidelines and practices for handling, treatment and disposal of various effluent discharges to stormwater drains and foul sewers. The design of site drainage and disposal of various site effluents generated within the new development area should follow the relevant guidelines and practices as given in the ProPECC PN 1/23. As there is a carpark in the proposed development, the relevant practice and mitigation measures during operational phase are recommended with reference to Section 5 of ProPECC PN 1/23.

5.2 Water Quality Sensitive Receivers

5.2.1 Water Quality sensitive receivers (WSRs) within 500m from project boundary has been identified and the representative water quality sensitive receivers are illustrated in **Figure 5-1**. The representative water sensitive receivers are summarized in **Table 5-3**. Modification or removal works on any watercourse and WSR is not anticipated.

Table 5-3 List of Representative Water Quality Sensitive Receivers

WSR ID	Status	Distance to Project Boundary (m)
Natural Watercourse		
WSR01a	Active	290
WSR01c	Active	130
WSR02a	Active	420
Modified Watercourse		
WSR01b	Active	0
WSR02b	Active	390
WSR03a	Active	480
Channelized Watercourse		
WSR01d	Active	0
Conservation Zone		
CZ01	Active	20
Secondary Contact Recreation Subzone		
SC01	Active	110

5.2.2 All identified natural watercourses and conservation zones are located on the hill at a higher elevation compared to the Proposed Development. Considering the topographic location of the Proposed Development, water generated from the site cannot reach the natural watercourses and conservation zones during both construction and operation phases. Additional attention should be paid for the modified channel that is identified at close proximity to the Site. On the other hand, Secondary Contact Recreation Subzone is located approximately 100 meters from the site with Hiram's Highway and residential houses in between. Since the Proposed Development dose not involves any modification or removal works on the watercourse and WSR, with properly implementation of the mitigation measures as stated in **Section 5.4**, no adverse water quality impact on the nearby WSR is anticipated during construction and operation phases.

5.3 Impact Identification & Evaluation

Construction Phase

5.3.1 Potential sources of water quality impact associated with the Proposed Development have been identified. They are construction site runoff, sewage generated from construction workforce and accidental spillage of chemicals.

5.3.2 Construction site surface runoff may carry pollutants into nearby water drainage system, which may lead to increased suspended solids and other pollutants' (e.g. metals and organics) concentrations in receiving waters, and may cause blockage of storm water drains. Nevertheless, the impact is anticipated to be insignificant if mitigations proposed in **Section 5.4** are implemented properly.

5.3.3 Sewage will be generated by the sanitary facilities that serving the on-site construction workforce. Considering the scale of the construction site, the number of on-site construction workforce is limited. With the mitigation measures as described in **Section 5.4**, like provision

of adequate chemical toilets, no adverse water quality impact is anticipated.

5.3.4 Chemicals, such as fuel and lubricating oil for powered mechanical equipment (PME), may be stored and used onsite for the construction work. Accidental spillage of these chemicals may be carried down by construction site runoff and deteriorate water quality in receiving waters. Nevertheless, since there should be no immerse need for chemical or oil in this proposed development, the quantity stored or used onsite should be limited. With proper implementation of mitigations proposed in **Section 5.4**, the impact is anticipated to be insignificant.

Operation Phase

5.3.5 The Proposed Development is used mainly for residential purpose. The treated effluent generated from the Proposed Development will be discharged to the existing watercourse after treated by the on-site sewage treatment plant, that will be addressed in separated reports (Sewerage Impact Assessment). Stormwater generated from the Proposed Development will be discharged to the existing watercourse and addressed in separated report (Drainage Impact Assessment).

5.3.6 Pollutants such as vehicle dust, debris and grease within the Proposed Development will accumulate on the surface of the paved area of the Proposed Development. The surface runoff may carry the pollutants to the nearby drainage system during rainfall event. However, with provision of appropriate mitigation measures, such as adequate silt traps and oil interceptors, no water quality impact is anticipated during operation phase.

5.4 Mitigation Measures

Construction Phase

5.4.1 Construction surface runoff should be prevented or minimized in accordance with the guidelines stipulated in the ProPECC PN 2/24, which includes but not limited to the followings:

- Provide sufficient chemical toilets with regular maintenance by licensed chemical waste collector where necessary.
- Channels, earth bunds or sand bag barriers should be provided on site to direct storm-water to sand/silt removal facilities. Where necessary, perimeter channels should be provided at the project boundary to intercept storm-runoff from outside the site. These shall be implemented in advance of construction work.
- Sand/silt removal facilities such as sand traps, silt traps and sediment basins shall be provided to remove sand/silt particles from runoff to meet the requirements of the Technical Memorandum standard under the WPCO. These facilities shall be properly and regularly maintained.
- Construction works should be programmed to minimize soil excavation works in rainy seasons (April to September). If excavation in soil could not be avoided in these months or at any time of year when rainstorms are likely, for the purpose of preventing soil erosion, temporarily exposed slope surfaces should be covered e.g. by tarpaulin, and temporary access roads should be protected by crushed stone or gravel, as excavation proceeds. Intercepting channels should be provided (e.g. along the crest/edge of excavation) to prevent storm runoff from washing across exposed soil surfaces

- Earthworks final surfaces should be well compacted and the subsequent permanent work or surface protection should be carried out immediately after the final surfaces are formed to prevent erosion caused by rainstorms. Appropriate drainage like intercepting channels should be provided where necessary.
- The Contractor should implement the Precautions/Actions relating to rainstorms as summarized in Appendix A2 of ProPECC PN 2/24.
- If there is excess effluent, it shall be treated by sedimentation up to the standard stipulated in the water discharge licence issued by EPD. Only that effluent can be discharged into the designated discharge point to safeguard the water quality in the receiving water. If discharge to stormwater system is not permitted under the WPCO, the treated water is proposed to be removed from the Site by tankers. The effluent will then be delivered to public sewage treatment plant.
- Open stockpiles of materials on site shall be covered with tarpaulin or similar fabric during rainstorms.
- Manholes (including newly constructed ones) should always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent storm run-off from getting into foul sewers.
- Final surfaces of earthworks shall be well compacted and sequential work shall be executed after the final surfaces are completed to minimize erosion arose from rainstorm.
- Wheel washing facilities shall be provided in the construction site and all vehicles and plant shall be cleaned before they leave the site. The wastewater shall be treated by silt removal facilities and sedimentation before discharging into storm drains. The section between the wheel washing facilities and public road shall be paved to avoid site run-off from intruding public drainage system.
- Wastewater from building construction works like cleaning of works, concreting and similar activities shall not be discharged into the storm drains. The wastewater shall be treated by the silt removal facilities to remove settleable solids and pH adjustment before discharging into foul sewers.

5.4.2 Since a modified watercourse is identified in close proximity of the Proposed Development, the following measures should also be taken:

- The use of less or smaller construction plant may be specified to reduce disturbance to the riverbed where aquatic inhabitants are located.
- Proper locations well away from rivers/streams for temporary storage of materials (e.g. equipment, filling materials, chemicals and fuel) and temporary stockpile of construction debris and spoil should be identified before commencement of the works.
- Stockpiling of construction materials, if necessary, should be properly covered and located away from any stream/river.
- Construction debris and spoil should be covered up and/or properly disposed of as soon as possible to avoid being washed into nearby rivers/streams by rain.
- Adequate lateral support may need to be erected in order to prevent soil/mud from slipping into the stream/river, but without unduly impeding the flow during heavy rain.

5.4.3 Adequate portable chemical toilets will be provided to cater for the sewage generated from

the construction workforce. Any effluent discharge from the construction site should comply with the standards stipulated in the TM-DSS. A licensed contractor shall be employed to collect, dispose of, and provide maintenance for the chemical toilets.

5.4.4 It is recommended that the contractor should prepare an emergency plan associated with the accidental spillage of chemical. Any chemical spillage should be immediately contained and cleaned up. Disposal of chemical waste should be complied with the Watse Disposal Ordinance (Cap. 354). Mitigation measures as per the Code of Practice of the Packaging, Labelling and Storage of Chemical Wastes under Watse Disposal Ordinance is suggested as follows:

- All chemicals shall be stored in suitable containers which are sealable, robust and in good condition.
- Chemical storage areas shall have impermeable floor and bund-wall. The bund shall at least have a capacity of 110% of the volume of the largest container or 20% by volume of the chemical stored in the area, whichever is largest. All liquid collected within the bund shall be treated as chemical waste. Where possible, storage areas should be sheltered to prevent rainfall entering.
- All chemical should be labelled accurately to enable proper use, handling and storage by the construction workforce.

5.4.5 Above mitigation will be incorporated into the tender of the Proposed Development. With the proper implementation of the above mitigation, water quality impact from different sources during construction stage is not anticipated.

Operation Phase

5.4.6 During operation phase, recommendations from ProPECC PN 1/23 should be followed as far as possible to minimise the potential water quality impacts.

5.4.7 Surface runoff in the open areas Proposed Development should be collected by the drainage system with adequate silt traps and oil interceptors. For the basement carpark that may generate wastewater, drainage in basement carpark should be connected to foul sewer via petrol inceptors as per the recommendation form ProPECC PN 1/23. The typical design of the petrol interceptor can refer to Appendix A of the ProPECC PN 1/23.

5.4.8 All sewage or waste water generated from the Proposed Development will be treated properly, in accordance with the standard stipulated in TM-DSS, by the on-site treatment plant prior to the discharge to the existing watercourse. To facilitate proper flow during emergency conditions, mitigation measures such as standby power supply, standby pump and twin mains shall be incorporated into the design of the STP.

5.4.9 Given that the provision of swimming pool in the Proposed Development, recommendations from ProPECC PN 1/23 regarding the discharge of swimming pool shall be followed. Backwash water from the swimming pool will be connected to the sewage treatment plant and discharge to the existing watercourse via the sewers within the Proposed Development.

5.4.10 With proper implementation of the mitigation measures during operation phase, no adverse water quality impact is anticipated.

5.5 Conclusion

5.5.1 Potential water quality impact associated with the Proposed Development during construction phase would be construction site runoff, sewage generated from construction workforce and accidental spillage of chemicals. However, with proper implementation of mitigation measures, no adverse water quality impact is anticipated.

5.5.2 For operation phase, all sewage and wastewater generated from the Proposed Development will be properly treated by the on-site treatment plant prior to the discharge to the existing watercourse. All discharges to the public drainage and sewerage system will be addressed in separated reports (Drainage Impact Assessment and Sewerage Impact Assessment).

6. WASTE MANAGEMENT CONSIDERATION

6.1 Legislations and Requirements

6.1.1 In general, sustainable approaches to waste management should be adopted to produce less waste and reuse or recover value from waste. The consideration on waste management for the Project will take into account of the below Ordinances/Guidelines/Practice Notes adopted in Hong Kong.

6.1.2 The following legislations/guidelines related to the handling, treatment and disposal of waste in Hong Kong are listed:

- Waste Disposal Ordinance (Cap. 354) (WDO)
- Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C)
- Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)
- Land (Miscellaneous Provisions) Ordinance (Cap. 28)
- Code of Practice on the Packaging, Labelling and Storage of Chemical Waste
- Air Pollution Control Ordinance (Control of Asbestos (sections 51 to 84))
- ProPECC PN2/97 Handling of Asbestos Containing Materials in Buildings
- ADV-19 – Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers – Construction and Demolition Waste
- Code of Practice on the Handling, Transportation and Disposal of Asbestos Wastes

6.1.3 Waste collection and disposal is covered by the Waste Disposal Ordinance (Cap. 354) (WDO). This provides a licensing system for the disposal of certain wastes and for the control of certain wastes by regulation. All wastes should be properly stored and disposed in accordance with relevant waste management regulations and guidelines.

6.1.4 Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) outlines the requirement for chemical waste handling and disposal.

6.1.5 Under the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N), construction waste delivered to a landfill for disposal must not contain more than 50% by weight of inert materials. Construction waste delivered to a sorting facility for disposal must contain more than 50% by weight of inert materials, and construction waste delivered to a public fill reception facility for disposal must consist entirely of inert materials.

6.1.6 Land (Miscellaneous Provisions) Ordinance (Cap. 28) provides control over placing and maintaining of C&D materials on unleased land. If the occupier does not hold the relevant license, the Department of Lands will take action accordingly.

6.1.7 Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (ADV-19) provides mitigation measures on waste generation and management during the planning stage of a building development to minimise waste disposals at landfills.

6.2 Waste Management for Construction Phase

Waste Types

6.2.1 The site clearance, demolition of existing structure, excavation, and superstructure construction activities to be carried out for the proposed development would generate a variety of waste that can be divided into distinct categories based on their composition and ultimate method of disposal. The identified waste types include:

- Construction and demolition (C&D) materials, comprising inert and non-inert materials, from the demolition and construction works;
- Potential asbestos containing materials;
- Chemical waste from any maintenance of construction plant and equipment; and
- General refuse from the workforce

Inert and non-inert C&D Materials

6.2.2 Inert C&D Material (or public fills) includes construction debris, soil, rock and concrete, should be re-used on-site as filling materials or off-site as public fill at public fills reception facilities. Non-inert C&D Material (or C&D waste) includes metal from the existing structures, wood from formwork, equipment parts, and materials and equipment wrappings, etc. should be re-used or recycled as far as possible.

6.2.3 As the Proposed Development involves demolition of existing structure and construction of 1 floor of basement, it is estimated that about 28,455 m^3 excavated materials would be generated and about 4,100 m^3 would be suitable for backfilling during site formation stage. It is also estimated that about 50 m^3 C&D materials will be generated during the demolition work.

6.2.4 In order to account for the quantity of C&D materials to be generated from construction of the new building, C&D materials generation rate of 0.1 m^3 per m^2 of GFA constructed is adopted in accordance with the "Reduction of Construction Waste Final Report, Hong Kong Polytechnic University (March 1993)". The total GFA of the proposed development from the Proposed Development will be around 10,000m^2. The C&D materials generated from superstructure construction is approximately 1,000m^3. Hence, the total amount of inert C&D materials generated by the Project is projected at 29,400 m^3.

6.2.5 The volume of non-inert C&D material, such as building materials, maintenance and packaging waste; generated during site clearance, demolition of existing buildings, and construction of superstructure works is projected at 105 m^3, which will be subject to specific construction procedures and site practices. The estimated amount of non-inert C&D material generated would be minimal with careful design, planning, good site management and control of ordering procedures etc.

6.2.6 The estimated quantities of inert and non-inert C&D material generated from the construction of the Proposed Development are presented in **Table 6-1**.

Table 6-1 Estimated Quantities of C&D materials to be Generated, Reused and Disposed of

Construction Activities	Sum (m^3)	Wastes to be Reused/Recycled/disposed of (m^3)					
		Inert C&D material			Non-inert C&D material		
		Reused/Recycled On-Site	Reused/Recycled Off-Site(a)	Disposed Off-Site	Reused/Recycled On-Site	Reused/Recycled Off-Site(a)	Disposed Off-Site
Excavation & Site Formation	28,455	4,100	0	24,355	0	0	0
Demolition of Existing Buildings	50	0	0	45	0	0	5
Superstructure Construction	1,000	0	0	900	0	10	90
All	**29,505**	4,100	0	25,300	0	10	95
		29,400			105		

Note
[1] The inert C&D materials not reused on-site shall be disposed off-site and delivered to the Tseung Kwan O Area 137 Fill Bank.
[2] Non-inert C&D materials should be reused or recycled as much as possible before disposed off-site, estimated to be 10% of the total generated.

6.2.7 It is estimated that about 14% of inert C&D material to be reused on-site. It is proposed to deliver the rest of inert C&D materials to the Tseung Kwan O Area 137 Fill Bank. The remaining non-recyclable C&D materials are not suitable for public fill reception facilities and requires disposal to licensed landfill facilities (the closest landfill is the South East New Territories (SENT) Landfill).

Chemical Waste

6.2.8 Chemical waste, such as cleaning fluids, solvents, spent lubricants and fuel for equipment or waste battery, may be generated. As far as the scale of the works is small, the quantity of chemical waste generated would be minimal. It is expected that the approximate quantity of the lubrication oil is about 100L/month and hence approximately 3.6 m^3 of chemical waste will be generated during construction period of 36 months. The chemicals should be collected and handled by a licensed collector and further dispose of at a licensed chemical treatment and disposal facility (Chemical Waste Treatment Centre - CWTC). Furthermore, the chemical waste should be handled in accordance with the Waste Disposal (Chemical Waste)(General) Regulation. The Works Contractor should register as a Chemical Waste Producer under the WDO.

6.2.9 In addition, other chemical waste, if any, to be generated during the demolition works will be handled and disposed of in accordance with the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C). For asbestos wastes, if any, will be handled and disposed of in accordance with the Code of Practice on the Handling, Transportation and Disposal of Asbestos Wastes.

6.2.10 With the implementation of proper chemical waste management measures listed in **Section 6.2.22**, the impact is anticipated to be insignificant.

6.2.11 No hazardous materials or hazardous wastes are expected to be generated during the construction of the Site.

General Refuse

6.2.12 General refuse such as food scraps, waste paper, empty containers, etc., would be generated from construction workforce during construction phase.

6.2.13 The maximum number of construction workers to be employed will be approximately 15 workers per day. The daily arising of general refuse from the construction workforce can be estimated based on a generation rate of 0.65 kg per worker per day, the estimated quantity of the general refuse is 9.75 kg/day (= 15 workers x 0.65 kg/worker/day). Considering the construction period is around 2 years, the total quantity of general refuse is ~7118 kg (9.75 kg/day x 2 years)

6.2.14 Such refuse should be properly managed so intentional or accidental release to the surrounding environment does not occur. If the general refuse is recyclable, such as paper, plastics and aluminium materials, the reuse and recycling of such waste is encouraged. Effective collection of site wastes such as providing enclosed bins or compaction units would be required 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. Waste storage areas should be well maintained and cleaned regularly. General refuse will be collected daily and disposed of at SENT landfill.

6.2.15 With the implementation of good waste management practices as suggested in **Section 6.2.21** at the site, adverse environmental impacts are not expected to arise from the storage, handling and transportation of general refuse generated by construction workers.

Mitigation Measures

6.2.16 Prior to the commencement of the construction works, the contractor will identify the types and amount of waste generated, and handle, store, collect and dispose waste in accordance with Waste Disposal Ordinance (Cap. 354). The associated mitigation measures and good site practice should be implemented as follows:

C&D Materials

6.2.17 In general, minimization/reuse/recycling of C&D materials (i.e. both inert and non-inert C&D materials) should be considered prior to disposal. Waste minimization measures should be adopted during construction phase, measures may include:

- On-site sorting of C&D materials;
- Recycling of construction materials for on-site use;
- Avoidance and minimization to reduce the potential quantity of C&D materials generated;
- Reuse of materials as practical as possible;
- Recovery and Recycling as practical as possible;
- Provide training to workers on the importance of appropriate waste management procedures, including waste reduction, reuse and recycling.

6.2.18 The Contractor should submit a waste management Plan (the Plan) to the project proponent for agreement, covering the types of waste and their estimated quantities, timing of waste arising; measures for reducing waste generation etc. as recommended in Section 3 of ADV-19. If the project will produce more than 300,000 m^3 of construction and demolition material,

advice from the Director of Environmental Protection should be sought prior to the acceptance of the Plan.

6.2.19 The Contractor should adopt good housekeeping practices such as waste segregation prior to disposal. Stockpiling and segregating areas should be provided at site. Effective collection of site wastes would be required to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problems. Waste storage areas should be well maintained and cleaned regularly.

6.2.20 During inclement weather (e.g. heavy rainstorm), the stockpile should be covered by tarpaulin or other water-resistant fabric. This can prevent dust and waste from being blown away by wind or washed into watercourses/drainage system.

General Refuse

6.2.21 General refuse should be stored in enclosed bins or compaction units separate from C&D materials. 3-color recycle bins for the collection of recyclable municipal waste should also be provided. A reputable waste collector should be employed by the Contractor to remove or recycle general refuse from the Site, separately from C&D materials. Preferably an enclosed and covered area should be provided to reduce the occurrence of "wind-blown" light materials.

Chemical Waste

6.2.22 If chemical waste is produced at the construction site, the Contractor will be required to register with the EPD as a chemical waste producer and to follow the guidelines stated in the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C). Chemical waste should be stored in appropriate containers and collected by a licensed chemical waste collector. The chemical waste management measures should include, but not limited to the following:

- Minimize the production of Chemical Waste
- Registration of Chemical Waste Producers with EPD should be carried out for any person who produces chemical waste
- Give notification of certain Chemical Waste for Disposal to EPD as required in Section 4 of the Regulation & Section 17 of the Ordinance
- Carry out Packaging, Labelling and Storage of Chemical Wastes as per Sections 9 to 19 of the Regulation
- Collection of Chemical Waste and the "Trip Ticket" System as per Sections 20 to 29 of the Regulation
- Precautions Against Dangers from Spillages, Leakages or Accidents involving Chemical Waste as per Sections 30 to 32 of the Regulation

6.2.23 Provided that good site practices are strictly followed, there would be no adverse impacts related to waste management during construction phase.

6.3 Waste Management for Operation Phase

6.3.1 Domestic wastes will be expected as the major type of waste from the redevelopment, including food residues, plastic, metal products, paper, etc.. No chemical or hazardous waste

is anticipated, including waste generated during the operation and maintenance of the equipment and facilities. Wastes generated will be collected and disposed of on a regular basis. Building management will be arranged by the future owners to manage the development including waste disposal.

6.3.2 The domestic waste will be collected (at the refuse collection point) and disposed of daily at SENT landfill or regularly collected by recyclers, waste recycling would be carried out during operation phase. To minimize waste generation and promote recycling, it is recommended to implement source separation of domestic waste in the proposed development.

6.3.3 Based on the anticipated population intake for the Proposed Development, which is projected to be about 360 and will be further refined during the detailed design stage, it is estimated that approximately 335 kg per day (= 360 persons x 0.93kg/person/day) of general refuse will be generated during the operation phase. With the proper implementation of the control measures, adverse impacts due to waste management will not be anticipated.

6.4 Conclusion

6.4.1 A variety of wastes including inert C&D material, C&D waste, chemical waste and general refuse would be generated during the construction phase and domestic waste would be generated during operation phase. Provided that the wastes generated would be managed with appropriate measures, no adverse environmental impacts arising from the handling, storage, transportation or disposal of the wastes generated during the construction and operation stage of the Proposed Development would be envisaged.

7. LAND CONTAMINATION ASSESSMENT

7.1.1 According to the desktop study and planning statement for the Application, the Site is currently occupied by a commercial horticulture workshop and temporary structures with some vehicle repair activities. According to **Table 2.3** of "Practice Guide for Investigation and Remediation of Contaminated Land (EPD, revised in April 2023)" (PG), a commercial horticulture workshop and temporary structures do not belong to any potential contaminated land use types, while a vehicle repair workshop is classified as a potentially land use type. As the Project is still at a planning stage and the operations at the Site are ongoing, a preliminary site appraisal for the Application shall be conducted accordingly. This appraisal shall include a review of historical land uses, an inquiry into land contamination-related records and a site visit for the site appraisal in relation to the land contamination assessment.

7.2 Review of Historical Land Uses

7.2.1 A review of aerial photographs was undertaken to evaluate the likelihood of potential contamination associated with past land uses within the Site from 1990 – 2023. The reviewed aerial photos for the Site are attached in **Appendix 7-1**. Findings indicate that the site was primarily covered in flora before 2011, with horticultural activities first recorded in 2011 near the site and later within the site from 2015 onward. Suspected vehicle parking or maintenance activities in the centre area of the Site have been noted since 2017, concentrated in two areas with a total area of approximately 1610 m^2, as illustrated in **Appendix 7-1**.

7.3 EPD and FSD on Land Contamination Related Records

7.3.1 Information was requested from FSD and EPD's Regional Office (East) on the history of operation and land use of Assessment Area, i.e. the Site and its vicinity area, on 14th October 2025. The EPD was consulted with regard to any records of chemical waste producer (CWP). The FSD was consulted with regard to any records of dangerous goods license(s). Both departments were also inquired on any reported accidents or spillage/leakage incidents within the Site. The correspondence from EPD is documented in **Appendix 7-2**, and the pending response from the FSD will be incorporated into the final report once received.

Table 7-1 Summary of Response from Government Department and Operator

Government Department/ Operator	Response
Environmental Protection Department Regional Office (East)	**- No chemical waste producer nor spillage/leakage incidents were recorded in the site.**
Fire Services Department	**- Pending**

7.4 Site Visit

7.4.1 A site visit was carried out on 19th December 2024 to verify the information obtained from the desktop study and to evaluate potential land contamination issues. Site walkover checklist and photos record from the site visit are presented in **Appendix 7-3** and **Appendix 7-4** respectively. The Site was operating as commercial horticulture workshop where the ground mostly paved. Although a vehicle repair workshop was noted in the desktop study, only vehicle parking on the Site was found in well-maintained paved area. According to the site

representative, vehicles were primarily parked or abandoned, with only minor maintenance activities, such as car detailing, being performed occasionally. Temporary storage areas for the horticultural workshop and construction materials were also found within the Site. Additionally, no observable cracks/fissures or signs of oil stain were observed. Hence, the potential for the land contamination at the Site is not anticipated. However, as the site remains operational, a further site re-appraisal will be conducted prior to the commencement of construction works.

7.5 Conclusion

7.5.1 Based on the findings of this preliminary site appraisal, the Site had primarily been used for commercial horticulture workshops. Although minor vehicle maintenance activities were noted in the desktop study, only vehicle parking was found on the Site during the visit, and it was located in a well-maintained paved area. Therefore, the potential for land contamination at the site is not anticipated. However, as the site remains operational, a further site re-appraisal will be conducted prior to the commencement of construction works.

8. CONCLUSION

8.1.1 The Project Proponent has proposed to develop a residential development with clubhouse (Proposed Development) at various Lots in D.D. 210 Pak Wai, Sai Kung.

8.1.2 This EA is prepared to assess the potential environmental impact associated with the implementation of the Project in support of the submission of the Application. The assessment has been undertaken with reference to the guidance for environmental considerations provided in Chapter 9 "Environment" of the Hong Kong Planning Standards and Guidelines.

8.1.3 The key environmental issues with potential environmental impacts arising from the Project are identified, based on the environment of the Project, as air quality, noise, water, waste management and land contamination. The Sewerage Impact Assessment and Drainage Impact Assessment are provided in separated reports under this Application.

Air

8.1.4 During construction phase, major dust emitting construction activities will be the demolition of existing structures, excavation works, foundation works and construction works of the superstructures. With the implementation of dust suppression measures stipulated under the Air Pollution Control (Construction Dust) Regulation and the adoption of good site practice, adverse air quality impact associated with the construction works is not anticipated.

8.1.5 During operation phase, the Proposed Development itself is considered as ASRs. The minimum buffer distance requirement recommended in Chapter 9 of HKPSG has been fulfilled. Taken into consideration of the large margin in the PATH background, no adverse air quality impact to the Proposed Development during operation phase is anticipated.

8.1.6 The proposed sewage treatment plant of the Proposed Development is considered an air pollution source. However, with proper implementation of the mitigation measures, no adverse odour impact to the surroundings is anticipated.

8.1.7 The exhaust air from the proposed indoor car park in the Project is considered as a potential source of impact. The proposed car park should be located and built-in accordance to the requirements stipulated in ProPECC PN2/96 for the design, maintenance and operation of the ventilation systems to ensure the compliance of the air quality inside car parks with the concentration limits. The exhaust air should be discharged to the atmosphere in such a manner and at such a location as not to cause a nuisance to occupants in the building or of neighbouring buildings, or to the public. Hence, no insurmountable impact on the nearby sensitive receivers is expected.

Noise

8.1.8 Considering the scale of the Proposed Development is small, no significant construction impact is anticipated with proper implementation of the mitigation measures. External noisy fixed plants within 300m from project boundary have been reviewed. No adverse fixed noise impact on the Proposed Development is anticipated.

8.1.9 Limitation of Sound Power Level for building service equipment will be incorporated into the tender document to ensure the fixed noise sources at the Proposed Development will be designed with appropriate mitigation for complying with the relevant criterion. The planned fixed plants should be reviewed during the detailed design stage to ensure compliance with the standard stipulated in the HKPSG.

8.1.10 Traffic noise impact assessment has been conducted based on predicted peak traffic flow (15 years upon the commencement of Project, Year 2046). Under the Base Scenario without mitigation measure, the predicted traffic noise levels for the residential flats of the proposed redevelopment fully comply with the HKPSG traffic noise criteria. As the compliance rate is 100%, no adverse traffic noise impact is anticipated and no further mitigation measures are required.

Water

8.1.11 Potential water quality impact associated with the Proposed Development would be construction site runoff, sewage generated from construction workforce and accidental spillage of chemicals. However, with proper implementation of mitigation measures, the impact on water quality is anticipated to be insignificant.

8.1.12 For operation phase, all sewage and wastewater generated from the Proposed Development will be properly treated by the on-site treatment plant prior to the discharge to the existing stream. All water should be discharged through the public drainage and sewerage system that will be addressed in separated reports (Drainage Impact Assessment and Sewerage Impact Assessment).

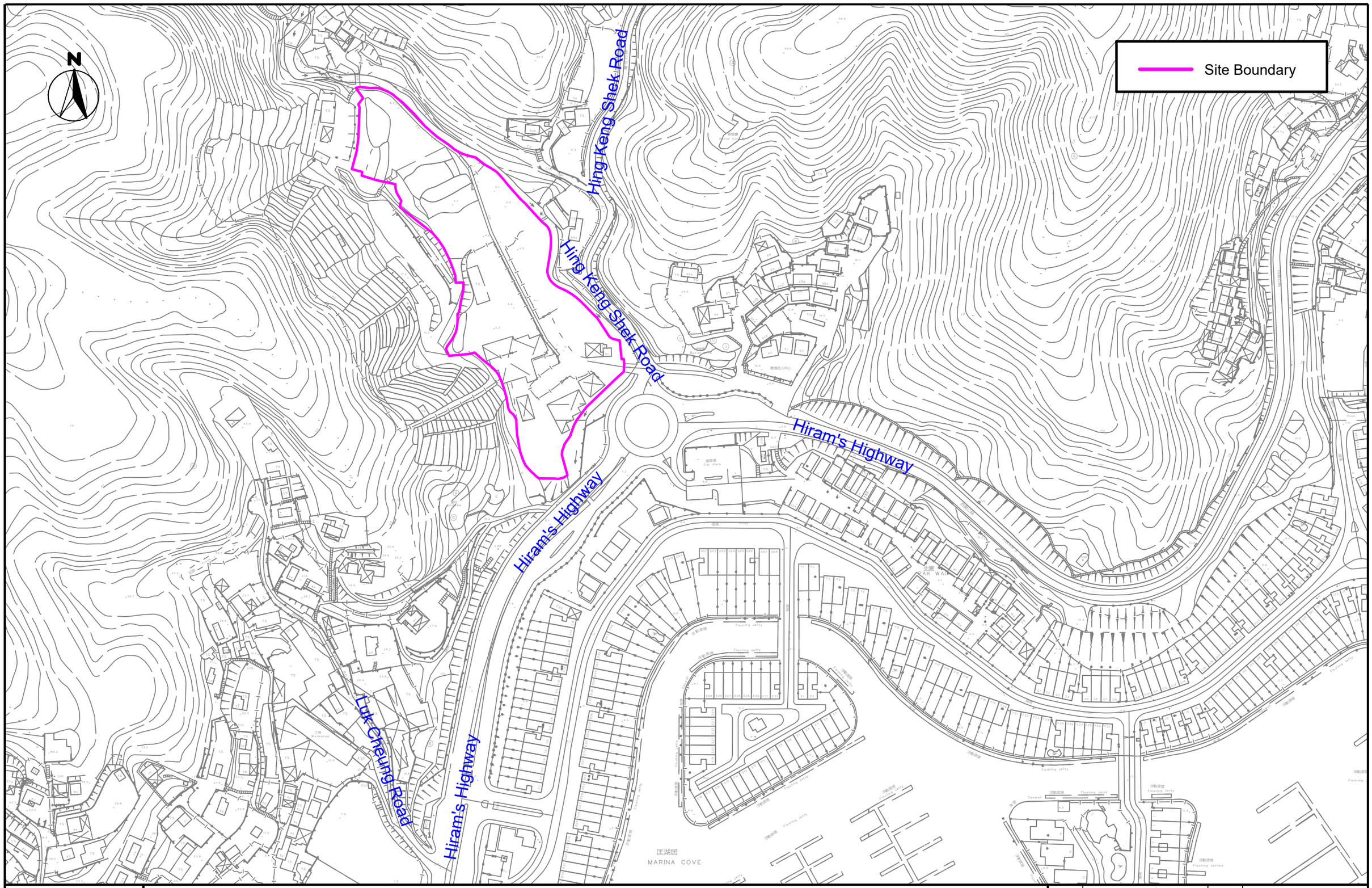
Waste Management

8.1.13 A variety of wastes including inert C&D material, C&D waste, chemical waste and general refuse would be generated during the construction phase and domestic &commercial waste would be generated during operation phase. Provided that the wastes generated would be managed with appropriate measures, no adverse environmental impacts arising from the handling, storage, transportation or disposal of the wastes generated during the construction and operation stage of the Proposed Development would be envisaged.

Land Contamination

8.1.14 Based on the findings of this preliminary site appraisal, the site had primarily been used for commercial horticulture workshops. Although minor vehicle maintenance activities were noted in the desktop study, only vehicle parking was found on the site, and it was located in a well-maintained paved area. Therefore, the potential for land contamination at the site is not anticipated. The need for further studies will be determined at a later stage.

FIGURES



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Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Site Location Plan

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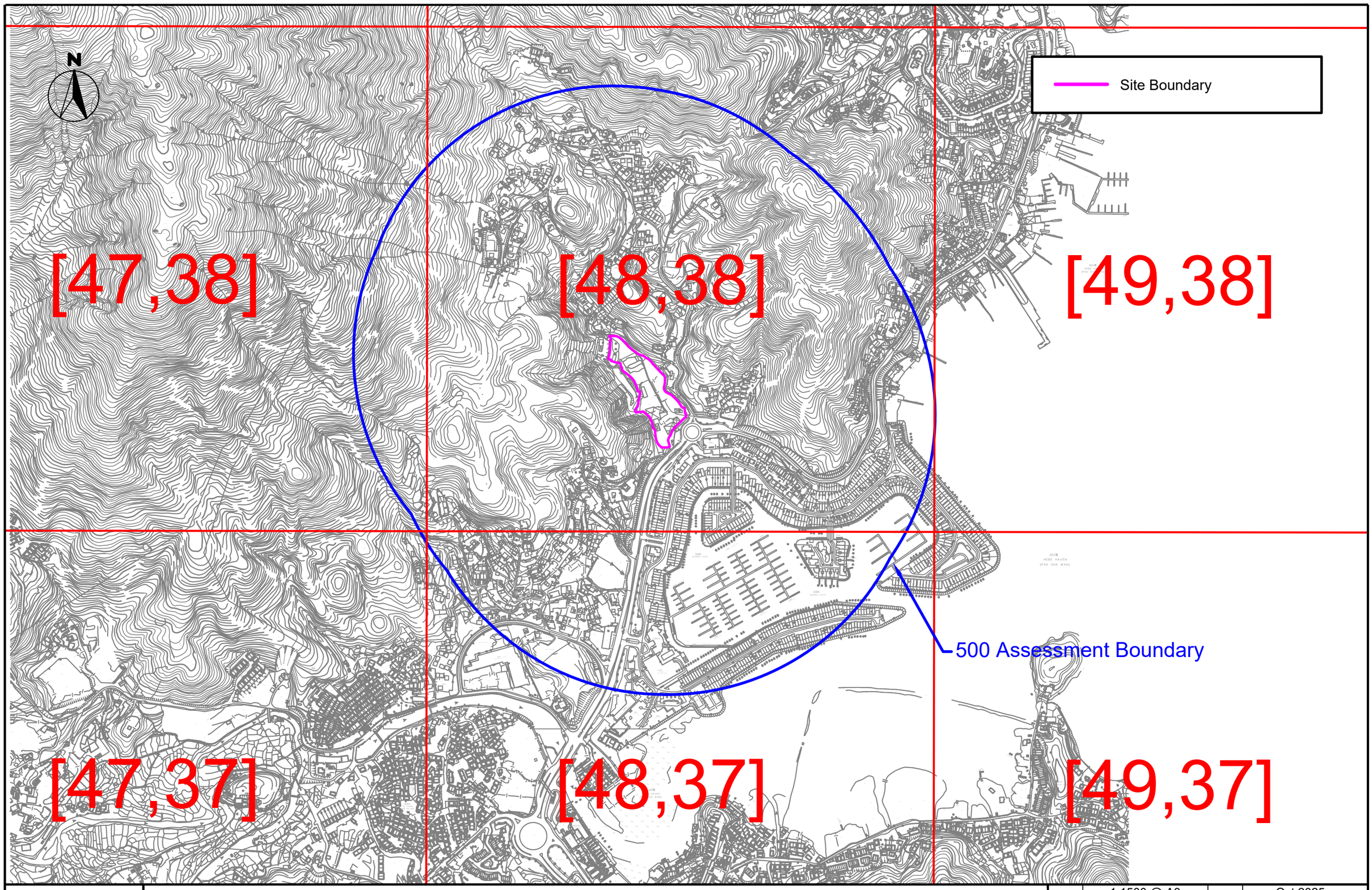
JOB No.	--	DRAWING No.	2-1
		REV	-



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PATH Grid (v3.0)

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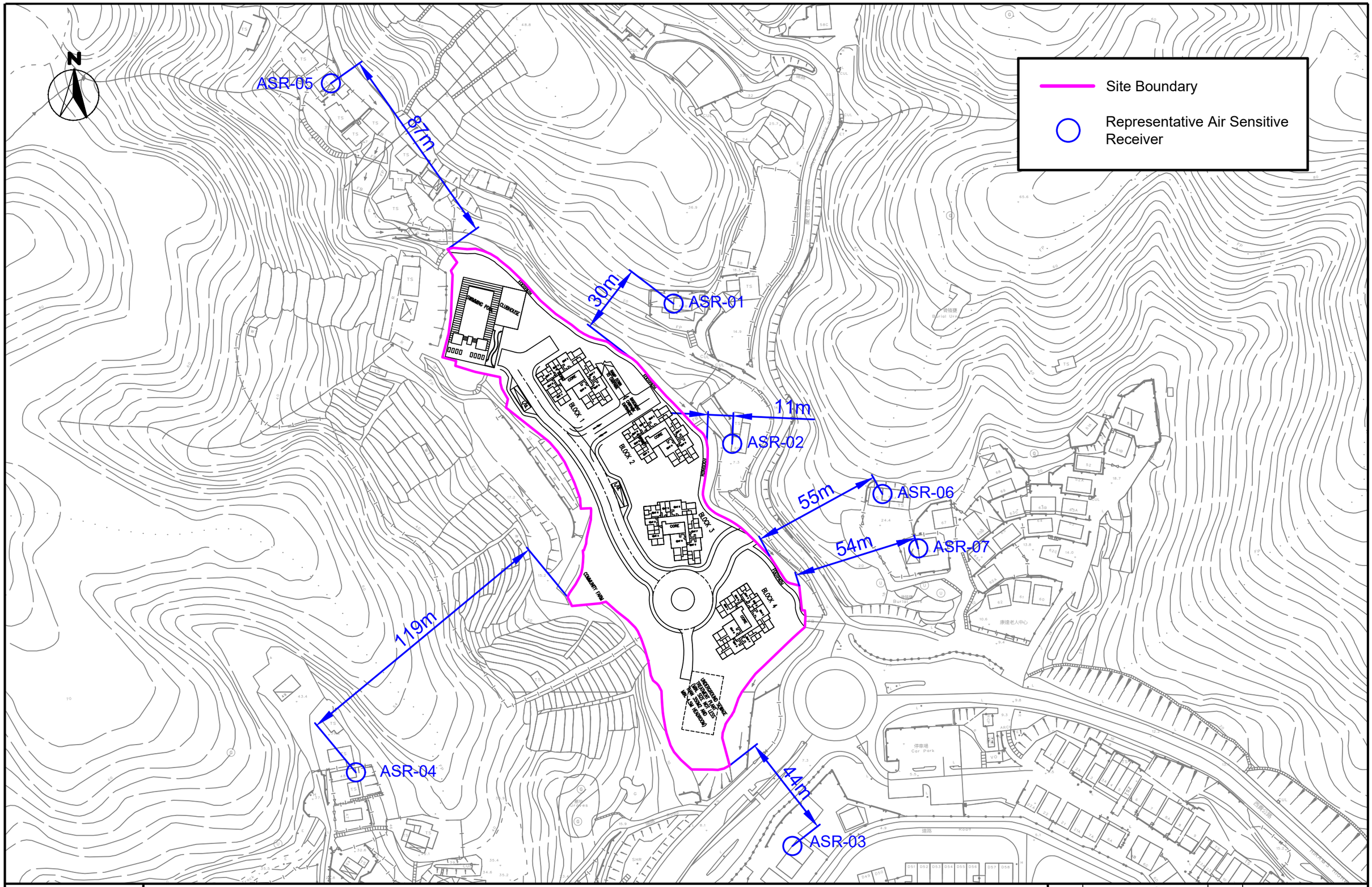
JOB No.	--	DRAWING No.	3-1
		REV	-



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Representative Air Sensitive Receivers for Construction Phase

SCALE	1:1500 @ A3	DATE	Jul 2025
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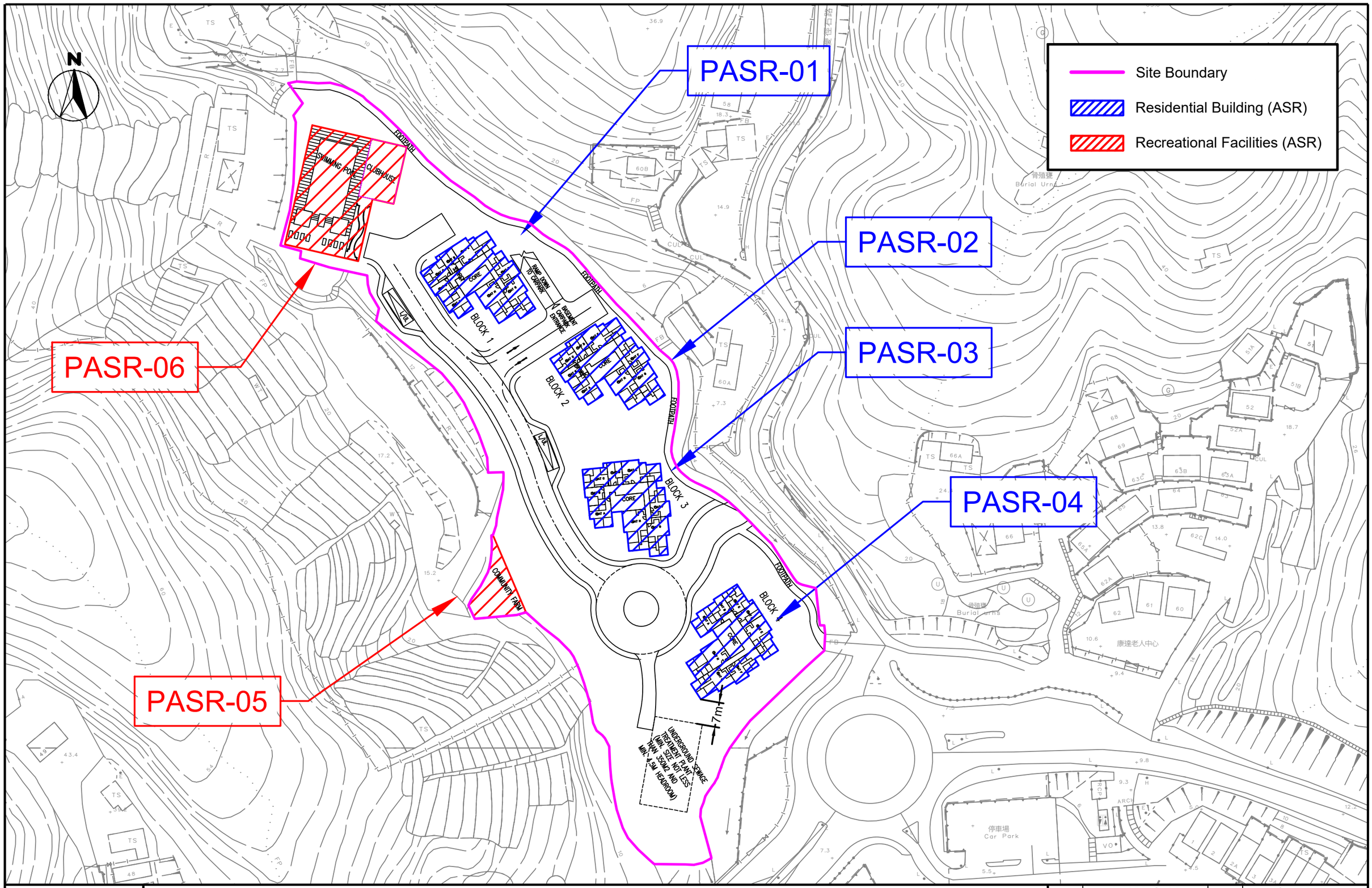
JOB No.	--	DRAWING No. 3-2	REV -



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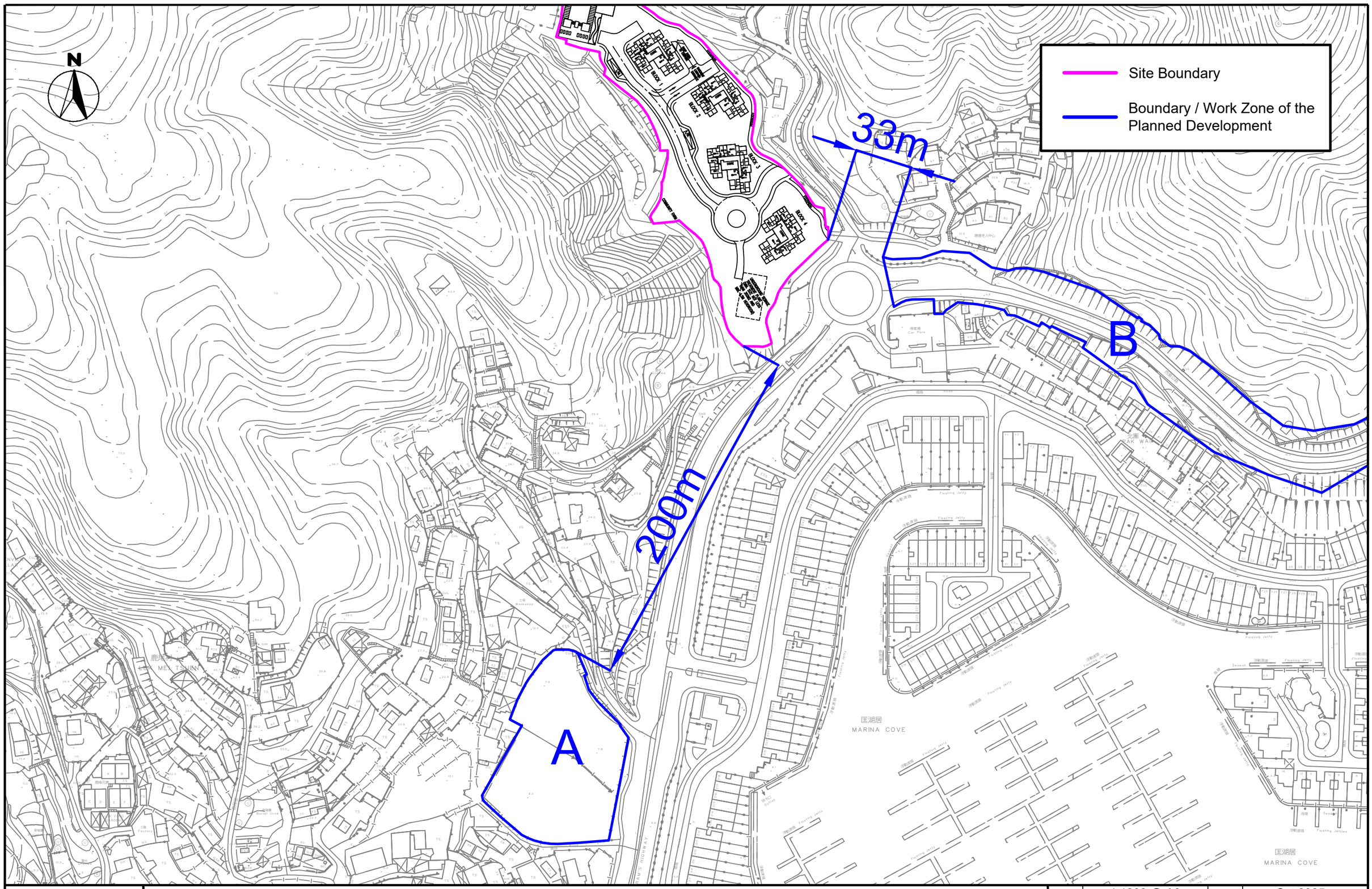
Location of Planned ASRs of the Proposed Development

SCALE	1:1000 @ A3	DATE	Oct 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	3-3
		REV	-

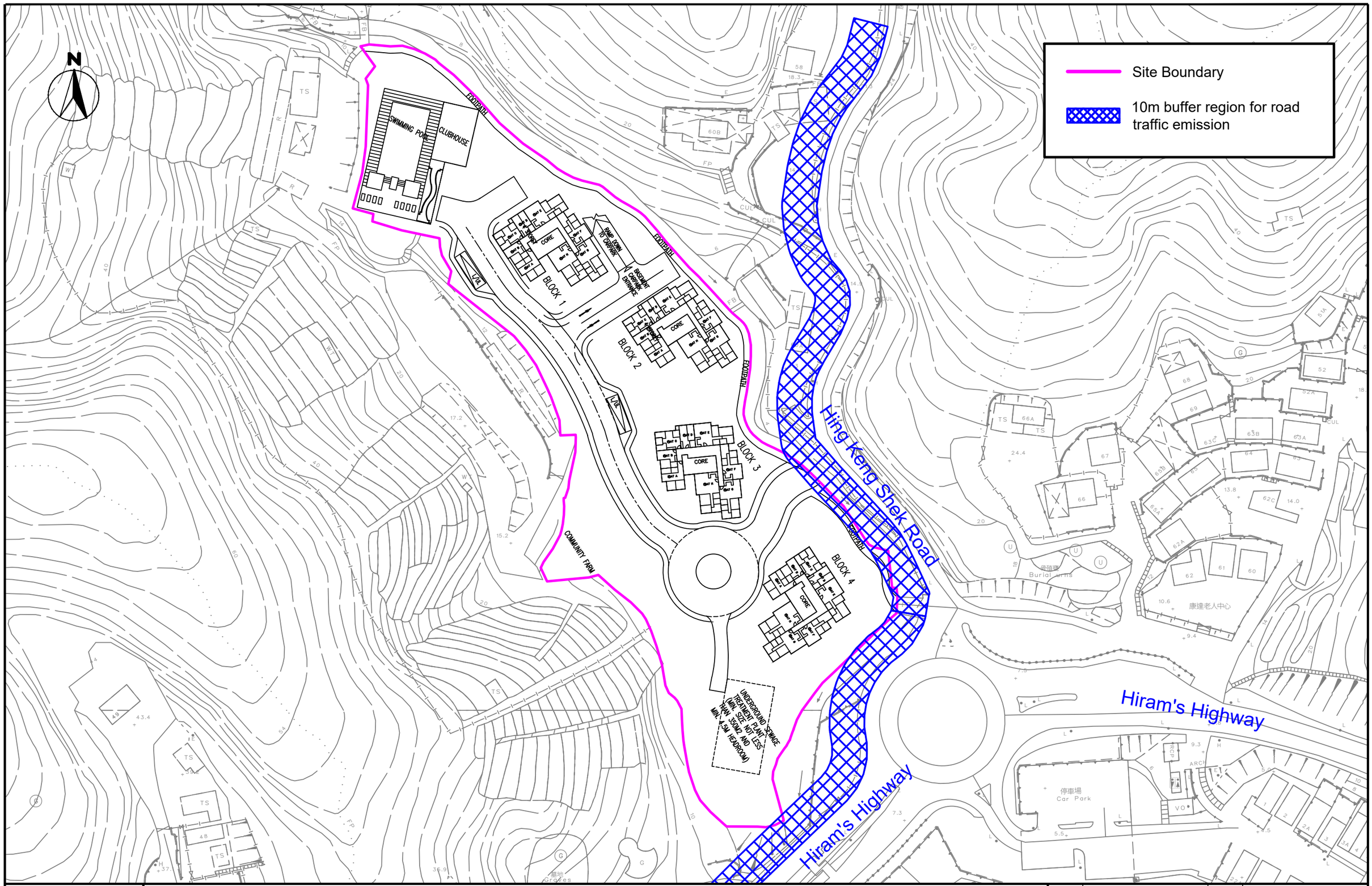


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Planned Development in the Vicinity

SCALE	1:1000 @ A3	DATE	Oct 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	3-4
		REV	-



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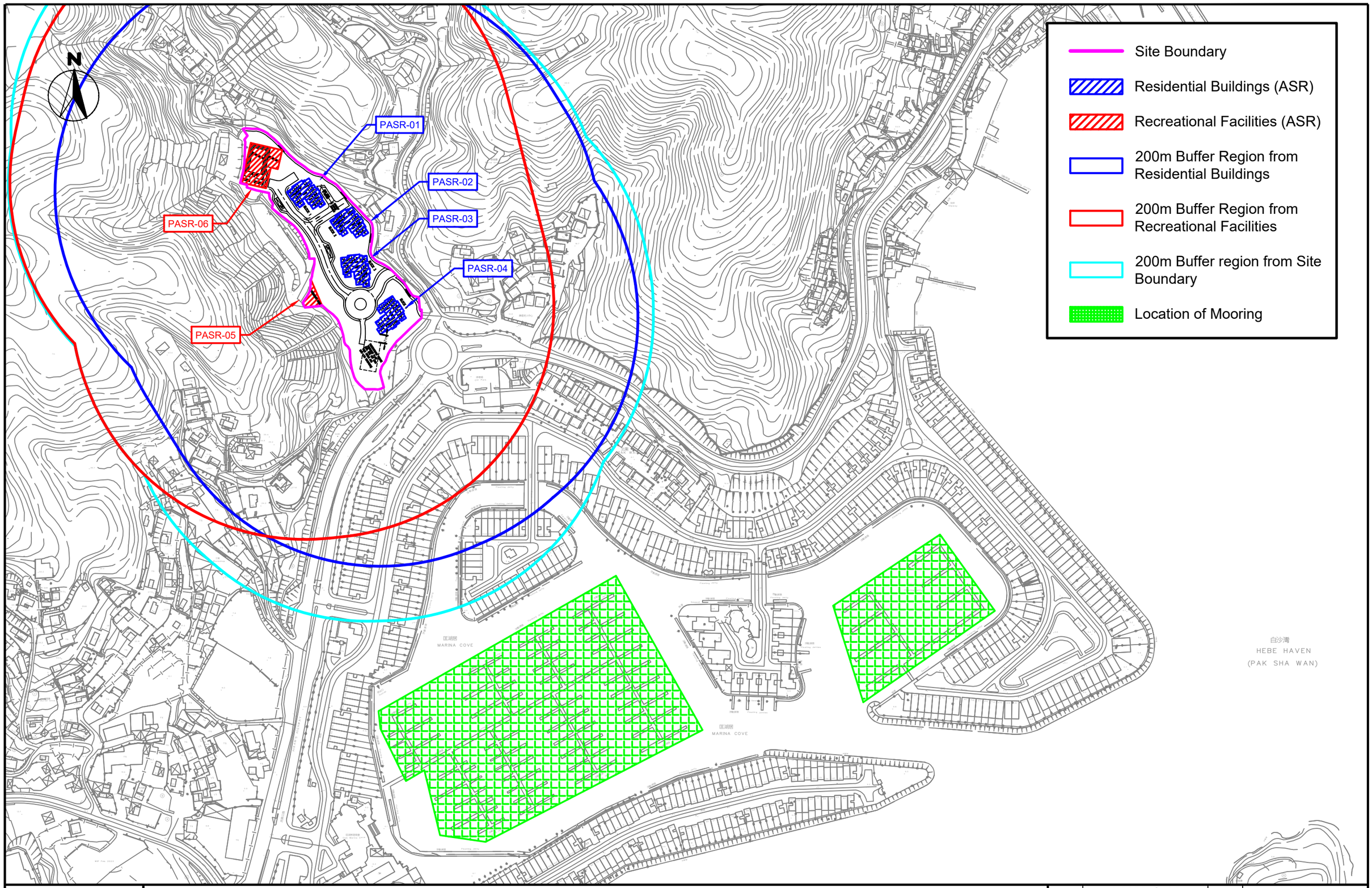
Buffer Region for Road Traffic Emission

SCALE	1:1000 @ A3	DATE	Oct 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	3-5
		REV	-

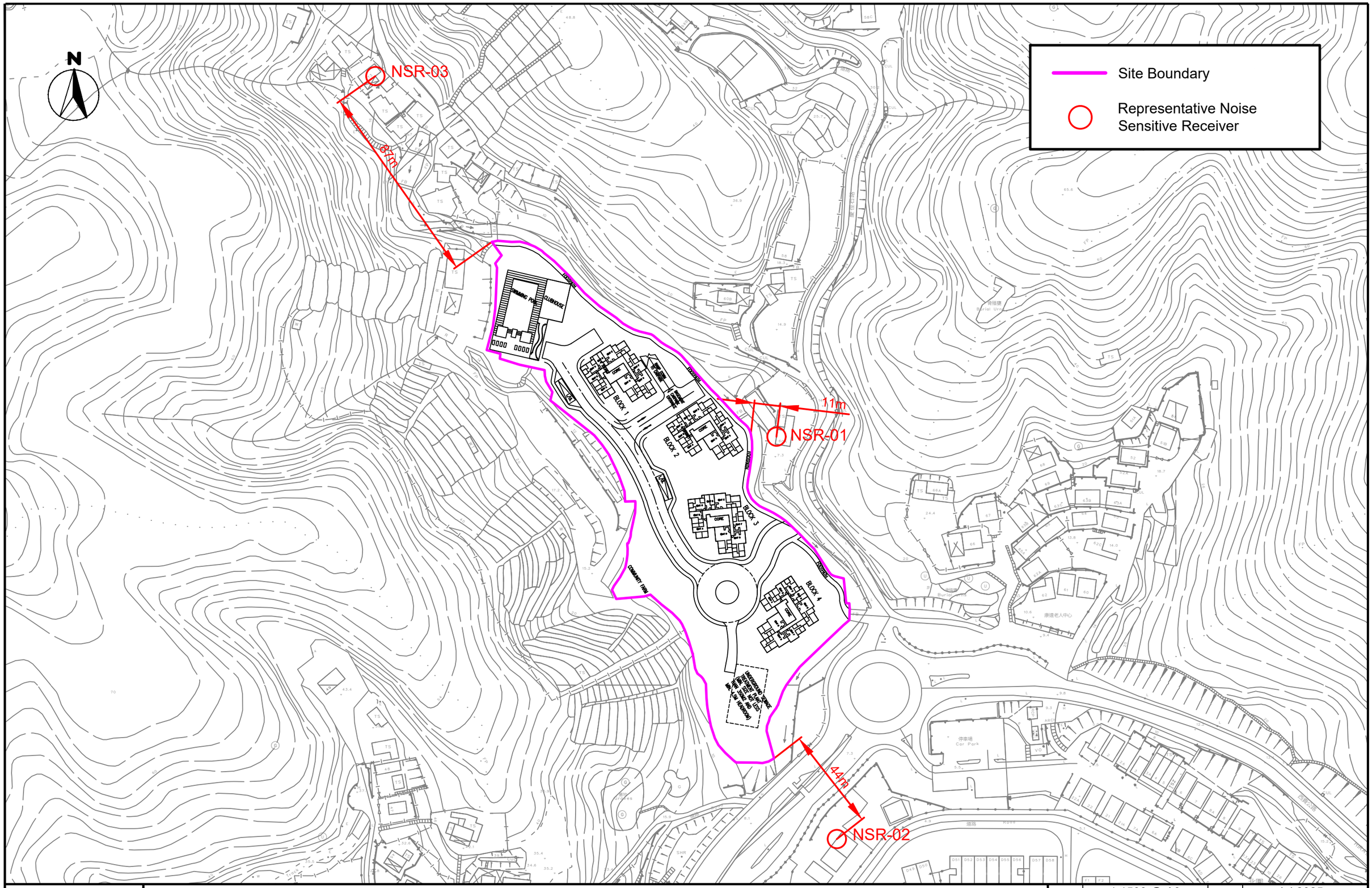


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

200m Buffer Region from Planned ASRs

SCALE	1:2000 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	3-6
		REV	-

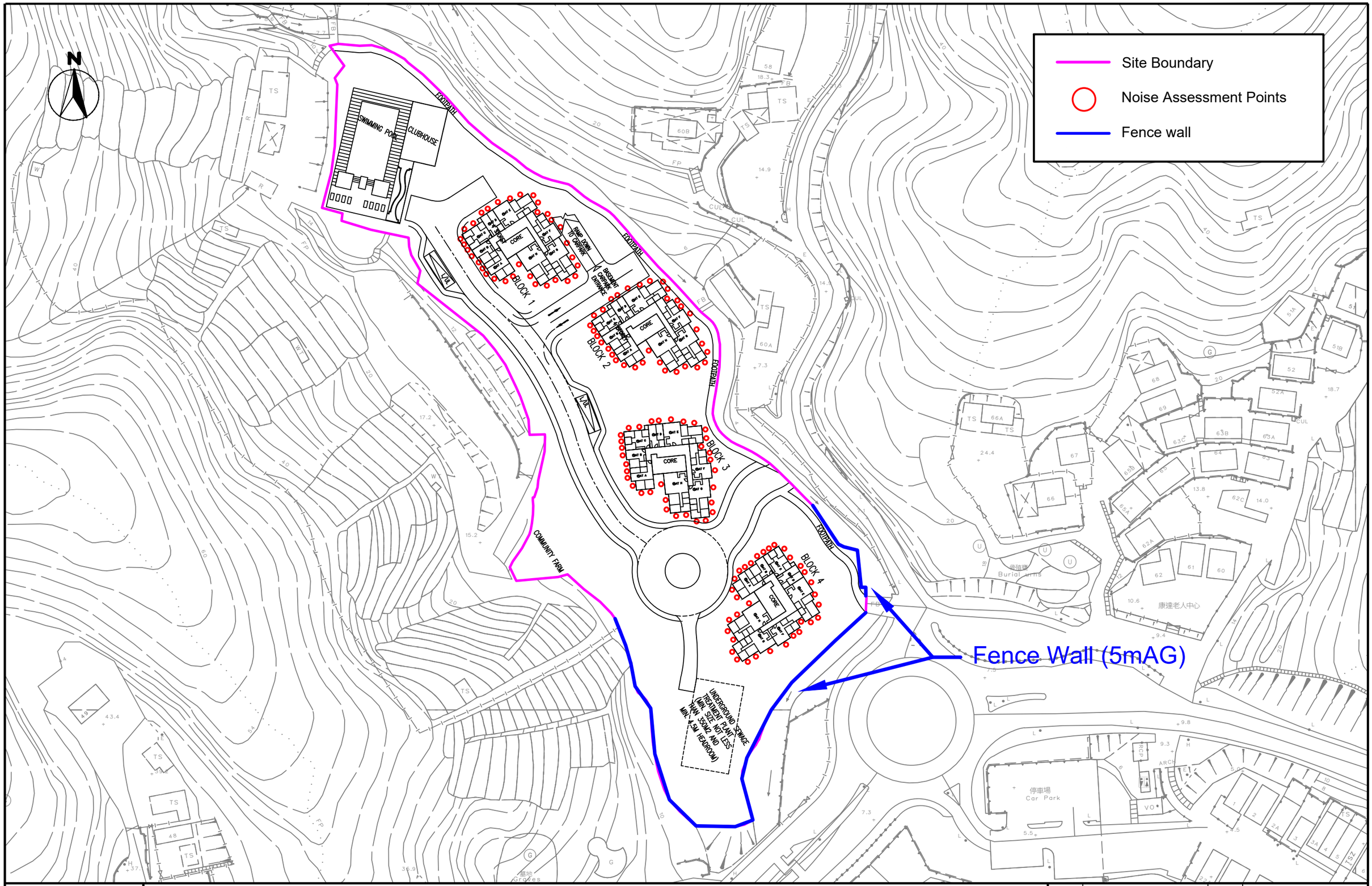


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of the Representative NSRs in the Vicinity

SCALE	1:1500 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-1
		REV	-

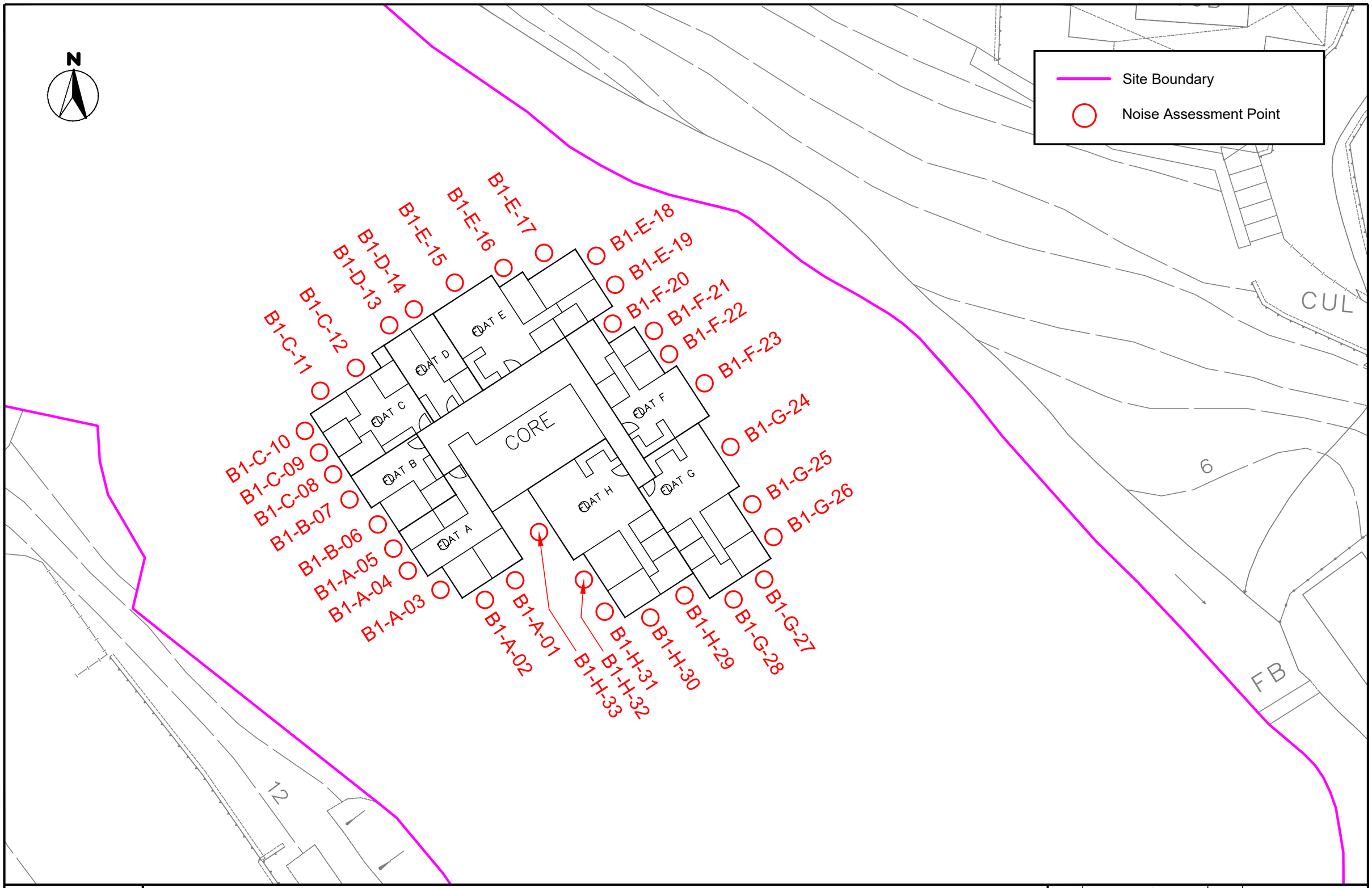


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of the Assessment Points for Traffic Noise Impact Assessment (Overview)

SCALE	1:1000 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-2a
		REV	-

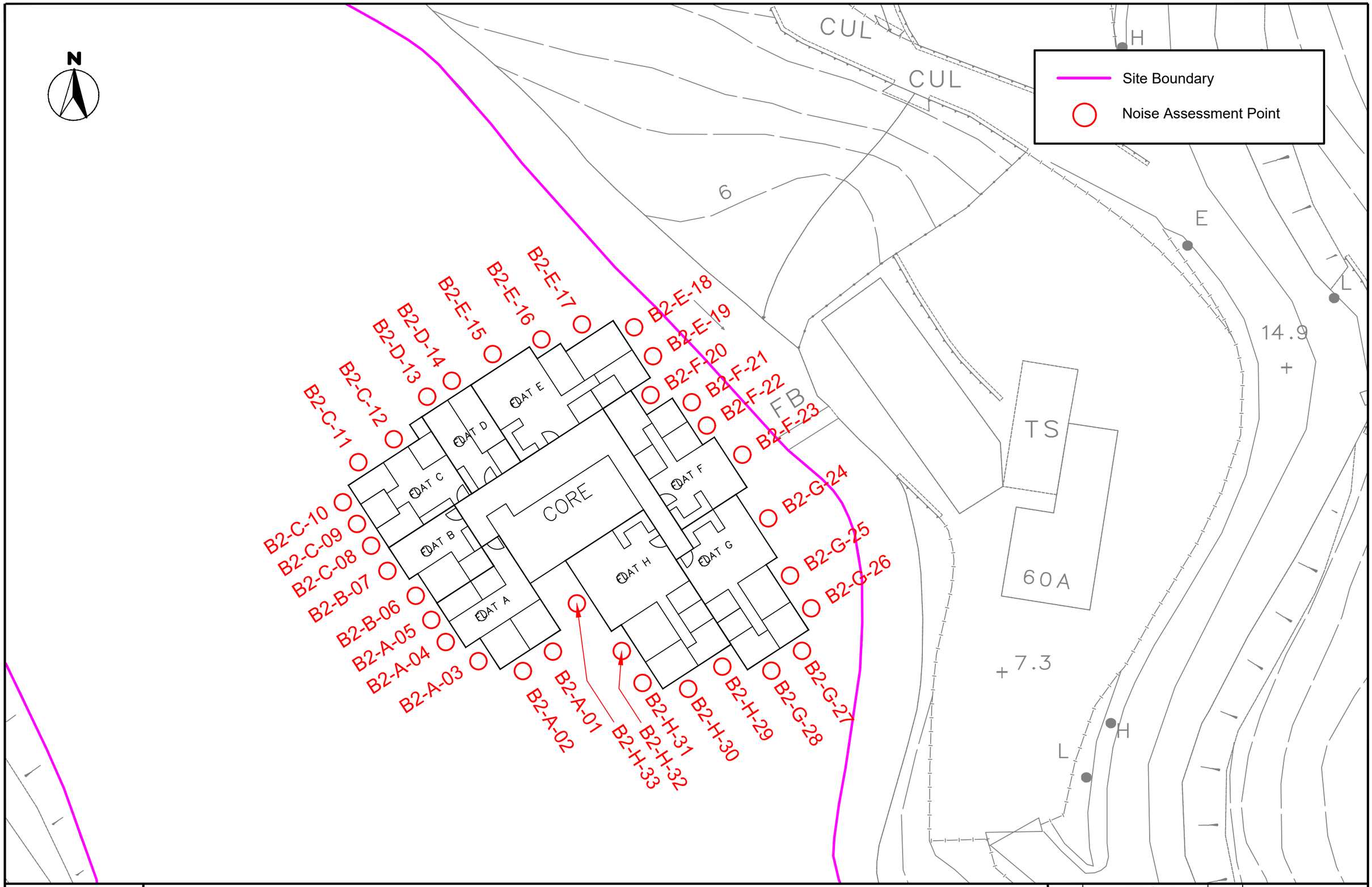


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of the Assessment Points for Traffic Noise Impact Assessment (Block 1)

SCALE	1:250 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-2b
		REV	-

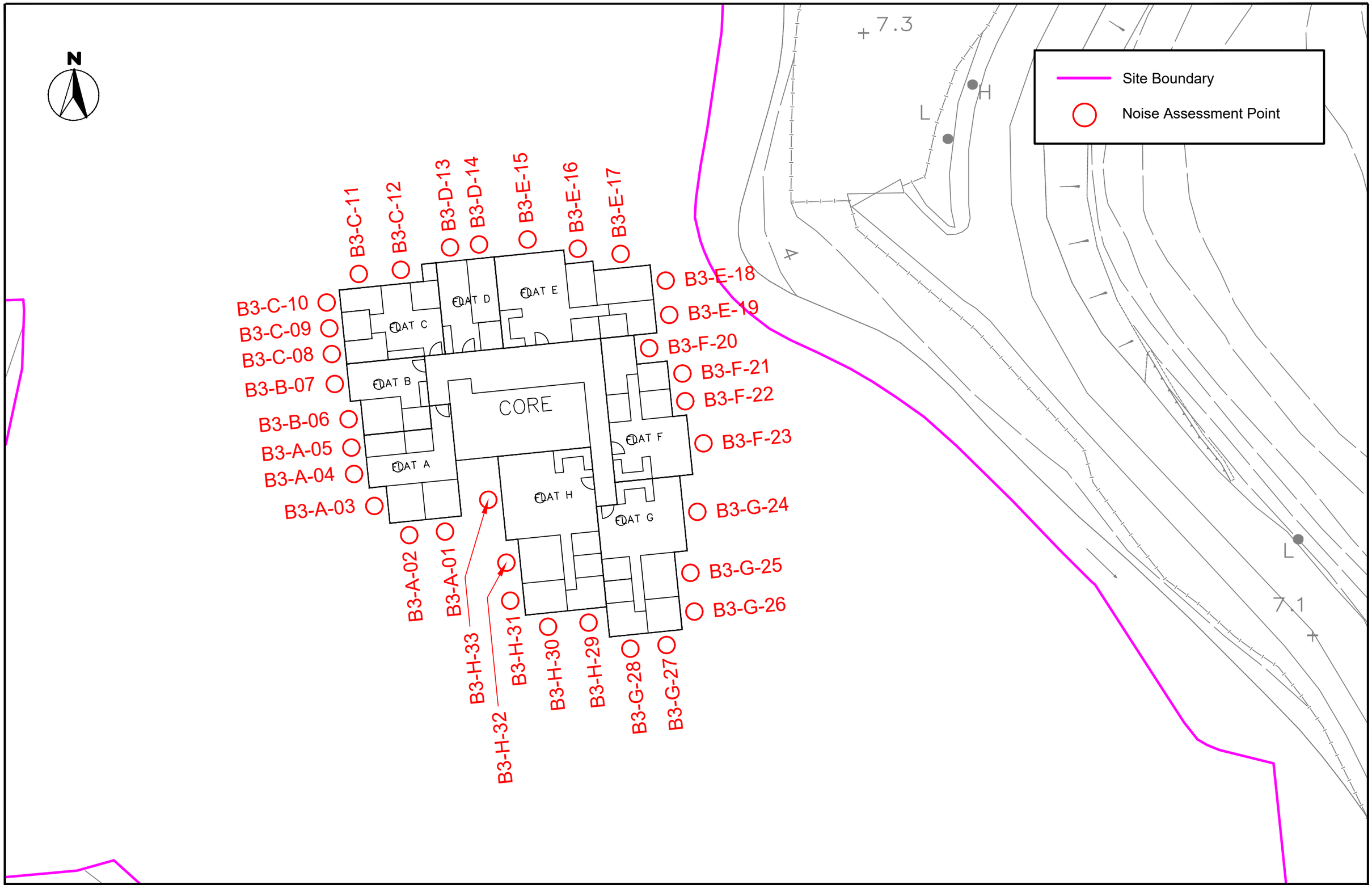


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of the Assessment Points for Traffic Noise Impact Assessment (Block 2)

SCALE	1:250 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-2c
		REV	-

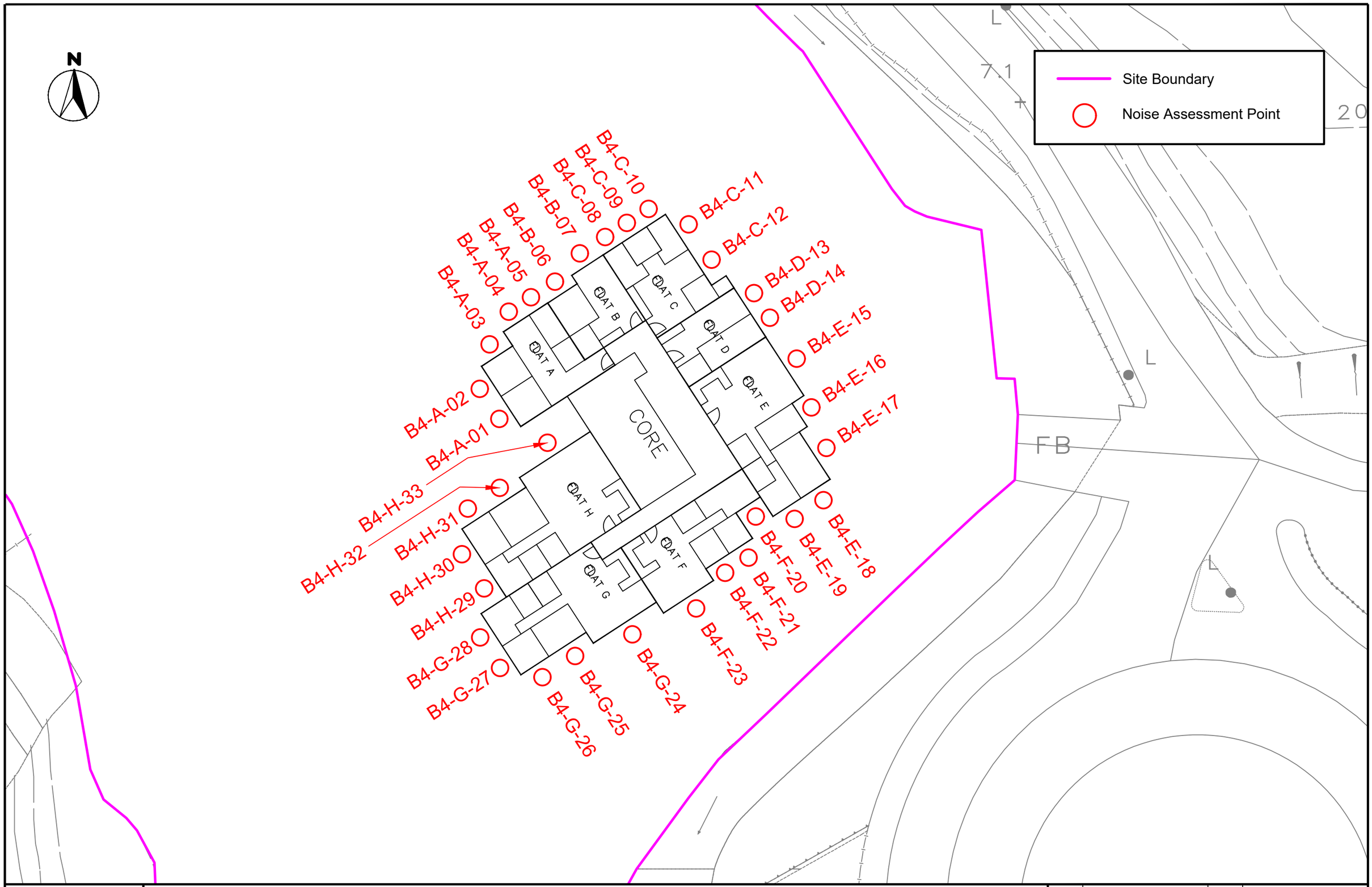


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of the Assessment Points for Traffic Noise Impact Assessment (Block 3)

SCALE	1:250 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-2d
		REV	-

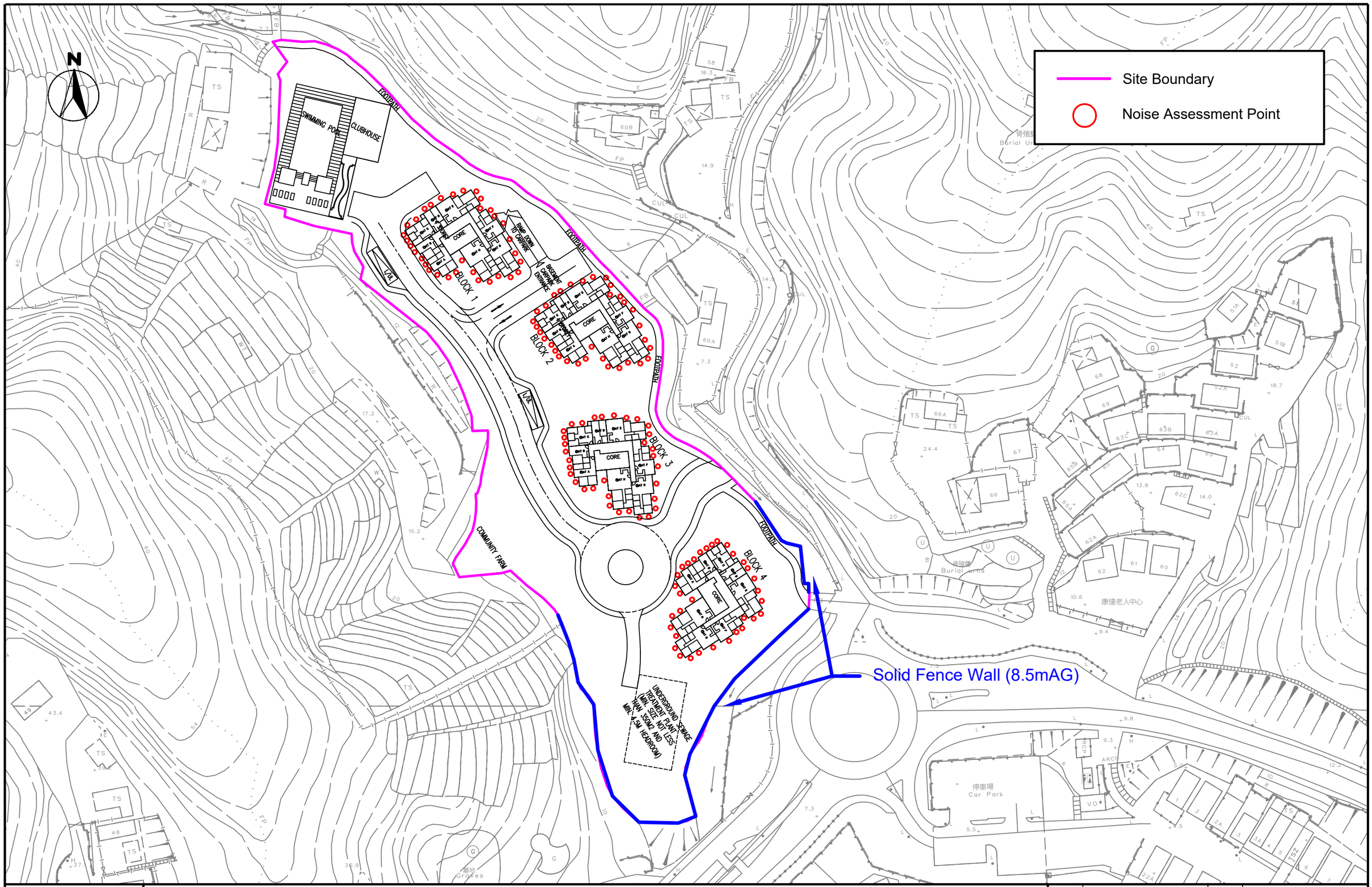


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of the Assessment Points for Traffic Noise Impact Assessment (Block 4)

SCALE	1:250 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-2e
		REV	-

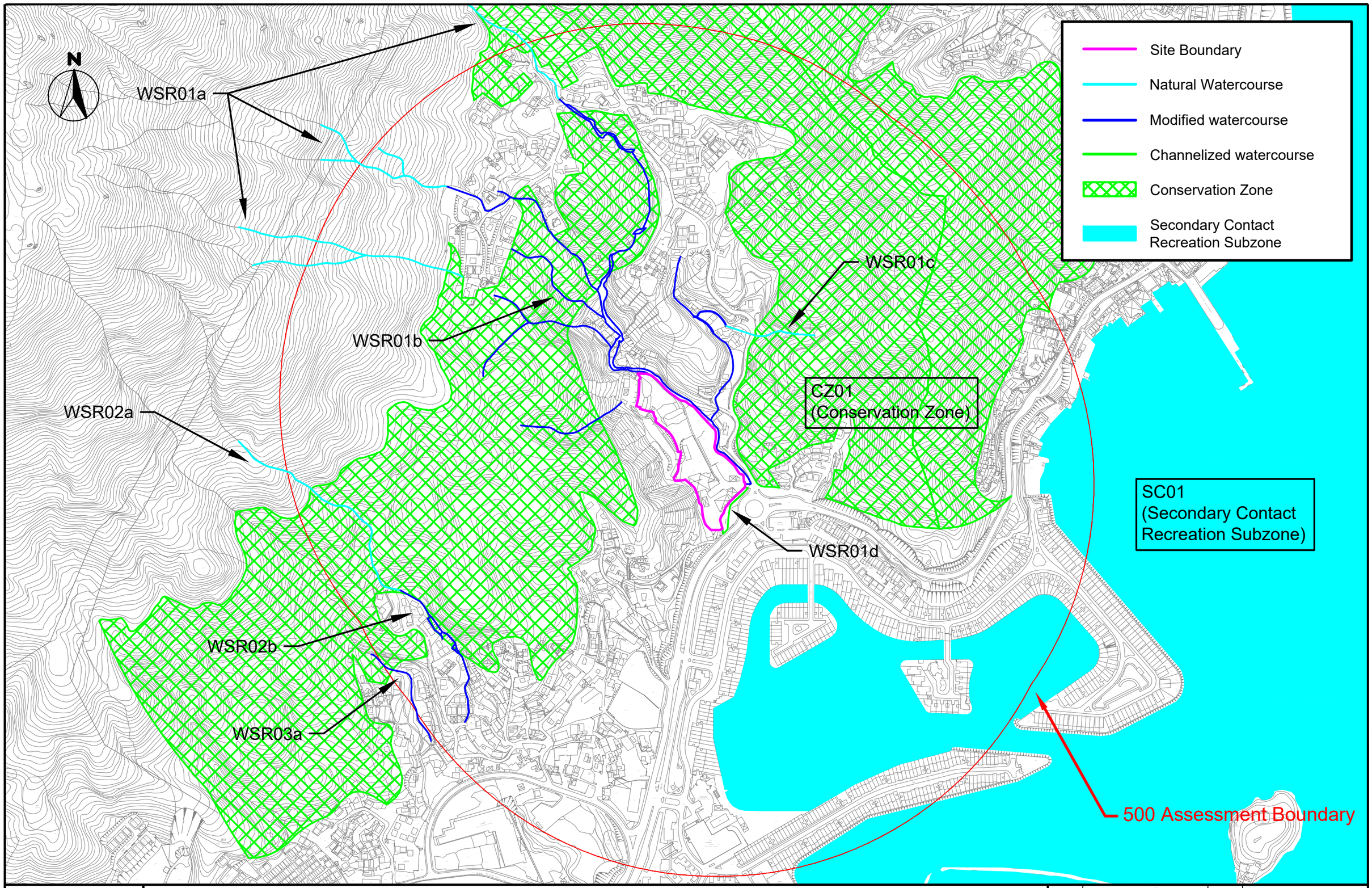


CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Proposed Mitigation Measure (Solid Fence Wall)

SCALE	1:250 @ A3	DATE	Oct 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No.	4-3
		REV	-



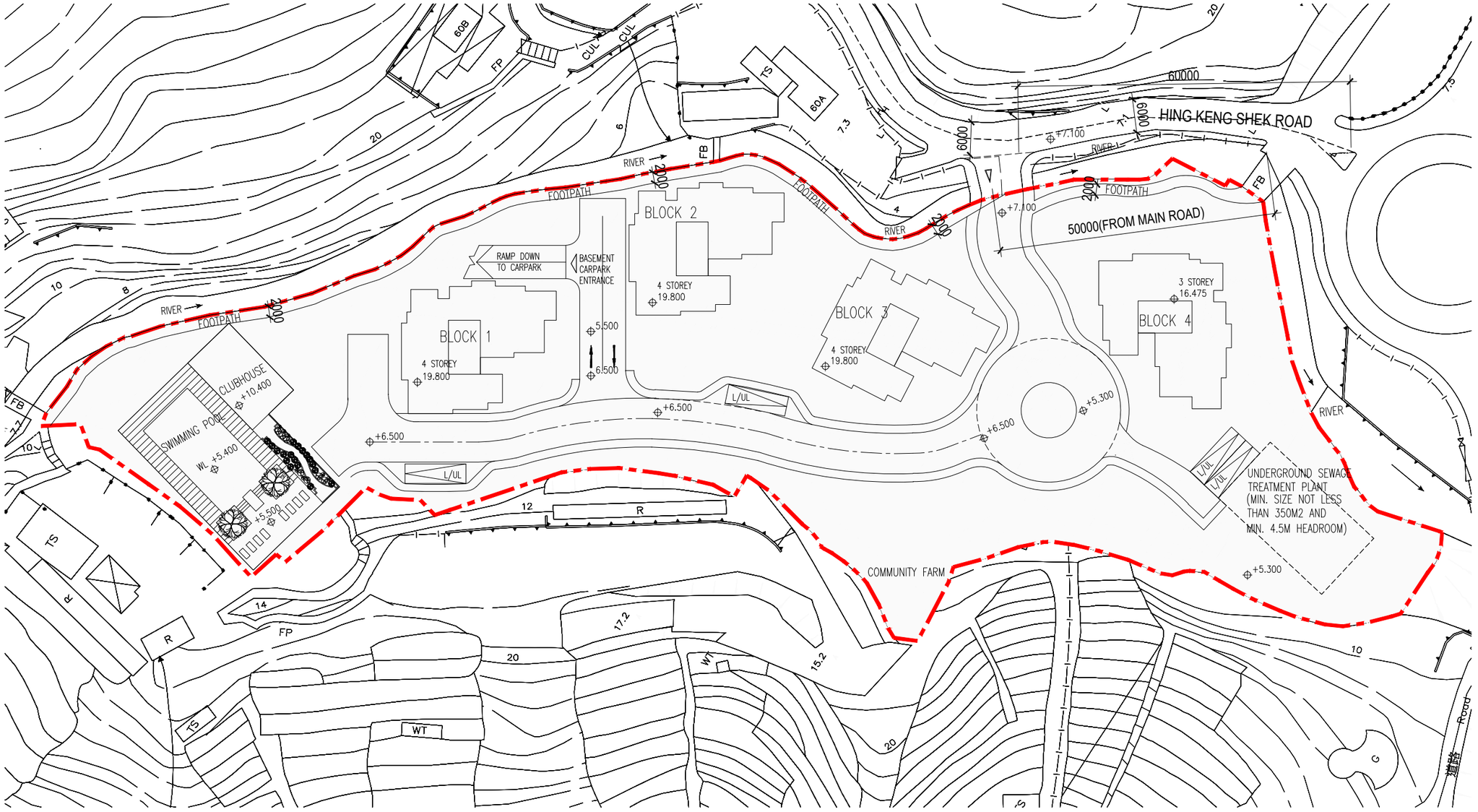
CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Location of Representative WSRs

SCALE	1:5000 @ A3	DATE	Jul 2025
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No. 5-1	REV -

APPENDIX 2-1
LAYOUT OF PROPOSED DEVELOPMENT



Rev.	Date	Amendment	Purpose

K & W Architects Ltd.
關黃建築師有限公司

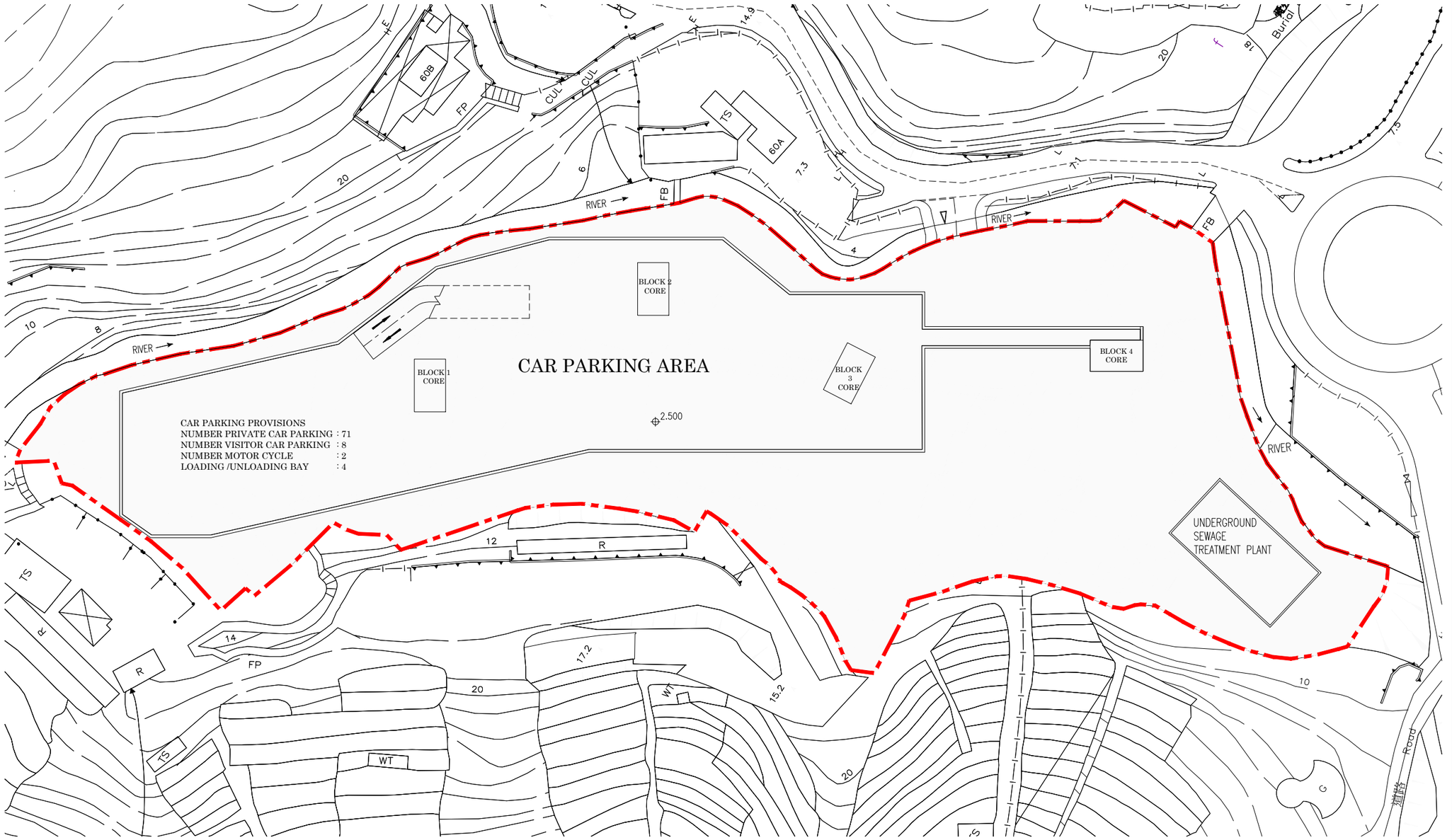
K&W

Client

Project
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Drawing Title
MASTER LAYOUT PLAN

Job No.	Drawing No.	Revision No.
D1186	MLP-01	P
Scale	Date	CAD Ref.
1:800	09/06/2025	
Drawn	Checked	Approved
SF	SF	



Rev.	Date	Amendment	Purpose

K & W Architects Ltd.
關黃建築師有限公司

K&W

Client

Project
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Drawing Title
BASEMENT PLAN

Job No.	Drawing No.	Revision No.
D1186	FL-02	P
Scale	Date	CAD Ref.
1:500	23/08/2023	
Drawn	Checked	Approved
PC	PC	

APPENDIX 3-1
TD'S CONFIRMATION ON ROAD TYPE

[redacted]

From: [redacted]@td.gov.hk>
Sent: Wednesday, December 4, 2024 12:09 PM
To: [redacted]
Cc: [redacted]
Subject: Re: Section 12A Application for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung // Road Classification

Dear [redacted],

I refer to your email dated 29.11.2024.

Please note that Hing Keng Shek Road is not under TD's management. Comments from relevant authorities / parties should be sought. Notwithstanding, we have no objection to the proposed road type of Hing Keng Shek Road.

Regards,
[redacted]
E/SK, TE/NTE, TD
Tel: [redacted]

From: [redacted]
To: [redacted]@td.gov.hk>
Cc: [redacted]
Date: 29/11/2024 03:02 PM
Subject: Section 12A Application for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung // Road Classification

---

Dear Johnathan,

We are the traffic consultant of the captioned project.

Regarding the current submission of the Environmental Assessment to the EPD, EPD's comment was received regarding the road type of Hing Keng Shek Road as follow:

EPD's Comment: Please provide the confirmation from Transport Department for the road type of Hing Keng Shek Road.

There is no road classification in Annual Traffic Census Reports for the above road. Meanwhile, Hing Keng Shek Road is connecting to Hiram's Highway. So, we consider that Hing Keng Shek Road shall only have the same classification as Hiram's Highway, which is a "Rural Road", but not a higher hierarchy.

In view of the above, we would like to seek your confirmation on the road type of Hing Keng Shek Road as "Rural Road" and the confirmation will be solely for environmental assessment use.

Should you have any query or require any additional information, please feel free to contact the undersigned or our Mr. [redacted] at [redacted].

Thanks & Regards

[redacted]

[redacted]

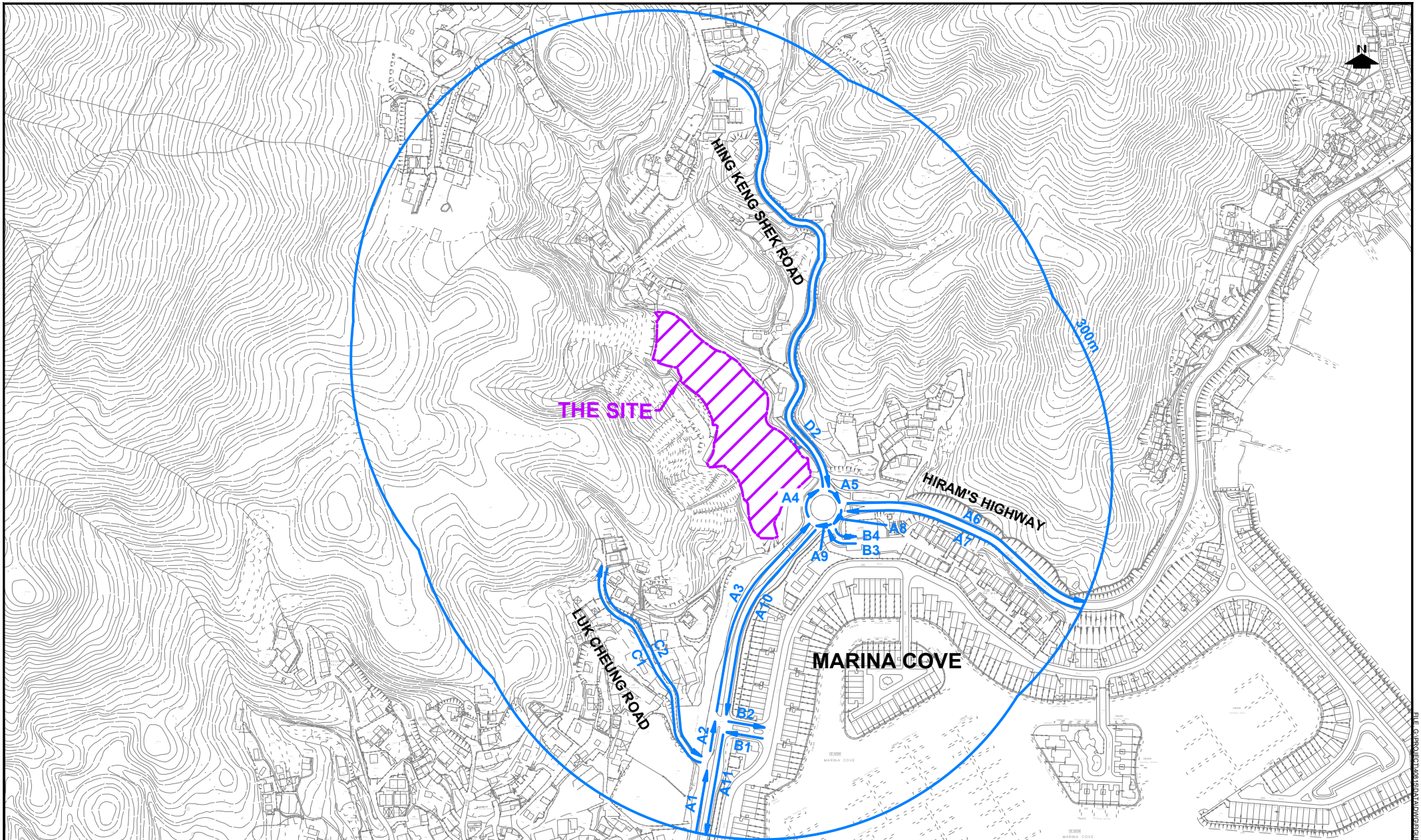
APPENDIX 4-1
ALLOWABLE SOUND POWER LEVEL FOR THE BUILDING SERVICE EQUIPMENT OF THE PROPOSED DEVELOPMENT

Allowable Sound Power Level for the Building Service Equipment of the Proposed Development

Represenative NSR	Time period	Maximum Allowable Sound Pressure Level at NSR, dB(A)	Horizontal Distance (m)	Correction, dB(A)			Maximum Allowable Sound Power Level at Source, dB(A)
				Distance	Façade	Tonality/ Intermittency/ Impulsiveness	
NE façade							
NSR-01	Day and Evening	55	11	29	-3	-6	**75**
	Night	45					**65**
SE façade / Sewage Treatment Plant							
NSR-02	Day and Evening	55	44	41	-3	-6	**87**
	Night	45					**77**
NW façade							
NSR-03	Day and Evening	55	87	47	-3	-6	**93**
	Night	45					**83**

[1] For assessment purpose, a 6dB(A) of Tonality/ Intermittency/ Impulsiveness correction has been adopted.

APPENDIX 4-2
TRAFFIC FORECAST FOR TRAFFIC NOISE IMPACT ASSESSMENT (YEAR 2046)



PROJECT NO. 40815	PROJECT TITLE APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131) TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)3" FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG	DRAWING NO. FIGURE N1	REV. B
DESIGNED SLN / DATE SEP 2023	DRAWING TITLE ROAD SECTIONS WITHIN 300m OF THE SITE	LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL / SCALE 1:5000			
CHECKED SLN			

FILE: G:\PROJECT\40815\DATA\DWG\FIGUREN1B.DWG PLOT SCALE : 1 = 1

Predicted Traffic Flow at Peak Hours of Year 2046

Road ID	Road	Direction	Speed Limit (km/hr)	AM Peak		PM Peak	
				Traffic	% Heavy	Traffic	% Heavy
A1	Hiram's Highway	NB	50	1,100	30%	1,350	21%
A2	Hiram's Highway	NB	50	1,100	30%	1,350	21%
A3	Hiram's Highway	NB	50	1,100	29%	1,400	21%
A4	Hiram's Highway	NB	50	1,150	29%	1,400	21%
A5	Hiram's Highway	NB	50	1,200	31%	1,350	22%
A6	Hiram's Highway	NB	50	1,100	31%	1,300	22%
A7	Hiram's Highway	SB	50	1,350	28%	1,300	22%
A8	Hiram's Highway	SB	50	1,450	28%	1,350	22%
A9	Hiram's Highway	SB	50	1,450	29%	1,300	21%
A10	Hiram's Highway	SB	50	2,500	29%	2,200	21%
A11	Hiram's Highway	SB	50	2,500	29%	2,200	21%
B1	Access to Marina Cove	WB	50	50	12%	50	21%
B2	Access to Marina Cove	EB	50	50	9%	50	20%
B3	Access to Marina Cove	WB	50	100	11%	100	22%
B4	Access to Marina Cove	EB	50	100	9%	100	19%
C1	Luk Cheung Road	NB	50	50	23%	50	19%
C2	Luk Cheung Road	SB	50	50	15%	50	20%
D1	Hing Keng Shek Road	NB	50	100	8%	150	8%
D2	Hing Keng Shek Road	SB	50	100	25%	50	23%

[redacted]

寄件者: [redacted]@td.gov.hk>
寄件日期: 2024年9月23日星期一 11:24
收件者: [redacted]
副本: LLA Consultancy Ltd.; [redacted]
主旨: Re: S12A for Proposed Residential Development at Various Lots in DD210 and Adjoining Government Land, Pak Wai, Sai Kung

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Departmental Comment

Dear [redacted],

I refer to your email dated 17.9.2024.

Please note that the Noise Impact Assessment is not under our purview. We are not in a position to provide comments on the traffic figures tailor-made for the environmental assessment study. Notwithstanding the above, we have no objection in principle to the methodology of traffic forecast provided that the methodology is consistent with the TIA Report submitted in the project.

Regards,
[redacted]
E/SK, TE/NTE, TD
Tel: [redacted]

From: [redacted]
To: [redacted]@td.gov.hk>
Cc: [redacted]
Date: 17/09/2024 03:03 PM
Subject: S12A for Proposed Residential Development at Various Lots in DD210 and Adjoining Government Land, Pak Wai, Sai Kung

---

Dear [redacted],

Thank you for your attached letter on 16 September 2024 indicating that you have no adverse comment on the 2046 traffic forecast for Environmental Assessment.

Based on your suggestion, we reviewed the 2022 annual traffic census data and we would be pleased to provide the following updated Table 4 for your reference.

Table 4 Annual Traffic Census Data

Stn. No.	Road Section			AADT(1)					Average Growth%
	Road	From	To	2018	2019	2020	2021	2022	
5017	Clear Water Bay Rd	On Sau Rd	Hiram's Highway	28,450	28,980↓ (1.9%)	28,900↓ (-0.3%)	29,100↓ (0.7%)	27,720↓ (-4.7%)	-0.6%
5466	Clear Water Bay Rd	Hang Hau Rd	Hiram's Highway	18,950	20,240↓ (6.8%)	19,110↓ (-5.6%)	20,020↓ (4.8%)	19,140↓ (-4.4%)	0.2%
6055	Hiram's Highway	Clear Water Bay Rd	Po Tung Rd	24,450	24,280↓ (-0.7%)	23,360↓ (-3.8%)	24,460↓ (4.7%)	23,480↓ (-4%)	-1.0%
Total				**71,850**	**73,500↓ (2.3%)**	**71,370↓ (-2.9%)**	**73,580↓ (3.1%)**	**70,340↓ (-4.4%)**	**-0.5%**

Note: (1) Figures in bracket indicated the % increase between two years.

The average annual growth rate derived between 2018 to 2022 is **-0.5%** while the rate derived between 2017 to 2021 is **+1.4%**. Therefore, the growth rate of +1.4% adopted in the submitted traffic forecast is considered conservative and acceptable for the exercise.

Based on the above, we would be pleased to have your further comment, if any. Should you have any further query, please feel free to call me at [redacted] or [redacted].
Thanks & Regards
[redacted]

[redacted] [attachment "[redacted]" deleted by [redacted] TD/HKSARG]

APPENDIX 4-3
PREDICTED TRAFFIC NOISE LEVEL
(BASE SCENARIO)

Predicted Traffic Noise Level for Base Scenario (by Noise Assessment Points)

Block 1																																
NSR ID		B1-A-01	B1-A-02	B1-A-03	B1-A-04	B1-A-05	B1-B-06	B1-B-07	B1-C-08	B1-C-09	B1-C-10	B1-C-11	B1-C-12	B1-D-13	B1-D-14	B1-E-15	B1-E-16	B1-E-17	B1-E-18	B1-E-19	B1-F-20	B1-F-21	B1-F-22	B1-F-23	B1-G-24	B1-G-25	B1-G-26	B1-G-27	B1-G-28	B1-H-29	B1-H-30	B1-H-31	B1-H-32	B1-H-33
Floor	mPD	L10,1hr (dB(A))																														
4	17.69	57.7	58.9	59.2	59.0	57.1	56.8	56.6	56.5	56.4	56.5	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.7	59.8	58.6	59.9	60.0	60.3	60.3	60.4	61.3	60.1	60.9	57.2	58.5	57.6	56.9	56.7
3	14.36	56.2	57.7	58.2	58.1	55.9	55.6	55.5	55.3	55.3	55.5	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.5	59.5	58.6	59.7	59.7	59.9	59.9	59.9	60.6	59.3	60.2	55.4	57.3	56.0	55.6	55.4
2	11.03	55.1	56.7	57.3	57.2	54.9	54.7	54.5	54.4	54.4	54.6	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.3	59.4	58.6	59.5	59.5	59.7	59.7	59.7	60.3	58.7	59.8	54.1	56.4	54.8	54.5	54.4
1	7.70	54.1	55.6	56.3	56.2	54.0	53.8	53.7	53.6	53.5	53.9	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.3	59.3	58.6	59.4	59.4	59.6	59.6	59.5	60.1	58.4	59.5	53.0	55.7	53.7	53.5	53.4

Block 2																																
NSR ID		B2-A-01	B2-A-02	B2-A-03	B2-A-04	B2-A-05	B2-B-06	B2-B-07	B2-C-08	B2-C-09	B2-C-10	B2-C-11	B2-C-12	B2-D-13	B2-D-14	B2-E-15	B2-E-16	B2-E-17	B2-E-18	B2-E-19	B2-F-20	B2-F-21	B2-F-22	B2-F-23	B2-G-24	B2-G-25	B2-G-26	B2-G-27	B2-G-28	B2-H-29	B2-H-30	B2-H-31	B2-H-32	B2-H-33
Floor	mPD	L10,1hr (dB(A))																														
4	17.69	64.1	63.6	62.6	62.0	56.6	56.2	56.7	56.6	56.6	57.2	56.5	55.4	58.1	58.5	59.3	59.6	60.4	65.6	65.6	61.0	66.5	66.5	67.0	67.1	67.4	67.9	67.9	67.3	66.3	66.4	65.3	60.4	59.1
3	14.36	63.2	62.6	61.7	61.1	54.3	54.2	54.8	54.9	54.9	55.9	56.5	55.4	58.1	58.5	59.3	59.6	60.4	64.6	64.8	61.0	65.8	65.9	66.4	66.5	66.8	67.3	67.2	66.5	65.5	65.6	64.4	58.6	57.3
2	11.03	61.9	61.4	60.7	60.2	52.3	52.4	53.2	53.4	53.5	54.7	56.5	55.3	58.1	58.5	59.3	59.6	60.4	62.9	62.8	60.9	63.7	63.7	64.1	64.2	64.4	64.8	64.8	64.1	63.3	63.9	63.0	56.8	55.7
1	7.70	59.1	58.8	58.3	57.9	50.8	51.0	51.9	52.1	52.2	53.8	56.4	55.3	58.1	58.4	59.3	59.6	60.3	62.2	62.0	60.9	62.8	62.8	63.2	63.0	62.8	63.2	62.6	61.3	60.3	60.8	60.1	55.2	54.2

Block 3																																
NSR ID		B3-A-01	B3-A-02	B3-A-03	B3-A-04	B3-A-05	B3-B-06	B3-B-07	B3-C-08	B3-C-09	B3-C-10	B3-C-11	B3-C-12	B3-D-13	B3-D-14	B3-E-15	B3-E-16	B3-E-17	B3-E-18	B3-E-19	B3-F-20	B3-F-21	B3-F-22	B3-F-23	B3-G-24	B3-G-25	B3-G-26	B3-G-27	B3-G-28	B3-H-29	B3-H-30	B3-H-31	B3-H-32	B3-H-33
Floor	mPD	L10,1hr (dB(A))																														
4	17.69	63.3	63.4	63.0	62.6	60.5	58.7	58.8	58.0	57.5	57.5	55.9	55.7	58.3	58.9	60.9	62.0	63.3	68.3	68.3	66.0	68.4	68.4	68.9	68.7	67.7	67.2	65.9	65.4	64.0	65.0	63.8	61.8	60.7
3	14.36	61.2	61.5	61.2	60.8	58.8	57.0	57.1	56.3	55.7	55.5	54.8	54.5	57.5	58.2	60.2	61.4	62.7	67.6	67.6	65.5	67.6	67.6	68.0	67.7	66.6	65.8	63.3	62.7	61.7	62.3	61.6	59.8	58.8
2	11.03	59.1	59.3	59.1	58.7	57.0	55.3	55.6	54.8	54.2	54.0	53.8	53.6	56.4	57.1	58.9	60.2	61.3	66.3	66.1	63.5	65.8	65.6	66.0	65.8	64.6	63.6	61.1	60.2	59.3	59.9	59.4	57.7	56.9
1	7.70	57.5	57.7	57.5	57.2	55.7	54.0	54.3	53.5	52.9	52.7	52.2	52.1	54.7	55.4	57.2	58.4	59.2	64.1	64.1	60.7	63.3	62.5	63.0	63.3	62.0	60.8	59.0	58.1	57.4	57.9	57.6	56.1	55.4

Block 4																																
NSR ID		B4-A-01	B4-A-02	B4-A-03	B4-A-04	B4-A-05	B4-B-06	B4-B-07	B4-C-08	B4-C-09	B4-C-10	B4-C-11	B4-C-12	B4-D-13	B4-D-14	B4-E-15	B4-E-16	B4-E-17	B4-E-18	B4-E-19	B4-F-20	B4-F-21	B4-F-22	B4-F-23	B4-G-24	B4-G-25	B4-G-26	B4-G-27	B4-G-28	B4-H-29	B4-H-30	B4-H-31	B4-H-32	B4-H-33
Floor	mPD	L10,1hr (dB(A))																														
3	14.36	<40	56.9	58.7	59.3	59.8	60.1	61.0	61.5	62.0	62.7	69.9	70.0	71.0	71.4	72.6	73.5	74.9	76.8	76.6	75.7	76.5	76.5	76.5	75.9	75.5	75.2	73.0	71.1	60.5	65.8	46.5	<40	<40
2	11.03	<40	53.2	58.2	58.8	59.2	59.5	60.3	60.7	61.0	61.3	67.5	67.8	68.5	68.8	69.3	69.0	69.9	71.9	71.7	70.5	71.5	71.5	71.7	71.0	70.5	70.2	67.6	65.9	55.3	61.8	45.7	<40	<40
1	7.70	<40	51.1	57.1	57.5	57.9	58.1	58.5	58.7	58.9	59.0	65.0	65.3	66.2	66.8	67.3	64.9	62.8	63.2	63.2	62.3	63.1	63.2	63.1	63.4	63.5	63.6	62.5	61.5	51.9	58.6	45.4	<40	<40

Note:
[1] Red highlighted cell indicate the noise exceedance.

Predicted Traffic Noise Level for Base Scenario (by flats)

Block 1									
NSR ID		B1-A	B1-B	B1-C	B1-D	B1-E	B1-F	B1-G	B1-H
Floor	mPD	L10,1hr (dB(A))							
4	17.69	59.2	56.8	56.5	55.2	59.8	60.3	61.3	58.5
3	14.36	58.2	55.6	55.5	55.2	59.5	59.9	60.6	57.3
2	11.03	57.3	54.7	54.6	55.2	59.4	59.7	60.3	56.4
1	7.70	56.3	53.8	53.9	55.2	59.3	59.6	60.1	55.7

Block 2									
NSR ID		B2-A	B2-B	B2-C	B2-D	B2-E	B2-F	B2-G	B2-H
Floor	mPD	L10,1hr (dB(A))							
4	17.69	64.1	56.7	57.2	58.5	65.6	67.0	67.9	66.4
3	14.36	63.2	54.8	56.5	58.5	64.8	66.4	67.3	65.6
2	11.03	61.9	53.2	56.5	58.5	62.9	64.1	64.8	63.9
1	7.70	59.1	51.9	56.4	58.4	62.2	63.2	63.2	60.8

Block 3									
NSR ID		B3-A	B3-B	B3-C	B3-D	B3-E	B3-F	B3-G	B3-H
Floor	mPD	L10,1hr (dB(A))							
4	17.69	63.4	58.8	58.0	58.9	68.3	68.9	68.7	65.0
3	14.36	61.5	57.1	56.3	58.2	67.6	68.0	67.7	62.3
2	11.03	59.3	55.6	54.8	57.1	66.3	66.0	65.8	59.9
1	7.70	57.7	54.3	53.5	55.4	64.1	63.3	63.3	57.9

Block 4									
NSR ID		B4-A	B4-B	B4-C	B4-D	B4-E	B4-F	B4-G	B4-H
Floor	mPD	L10,1hr (dB(A))							
3	14.36	59.8	61.0	70.0	71.4	76.8	76.5	75.9	65.8
2	11.03	59.2	60.3	67.8	68.8	71.9	71.7	71.0	61.8
1	7.70	57.9	58.5	65.3	66.8	67.3	63.2	63.6	58.6

Note:
[1] Red highlighted cell indicate the noise exceedance.

APPENDIX 4-4
PREDICTED TRAFFIC NOISE LEVEL
(MITIGATED SCENARIO)

Predicted Traffic Noise Level for Mitigated Scenario (by Noise Assessment Points)

Block 1																																
NSR ID		B1-A-01	B1-A-02	B1-A-03	B1-A-04	B1-A-05	B1-B-06	B1-B-07	B1-C-08	B1-C-09	B1-C-10	B1-C-11	B1-C-12	B1-D-13	B1-D-14	B1-E-15	B1-E-16	B1-E-17	B1-E-18	B1-E-19	B1-F-20	B1-F-21	B1-F-22	B1-F-23	B1-G-24	B1-G-25	B1-G-26	B1-G-27	B1-G-28	B1-H-29	B1-H-30	B1-H-31	B1-H-32	B1-H-33
Floor	mPD	L10,1hr (dB(A))																														
4	17.69	55.4	56.9	57.5	57.4	54.5	54.0	53.8	53.7	53.6	53.9	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.7	59.8	58.6	59.9	59.9	60.3	60.3	60.3	61.0	59.5	60.5	55.6	57.2	55.6	54.6	54.2
3	14.36	54.0	56.0	56.9	56.7	53.5	53.1	53.0	52.9	52.8	53.2	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.5	59.5	58.6	59.7	59.7	59.9	59.9	59.9	60.4	58.8	59.9	53.8	56.0	54.0	53.5	53.2
2	11.03	52.9	55.2	56.1	56.0	52.7	52.3	52.2	52.1	52.1	52.5	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.3	59.4	58.6	59.5	59.5	59.7	59.7	59.7	60.1	58.3	59.5	52.3	55.2	52.8	52.4	52.2
1	7.70	52.0	54.2	55.1	55.0	51.9	51.6	51.4	51.4	51.3	51.9	53.6	52.9	54.9	55.2	56.1	56.4	57.3	59.3	59.3	58.6	59.4	59.4	59.6	59.6	59.5	59.9	58.0	59.3	51.0	54.6	51.7	51.4	51.3

Block 2																																
NSR ID		B2-A-01	B2-A-02	B2-A-03	B2-A-04	B2-A-05	B2-B-06	B2-B-07	B2-C-08	B2-C-09	B2-C-10	B2-C-11	B2-C-12	B2-D-13	B2-D-14	B2-E-15	B2-E-16	B2-E-17	B2-E-18	B2-E-19	B2-F-20	B2-F-21	B2-F-22	B2-F-23	B2-G-24	B2-G-25	B2-G-26	B2-G-27	B2-G-28	B2-H-29	B2-H-30	B2-H-31	B2-H-32	B2-H-33
Floor	mPD	L10,1hr (dB(A))																														
4	17.69	63.5	63.1	62.4	61.8	56.3	55.8	55.7	55.6	55.4	56.1	56.5	55.4	58.1	58.5	59.3	59.6	60.4	65.6	65.6	61.0	66.3	66.4	66.8	66.8	67.1	67.5	67.4	66.8	65.7	65.8	64.7	58.4	57.6
3	14.36	62.7	62.2	61.5	61.0	54.0	53.7	53.8	53.8	53.7	54.8	56.5	55.4	58.1	58.5	59.3	59.6	60.4	64.6	64.8	61.0	65.7	65.8	66.2	66.3	66.6	67.0	66.9	66.2	65.1	65.2	64.0	56.8	55.9
2	11.03	61.6	61.2	60.5	60.1	51.8	51.6	52.0	52.0	52.0	53.6	56.5	55.3	58.1	58.5	59.3	59.6	60.4	62.9	62.8	60.9	63.6	63.6	64.0	64.0	64.2	64.6	64.6	63.8	63.0	63.7	62.7	55.6	54.7
1	7.70	58.8	58.6	58.2	57.8	49.9	49.8	50.3	50.4	50.4	52.6	56.4	55.3	58.1	58.4	59.3	59.6	60.3	62.2	62.0	60.9	62.8	62.7	63.1	62.9	62.7	62.9	62.4	61.0	59.9	60.5	59.7	54.2	53.3

Block 3																																
NSR ID		B3-A-01	B3-A-02	B3-A-03	B3-A-04	B3-A-05	B3-B-06	B3-B-07	B3-C-08	B3-C-09	B3-C-10	B3-C-11	B3-C-12	B3-D-13	B3-D-14	B3-E-15	B3-E-16	B3-E-17	B3-E-18	B3-E-19	B3-F-20	B3-F-21	B3-F-22	B3-F-23	B3-G-24	B3-G-25	B3-G-26	B3-G-27	B3-G-28	B3-H-29	B3-H-30	B3-H-31	B3-H-32	B3-H-33
Floor	mPD	L10,1hr (dB(A))																														
4	17.69	59.2	59.4	58.9	58.4	57.0	56.1	56.1	55.8	55.7	55.9	55.9	55.7	58.3	58.9	60.9	62.0	63.3	67.5	67.4	65.4	67.3	67.3	67.5	67.0	66.1	65.6	64.0	62.8	60.1	61.8	59.5	57.1	56.4
3	14.36	57.1	57.5	57.1	56.6	55.2	54.2	54.3	53.9	53.7	53.7	54.8	54.5	57.5	58.2	60.2	61.4	62.7	66.9	66.7	64.2	66.1	65.8	66.0	65.7	64.5	63.6	61.3	59.8	57.7	58.7	57.3	55.0	54.4
2	11.03	55.4	55.8	55.4	55.0	53.5	52.4	52.6	52.2	51.9	51.8	53.8	53.6	56.4	57.1	58.9	60.2	61.3	65.9	65.6	62.7	64.8	64.2	64.4	64.5	63.0	61.7	59.4	57.6	55.8	56.5	55.5	53.3	52.7
1	7.70	53.9	54.3	53.9	53.5	51.9	50.7	51.0	50.5	50.2	50.1	52.2	52.1	54.7	55.4	57.2	58.4	59.2	63.9	63.8	60.4	62.8	61.9	62.1	62.5	61.1	59.5	57.3	55.5	54.0	54.7	53.9	51.8	51.3

Block 4																																
NSR ID		B4-A-01	B4-A-02	B4-A-03	B4-A-04	B4-A-05	B4-B-06	B4-B-07	B4-C-08	B4-C-09	B4-C-10	B4-C-11	B4-C-12	B4-D-13	B4-D-14	B4-E-15	B4-E-16	B4-E-17	B4-E-18	B4-E-19	B4-F-20	B4-F-21	B4-F-22	B4-F-23	B4-G-24	B4-G-25	B4-G-26	B4-G-27	B4-G-28	B4-H-29	B4-H-30	B4-H-31	B4-H-32	B4-H-33
Floor	mPD	L10,1hr (dB(A))																														
3	14.36	<40	51.8	58.6	59.1	59.5	59.8	60.6	60.9	61.2	61.4	66.8	66.9	67.6	67.8	68.1	66.7	66.6	68.6	68.3	67.0	68.2	68.1	68.3	67.5	66.9	66.7	64.1	62.5	53.1	58.2	46.4	<40	<40
2	11.03	<40	49.6	58.2	58.7	59.1	59.4	60.1	60.5	60.8	60.9	65.9	66.0	66.7	67.2	67.4	64.5	61.2	61.6	61.5	60.2	61.3	61.3	61.3	61.3	61.2	61.2	60.0	58.9	49.3	55.6	45.5	<40	<40
1	7.70	<40	48.2	57.1	57.5	57.8	58.0	58.4	58.6	58.8	58.8	64.4	64.8	65.6	66.3	66.7	63.5	59.0	58.5	58.1	56.1	57.8	57.7	57.6	57.8	57.8	58.0	57.0	56.2	46.5	53.5	45.3	<40	<40

Predicted Traffic Noise Level for Mitigated Scenario (by flats)

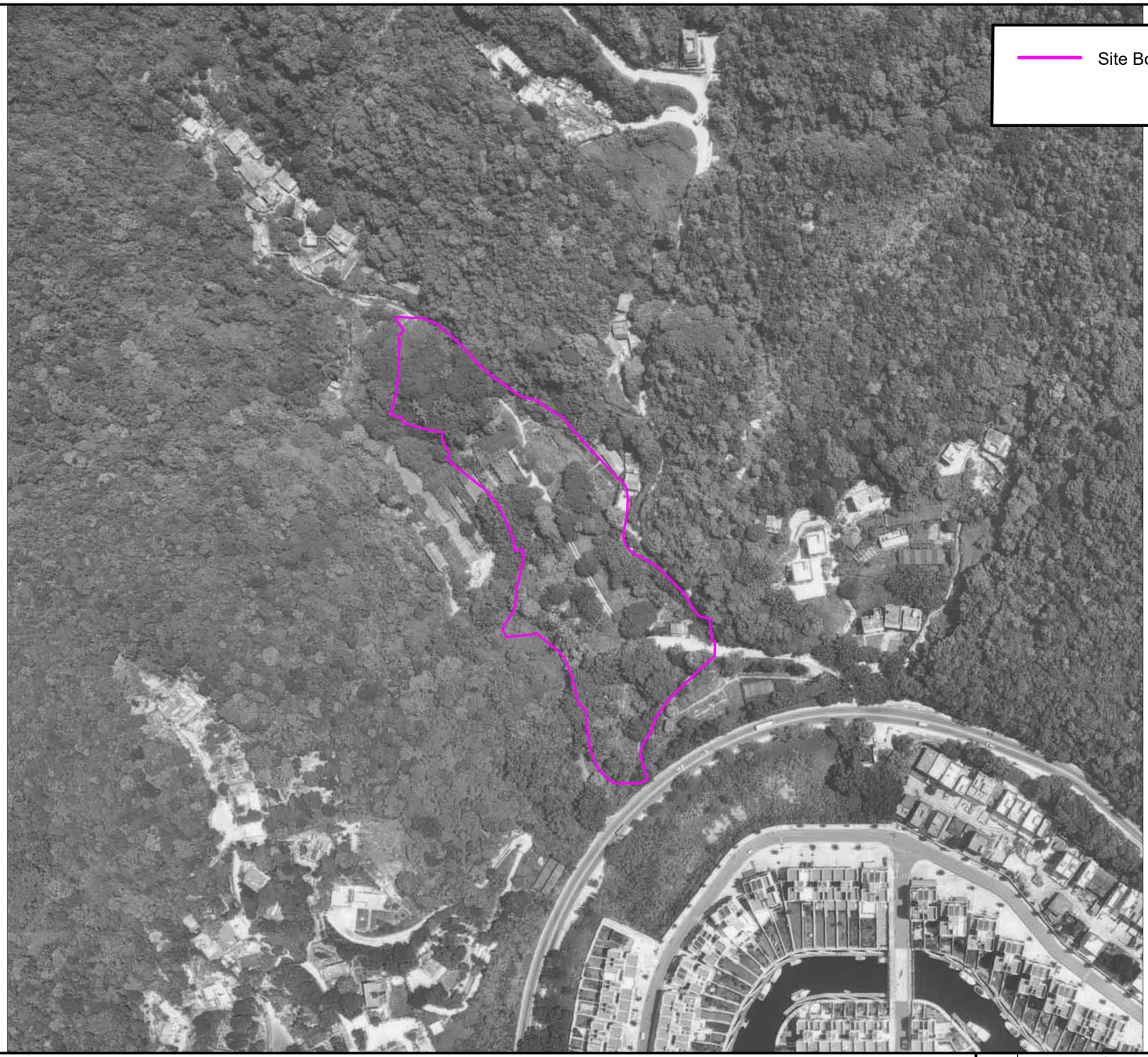
Block 1									
NSR ID		B1-A	B1-B	B1-C	B1-D	B1-E	B1-F	B1-G	B1-H
Floor	mPD	L10,1hr (dB(A))							
4	17.69	57.5	54.0	53.9	55.2	59.8	60.3	61.0	57.2
3	14.36	56.9	53.1	53.6	55.2	59.5	59.9	60.4	56.0
2	11.03	56.1	52.3	53.6	55.2	59.4	59.7	60.1	55.2
1	7.70	55.1	51.6	53.6	55.2	59.3	59.6	59.9	54.6

Block 2									
NSR ID		B2-A	B2-B	B2-C	B2-D	B2-E	B2-F	B2-G	B2-H
Floor	mPD	L10,1hr (dB(A))							
4	17.69	63.5	55.8	56.5	58.5	65.6	66.8	67.5	65.8
3	14.36	62.7	53.8	56.5	58.5	64.8	66.2	67.0	65.2
2	11.03	61.6	52.0	56.5	58.5	62.9	64.0	64.6	63.7
1	7.70	58.8	50.3	56.4	58.4	62.2	63.1	62.9	60.5

Block 3									
NSR ID		B3-A	B3-B	B3-C	B3-D	B3-E	B3-F	B3-G	B3-H
Floor	mPD	L10,1hr (dB(A))							
4	17.69	59.4	56.1	55.9	58.9	67.5	67.5	67.0	61.8
3	14.36	57.5	54.3	54.8	58.2	66.9	66.1	65.7	58.7
2	11.03	55.8	52.6	53.8	57.1	65.9	64.8	64.5	56.5
1	7.70	54.3	51.0	52.2	55.4	63.9	62.8	62.5	54.7

Block 4									
NSR ID		B4-A	B4-B	B4-C	B4-D	B4-E	B4-F	B4-G	B4-H
Floor	mPD	L10,1hr (dB(A))							
3	14.36	59.5	60.6	66.9	67.8	68.6	68.3	67.5	58.2
2	11.03	59.1	60.1	66.0	67.2	67.4	61.3	61.3	55.6
1	7.70	57.8	58.4	64.8	66.3	66.7	57.8	58.0	53.5

APPENDIX 7-1
AERIAL PHOTOS



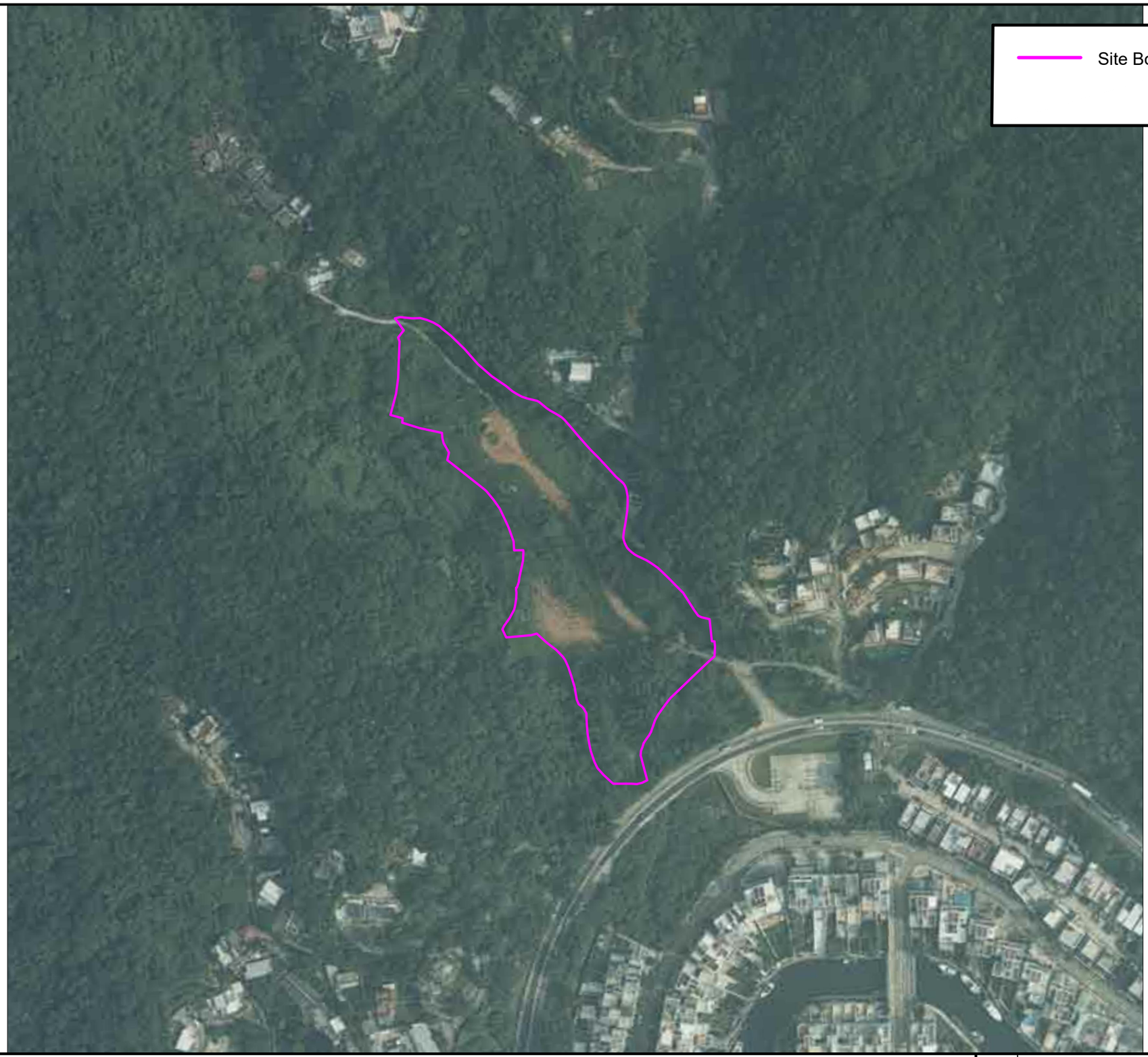
Year: 1990 **Photo no.:** 1990_A21733

Description: The site was mainly covered by flora

CINOTECH
Cinotech Consultants Limited

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

N

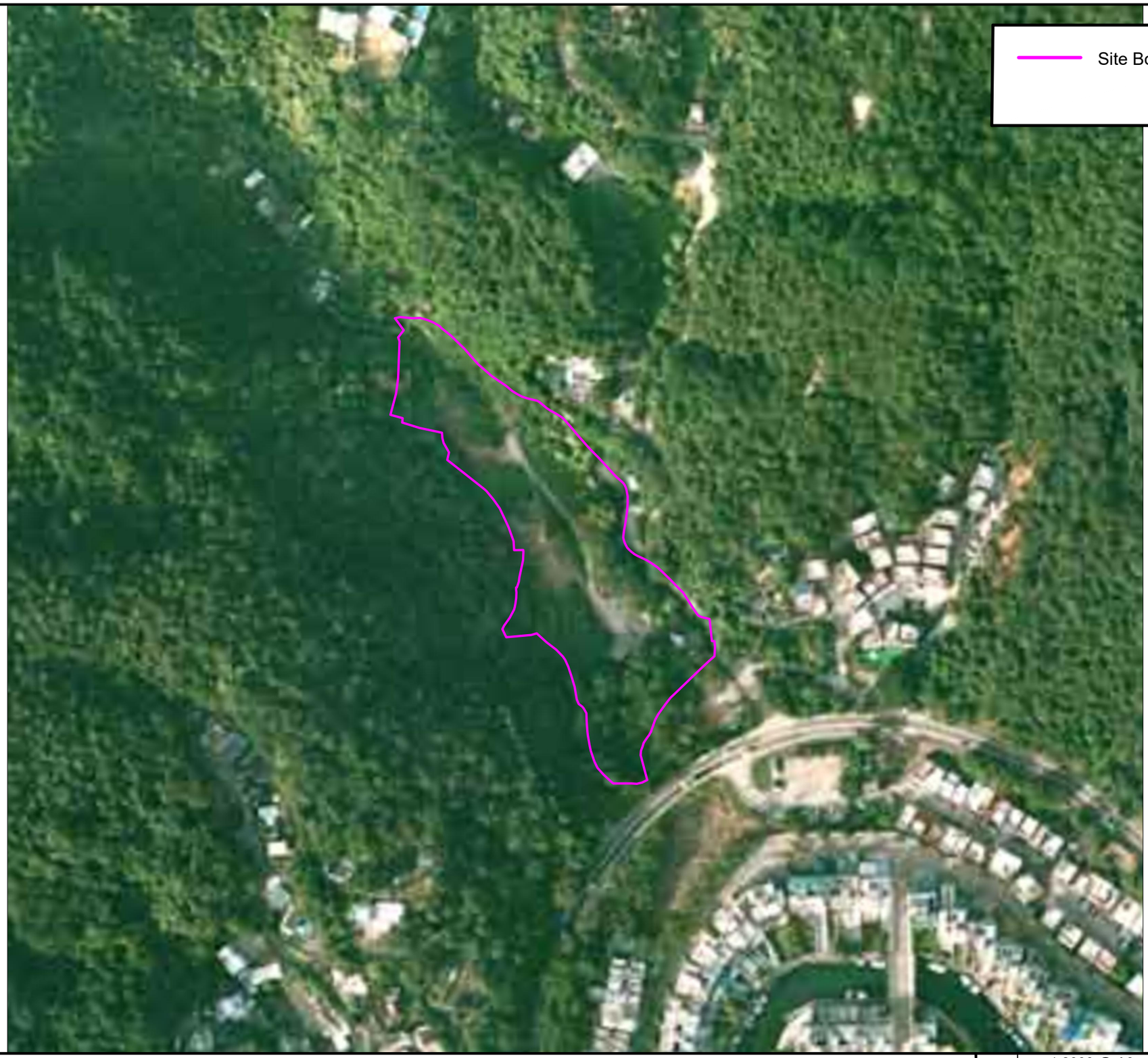


CINOTECH
Cinotech Consultants Limited

Year: 2001 **Photo no.:** 2001_CW32439
Description: The site was primarily covered by flora, with clearances observed in certain areas for pathway development.

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

N



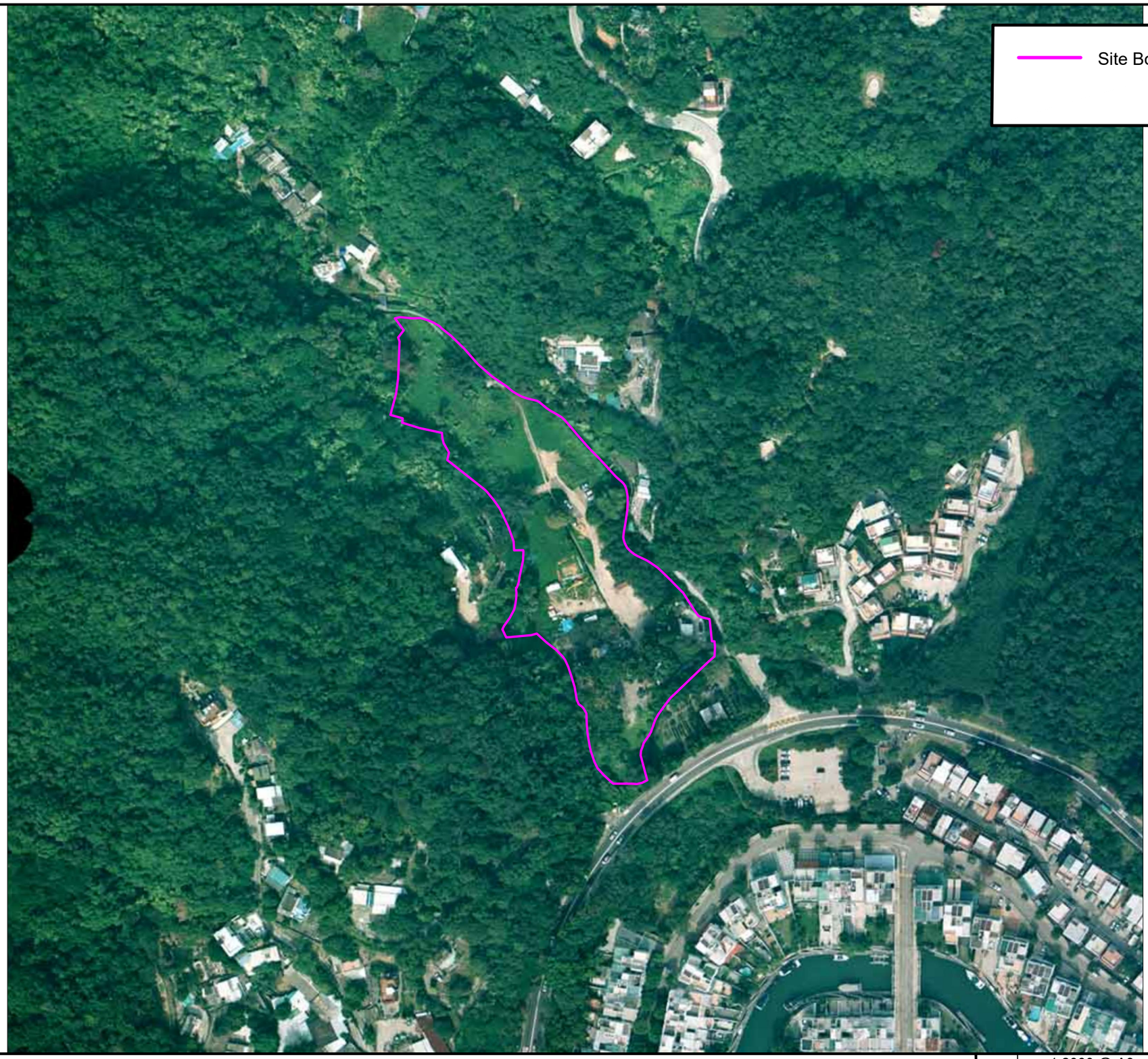
Year: 2007 **Photo no.:** 2007_CW79322

Description: The site was mainly covered by flora and the road development was still ongoing

Cinotech Consultants Limited

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

N



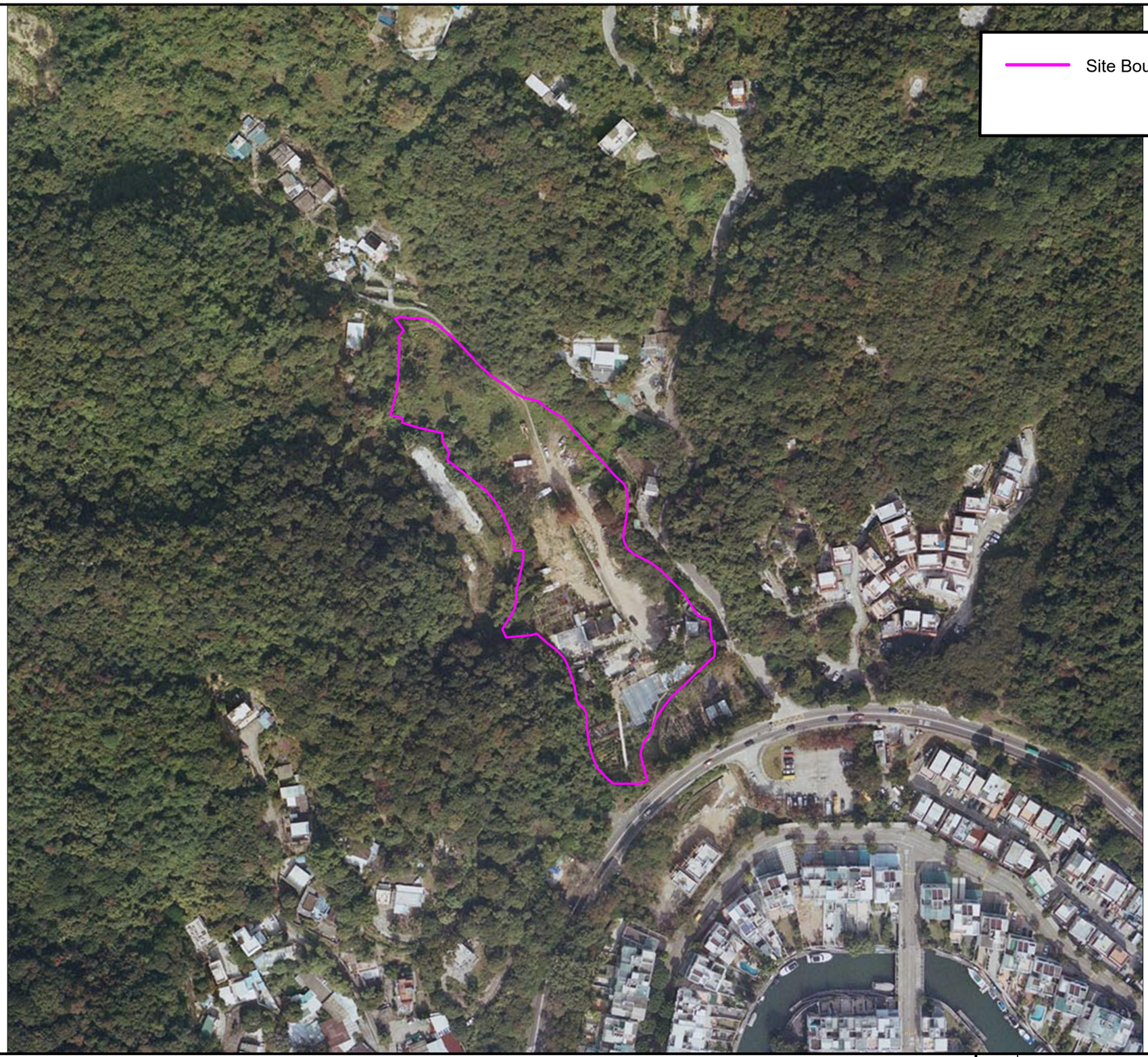
CINOTECH
Cinotech Consultants Limited

Year: 2011 **Photo no.:** 2011_CS35170

Description: More vegetation was removed from the site compared to 2007, and the cleared areas were paved. Some gardening was found just outside the southern boundary of the Site.

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

N



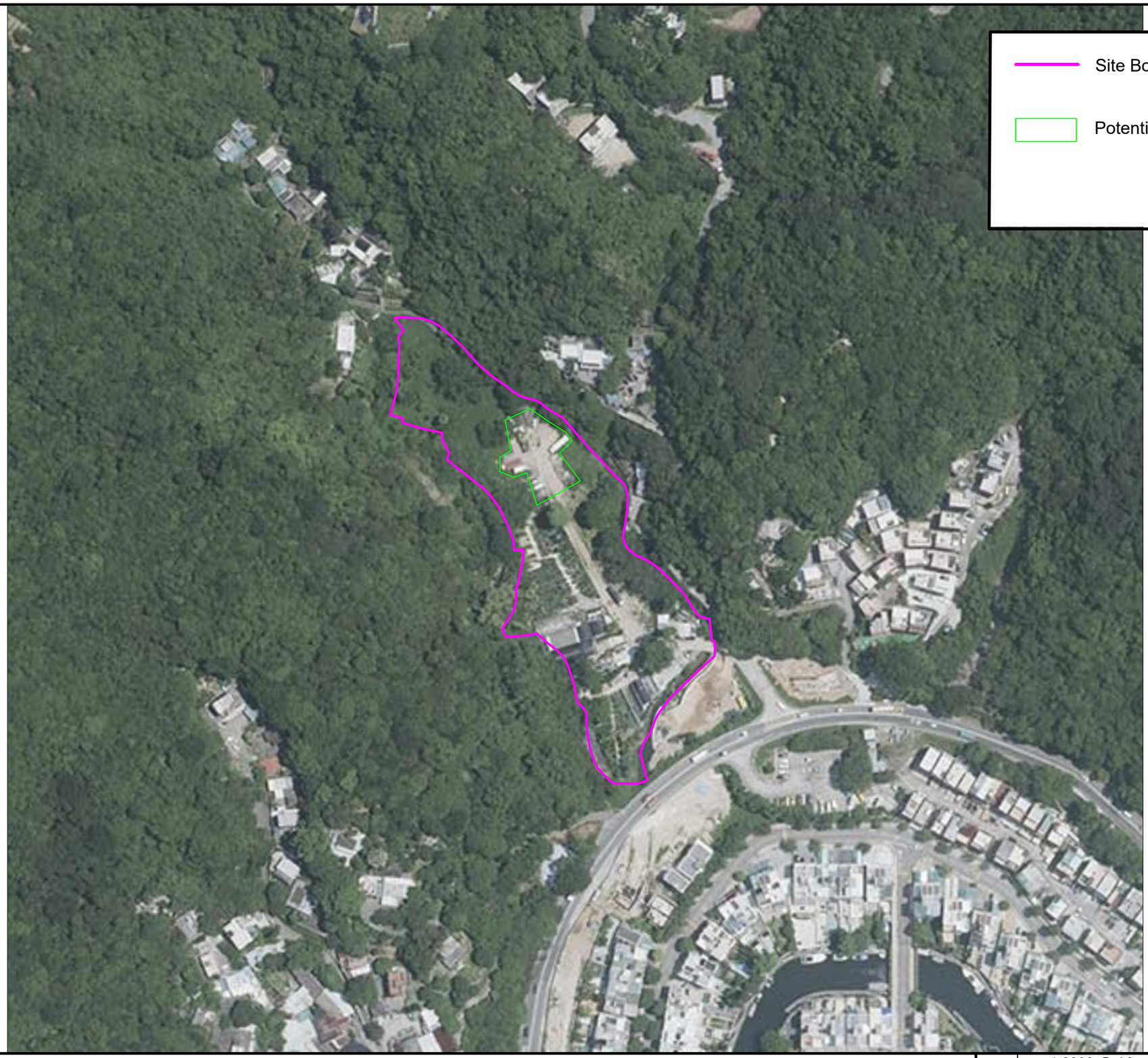
Year: 2015 **Photo no.:** 2015_CS57777

Description: Horticultural activities were recorded, as some greenhouses were observed in the southern part of the Site.

Cinotech Consultants Limited

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

N



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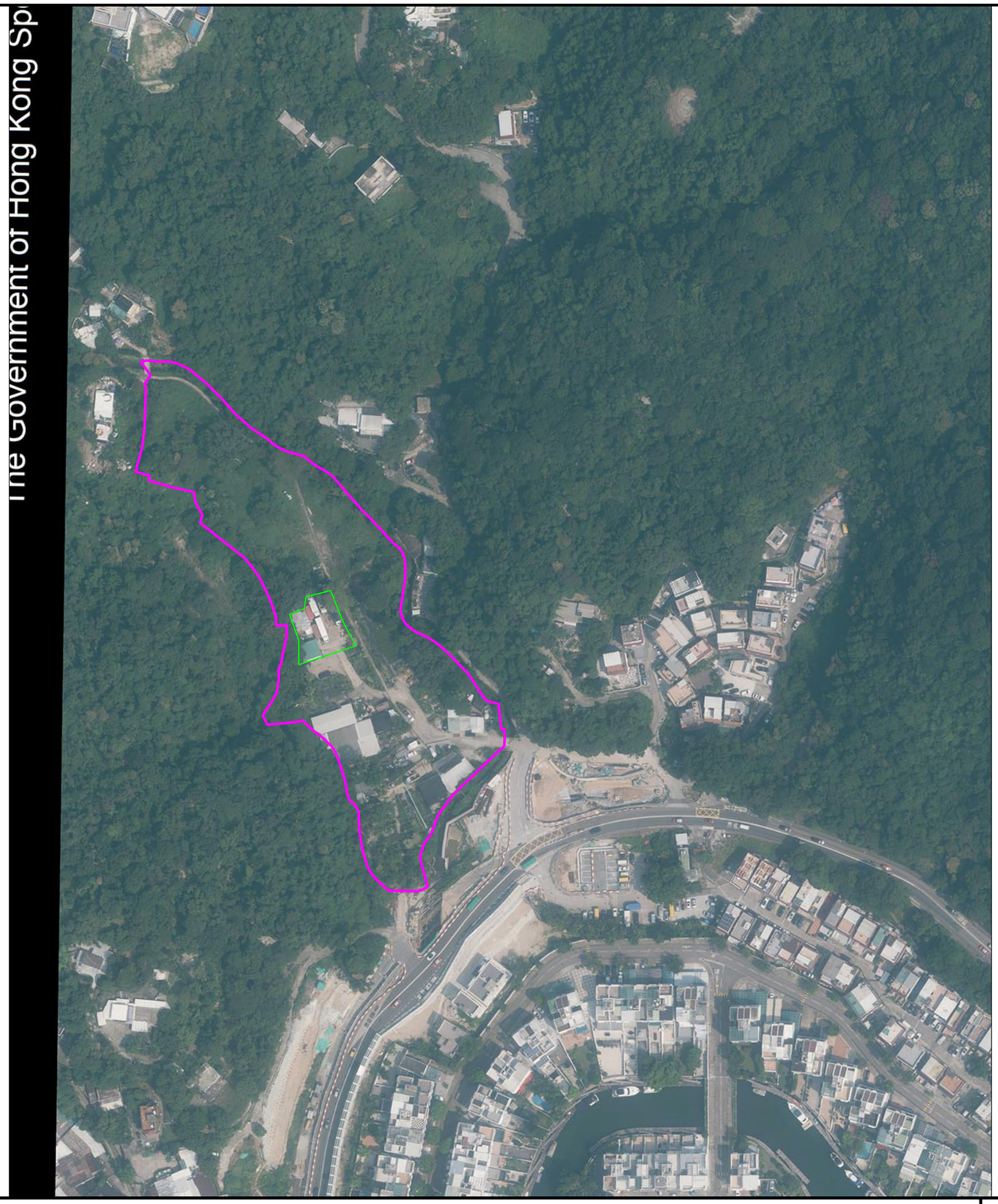
Cinotech Consultants Limited

Year: 2017 **Photo no.:** 2017_E027214C

Description: Horticultural activities were recorded, as some greenhouses were observed in the southern part of the Site. Some vehicles were also parked in the northern part (Circled in green) of the Site.

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

N



Site Boundary

Potentially contaminated area

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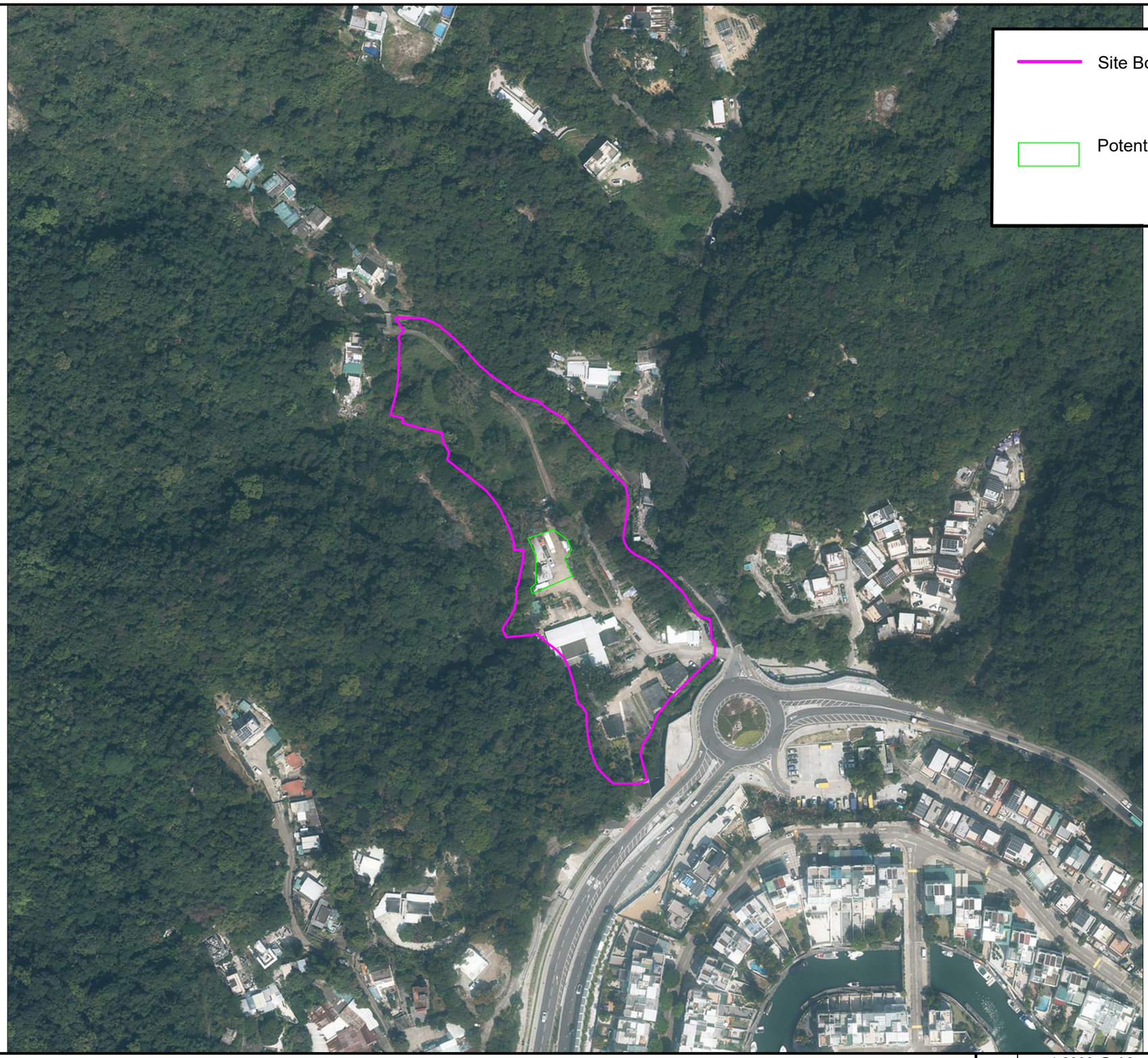
Cinotech Consultants Limited

Year: 2019 **Photo no.:** 2019_E068815C

Description: No major changes were observed. Road development works in the south of the Site were in progress.

SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No. Appendix 7-1	REV -

N



Year: 2023 **Photo no.:** 2023_E194257C

Description: No major change was observed on the Site, while the construction of the roundabout next to the it was completed.

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SCALE	1:2000 @ A3	DATE	17 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-1
		REV	-

APPENDIX 7-2
CORRESPONDENCES FROM EPD ON LAND CONTAMINATION RELATED RECORDS

CINOTECH 漢臻
consultants limited

Room 1710, 17/F., Technology Park
18 On Lai Street, Shatin, Hong Kong
Tel: 852-2151 2083 Fax: 852-3107 1388
Website: http://www.cinotech.com.hk
General E-mail: info@cinotech.com.hk

Our Ref: CCL/IA24143/corr/out/EPD/my251014

Environmental Protection Department
Environmental Compliance Division
Regional Office (East)

5th floor, Nan Fung Commercial Centre,
19 Lam Lok Street, Kowloon Bay, Kowloon

By E-mail
14th Oct 2025

Attn.: Ms. [redacted]

Dear Ms. [redacted]

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

- **Enquiry on Record of Land Contamination**

We, Cinotech Consultants Ltd., have been commissioned by Shine Path Limited and Hin Yiu Limited, to conduct a Land Contamination Assessment to fulfill the planning approval conditions under Section 12A of the Town Planning Ordinance (Cap. 131) at various lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung. The appointment letter is attached herewith for your reference.

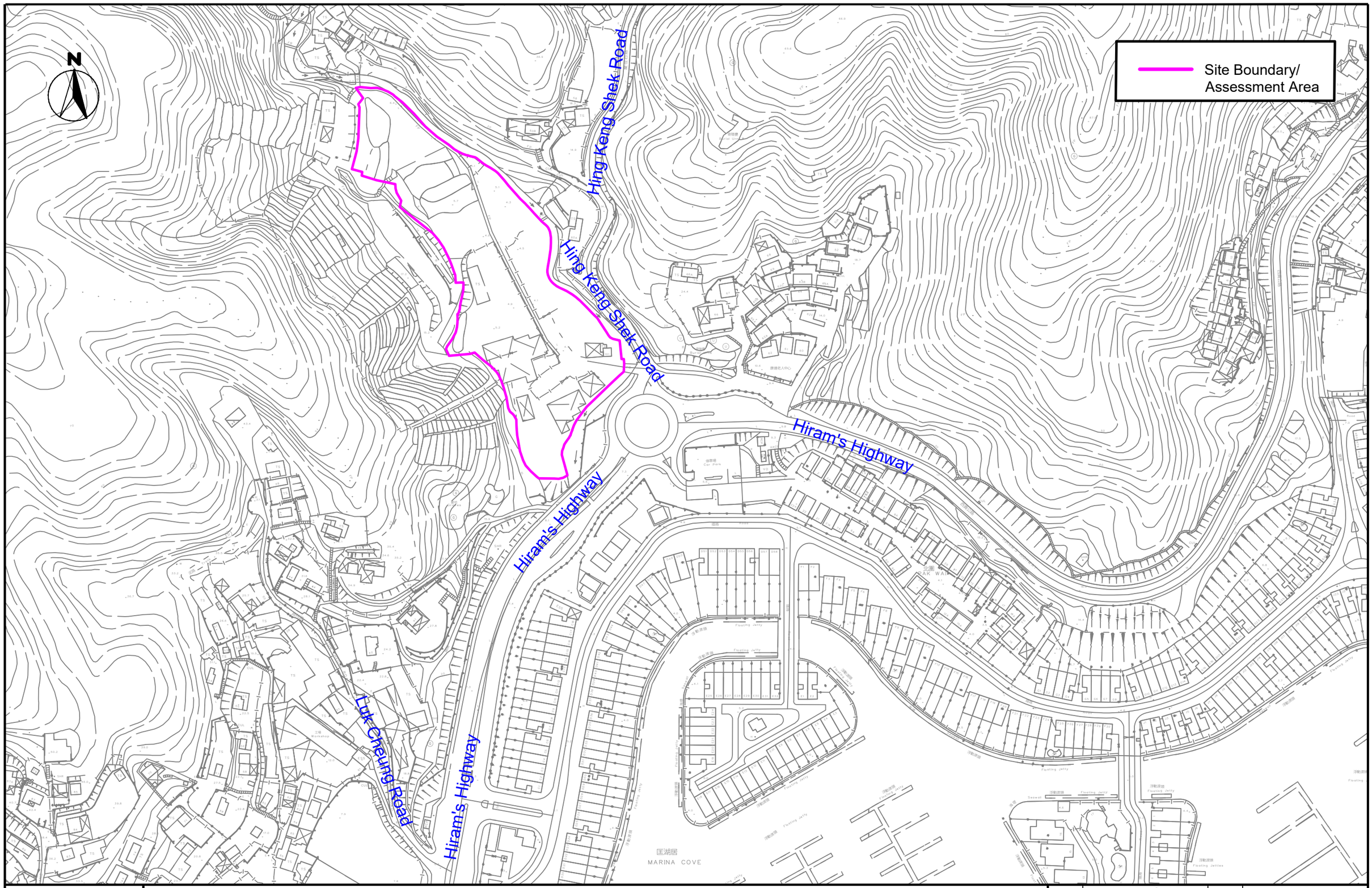
According to the brief of this contract, land contamination assessment shall be carried for a Contamination Assessment Plan (CAP) and Contamination Assessment Report (CAR); and subsequently Remediation Assessment Plan (RAP) if any contaminations were found. I am writing to enquire if there are any past record of registered chemical waste producers and reported accidents of chemical leakage or spillage within or in the vicinity of the project site. The concerned assessment area is shown in the attachment.

If you need any further clarification, please contact our Ms. [redacted] at [redacted] or the undersigned at [redacted].

Yours sincerely,

Mr. [redacted]
Technical Director

Encl. Appointment letter, Location Plan of the Project Site
c.c. Arup Mr. [redacted] (by e-mail)



CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Site Location Plan

SCALE	1:2000 @ A3	DATE	Jul 2023
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No. 2-1	REV -

Fw: Environment Assessment for 12A Planning Application at Various Lots in DD210, Sai Kung_Fee Proposal

From: [redacted]**cinotech.com.hk>** Mon, Dec 9, 2024, 12:29 PM
To: [redacted]cinotech.com.hk>
Cc: [redacted]cinotech.com.hk>

Dear [redacted]

Please find the fee acceptance from Client for IA24143.

Thanks & Regards,
[redacted]

[redacted]
Cinotech Consultants Limited
Direct line: [redacted]

Hide email thread

---------- Forwarded message ---------

From: [redacted]netvigator.com>
Date: Mon, Dec 9, 2024, 11:35 AM
Subject: FW: Environment Assessment for 12A Planning Application at Various Lots in DD210, Sai Kung_Fee Proposal
To: [redacted]cinotech.com.hk>
Cc: [redacted]cinotech.com.hk>

Dear Mr. Chan,

We would like to reconfirm your fee proposal on April 2023 and the total professional fee is
, The payment term should be as follows:

1st Payment Upon Commencement (50%)

2nd Payment Upon Formal Submission of Report to Planning Department (30%)

3rd Payment Upon Approval from Planning Department (20%)

If you have any query, please feel free to contact us.

Best regards,

[redacted]

Assistant to Mr. [redacted]

Tel. No.: [redacted]

From: [redacted]netvigator.com]

Sent: Thursday, December 5, 2024 6:39 PM

To: [redacted]cinotech.com.hk>; [redacted]cinotech.com.hk>

Cc: [redacted]biznetvigator.com>; [redacted]cinotech.com.hk>; [redacted]cinotech.com.hk>

Subject: Re: Environment Assessment for 12A Planning Application at Various Lots in DD210, Sai Kung_Fee Proposal

Get it, thanks.

[redacted]

> 開啟 2024年12月4日 於 14:51, [redacted]cinotech.com.hk> 已撰寫:
>
> Dear [redacted]
>
> Further to [redacted] fee proposal to you, I wish to confirm that we have conducted the quantitative traffic noise assessment as part of the S12 planning appliction. However, no quantitative air quality assessment is required as the current layout of the development is outside the buffer distance for quantitative air quality assessment. The land contamination assesement is required by EPD and therefore will need to be carried to satisfy EPD.
>
> I hope this is clear to you. Let me know if otherwise.
>
> Regards.
>
> [redacted]
>
> Managing Director
> CINOTECH Consultants Limited
>
> From: [redacted]cinotech.com.hk>
> Date: Tue, Dec 3, 2024, 5:22 PM
> Subject: Re: Environment Assessment for 12A Planning Application at Various Lots in DD210, Sai Kung_Fee Proposal

To: [redacted]biznetvigator.com>
Cc: [redacted]cinotech.com.hk>, [redacted]cinotech.com.hk>,
[redacted]netvigator.com>
Dear [redacted] and [redacted]

I apologise for the confusion. Please find below the fee proposal with reference to the one dated 6 Apr 2023. We proposed a lump sum fee of for the preparation of an environmental assessment (EA) report for submission to which we will address air, noise, and water quality (sewage and drainage) issues qualitatively.

Subject to the requirements of the Planning Department, the following optional services (in addition to the above) are also proposed:

1. Quantitative traffic noise impact assessment - (the highest traffic flow data in 15 days after occupation to be provided by others)
2. Quantitative Air Quality Impact Assessment - (traffic data to be provided by others). Please note that sufficient buffer distance for air sensitive uses (tennis court, fresh air intake locations, sitting area, etc.) to surrounding roads should comply with the HKPSG guidelines, otherwise quantitative vehicular impact assessment is required. The quantitative air quality impact assessment requires traffic data to support the modelling input. The implication is not only the cost issue but also the time issue.
3. Land Contamination Assessment -

Should you accept our fee proposal as above, please kindly revert by email.

Thanks & Regards,
[redacted]

[redacted]
Cinotech Consultants Limited
Direct line: [redacted]
From: [redacted]cinotech.com.hk>
Date: Tue, Dec 3, 2024, 12:30 PM
Subject: Environment Assessment for 12A Planning Application at Various Lots in DD210, Sai Kung_Fee Proposal
To: [redacted]biznetvigator.com>
Cc: [redacted]cinotech.com.hk>, [redacted]cinotech.com.hk>,
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Dear [redacted]

Subject to the requirements of the Planning Department, please find below our proposed scope of works and corresponding fees for your consideration:

1. Quantitative traffic noise impact assessment - (the highest traffic flow data in 15 days after occupation to be provided by Traffic Consultant)

2. Qualitative Air Quality Impact Assessment -
3. Water Quality Impact Assessment & Waste Management Implication-
4. Preliminary Land Contamination Assessment -

Should you accept our fee proposal as above, please kindly revert by email.

Thanks & Regards,

[redacted]

[redacted]

Cinotech Consultants Limited
Direct line: [redacted]

[redacted]cinotech.com.hk> Printed on Wed, Oct 15, 2025, 5:21 PM

Re: Enquiry on Records of Land Contamination at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

From: [redacted]/EPD<[redacted]epd.gov.hk> Tue, Oct 14, 2025, 2:19 PM
To: [redacted]cinotech.com.hk>
Cc: [redacted]cinotech.com.hk>, [redacted]arup.com>, [redacted]cinotech.com.hk>

Dear [redacted] (Cinotech),

I refer to your below email on 14 October 2025 requesting captioned information for the subject site ("the Site").

2. Please be advised that according to our office record, there is no relevant record within the Site. You are reminded that this information is not exhaustive and you are advised to check with other concerned parties/ authorities responsible for handling chemical leakage/ spillage incidents. You may also consider taking samples for your study of land contamination, if necessary.

3. If you have any enquiry, please contact the undersigned.

[redacted]
Environmental Protection Officer (Regional East) 44
Environmental Protection Department
Tel. : [redacted]

CINOTECH 漢臻
consultants limited

Room 1710, 17/F., Technology Park
18 On Lai Street, Shatin, Hong Kong
Tel: 852-2151 2083 Fax: 852-3107 1388
Website: http://www.cinotech.com.hk
General E-mail: info@cinotech.com.hk

Our Ref: CCL/IA24143/corr/out/FSD/ my251014

Fire Services Department
Fire Services Headquarters Command
Management Group (MG)

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

By Mail
14th Oct 2025

Attn.: To whom it may concern

Dear Sir/Madam,

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

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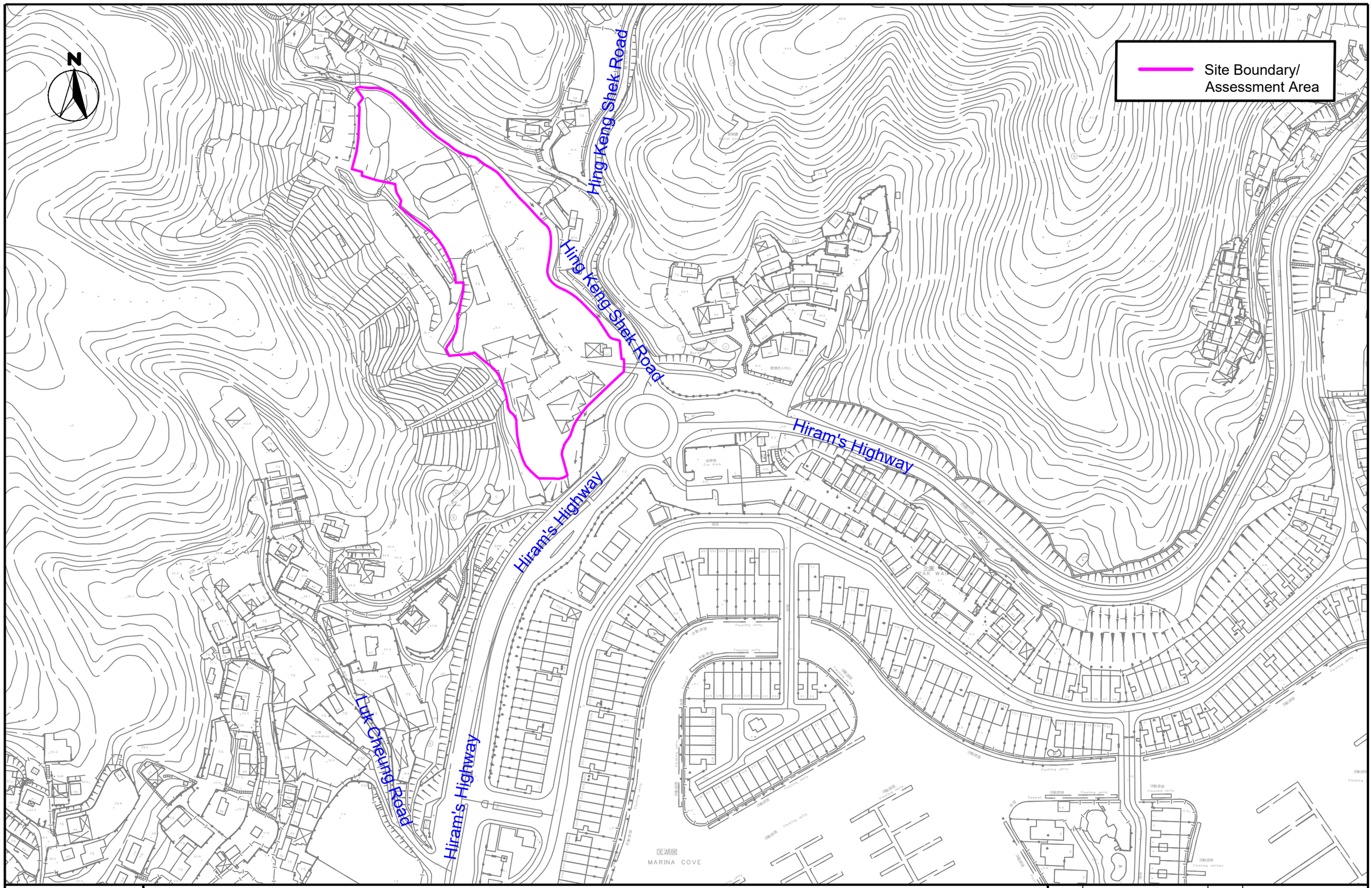
If you need any further clarification, please contact our Ms. [redacted] at [redacted] or the undersigned at [redacted].

Yours faithfully,

Mr. [redacted]
Technical Director

Encl. Appointment letter, Location Plan of the Project Site

c.c. Arup Mr. [redacted] (by e-mail)



CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Site Location Plan

SCALE	1:2000 @ A3	DATE	Jul 2023
CHECK	CC	DRAWN	LL
JOB No.	--	DRAWING No. 2-1	REV -

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To: [redacted]cinotech.com.hk>
Cc: [redacted]cinotech.com.hk>

Dear [redacted]

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Thanks & Regards,
[redacted]

[redacted]

Cinotech Consultants Limited
Direct line: [redacted]

Hide email thread

---------- Forwarded message ---------

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Assistant to Mr. [redacted]

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Subject: Re: Environment Assessment for 12A Planning Application at Various Lots in DD210, Sai Kung_Fee Proposal

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> Date: Tue, Dec 3, 2024, 5:22 PM
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[redacted]
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3. Water Quality Impact Assessment & Waste Management Implication-
4. Preliminary Land Contamination Assessment -

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Thanks & Regards,

[redacted]

[redacted]

Cinotech Consultants Limited

Direct line: [redacted]

APPENDIX 7-3
SITE WALKOVER CHECKLIST

Site Walkover Checklist (Questionnaire)

GENERAL SITE DETAILS

Site Owner: Shine Path Limited, Hin Yiu Limited

Property Address: Pak Wai, Sai Kung

Person Conducting the Questionnaire

Name: Karina Chan

Position: Senior Environmental Consultant

Authorized Owner/Client Representative (If Applicable)

Name: N/A

Position: N/A

Telephone: N/A

SITE ACTIVITIES

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

Number of employees:

Full-time: N/A

Part-time: N/A

Temporary/Seasonal: N/A

Maximum no. of people on site at any time: N/A

Typical hours of operation: N/A

Number of shifts: N/A

Days per week: N/A

Weeks per year: N/A

Scheduled plant shut-down: N/A

*Information was not available

Detail the main sources of energy at the site:

Gas	No
Electricity	No
Coal	No
Oil	No
Other	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: About 12,700m^2

What area of the site is covered by buildings (%): N/A

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

N/A

Is a site plan (with indication of the site boundary) available? If yes, please attach.

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: Hillview Lodge

South: Hiram's Highway

East: Hing Keng Shek Road

West: N/Aa

QUESTIONNAIRE WITH EXISTING/PREVIOUS SITE OWNER OR OCCUPIER

		Yes/No	Notes
1	What are the main activities/operations at the above address?	N/A	Commercial Horticulture Workshop, Vehicle parking
2	How long have you been occupying the site?	N/A	N/A
3	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	N/A	N/A
4	Prior to your occupancy, who occupied the site?	N/A	N/A
5	What were the main activities/operations during their occupancy?	N/A	N/A
6	Have there been any major changes in operations carried out at the site in the last 10 years?	N/A	N/A
7	Have any polluting activities been carried out in the vicinity of the site in the past?	N/A	N/A
8	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	N/A
9	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	N/A
10	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	N/A
11	Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Cleaning solvent, lubrication oil
	• Where do you store these chemicals?	N/A	In well-paved temporary storage.
12	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	No	N/A
13	Has the facility produced a separate hazardous substance inventory?	No	N/A
14	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	N/A	Enquiries of chemical waste and dangerous goods spillage have been sent to EPD and FSD.
15	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	N/A	N/A

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

OBSERVATIONS / OTHERS

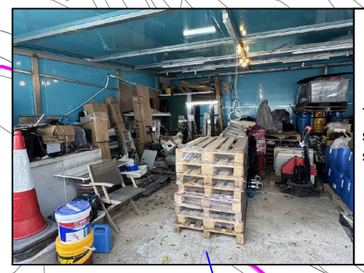
1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	N/A
2.	What are the conditions of the bund walls and floors?	N/A	N/A
3.	Are any surface water drains located near to drum storage and unloading areas?	N/A	N/A
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	Spent Lubrication oil
5.	Is there a storage site for the wastes?	N/A	N/A
6.	Is there an on-site landfill?	No	N/A
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	N/A
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	N/A
9.	Are there any potential off-site sources of contamination?	No	N/A
10.	Does the site have any equipment (e.g. Transformers) which might contain polychlorinated biphenyls (PCBs)?	No	N/A
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	N/A
12.	Any noticeable odours during site walkover?	No	N/A
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	Cleaning solvent and lubrication oil has been used.

APPENDIX 7-4
PHOTO RECORD FOR SITE WALKOVER

N

Site Boundary

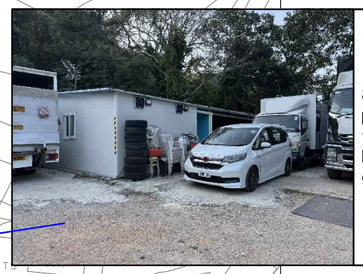
Potentially contaminated area



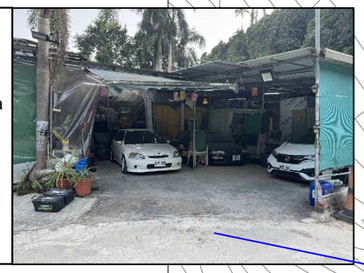
7. Temporary structure for storage use.

9. Temporary storage area of construction materials inside the assessment site.

6. Plant products for commercial use.



8. Another parking area of the landscaping company.

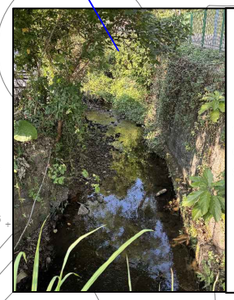


5. Parking area of the landscaping company

2. Forklift was used by the landscaping company.

4. Substrates which were used and stored.

3. Potted plants which were grown by the landscaping company.



1. Nullah at the entrance of the site

CINOTECH
Cinotech Consultants Limited

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Photo record for site-walkover

SCALE	1:1000 @ A3	DATE	31 December 2024
CHECK	KC	DRAWN	TC
JOB No.	IA24143	DRAWING No.	Appendix 7-4
		REV	-

ARUP

Appendix C

Revised Landscape Master Plan with Tree Survey Report

Landscape Master Plan &
Tree Survey Report

Project Name: Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from “Green Belt” and Area Shown as “Road” to “Residential (Group C)5” for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

Date: 10 May 2023

Updated: 14 Jul 2025

1.0 Landscape Design Concept

LANDSCAPE DESIGN

1.1 With the design concept of creating the urban oasis style, the landscape proposal for the Indicative Scheme will focus on quality and interesting landscaping features for the liveable neighbourhood, as well as an emphasis on ecological sustainability and community integration. Having considered the existing conditions of the Subject Site, its surrounding context the following design objectives are derived ;-

- Create a vibrant and attractive place for people with a strong identity and character.
- Provide attractive, barrier free, safe and extensive pedestrian connections which link internal and external facilities, open spaces and activity nodes.
- Use landscape design to build visual and physical linkages to the surroundings.
- Provide a safe, inclusive and shared landscape design which provides a mix of facilities and experiences for a range of people.

LANDSCAPE MASTER PLAN

1.2 The proposed landscape design will bring landscape into the residential development, connect landscape to the district context as well as enliven the local urban space. The landscape framework is fully integrated with the urban design objectives, provides with direction and enhances the environment of the property development (refer to LANDSCAPE MASTER PLAN at **Drawing No. LMP-01**). The landscape design comprises of the following key elements:

- **Community Farm:** A dedicated space in the site will be allocated for a community farm, providing residents with the opportunity to grow their own produce across various species in accordance with the changing seasons. This initiative not only enhances the visual appeal of the landscape with vibrant colors but also fosters a strong sense of community. By engaging residents in agricultural activities, the farm promotes social interaction, educates participants about sustainable practices, and encourages healthy eating habits, thereby creating a cohesive community.

- **Children's Play Area**: The design includes a safe and engaging children's play area equipped with modern play structures and natural elements. This space will be designed to stimulate creativity and physical activity among children, providing a crucial outlet for play that encourages social skills and teamwork. The play area will be surrounded by soft landscaping, ensuring a safe environment while promoting interaction among families and neighbors.

- **Central Plaza**: The central plaza will serve as the heart of the development, providing a multifunctional space for community events, markets, and gatherings. Designed with ample seating, shade structures, and landscaping, the plaza will be a vibrant hub that encourages socialization and community engagement. It will also feature artistic elements, such as sculptures or installations, reflecting the cultural identity of the neighborhood.

- **Floral Garden:** A floral garden will be provided in the southern portion of the Site near the proposed swimming pool and clubhouse. A variety of plant species will be featured in the floral garden to promote ecological diversity. It also serves as a pleasant community area for people to enjoy and gather, which promotes interaction and integration within the community.

- **Tree Row along the Public Footpath**: A row of tree is planted along the public footpath along the eastern boundary providing the much-needed shade for public users, including villagers living nearby and hikers. The lush tree lining will also help create a more comfortable and inviting environment for pedestrians by providing shading and reducing the temperature of the surrounding area, especially during hot summer months.

- **Fence Wall:** A 2m tall fence wall will be installed to separate the public footpath at the eastern part of site and the proposed development to provide privacy and security for people live inside (refer to LANDSCAPE MASTER PLAN at **Drawing No. LMP-01**). Considering the site's context surrounded, the fence will be constructed mainly by perforated mesh with planting area underneath with species that support local biodiversity and blend in harmoniously with the natural surroundings. For the boundary treatment surrounding the site boundary, a 1.2m tall fence wall is proposed to delineate the public area from the development, enhancing security while maintaining visibility and openness.

HARD LANDSCAPE DESIGN

1.3 Hard landscape elements include footpath paving, planters, furniture, and surface finishes. These elements will be designed and/ or selected using the following general criteria:

- Durability – utilizing long lasting or permanent materials and finishes.

- Reasonable cost – highest quality available within a low to medium cost range, ensuring the best return on capital expenditure.

- visual compatibility with existing developments, harmonizing and blending with existing components of the district landscape.

- Low to medium maintenance – easy to look after, clean and repair.

SOFT LANDSCAPE DESIGN

1.4 Soft landscape elements include planting, planting soil, drainage materials, and the various soil amendments. These elements are selected using the following general criteria:

- Shade tolerant plant species– able to grow in certain shaded areas due to the spatial constraint.

- Poisonous plants shall not be planted at areas accessible to public.

- Non-Toxic – relatively safe and non-poisonous materials and/ or biodegradable.

- Ecological Benefit – to enhance ecological value within the site or district.

2.0 Tree Survey Report

2.1 Introduction

Vegetation cover is an important asset that contributes to the aesthetic appeal of the proposed development and provides an essential component to enhance environmental conversation. A detailed tree survey was conducted by an experienced Arborist in January,2022 to incorporate the changing condition of trees and the new development scheme for this submission.

2.2 Methodology of Tree Survey

In accordance with Lands Administration Office (Lands Department) Practice Note Issue No. 2/2020, all existing individual trees with a trunk diameter larger than 95mm (300mm girth) measured 1300mm above ground level are surveyed and identified with the following information recorded:

(a) Drawing.: Drawing where the individual tree can be found.

(b) Tree No.: Individual trees as being number labelled on site and marked on site and denoted correspondingly on the plan.

(c) Photo No.: The photograph reference number of the tree being identified.

(d) Species: Latin and Chinese names of the trees surveyed.

(e) Tree size:

(i) Overall Height: Height measured from ground level to the top branch;

(ii) Trunk Diameter: Diameter of the main trunk measured at 1.3m high above ground level;

(iii) Average Crown Spread: Average diameter of the foliage canopy.

(f) Amenity Value of a tree should be assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories:

(i) Good – important trees which should be retained by adjusting the design layout accordingly;

(ii) Fair – trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than “Good” trees;

(iii) Poor – trees that are dead, dying or potentially hazardous and should be removed.

(g) Form:

(i) Good - Well-balanced crown and straight strong trunk(s);
(ii) Fair - Slightly unbalanced crown and non-straight trunk(s);

(iii) Poor - Misshapen or awkwardly-forked trunk and / or unbalanced crown.

(h) Health:

(i) Good - Sound and healthy trees;

(ii) Fair - Trees which are with few or no visible defects or health problem;

(iii) Poor - Rot and / or cavities in the main trunk and / or crown die back, severely infected with disease.

(i) Structural Condition:

(i) Good - Trees with no or little sign of structural defect and would have low risk level of potential failure;

(ii) Fair - Trees with moderate sign of structural defect and would have medium risk level of potential failure;

(iii) Poor - Trees with significant and obvious sign of structural defect and would have high risk level of potential failure.

(j) Suitability for Transplanting: Assess the suitability of affected trees be transplanted taken into account of the following factors: -

- conditions of the tree to be transplanted (including form, health and structure which will affect success of the proposed transplanting);
- size, species, and conservation status of the tree to be transplanted;
- availability and suitability of a permanent receptor site, both within and outside the project site;
- adequate time for preparation of transplanting operation;
- identification of a long-term maintenance party for the transplanted tree(s);
- access to the existing location and transportation to the receptor site (including availability of access to accommodate the tree, topography of the proposed route, engineering limitations, etc.); and
- cost-effectiveness.

Trees with the following features should not be considered suitable for transplanting under normal circumstances:

- low amenity value;
- irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
- low survival rate after transplanting;
- very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);

- with evidence of over-maturity and onset of senescence;
- with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits); or
- undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree).

Having considered the above factors and features of the trees, trees are assessed as follows: -

(i) High - Trees are highly suitable for transplanting.

(ii) Medium - Trees are moderately suitable for transplanting.

(iii) Low – Trees are not suitable for transplanting.

(k) Conservation Status: State the rarity and protection status of the species under relevant ordinances in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) are used.

(l) Recommendation: Proposed action for individual species which fall into three categories:

(i) Retain

(ii) Transplant

(iii) Fell

(m) Department to Provide Expert Advice to LandsD: AFCD (Agriculture, Fisheries and Conservation Department) / HyD (Highways Department) / LCSD (Leisure and Cultural Services Department) / Respective Government Department.

(n) Justification: Proposed works which justify the recommendation.

(o) Additional Remarks: Supplementary note towards the assessment.

2.3 Existing Tree Survey Findings

2.3.1 Based on the tree survey and additional tree survey carried out in Jan 2025, a total of 130 Nos. of trees (including 4 dead trees) were surveyed within and adjacent to the Site Boundary. Locations of individual tree surveyed are shown on Tree Survey and Treatment Plan in **Appendix I**.

2.3.2 There is no Old and Valuable trees, trees of particular value, trees of rare species and other trees (stonewall trees, trees of particular interest) found. All the species identified are common landscape species.

2.3.3 Tree identification and condition of individual tree surveyed is tabled in Tree Schedule in **Appendix II**. Photographic record of individual tree is shown in **Appendix III**.

2.3.4 Summary of trees surveyed within the subject site:

Tree Species	Chinese Names	No. of Trees
Aleurites moluccana	石栗	2
Aporosa dioica	銀柴	1
Archontophoenix alexandrae	假檳榔	3
Averrhoa carambola	楊桃	1
Bauhinia variegata	宮粉羊蹄甲	3
Delonix regia	鳳凰木	1
Dimocarpus longan	龍眼	4
Ficus altissima	高山榕	2
Ficus hispida	對葉榕	8
Ficus variegata	青果榕	10
Koelreuteria elegans	台灣欒樹	1
Lagerstroemia speciosa	大花紫薇	1
Leucaena leucocephala	銀合歡	7
Litsea monopetala	假柿樹	6
Livistona chinensis	蒲葵	1
Macaranga tanarius var. tomentosa	血桐	27
Machilus chekiangensis	長序潤楠	1
Mallotus paniculatus	白楸	13
Roystonea regia	王棕	7
Schefflera heptaphylla	鴨腳木	2
Sterculia lanceolata	假蘋婆	3
Syzygium jambos	蒲桃	6
Taxodium distichum	落羽杉	2
Dead tree	死樹	4
	Total:	116

There are 23 species of woodland trees and palm trees identified in the surveyed area with the major tree species of *Macaranga tanarius var. tomentosa , Mallotus paniculatus, Ficus variegate* and *Ficus hispida* etc.

Additional tree surveyed on Jan 2025 for those trees as per requested are listed below;-

Tree Species	Chinese Names	No. of Trees
Plumeria obtusa	雞蛋花	1
Murraya paniculata	九里香	3
Dimocarpus longan	龍眼	3
Syzygium jambos	蒲桃	3
Schefflera heptaphylla	鴨腳木	1
Leucaena leucocephala	銀合歡	1
Litsea monopetala	假柿樹	1
Macaranga tanarius	血桐	1
	Total:	14

2.4 Tree Treatment Recommendations

2.4.1 In order to determine whether or not the existing trees will be affected by the proposed works, the proposed works for the Project have been overlaid on the Tree Survey and Treatment Plan in **Appendix I**.

2.4.2 For the affected trees affected by the proposed project, only trees of high amenity value, high survival rate after transplanting and high cost effectiveness are recommended to be transplanted. The feasibility of tree transplanting has been reviewed. The trees are not suitable to be transplanted due to the following key reasons, please refer to **Appendix II** – Tree Survey Schedule for detail: -

- Low amenity value;
- Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
- Low survival rate after transplanting;
- Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
- With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits);
- Undesirable species (e.g. Leucaena leucocephala which is an invasive exotic tree); or
- On steep slope

1.4.3 Findings and recommended treatments to existing trees are summarized as follows and as shown on the Tree Survey and Treatment Plan in **Appendix I**: -

	Trees Surveyed	**Retain**	**Transplant**	**Fell**	**Maintenance department to provide comment**
Within Application Site	**92**	0	0	92	**LandsD**
Outside Application Site	**24**	16	0	8	
	14*	11	0	3	
Total nos. of Tree surveyed	**130**	**27**	**0**	**103**	

* *Additional tree surveyed on Jan 2025 for those trees as per requested*

2.5 COMPENSATORY TREE PLANTING PROPOSAL

2.5.1 Tree compensation has been explored within the Site as much as possible. Compensatory Planting Plan is shown in **Appendix IV**.

2.5.2 The implementation of proposed compensatory tree planting has achieved the compensatory planting ratio of 1:1 in terms of quantity as far as possible.

2.5.3 To match with the existing landscaping, the proposed compensatory tree species are consistent with the surrounding existing tree species.

2.5.4 An indicative species list for compensatory planting is tabled below subject to further design development.

Location (Lot/GA/YA/ GHBA etc.)	Local Distribution Status (Native / Exotic)	Species Name	Chinese Name	Minimum Spacing (m)	DBH (mm)	Crown Spread (m)	Overall Height (m)	Nos.
Proposed Compensatory Trees								
Lot (Pink Area)	Native	*Cinnamomum burmannii (Nees & T. Nees) Blume*	陰香	4	95	4	6	9
Lot (Pink Area)	Native	*Cleistocalyx nervosum (DC.) Kosterm.*	水翁	4	95	4	6	9
Lot (Pink Area)	Native	*Cinnamomum parthenoxylon (Jack) Meisn.*	黃樟	4	95	4	6	3
Lot (Pink Area)	Exotic	*Crateva unilocularis Buch.-Ham.*	樹頭菜	4	95	4	6	9
Lot (Pink Area)	Native	*Ficus hispida L. f.*	對葉榕	4	95	4	6	18
Lot (Pink Area)	Exotic	*Hyophorbe lagenicaulis (L.H. Bailey) H. E. Moore*	酒瓶椰子	4	95	4	6	4
Lot (Pink Area)	Native	*Liquidambar formosana Hance*	楓香樹	4	95	4	6	25
Lot (Pink Area)	Native	*Litsea monopetala (Roxb.) Pers.*	假柿樹	4	95	4	6	10
Lot (Pink Area)	Exotic	*Michelia x alba DC.*	白蘭	4	95	4	6	4
Lot (Pink Area)	Exotic	*Phoenix canariensis Chabaud*	加那利刺葵	4	95	4	6	8
Lot (Pink Area)	Native	*Sterculia lanceolata Cav.*	假蘋婆	4	95	4	6	4
							Sub Total :	**103**
Proposed New Tree Planting								
Lot (Pink Area)	Exotic	*Plumeria rubra L.*	雞蛋花	4	75	4	6	3
Lot (Pink Area)	Exotic	*Terminalia mantaly H. Perrier*	小葉欖仁	4	75	4	6	9
							Sub Total :	**12**
							TOTAL NOS. OF PROPOSED TREES:	**115**

General Maintenance Operations of tree planting during Establishment Period is tabled below.

Maintenance Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General inspection	X			X			X			X		
Litter & Debris Removal	X	X	X	X	X	X	X	X	X	X	X	X
Check for insect/fungus	X	X	X	X	X	X	X	X	X	X	X	X
Adjusting Tree Ties	X			X			X			X		
Watering	X	X	X	X	X	X	X	X	X	X	X	X
Weeding	X			X			X			X		
Firming Up	X			X			X			X		
Fertilizing				X						X		
Tree Risk Assessment	As Appropriate											

2.6 CONCLUSION

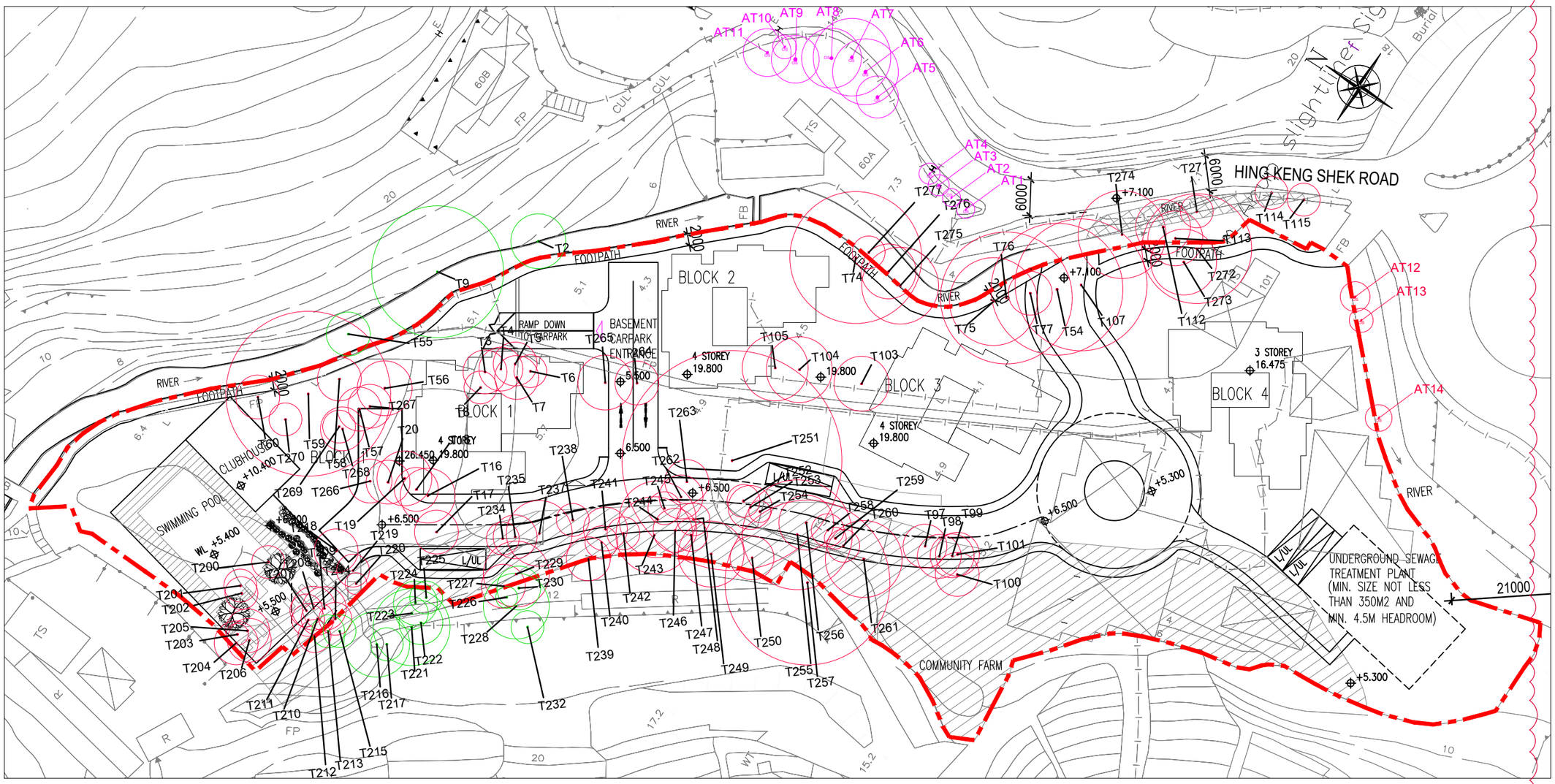
2.6.1 Based on the tree survey and additional tree survey carried out in Jan 2025. Among the 130 nos. of trees, there are no old, valuable, rare or endangered species have been found. There is no Old and Valuable Trees, rare or endangered species found. All the species identified are common landscape species.

2.6.2 **103** nos. of existing trees are proposed to be felled due to poor health condition/conflict with proposed development. Total 27.5m aggregate diameter at breast height (DBH) of tree will be felled.

2.6.3 In compensation for tree to be felled, there is total **103** nos. of compensatory trees and 12 nos. of new trees can be provided within the Site Boundary under this submission. The compensatory planting ratio of 1:1 in terms of quantity has achieved as far as possible.

APPENDIX I

TREE SURVEY AND TREATMENT PLAN



LEGEND

- SITE BOUNDARY
- EXISTING TREES PROPOSED TO BE REMOVED
- EXISTING TREES PROPOSED TO BE RETAINED
- ADDITIONL SURVEYED TREED PROPOSED TO BE RETAINED
- NON-BUILDING AREA
- SLIGHTLINE AREA (REFER TO TIA REPORT)

NO.	DESCRIPTION	DATE	BY
B	GENERAL UPDATE	10/25	
A	SCHEME UPDATED	07/25	

REVISIONS

LANSCAPE ARCHITECT
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關黃建築師有限公司
K&W

DRAWN:	
CHECKED:	
APPROVED:	

All measurements must be checked on the work by contractor.

This drawing not to be used for construction purposes until countersigned.

PROJECT

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

TITLE

TREE SURVEY AND TREATMENT PLAN

SCALE	PAPER SIZE	ISSUE DATE
1:750	A3	

PROJECT NUMBER
T73-23003

COMPUTER DWG. NUMBER
L:\2023's\23003-DD210 Sai Kung (WK So)\OFFICE\CAD_20230504

DRAWING NUMBER	REV
TS-01	B

APPENDIX II

TREE SURVEY SCHEDULE

Tree Survey Schedule

Project: Lam Tei Quarry Restoration Programme Phase 3C
Project no.: T73-204-033
Inspection date: 17& 19 January 2022

Surveyed by: Ho Kun Chung (ISA Certified Arborist no. HK-0452A)

Tree No.[1]	Species[2]		Measurements			Amenity value[4]	Form	Health Condition	Structural condition	Suitability for transplanting[5]		Conservation status[7]	Recommendation tree treatment	Maintenance department to provide comments on TPRP		Additional Remarks[8]
	Scientific name	Chinese name	Height (m)	DBH[3] (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/ Medium/ Low)	Remarks[6]		(Retain/ Transplant/ Remove/ Pruning/ Form 2/ Others)	Before	After	
T2	*Macaranga tanarius* var. *tomentosa*	血桐	8	261	5	P	F	F	F	-	-	-	Retain	LandsD	LandsD	Climbers on trunk /Outside application Site boundary
T3	*Leucaena leucocephala*	銀合歡	9	158	4	P	P	P	P	L	a,f,g,k	-	Remove	LandsD	-	Bark crack / covered by climber / leaning
T4	*Macaranga tanarius* var. *tomentosa*	血桐	7	198	4	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Broken branch / dead branch / leaning
T5	*Leucaena leucocephala*	銀合歡	9	182	4	P	P	F	F	L	a,g,f,k	-	Remove	LandsD	-	Leaning
T6	*Leucaena leucocephala*	銀合歡	7	120	3	P	P	P	P	L	a,g,f,k	-	Remove	LandsD	-	Leaning / broken branch
T7	*Macaranga tanarius* var. *tomentosa*	血桐	7	230	4	P	P	F	P	L	a,b,c,f,k	-	Remove	LandsD	-	Dead branch / leaning
T8	*Leucaena leucocephala*	銀合歡	7	122	3	P	P	P	P	L	a,g,f,k	-	Remove	LandsD	-	Leaning
T9	*Delonix regia*	鳳凰木	14	547	12	F	F	F	F	-	-	-	Retain	LandsD	LandsD	Climbers on trunk/ Outside application Site boundary
T16	*Macaranga tanarius* var. *tomentosa*	血桐	9	260	5	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning / climbers on trunk
T17	*Archontophoenix alexandrae*	假檳榔	19	252	4	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk
T18	*Archontophoenix alexandrae*	假檳榔	19	279	4	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk
T19	*Macaranga tanarius* var. *tomentosa*	血桐	9	244	5	P	P	F	F	L	a,b,c,d,f,k	-	Remove	LandsD	-	Leaning / climbers on trunk
T20	*Livistona chinensis*	蒲葵	13	198	4	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk, direct conflicts with proposed work
T54	*Syzygium jambos*	蒲桃	12	700	12	F	F	F	F	-	b,c,k	-	Remove	LandsD	-	Climbers on trunk
T55	*Dimocarpus longan*	龍眼	8	330	4	P	F	P	P	L	-	-	Retain	LandsD	LandsD	Wound with decay on trunk /Outside application Site boundary
T56	*Macaranga tanarius* var. *tomentosa*	血桐	9	260	5	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning / broken branch
T57	*Archontophoenix alexandrae*	假檳榔	19	233	4	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	
T58	*Macaranga tanarius* var. *tomentosa*	血桐	7	204	4	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning / climbers on trunk
T59	*Ficus altissima*	高山榕	15	1100	15	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk
T60	*Macaranga tanarius* var. *tomentosa*	血桐	8	274	4	P	F	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning
T73	Dead tree	死樹	6	400	3	-	-	-	-	-	b,c,k	-	Remove	LandsD	-	-
T74	*Lagerstroemia speciosa*	大花紫薇	16	480	12	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	
T75	*Syzygium jambos*	蒲桃	12	600	8	F	P	F	F	L	b,f,k	-	Remove	LandsD	-	Leaning / climbers on trunk
T76	*Syzygium jambos*	蒲桃	12	683	12	F	P	F	P	L	b,c,f,k	-	Remove	LandsD	-	Dead branch / leaning / climbers on trunk
T77	*Syzygium jambos*	蒲桃	8	480	4	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Broken main trunk / leaning
T97	*Roystonea regia*	王棕	13	303	4	F	F	F	F	L	b,c,d,k		Remove	LandsD	-	
T98	*Roystonea regia*	王棕	13	347	4	F	F	F	F	L	b,c,d,k		Remove	LandsD	-	
T99	*Roystonea regia*	王棕	10	250	4	F	F	F	F	L	b,k		Remove	LandsD	-	
T100	*Roystonea regia*	王棕	13	301	4	F	F	F	F	L	b,c,d,k		Remove	LandsD	-	
T101	*Roystonea regia*	王棕	13	245	4	F	F	F	F	L	b,c,d,k		Remove	LandsD	-	
T103	*Roystonea regia*	王棕	13	317	5	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	conflict with proposed building footprint
T104	*Taxodium distichum*	落羽杉	14	522	6	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	conflict with proposed building footprint
T105	*Taxodium distichum*	落羽杉	14	490	6	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	

Tree Survey Schedule

Project: Lam Tei Quarry Restoration Programme Phase 3C
Project no.: T73-204-033
Inspection date: 17& 19 January 2022

Surveyed by: Ho Kun Chung (ISA Certified Arborist no. HK-0452A)

Tree No.[1]	Species[2]		Measurements			Amenity value[4]	Form	Health Condition	Structural condition	Suitability for transplanting[5]		Conservation status[7]	Recommendation tree treatment	Maintenance department to provide comments on TPRP		Additional Remarks[8]
	Scientific name	Chinese name	Height (m)	DBH[3] (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/ Medium/ Low)	Remarks[6]		(Retain/ Transplant/ Remove/ Pruning/ Form 2/ Others)	Before	After	
T107	*Syzygium jambos*	浦桃	12	700	12	F	P	F	F	L	b,c,f,k	-	Remove	LandsD	-	Dead branch / multi-trunks / leaning
T112	*Ficus variegata*	青果榕	10	300	5	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Exposed root / climbers on trunk /Outside application Site boundary/ conflict with proposed wall/ Within sightline area (under TIA)
T113	*Roystonea regia*	王棕	14	598	5	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk/ Outside application Site boundary
T114	*Averrhoa carambola*	楊桃	7	170	3	F	P	F	F	L	f,k	-	Remove	LandsD	-	Crack on trunk / leaning / Within sightline area (under TIA) / Outside application Site boundary
T115	*Macaranga tanarius* var. *tomentosa*	血桐	6	153	3	P	F	F	F	L	a,k	-	Remove	LandsD	-	Outside application Site boundary / Within sightline area (under TIA)
T200	*Mallotus paniculatus*	白楸	7	159	3	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning / climbers on trunk
T201	*Mallotus paniculatus*	白楸	7	203	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning / climbers on trunk
T202	*Litsea monopetala*	假柿樹	8	105	3	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T203	*Mallotus paniculatus*	白楸	6	131	2	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T204	*Ficus variegata*	青果榕	8	162	4	P	P	P	P	L	a,b,c,k	-	Remove	LandsD	-	Covered by climber / leaning
T205	*Mallotus paniculatus*	白楸	9	162	4	P	F	F	F	L	a,b,c,k	-	Remove	LandsD	-	
T206	*Ficus variegata*	青果榕	8	160	4	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T207	*Mallotus paniculatus*	白楸	4	150	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T208	*Mallotus paniculatus*	白楸	8	153	4	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T209	*Mallotus paniculatus*	白楸	8	160	4	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T210	*Mallotus paniculatus*	白楸	7	100	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T211	*Mallotus paniculatus*	白楸	8	100	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T212	*Mallotus paniculatus*	白楸	7	153	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T213	*Mallotus paniculatus*	白楸	8	108	3	P	P	P	P	L	-	-	Retain	LandsD	LandsD	Covered by climber / leaning / Outside application Site boundary
T214	*Mallotus paniculatus*	白楸	8	138	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T215	*Litsea monopetala*	假柿樹	8	110	3	F	F	F	F	L	-	-	Retain	LandsD	LandsD	Outside application Site boundary
T216	*Ficus hispida*	對葉榕	6	250	6	F	P	P	P	L	-	-	Retain	LandsD	LandsD	Covered by climber / leaning / Outside application Site boundary
T217	*Ficus hispida*	對葉榕	4	112	3	F	P	P	P	L	-	-	Retain	LandsD	LandsD	Covered by climber / leaning / Outside application Site boundary
T218	*Ficus variegata*	青果榕	9	203	4	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Climbers on trunk
T219	*Ficus variegata*	青果榕	5	108	3	F	P	P	P	L	b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T220	*Ficus variegata*	青果榕	4	100	2	F	P	P	P	L	b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T221	*Macaranga tanarius* var. *tomentosa*	血桐	7	220	7	P	P	F	F	L	-	-	Retain	LandsD	LandsD	Exposed root / leaning /Outside application Site boundary
T222	*Macaranga tanarius* var. *tomentosa*	血桐	7	129	4	P	F	F	F	L	-	-	Retain	LandsD	LandsD	Outside application Site boundary
T223	*Ficus variegata*	青果榕	8	150	3	F	F	F	F	L	-	-	Retain	LandsD	LandsD	Outside application Site boundary
T224	*Macaranga tanarius* var. *tomentosa*	血桐	10	170	4	P	F	P	F	L	-	-	Retain	LandsD	LandsD	Leaning /Outside application Site boundary
T225	*Mallotus paniculatus*	白楸	8	149	3	P	P	P	P	L	-	-	Retain	LandsD	LandsD	Covered by climber / leaning/Outside application Site boundary
T226	*Bauhinia variegata*	宮粉羊蹄甲	6	95	2	F	P	F	F	L	-	-	Retain	LandsD	LandsD	Leaning/Outside application Site boundary
T227	*Macaranga tanarius* var. *tomentosa*	血桐	9	174	4	P	F	F	F	L	a,b,c,k	-	Remove	LandsD	-	

Tree Survey Schedule

Project: Lam Tei Quarry Restoration Programme Phase 3C
Project no.: T73-204-033
Inspection date: 17& 19 January 2022

Surveyed by: Ho Kun Chung (ISA Certified Arborist no. HK-0452A)

Tree No.[1]	Species[2]		Measurements			Amenity value[4]	Form	Health Condition	Structural condition	Suitability for transplanting[5]		Conservation status[7]	Recommendation tree treatment	Maintenance department to provide comments on TPRP		Additional Remarks[8]
	Scientific name	Chinese name	Height (m)	DBH[3] (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/ Medium/ Low)	Remarks[6]		(Retain/ Transplant/ Remove/ Pruning/ Form 2/ Others)	Before	After	
T228	*Macaranga tanarius* var. *tomentosa*	血桐	11	350	6	P	F	F	F	L	a,b,c,k	-	Retain	LandsD	LandsD	Exposed root / leaning / codominant stem / on slope / Outside application Site boundary
T229	*Litsea monopetala*	假柿樹	13	247	6	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk
T230	*Macaranga tanarius* var. *tomentosa*	血桐	8	150	4	P	P	F	F	L	-	-	Retain	LandsD	LandsD	Leaning /Outside application Site boundary
T231	Dead tree	死樹	4	130	3	-	-	-	-	-	-	-	Remove	LandsD	-	-
T232	*Ficus hispida*	對葉榕	4	100	3	F	P	F	F	L	-	-	Retain	LandsD	LandsD	Leaning /Outside application Site boundary
T233	Dead tree	死樹	4	249	0	-	-	-	-	-	b,c,k	-	Remove	LandsD	-	-
T234	*Sterculia lanceolata*	假蘋婆	9	100	3	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T235	*Sterculia lanceolata*	假蘋婆	9	144	4	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Covered by climber
T236	Dead tree	死樹	4	184	0	-	-	-	-	-	-	-	Remove	LandsD	-	-
T237	*Dimocarpus longan*	龍眼	13	504	6	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Covered by climber / crack / codominant trunks
T238	*Ficus hispida*	對葉榕	9	100	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / leaning
T239	*Litsea monopetala*	假柿樹	8	120	4	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T240	*Ficus hispida*	對葉榕	7	118	3	F	P	F	F	L	b,c,f,k	-	Remove	LandsD	-	Leaning
T241	*Macaranga tanarius* var. *tomentosa*	血桐	8	205	4	P	F	F	F	L	a,b,c,k	-	Remove	LandsD	-	Dead branch
T242	*Bauhinia variegata*	宮粉羊蹄甲	5	113	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning
T243	*Ficus variegata*	青果榕	13	265	7	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Covered by climber / Leaning
T244	*Ficus variegata*	青果榕	13	280	7	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Climbers on trunk
T245	*Macaranga tanarius* var. *tomentosa*	血桐	6	160	3	P	F	F	F	L	a,b,c,k	-	Remove	LandsD	-	Climbers on trunk
T246	*Macaranga tanarius* var. *tomentosa*	血桐	9	250	4	P	F	F	F	L	a,b,c,k	-	Remove	LandsD	-	Covered by climber / Leaning
T247	*Schefflera heptaphylla*	鴨腳木	8	162	3	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Covered by climber / Leaning
T248	*Ficus hispida*	對葉榕	8	171	3	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Covered by climber / Leaning
T249	*Ficus variegata*	青果榕	13	254	6	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Covered by climber
T250	*Macaranga tanarius* var. *tomentosa*	血桐	10	104	4	P	F	F	F	L	a,b,c,k	-	Remove	LandsD	-	Climbers on trunk
T251	*Ficus altissima*	高山榕	15	985	20	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Covered by climber / climbers on trunk / multi-trunks
T252	*Macaranga tanarius* var. *tomentosa*	血桐	8	149	3	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Leaning
T253	*Machilus chekiangensis*	長序潤楠	9	135	4	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T254	*Sterculia lanceolata*	假蘋婆	6	202	2	F	P	F	F	L	b,c,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T255	*Macaranga tanarius* var. *tomentosa*	血桐	13	300	10	P	P	F	F	L	a,b,c,d,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T256	*Macaranga tanarius* var. *tomentosa*	血桐	9	260	5	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T257	*Koelreuteria elegans*	台灣欒樹	13	420	15	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Exposed root / multi-trunks / climbers on trunk / direct conflict with proposed fence wall / Outside application Site boundary
T258	*Schefflera heptaphylla*	鴨腳木	7	104	3	F	P	F	F	L	b,c,f,k	-	Remove	LandsD	-	Leaning
T259	*Aporosa dioica*	銀柴	6	104	2	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T260	*Dimocarpus longan*	龍眼	8	145	3	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Covered by climber

Tree Survey Schedule

Project: Lam Tei Quarry Restoration Programme Phase 3C
Project no.: T73-204-033
Inspection date: 17& 19 January 2022 Surveyed by: Ho Kun Chung (ISA Certified Arborist no. HK-0452A)

Tree No.[1]	Species[2]		Measurements			Amenity value[4]	Form	Health Condition	Structural condition	Suitability for transplanting[5]		Conservation status[7]	Recommendation tree treatment	Maintenance department to provide comments on TPRP		Additional Remarks[8]
	Scientific name	Chinese name	Height (m)	DBH[3] (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/ Medium/ Low)	Remarks[6]		(Retain/ Transplant/ Remove/ Pruning/ Form 2/ Others)	Before	After	
T261	*Dimocarpus longan*	龍眼	14	500	7	F	F	F	F	L	b,c,d,k	-	Remove	LandsD	-	Covered by climber
T262	*Litsea monopetala*	假柿樹	9	123	4	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T263	*Litsea monopetala*	假柿樹	8	100	4	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	
T264	*Leucaena leucocephala*	銀合歡	11	100	4	P	F	F	F	L	a,g,k	-	Remove	LandsD	-	
T265	*Leucaena leucocephala*	銀合歡	11	128	5	P	F	F	F	L	a,g,k	-	Remove	LandsD	-	
T266	*Ficus hispida*	對葉榕	9	179	4	F	P	F	F	L	b,c,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T267	*Macaranga tanarius* var. *tomentosa*	血桐	8	135	4	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T268	*Macaranga tanarius* var. *tomentosa*	血桐	8	129	4	P	P	F	F	L	a,b,c,f,k	-	Remove	LandsD	-	
T269	*Leucaena leucocephala*	銀合歡	7	111	3	P	P	F	F	L	a,g,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T270	*Macaranga tanarius* var. *tomentosa*	血桐	6	145	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Covered by climber / Leaning
T271	*Ficus hispida*	對葉榕	7	163	3	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Dead branch / leaning /Outside application Site boundary / Within sightline area (under TIA)
T272	*Bauhinia variegata*	宮粉羊蹄甲	10	315	10	P	P	P	P	L	a,b,c,f,k	-	Remove	LandsD	-	Broken branch / multi-trunks
T273	*Macaranga tanarius* var. *tomentosa*	血桐	12	305	6	P	P	P	P	L	a,b,c,d,f,k	-	Remove	LandsD	-	Codominant trunks / leaning / climbers on trunk
T274	*Macaranga tanarius* var. *tomentosa*	血桐	13	311	8	P	F	F	F	L	a,b,c,d,k	-	Remove	LandsD	-	Outside application Site boundary/Within sightline area (under TIA)
T275	*Aleurites moluccana*	石栗	13	363	7	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Climbers on trunk
T276	*Aleurites moluccana*	石栗	10	400	5	F	F	F	F	L	b,c,k	-	Remove	LandsD	-	Dead branch / leaning
T277	*Syzygium jambos*	蒲桃	7	151	3	F	P	F	F	L	b,c,f,k	-	Remove	LandsD	-	Dead branch/ direct conflict with proposed fence wall/ Outside application Site boundary
END																

[1] Tree(s) in the Register of Old and Valuable Trees should be Goodlighted with OVT number.

[2] Guidance on propoer use of scientific name of plants is givrn in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPC_No.03_The_use_of_plant_mame_rev_2008_2.pdf

[3] DBH of a tree refers to its diamenter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Batre Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPN_no.02_measurement_of_DBH_ver.2006.pdf

[4] Amenity value of a tree should be assessed by its functional values for shade, sgelter, screening, reduction of pollution and noise and also its fung sghui significance, and classified into the folPooring categories.

Good: important trees which should be retained by adjusting the design layout accordingly.

Fair: trees that are desirable to be retained in order to create a pleasant environemnt, which includes healthy specimens of lesser importance than "Good" trees.

Poor: trees that are dead, dying or potentially hazardous and should be removed.

[5] Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).

[6] Major determining factors for the rating on suitability for transplanting should be included if necessary.

[7] State the rarity and protection status of the species. Appendix A.III.(i) g. provies more details.

[8] Any additional information deemed necessary for consideration of the proposed management recommendation.

Remarks for Suitability for Transplanting

(a) Low amenity value;
(b) Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
(c) Low chance of survival upon transplanting;
(d) Very large / tall size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
(e) With evidence of over-maturity and onset of senescence;
(f) With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits);
(g) Undesirable species (e.g. Leucaena leucocephala which is an invasive exotic and self-seeding tree); or
(h) Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting (e.g. on slope).
(k) Not cost -effectiveness

Conservation status

(A) The Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)
(B) Forests and Countryside Ordinance (Cap. 96)
(C) Rare and Precious Plants of Hong Kong
(D) IUCN Red List of Threatened Species

APPENDIX II

TREE SURVEY SCHEDULE

(ADDITIONAL TREES)

Tree Assessment Schedule

Project Title: Proposed Residential Development at DD210 Pak Wai, Sai Kung

Date of Tree Survey: 07/01/2025 , updated on 20/10/2025
Surveyed by: Cheng Pui Lim (Qualified Arborist)
Professional qualification : Technician Member of the Arboricultural Association of the United Kingdom (AAUK), No.: TE 2534
Location : DD210, Pak Wai, Sai Kung

Item No.	Tree ID Number(Tree ID labelling on site)	Species		Measurements			Amenity Value	Form	Health condition	Structural Condition	Suitability for transplanting		Conservation Status	Recommendation	Maintenance department to provde comments on TPRP		Remarks/ Observable defects
		Scientific Nme	Chinese Name	Height (m)	Crown Spread (m)	DBH (mm)	(High/ Med /Low)	(Good /Average /Poor)	(Good /Average /Poor)	(Good /Average /Poor)	(High/ Medium /Low)	Remark*	(Y /N) Remark**	(Retain/ Transplant/ Remove)	Before	After	
1	AT 1	*Plumeria obtusa*	雞蛋花	4.5	3	124	L	A	A	A	L	-	N	Retain	LandsD	LandsD	forked tree, imbalanced form, bending trunk, leaning, rooting area restricted, on slope , outside application site
2	AT 2	*Murraya paniculata*	九里香	5.5	3	153	L	A	A	A	L	-	N	Retain	LandsD	LandsD	forked tree, imbalanced form, bending trunk, exposed root, rooting area restricted, on slope , outside application site
3	AT 3	*Murraya paniculata*	九里香	5.5	3.5	224	L	A	A	A	L	-	N	Retain	LandsD	LandsD	forked tree, imbalanced form, bending trunk, rooting area restricted, on slope , outside application site
4	AT 4	*Murraya paniculata*	九里香	5.5	3.5	163	L	A	A	A	L	-	N	Retain	LandsD	LandsD	forked tree, imbalanced form, bending trunk, rooting area restricted, on slope , outside application site
5	AT 5	*Dimocarpus longan*	龍眼	12	7	402	L	A	A	A	L	-	N	Retain	LandsD	LandsD	imbalanced form, codominant trunks, included bark, bending trunk, leaning, rooting area restricted, on slope , outside application site
6	AT 6	*Dimocarpus longan*	龍眼	15	11	451	L	A	A	A	L	-	N	Retain	LandsD	LandsD	imbalanced form, codominant trunks, included bark, bending trunk, leaning, rooting area restricted, on slope , outside application site
7	AT 7	*Syzygium jambos*	蒲桃	14	13	400	L	A	A	A	L	-	N	Retain	LandsD	LandsD	imbalanced form, bending trunk, leaning, rooting area restricted, on slope , outside application site
8	AT 8	*Syzygium jambos*	蒲桃	13	10	400	L	A	A	A	L	-	N	Retain	LandsD	LandsD	imbalanced form, codominant trunks, included bark, leaning, rooting area restricted, on slope , outside application site
9	AT 9	*Syzygium jambos*	蒲桃	11	8	500	L	A	A	A	L	-	N	Retain	LandsD	LandsD	imbalanced form, bending trunk, leaning, rooting area restricted, on slope , outside application site
10	AT 10	*Schefflera heptaphylla*	鴨腳木	9	4	123	L	A	A	A	L	-	N	Retain	LandsD	LandsD	imbalanced form, bending trunk, leaning, rooting area restricted, on slope , outside application site
11	AT 11	*Dimocarpus longan*	龍眼	12	8	246	L	A	A	A	L	-	N	Retain	LandsD	LandsD	forked tree, imbalanced form, bending trunk, leaning, rooting area restricted, on slope , outside application site
12	AT 12	*Leucaena leucocephala*	銀合歡	9	5	202	L	A	A	A	L	a,b,g,h	N	Remove	LandsD	-	imbalanced form, bending trunk, leaning, rooting area restricted, on slope, direct conflict with proposed work, outside application site
13	AT 13	*Litsea monopetala*	假柿樹	8	4	139	L	A	A	A	L	a,b,h	N	Remove	LandsD	-	imbalanced form, leaning, rooting area restricted, on slope ,direct conflict with proposed work, outside application site
14	AT 14	*Macaranga tanarius*	血桐	6.5	4.5	154	L	A	A	A	L	a,b,h	N	Remove	LandsD	-	imbalanced form, bending trunk, leaning, rooting area restricted, on slope , direct conflict with proposed work, outside application site

Remarks for Suitability for Transplanting
(a) Low amenity value;
(b) Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
(c) Low chance of survival upon transplanting;
(d) Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
(e) With evidence of over-maturity and onset of senescence;
(f) With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits);
(g) Undesirable species (e.g. Leucaena leucocephala which is an invasive exotic and self-seeding tree); or
(h) Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting (e.g. on slope).
(k) Not cost -effectiveness

Conservation status
(A) The Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)
(B) Forests and Countryside Ordinance (Cap. 96)
(C) Rare and Precious Plants of Hong Kong
(D) IUCN Red List of Threatened Species

APPENDIX III

TREE SURVEY PHOTOGRAPHIC RECORD

 T2 (Retain)	 T2-1
 T2-2	 T2-3
 T3 (Fell)	 T3-1

 T3-2	 T3-3
 T4 (Fell)	 T4-1
 T4-2	 T4-3

 T5 (Fell)	 T5-1
 T5-2	 T5-3
 T6 (Fell)	 T6-1

 T6-2	 T6-3
 T7 (Fell)	 T7-1
 T7-2	 T7-3

 T8 (Fell)	 T8-1
 T8-2	 T8-3
 T9 (Retain)	 T9-1

 T9-2	 T9-3
 T16 (Fell)	 T16-1
 T16-1	----------

 T17 (Fell)	 T17-1
 T17-2	 T17-3
 T18 (Fell)	 T18-1

 T18-2	 T18-3
 T19 (Fell)	 T19-1
 T19-2	 T19-3

 T20 (Fell)	 T20-1
 T20-2	 T20-3
 T54 (Fell)	 T54-1

 T54-2	 T44-3
 T55 (Retain)	 T55-1
 T55-2	 T55-3

 T56 (Fell)	 T56-1
 T56-2	 T56-3
 T57 (Fell)	 T57-1

	
T57-2	T57-3
	
T58 (Fell)	T58-1
	
T58-2	T58-3

 T59 (Fell)	 T59-1
 T59-2	----------
 T60 (Fell)	 T60-1

 T60-2	 T60-3
 T73 (Fell)	 T73-1
 T73-2	 T73-3

 T74 (Fell)	 T74-1
 T74-2	 T74-3
 T75 (Fell)	 T75-1

 T75-2	 T75-3
 T76 (Fell)	 T76-1
 T76-2	 T76-3

 T77 (Fell)	 T77-1
 T77-2	 T77-3
T97 (Fell)	 T97-1

T98 (Fell)	 T98-1
T99 (Fell)	 T99-1
T100 (Fell)	 T100-1

T101 (Fell)	 T101-1
----------	----------
 T103 (Fell)	 T103-1

T103-2

T103-3

T104
(Fell)

T104-1

T104-2

T104-3

 T105 (Fell)	 T105-1
 T105-2	 T105-3
 T107 (Fell)	 T107-1

T107-2

T107-3

T112
(Fell)

T112-1

T112-2

T112-3

 T113 (Fell)	 T113-1
 T113-2	 T113-3
 T114 (Remove)	 T114-1

T114-2

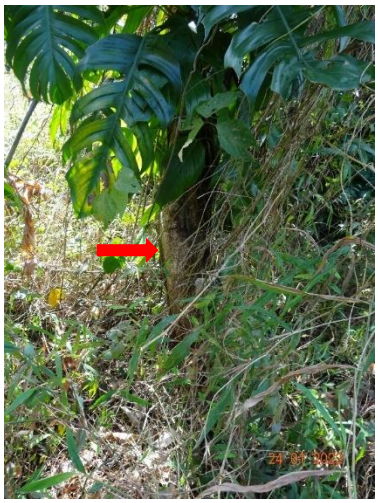
T114-3

T115
(Remove)

T115-1

T115-2

T115-3

 T200 (Fell)	 T200-1
 T200-2	 T200-3
 T201 (Fell)	 T201-1

 T201-2	 T201-3
 T202 (Fell)	 T202-1
 T202-2	 T202-3

 T203 (Fell)	 T203-1
 T203-2	 T203-3
 T204 (Fell)	 T204-1

 T204-2	----------
 T205 (Fell)	 T205-1
 T205-2	 T205-3

 T206 (Fell)	 T206-1
 T206-2	
 T207 (Fell)	 T207-1

 T207-2	 T207-3
 T208 (Fell)	 T208-1
 T208-2	 T208-3

 T209 (Fell)	 T209-1
 T209-2	----------
 T210 (Fell)	 T210-1

 T210-2	----------
 T211 (Fell)	 T211-1
 T211-2	 T211-3

 T212 (Fell)	 T212-1
 T212-2	----------
 T213 (Retain)	 T213-1

 T213-2	 T213-3
 T214 (Fell)	 T214-1
 T214-2	 T214-3

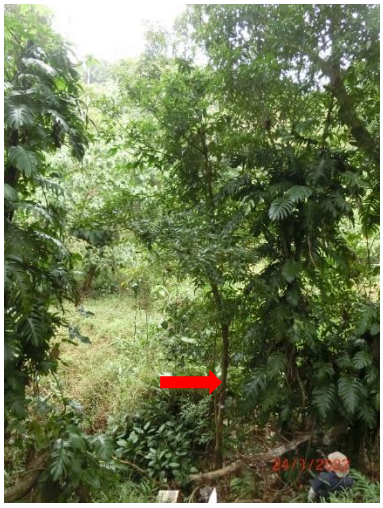
 T215 (Retain)	 T215-1
 T215-2	 T215-3
 T216 (Retain)	 T216-1

 T216-2	 T216-3
 T217 (Retain)	 T217-1
 T217-2	 T217-3

 T218 (Fell)	 T218-1
 T218-2	 T218-3
 T219 (Fell)	 T219-1

 T219-2	 T219-3
 T220 (Fell)	 T220-1
 T220-2	 T220-3

	
T221 (Retain)	T221-1
	
T221-2	T221-3
	
T222 (Retain)	T222-1

 T222-2	 T222-3
 T223 (Retain)	 T223-1
 T223-2	----------

 T224 (Retain)	 T224-1
 T224-2	----------
 T225 (Retain)	 T225-1

T225-2

T226
(Retain)

T226-1

T226-2

T226-3

 T227 (Fell)	 T227-1
 T227-2	 T227-3
 T228 (Retain)	 T228-1

 T228-2	 T228-3
 T229 (Fell)	 T229-1
 T229-2	 T229-3

 T230 (Retain)	 T230-1
 T230-2	 T230-3
 T231 (Fell)	 T231-1

 T231-2	 T231-3
 T232 (Retain)	 T232-1
 T232-2	 T232-3

	
T233 (Fell)	T233-1
	
T233-2	T233-3
	
T234 (Fell)	T234-1

 T234-2	 T234-3
 T235 (Fell)	 T235-1
 T235-2	 T235-3

T236
(Fell)

T236-1

T236-2

T237
(Fell)

T237-1

 T237-2	 T237-3
 T238 (Fell)	 T238-1
 T238-2	 T238-3

 T239 (Fell)	 T239-1
 T239-2	 T239-3
 T240 (Fell)	 T240-1

	
T240-2	T240-3
	
T241 (Fell)	T241-1
	
T241-2	T241-3

T242
(Fell)

T242-1

T242-3

T243
(Fell)

T243-1

 T243-2	 T243-3
 T244 (Fell)	 T244-1
 T244-2	 T244-3

T245
(Fell)

T245-1

T245-2

T245-3

T246
(Fell)

T246-1

 T246-2	 T246-3
 T247 (Fell)	 T247-1
 T247-2	 T247-3

 T248 (Fell)	 T248-1
 T248-2	 T248-3
 T249 (Fell)	 T249-1

 T249-2	 T249-3
 T250 (Fell)	 T250-1
 T250-2	 T250-3

 T251 (Fell)	 T251-1
 T251-2	 T251-3
 T252 (Fell)	 T252-1

 T252-2	 T252-3
 T253 (Fell)	 T253-1
 T253-2	 T253-3

 T254 (Fell)	 T254-1
 T254-2	 T254-3
 T255 (Fell)	 T255-1

 T255-2	 T255-3
 T256 (Fell)	 T256-1
 T256-2	 T256-3

	
T257 (Fell)	T257-1
	
T257-2	T257-3
	
T258 (Fell)	T258-1

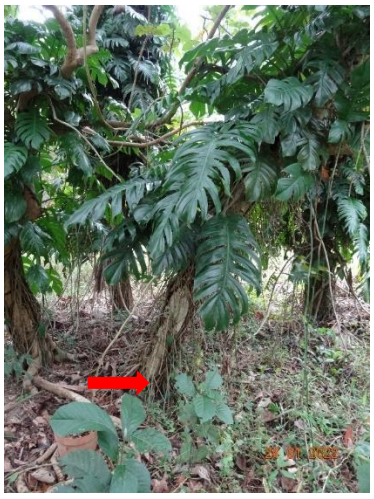
 T258-2	 T258-3
 T259 (Fell)	 T259-1
 T259-2	 T259-3

 T260 (Fell)	 T260-1
 T260-2	 T260-3
 T261 (Fell)	 T261-1

 T261-2	 T261-3
 T262 (Fell)	 T262-1
 T262-2	 T262-3

 T263 (Fell)	 T263-1
 T263-2	 T263-3
 T264 (Fell)	 T264-1

 T264-2	 T264-3
 T265 (Fell)	 T265-1
 T265-2	 T265-3

 T266 (Fell)	 T266-1
 T266-2	 T266-3
 T267 (Fell)	 T267-1

 T267-2	 T267-3
 T268 (Fell)	 T268-1
 T268-2	 T268-3

 T269 (Fell)	 T269-1
 T269-2	 T269-3
 T270 (Fell)	 T270-1

T270-2

T270-3

T271
(Fell)

T271-1

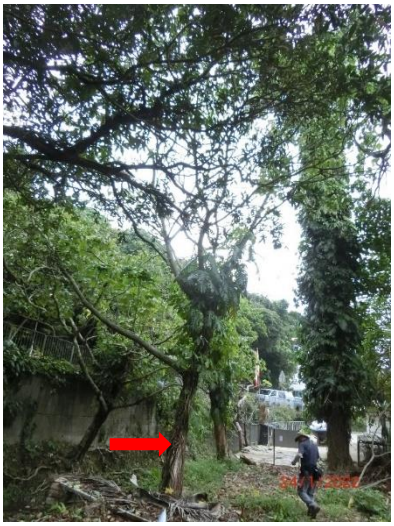
T271-2

 T272 (Fell)	 T272-1
 T272-2	 T272-3
 T273 (Fell)	 T273-1

T273-2

T273-3

T274
(Fell)



T274-1

T274-2

T274-3

 T275 (Fell)	 T275-1
 T275-2	 T275-3
 T276 (Fell)	 T276-1

	
T276-2	T276-3
	
T277 (Fell)	T277-1
	
T277-2	T277-3

APPENDIX III

TREE SURVEY PHOTOGRAPHIC RECORD

(ADDITIONAL TREES)

Photographic Record

(ADDITIONAL)

地利環境
TEAM 73

Tree No. AT 1

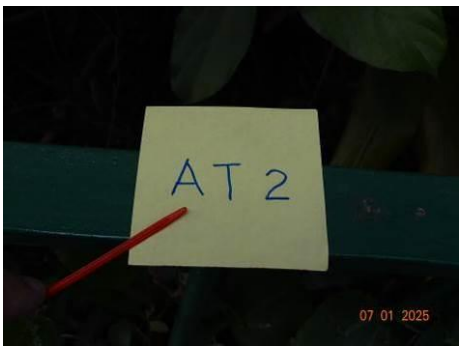
Plumeria obtusa 雞蛋花

07/01/2025

Tree No. AT 2

Murraya paniculata 九里香

07/01/2025



Tree No. AT 3

Murraya paniculata 九里香

07/01/2025

Tree No. AT 4

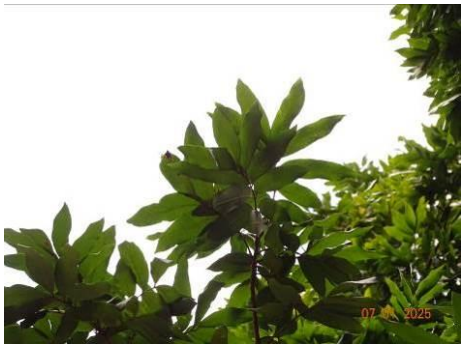
Murraya paniculata 九里香

07/01/2025

Tree No. AT 5

Dimocarpus longan 龍眼

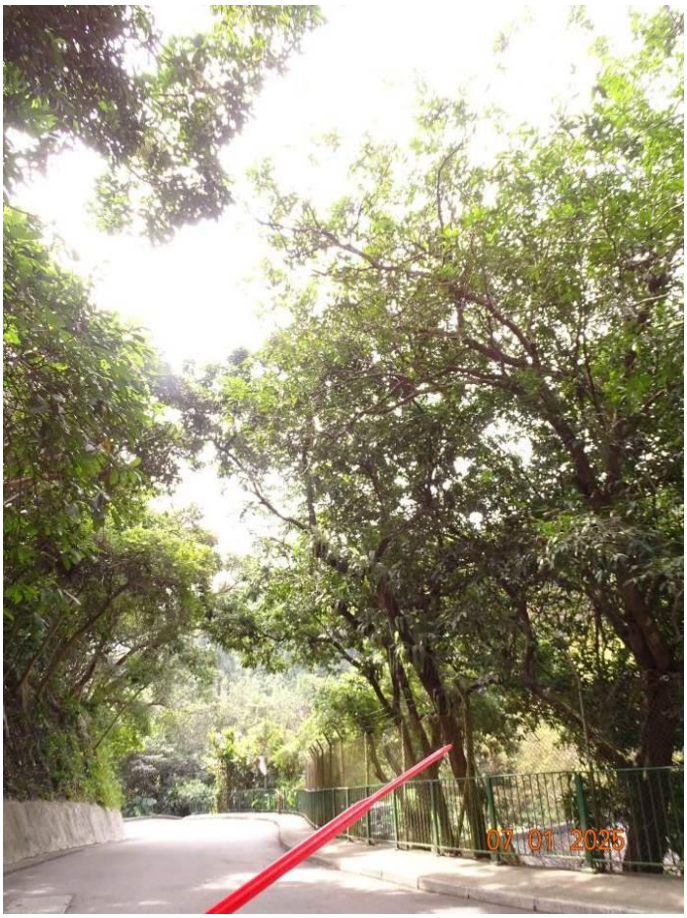
07/01/2025



Tree No. AT 6

Dimocarpus longan 龍眼

07/01/2025



Tree No. AT 7

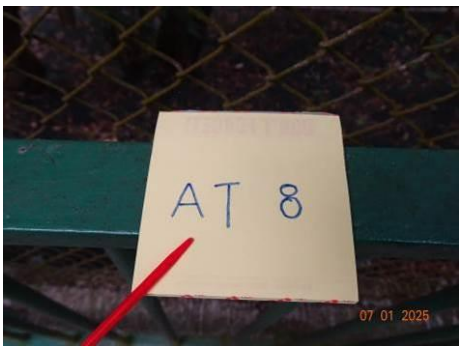
Syzygium jambos 蒲桃

07/01/2025

Tree No. AT 8

Syzygium jambos 蒲桃

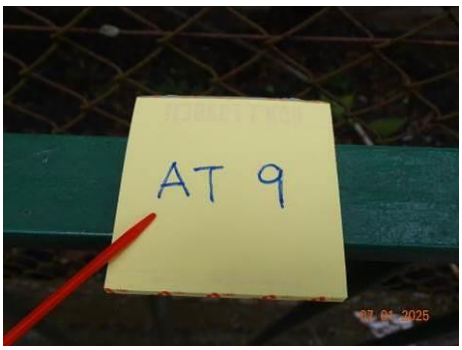
07/01/2025



Tree No. AT 9

Syzygium jambos 蒲桃

07/01/2025



Tree No. AT 10

Schefflera heptaphylla 鴨腳木

07/01/2025

Tree No. AT 11

Dimocarpus longan 龍眼

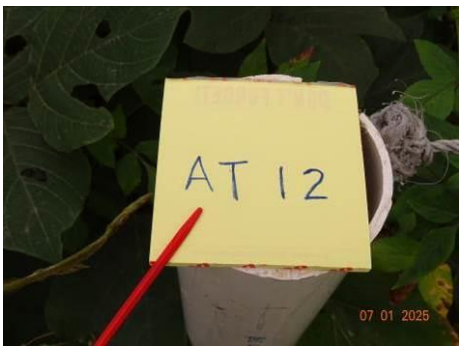
07/01/2025

地 利 環 境
TEAM 73

Tree No. AT 12

Leucaena leucocephala 銀合歡

07/01/2025



Tree No. AT 13

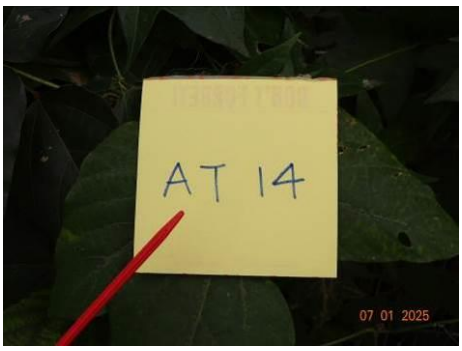
Litsea monopetala 假柿樹

07/01/2025

Tree No. AT 14

Macaranga tanarius 血桐

07/01/2025



End

APPENDIX IV

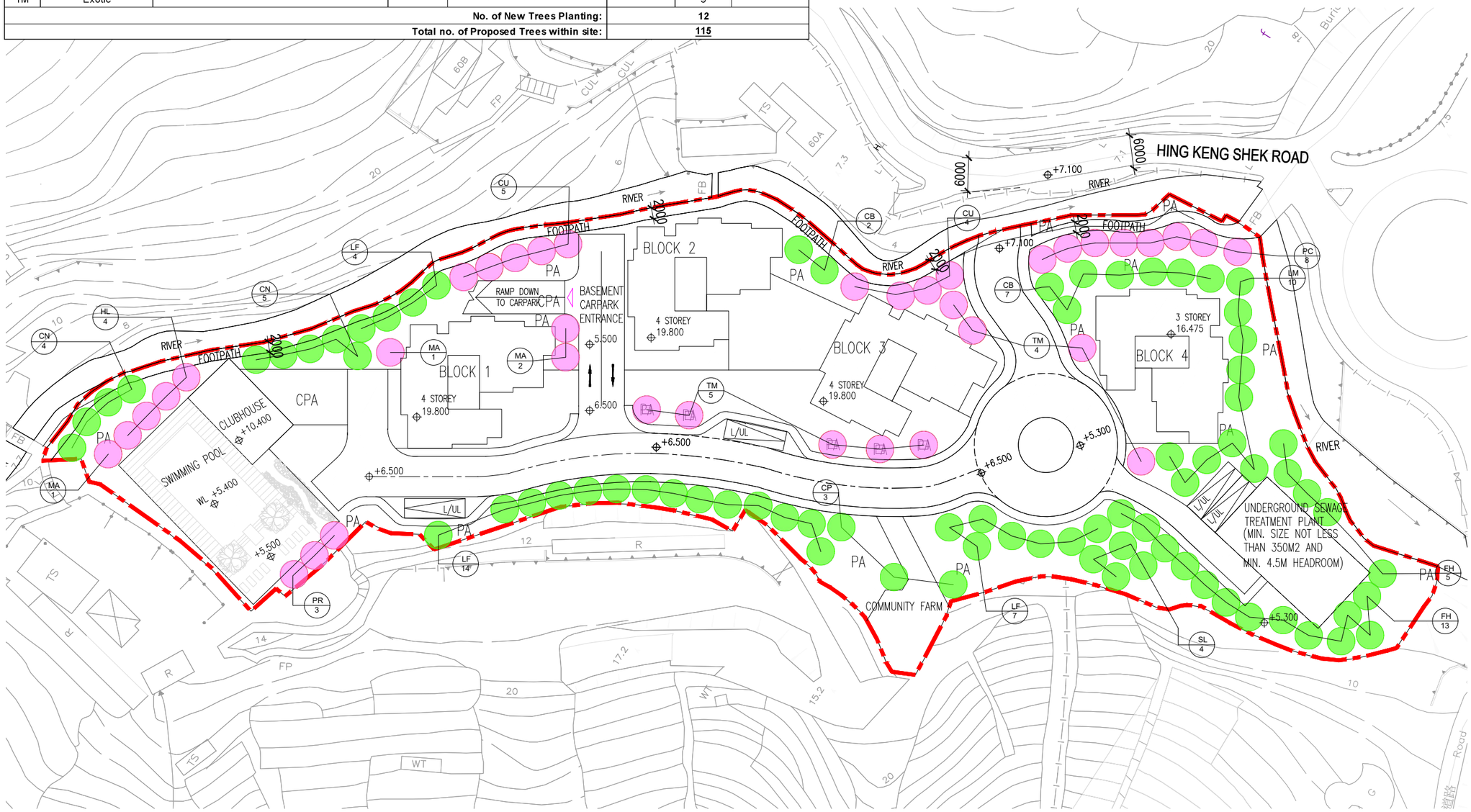
TREE COMPENSATION PLAN

Plant Schedule for Compensatory Trees

CODE	LOCAL DISTRIBUTION STATUS	BOTANICAL NAME	CHINESE NAME	STANDARD	SPACING	QUANTITY	REMARKS
CB	Native	*Cinnamomum burmannii (Nees & T. Nees) Blume*	陰香	6000(H) x 4000(S) x 95mm DBH	As Shown	9	
CN	Native	*Cleistocalyx nervosum (DC.) Kosterm.*	水翁	6000(H) x 4000(S) x 95mm DBH	As Shown	9	
CP	Native	*Cinnamomum parthenoxylon (Jack) Meisn.*	黃樟	6000(H) x 4000(S) x 95mm DBH	As Shown	3	
CU	Exotic	*Crateva unilocularis Buch.-Ham.*	樹頭菜	6000(H) x 4000(S) x 95mm DBH	As Shown	9	
FH	Native	*Ficus hispida L. f.*	對葉榕	6000(H) x 4000(S) x 95mm DBH	As Shown	18	
HL	Exotic	*Hyophorbe lagenicaulis (L.H. Bailey) H. E. Moore*	酒瓶椰子	6000(H) x 4000(S) x 95mm DBH	As Shown	4	
LF	Native	*Liquidambar formosana Hance*	楓香樹	6000(H) x 4000(S) x 95mm DBH	As Shown	25	
LM	Native	*Litsea monopetala (Roxb.) Pers.*	假柿樹	6000(H) x 4000(S) x 95mm DBH	As Shown	10	
MA	Exotic	*Michelia x alba DC.*	白蘭	6000(H) x 4000(S) x 95mm DBH	As Shown	4	
PC	Exotic	*Phoenix canariensis Chabaud*	加那利刺葵	6000(H) x 4000(S) x 95mm DBH	As Shown	8	
SL	Native	*Sterculia lanceolata Cav.*	假蘋婆	6000(H) x 4000(S) x 95mm DBH	As Shown	4	
				Total no. of Compensatory Trees:		**103**	
Proposed New Tree Planting							
PR	Exotic	*Plumeria rubra L.*	雞蛋花	6000(H) x 4000(S) x 75mm DBH	As Shown	3	
TM	Exotic	*Terminalia mantaly H. Perrier*	小葉欖仁	6000(H) x 4000(S) x 75mm DBH	As Shown	9	
				No. of New Trees Planting:		**12**	
				Total no. of Proposed Trees within site:		**115**	

LEGEND

- PROPOSED NATIVE TREE
- PROPOSED EXOTIC TREE
- FEATURE TREE



NO.	DESCRIPTION	DATE	BY
B	MINOR UPDATE	10/25	
A	SCHEME UPDATE	07/25	

REVISIONS

LANSCAPE ARCHITECT

地利環境 TEAM 73

T (852) 2865 - 5713
F (852) 2865 - 4809
UNIT A, 16/F, WINBASE CENTRE, NO. 208 QUEEN'S ROAD CENTRAL, HONG KONG

ARCHITECT

K & W Architects Ltd.
關黃建築師有限公司

K&W

DRAWN:	
CHECKED:	
APPROVED:	

PROJECT

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

TITLE

COMPENSATORY PLANTING PLAN

SCALE	PAPER SIZE	ISSUE DATE
1:800	A3	

PROJECT NUMBER

T73-23003

COMPUTER DWG. NUMBER

L:\2023's\23003-DD210 Sai Kung (WK So)\OFFICE\CAD_20230504

DRAWING NUMBER	REV
OP-01	B

LEGEND

SITE BOUNDARY		
GREENERY COVERAGE AREA	Not less than 20% of site area	
PRIVATE OPEN SPACE (Assessible for the resident only)	Not less than $1m^2$ per person	

NO.	DESCRIPTION	DATE	BY
A	SCHEME UPDATED	07/25	

REVISIONS

LANSCAPE ARCHITECT

地利環境 TEAM 73

T (852) 2865 - 5713
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ARCHITECT

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關黃建築師有限公司

K&W

DRAWN:
CHECKED:
APPROVED:

PROJECT

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

TITLE

OPEN SPACE DEMARCATION PLAN

SCALE	PAPER SIZE	ISSUE DATE
1:750	A3	

PROJECT NUMBER
T73-23003

COMPUTER DWG. NUMBER
L:\2023's\23003-00210 Sai Kung (WK So)\OFFICE\CAD_20230504

DRAWING NUMBER	REV
OP-01	A

LEGEND

SITE BOUNDARY

1 SWIMMING POOL
2 COMMUNITY FARM
3 CHILDREN PLAY AREA
4 FOOTPATH
5 BBQ AREA
6 CENTRAL PLAZA
7 FLORAL GARDEN
8 EVA
9 L/UL AREA
10 DROP-OFF AREA

PLANTING AREA
GRASSCRETE
ARTIFICAL GRANITE TILE
HOMOGENOUS TILE
STONE GRANITE
STONE GRANITE
WOOD DECK
WOOD TILE
IN-SITU EPDM

KEY VEHICULAR ENTRANCE / EXIT
KEY PEDESTRIAN ENTRANCE / EXIT
2m PROPOSED FENCE WALL (WITH VERTICAL GREENING)

COMPENSATORY NEW TREES (NATIVE)
COMPENSATORY NEW TREES (EXOTIC)
PROPOSED NEW TREE PLANTING (EXOTIC)
FEATURE TREES

0 8 16 24 32 40 m 48 m 56 m 64 m
SCALE BAR

NO.	DESCRIPTION	DATE	BY
B	MINOR REVISION	10/25	
A	SCHEME UPDATED	07/25	

REVISIONS

LANSCAPE ARCHITECT

地利環境 TEAM 73

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F (852) 2895 - 6529
UNIT A, 15/F, WINBASE CENTRE, NO. 200 QUEEN'S ROAD CENTRAL, HONG KONG

ARCHITECT

DRAWN:
CHECKED:
APPROVED:

All measurements must be checked on the work by contractor.

This drawing not to be used for construction purposes until countersigned.

PROJECT

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

TITLE

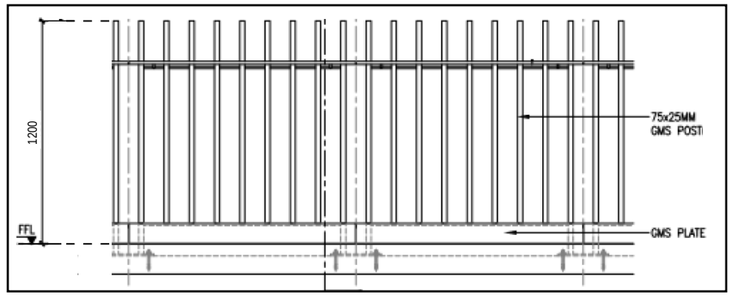
LANDSCAPE MASTER PLAN

SCALE	PAPER SIZE	ISSUE DATE
1:800	A3	10/10/2023

PROJECT NUMBER
T73-23003

COMPUTER DWG. NUMBER
L:\2023's\23003-00210 Sai Kung (WK So)\OFFICE\CAD...20230504

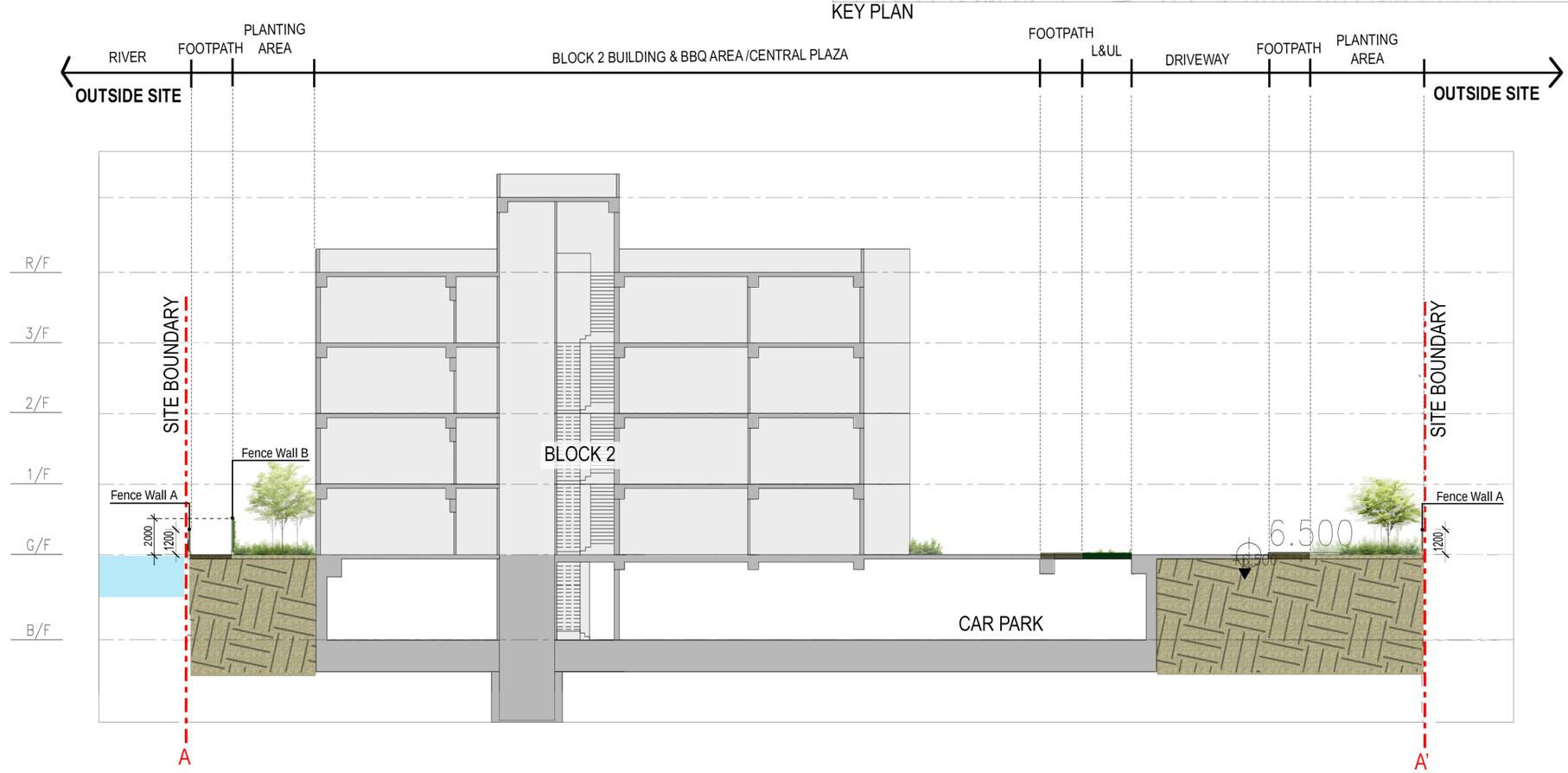
DRAWING NUMBER	REV
LMP-01	B



Proposed 1.2m fence wall along site boundary
"Fence Wall A"

Reference Image
Proposed 2m fence wall along eastern footpath
"Fence Wall B"

KEY PLAN



NO.	DESCRIPTION	DATE	BY

REVISIONS

LANSCAPE ARCHITECT
地利環境 TEAM 73
T (852) 2865 - 5713
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UNIT A, 16/F, WINBASE CENTRE, NO. 208 QUEEN'S ROAD CENTRAL, HONG KONG

ARCHITECT
K & W Architects Ltd.
關黃建築師有限公司
K&W

DRAWN:
CHECKED:
APPROVED:

PROJECT
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" for Proposed Residential Development at Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung

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Appendix D

Replacement Pages of the Revised Supporting Planning Statement

Executive Summary

This Supporting Planning Statement is submitted to the Town Planning Board for the Proposed Amendment to the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 (the "OZP") under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from "Green Belt" ("GB") zone and Area Shown as "Road" to "Residential (Group C)5" ("R(C)5") zone at various lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung (the "Application Site") to facilitate a low-density residential development (the "Proposed Amendment").

The Application Site, with a site area of about 12,692m^2, is located in a low-density residential neighbourhood, with existing development in Marine Cove and low-rise houses in Pak Wai Village and Hing Keng Shek Village in its immediate surrounding. It is accessible from Hiram's Highway, and the section has already completed the Phase 1 Improvement Work in 2021. Currently, the Application Site is occupied by a commercial horticulture workshop and temporary structures. Majority land area of the Application Site has been paved, and barely serves the planning intention of "GB" zone which "*is primarily for defining the limits of urban and sub-urban development areas by natural features, and to contain urban sprawl as well as to provide passive recreational outlet*" (extracted from the Notes of the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12).

Boosting housing production and building up land reserve have been one of the priority objectives of the Government. A steady supply of private housing, alongside public housing, has been equally important to meet the projected demand as laid out in the Long-Term Housing Strategy. In recent years, rounds of systematic review of "GB" zones have been initiated by the Government to identify appropriate sites for housing through rezoning. Since 2021, in the Sai Kung district, a total of 6 sites in "GB" zone have been rezoned for housing development. Echoing with the Government's ongoing efforts to increase land supply to address territorial housing demand, the Proposed Amendment at the Application Site is a timely response to unleash the potential of a sizeable developable land at a scale compatible with the surroundings.

An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment to rezone the Application Site from "GB" and area shown as "Road" to "R(C)5" with a maximum plot ratio ("PR") of 0.6 and a maximum building height ("BH") of 4 storeys. In the Indicative Scheme, a total of 120 private residential units will be provided in four residential towers incorporated with environmentally sensitive design. Relevant technical assessments have been carried out to ascertain that there will be no insurmountable impacts on the surrounding environment.

The Proposed Amendment at the Application Site is fully justified based on the following grounds:

- Echoing with the Government's Prevailing Policy to Increase Housing Supply;
- Tapping into Private Resources to Shouldering the Burden of Housing Supply by Rationalising Lands Not Serving "GB" Function
- Not Compromising the Integrity and Function of the Wider "GB" Zone;

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》（第 131 章）第 12A 條，就位於西貢北圍丈量約份第 210 約內多個地段和毗連政府土地（「申請地點」），擬議修訂蠔涌分區計劃大綱草圖編號 S/SK-HC/12（「分區計劃大綱圖」），將申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」地帶，以作擬議低密度住宅發展（「擬議修訂」）。

申請地點的總地盤面積為約 12,692 平方米，位於低密度住宅社區，鄰近有匡湖居以及北圍村和慶徑石村內的低矮屋宇。申請地點可從西貢公路到達，該路段已在 2021 年完成第一階段的西貢公路改善工程。申請地點現時主要用作為園景公司及臨時建築物，現時大部分的土地範圍沒有植被及已平整，難以體現現時「綠化地帶」的規劃意向，「*利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地*」（摘錄於蠔涌分區計劃大綱草圖編號 S/SK-HC/12 的註釋）。

近年政府積極增加房屋供應及土地儲備。私人房屋及公營房屋的供應需持續平穩來滿足在長遠房屋策略中的房屋需求。近年政府亦進行了多輪「綠化地帶」用地檢討，並以透過改劃合適用地以作房屋發展。由 2021 年起，西貢區共有六塊劃作「綠化地帶」用地的改劃以促進房屋發展。為回應政府現時增加土地供應的政策以滿足殷切的住屋需求，擬議修訂善用土地及釋放這位於西貢北圍低密度住宅社區的發展土地潛力。

申請人已制定一個指示性方案以證明擬議修訂的可行性。擬議修訂建議於申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」地帶，最高地積比率為 0.6 及最高建築物高度為 4 層。指示性方案的四棟有環保設計的住宅大廈將提供合共 120 個單位。申請人亦已進行相關技術評估來確定指示性方案不會對周圍環境造成不可克服的影響。

擬議修訂具有以下合理改劃理由：

- 呼應政府的現行政策以增加房屋供應；
- 善用私人土地資源，理順荒廢多年未能體現「綠化地帶」規劃意向的土地，以減輕房屋需求的壓力；
- 不影響廣大範圍內「綠化地帶」的完整性及作用；
- 符合政府檢視合適「綠化地帶」發展潛力的政策方針及評估標準；
- 確保與周邊的發展互相協調；
- 提升景觀美化價值及改善地區環境；

ARUP

1. INTRODUCTION

1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board ("TPB") in support of a Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development ("the Proposed Amendment") at various lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung ("the Application Site").

1.1.2 The Applicant proposes amendments to the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 ("the OZP") by rezoning the Application Site from "Green Belt" ("GB") and Area shown as "Road" to the "Residential (Group C)5" ("R(C)5") zone ("the Proposed Amendment") with a maximum plot ratio ("PR") of 0.6 and a maximum building height ("BH") of 4 storeys, to facilitate a proposed low-density residential development.

1.1.3 The Application Site is bounded by Hing Keng Shek Road in its east, the Hiram's Highway in its south and situated in a predominantly low-density residential neighbourhood. Currently, the Application Site has been occupied by a commercial horticulture workshop and temporary structures. Majority part of the Application Site has been paved. The Application Site also covers a portion of a footpath connecting to the existing temporary structures and village settlements to the north and northwest of the Application Site from Hing Keng Shek Road and Hiram's Highway.

1.1.4 Following the completion of the first two rounds of "Green Belt" (GB) reviews in 2012 and 2013 respectively, the Chief Executive's 2021 Policy Address reaffirmed that the Government would continue to review various land uses by conducting the third round of "GB" review to identify suitable sites to meet the pressing need for housing supply. Among the 77 GB sites identified with potential for housing development in the first two rounds of review, 45 sites have already been rezoned for housing development (as of January 2023). As the third round of "GB" review was completed in the end of 2022, the 255 hectares of "GB" clusters (30% of which is private land) identified will be proceeded with technical studies, with the target of initiating the rezoning for the second batch of sites in 2025-26, following completion of the rezoning for the first batch in 2024[1].

1.1.5 In line with Government's initiative, the Applicant sees the opportunity to rationalise the long-wasted land that barely serves the function of "GB" for residential development at a scale which is compatible with the surrounding and proven to be technically feasible. The proposed development will be compatible with the existing developments in the surrounding and serves an opportunity to unleash lands in "GB" zone under private ownership, as suggested in the third round of "GB" review, to increase housing supply through private sector participation to alleviate Hong Kong's acute housing demand.

1.1.6 An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment. The Indicative Scheme is for a low-density residential development and serves an opportunity to enhance the landscape amenity and living environment for the Ho Chung Neighbourhood. The Indicative Scheme will provide about 120 private residential units with an anticipated population of about 360. The thoughtful building

[1] Source: https://www.legco.gov.hk/yr2024/english/panels/dev/papers/dev20241022cb1-1346-3-e.pdf

2. SITE CONTEXT

2.1 Location

2.1.1 The Application Site is located at various lots in D.D. 210 and adjoining Government Land in Pak Wai, Sai Kung. It is bounded by Hing Keng Shek Road at its east, the Hiram's Highway at its south and situated in a predominantly low-density residential neighbourhood. With a site area of about 12,692 m², the Application Site falls within an area mainly zoned as "GB" and partly in area shown as "Road" in the Draft Ho Chung OZP No. S/SK-HC/12.

2.1.2 Please refer to **Figure 2.1** for the location plan of the Application Site.

2.2 Land status

2.2.1 The Application Site area is about 12,692m², which comprises of about 9,406m² (about 74% of the Application Site) of private lots held under Lots 13 (part), 14 (part),15 (part), 16 (part), 17, 19 (part), 20, 21, 23, 25, 26, 27, 28, 29, 30, 31 (part), 32, 33, 34, 35, 36, 37, 38, 39, 40 (part), 41, 42, 45, 46 RP, 47 RP, 48 RP, 49 RP, 50 RP, 51 RP (part), 52 (part) and 53 RP in D.D. 210, and about 3,286m² (about 26%) of Government Land.

2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Land Use

2.3.1 The Application Site's site level ranges from about 4.1mPD to 5.7mPD which is at elevations comparatively lower than Pak Wai Village in the east (with a site level up to about 24.4mPD) and Hing Keng Shek Village in the north (with a site level up to about 55.7mPD). It also abuts an existing stream course along its eastern boundary.

2.3.2 Currently, the majority of the Application Site has been paved. The southern and western part of the Application Site is occupied by a commercial horticulture workshop and temporary structures. Some temporary structures which used for storage and vehicle parking are also found in the middle of the Application Site.

2.3.3 Vegetations with low amenity value are grown along the two sides of the Application Site. An existing stream is running along the eastern boundary of the Application Site. There is also an existing pedestrian footpath connecting Hing Keng Road and Hing Keng Village across the Application Site, providing pedestrian access from Hiram's Highway in the south to the village settlements and temporary structures in the north of the Application Site.

2.3.4 Please refer to **Figure 2.3** for the existing condition of the Application Site.

4. THE INDICATIVE SCHEME

4.1 Echoing the Government's Effort to Identify Suitable "GB" Sites in Private Land for Residential Redevelopment

4.1.1 The Application Site, located on the fringe of the "GB" zone, is directly accessible from the Hiram's Highway. The Hiram's Highway has undergone road widening works in the Stage 1 improvement project (completed in 2021) and is expected to be further enhanced with the ongoing Stage 2 improvement project (commenced in 2024). Notwithstanding the planning intention of the "GB" zone which is "*primarily for defining the limits of urban and sub-urban development areas by natural features, and to contain urban sprawl as well as to provide passive recreational outlet*", the Application Site has been largely paved and is currently occupied by a commercial horticulture workshop as well as temporary structures, which does not necessarily serving the function of a "GB". Given the Application Site is located within an established residential neighbourhood of Ho Chung and its highly accessible location, it is considered suitable to review its future use, as a response to Government's policy to identify suitable "GB" sites for housing development.

4.1.2 In response to the Chief Executive's target to continuously enhance "speed, quantity, quality and efficiency" in land production (2024 Policy Address), the Application Site, which has met the criteria adopted in the three rounds of "GB" review initiated by the Government, will provide an efficient solution to shouldering the Government's burden on catching housing supply target through private initiatives of residential development at an appropriate location.

4.2 Key Planning and Design Principles

4.2.1 **To Utilise Precious Private Land Resources Without Compromising on the Quality of Landscape and Environment** – The Application Site is located on the fringe of the "GB" zone adjoining established residential developments (adjoining "V", "R(D)" and "R(E)" zones) with direct connection with the Hiram's Highway. It has been occupied with land uses that hinder it from serving the intended "GB" function. Taking into consideration the profile of natural terrain, development intensity of existing residential development in the surrounding, including village houses in Pak Wai Village and Marina Cove (with existing residential towers up to 6 storeys) to the immediate south, an Indicative Scheme with compatible development intensity is proposed. The Indicative Scheme intends to be a low-density residential development subject to a maximum PR0.6 with a BH ranging from 3 to 4 storeys descending from the hillside in the north towards the main road in the south.

4.2.2 **To Adopt Sensitive Design to Ensure Compatibility to the Surroundings** – To respect the surrounding environment, the Indicative Scheme will adopt a sensitive design with urban oasis style that ensures compatibility and minimal disturbance. Careful attention has been paid to the boundary of the Application Site in order to avoid encroachment and minimise the potential impacts on the existing river course running along the eastern boundary. Following the profile of the natural terrain, the BH of the four residential towers are designed to descend from 4 storeys located closer to the hillside in the north to 3 storeys in the south. To minimise the potential noise nuisance arising from vehicular

Block 3 to facilitate social interaction and integration among residents. To create a child-friendly residential community, a children play area has also been proposed to provide convenient access for residents to enjoy.

4.4.10 To further complement the tree planting and create an urban oasis within a countryside setting, interesting landscape features and local open spaces, such as the floral garden and community farm, have also been introduced as community areas for residents to enjoy, appreciate and gather, promoting community interaction and integration among residents. Installations for fostering a sustainable ecology with zero-carbon features will also be explored at the detailed design stage.

4.5 Landscape Design Concept

Landscape Design

4.5.1 With the design concept of creating the urban oasis style, the landscape proposal for the Indicative Scheme will focus on quality and interesting landscaping features for the liveable neighbourhood, as well as an emphasis on ecological sustainability and community integration. For further details and elaboration of the landscape design, please refer to **Appendix B**.

- **Community Farm:** A dedicated space in the Application Site will be allocated for a community farm, providing residents with the opportunity to grow their own produces of different species in accordance with the change of seasons in a year, hence creating a colourful landscape and fostering a sense of community.

- **Floral Garden:** A floral garden will be provided in the northern portion of the Site near the proposed swimming pool and clubhouse. A variety of plant species will be featured in the floral garden to promote ecological diversity. It also serves as a pleasant community area for people to enjoy and gather, which promotes interaction and integration within the community.

- **Tree Row along the Public Footpath:** A row of tree is planted along the public footpath along the eastern boundary providing shading for public users, including villagers living nearby and hikers. The lush tree lining will also help create a more comfortable and inviting environment for pedestrians by providing shading and reducing the temperature of the surrounding area, especially during hot summer months.

- **Fence Wall**: A fence wall is proposed between the public footpath at the eastern part of the Application Site and the proposed development to provide privacy and security for the residents. The fence wall would be constructed mainly by perforated mesh with planting area underneath that support local biodiversity and blend in harmoniously with the surrounding natural setting.

Tree Preservation Proposal

4.5.2 Based on the updated tree survey, among the 130 nos. of trees surveyed, no old, valuable, rare or endangered species have been found. All the trees identified are common landscape species. A total of 103 existing trees is proposed to be felled due to poor health condition/conflict with proposed development. Specifically, due to a low suitability for

transplant and presence of climbers on trunk, the mature tree T59 is proposed to be felled. In compensation for trees to be felled, a total of 103 nos. of compensatory trees and 12 no. of new trees (not including the feature trees) are proposed in the Indicative Scheme. The implementation of proposed compensatory tree planting has achieved the compensatory planting ratio of 1:1 in terms of quantity as far as possible. Photographic record showing the trees along river at southern boundary are outside site boundary is provided for information.

Local Open Space Provision

4.5.3 The Indicative Scheme is in accordance with the open space requirement in the Hong Kong Planning Standards and Guidelines (HKPSG), which requires at least 1m^2 local open space per person. With an anticipated population of about 360 persons, not less than 360m^2 of local open space will be provided in the Indicative Scheme.

Greenery Provision

4.5.4 The Indicative Scheme is also in full compliance with the requirement of PNAP APP-152 that an area of not less than 20% of the total greenery will be provided. The Landscape Master Plan including Tree Survey Report and Tree Compensatory Plan is provided in **Appendix B.**

4.6 Traffic Arrangement, Pedestrian Connections, and Internal Transport Facilities

Vehicular Access

4.6.1 The vehicular access for the Indicative Scheme is located at Hing Keng Shek Road. The existing section of Hing Keng Shek Road between the proposed vehicular access and Hiram's Highway is proposed to be widened as a 6m-wide 2-lane single carriageway. The vehicular access to the basement car park is located between Residential Blocks 1 and 2.

4.6.2 Within the internal road network, a roundabout is proposed near the entrance location for vehicles entering the residential portions of the Site or the on-site sewage treatment plant for maintenance purpose.

Pedestrian Connections

4.6.3 There is an existing pedestrian footpath which provides access from Hiram's Highway to the village settlements and temporary structures in the north of the Application Site. Under the Indicative Scheme, a 2m-wide public footpath is proposed along the eastern portion of the Application Site to provide public users with an unrestricted 24-hour access between the Hiram's Highway in the south and the village settlements and temporary structures in the north of the Application Site. The public footpath will be aligned with a tree row to provide shading and pleasant pedestrian environment.

6. PLANNING JUSTIFICATIONS

6.1 Echoing the Government's Prevailing Policy to Increase Housing Supply

6.1.1 The Proposed Amendment for facilitating private residential development at the Application Site is in line with the Government's ongoing policy to boost the much-needed housing supply. According to the 2024 Policy Address, the Government restated its commitment in expediting up land supply for housing development by implementing various measures, such as streamlining the land development processes.

6.1.2 Moreover, according to the Long-Term Housing Strategy Annual Progress Report 2024, the total housing supply for the next 10-year period will be 440,000 units (in which the private housing supply target accounts for 30% of the total target, which is 132,000 units)[20]. As mentioned above, there are 6 sites that have been rezoned for residential development in Sai Kung District since 2021. This demonstrates that the changing planning circumstances that favours the release of development potential of suitable "GB" sites in Sai Kung for housing development.

6.1.3 The Application Site is in proximity to the built-up residential developments in Ho Chun and is conveniently connected to the Hiram's Highway. With the completed Hiram's Highway Improvement Stage 1 and the ongoing Stage 2 improvement work, the traffic conditions in Sai Kung and accessibility of the Application Site will be further enhanced. In view of the enhancement in the capacity of the road traffic infrastructure in Sai Kung area and the Government's initiative to rezone suitable "GB" zones for residential use, the Proposed Amendment is regarded as a proactive response to the Government's policy and the changing planning context by tapping into private land resources. The Proposed Amendment will make optimal use of the land that does not serve the intended functions of "GB" zone and provide 120 residential units by 2031.

6.2 Tapping into Private Resources to Shouldering the Burden of Housing Supply by Rationalising Lands Not Serving "GB" Function

6.2.1 Despite being zoned as part of "GB" zone on the OZP for almost 30 years, the Application Site does not perform the function of "GB" which is "*for defining limits of urban and sub-urban development, contain urban sprawl and provide passive recreational outlets*." As shown in **Figure 2.3**, majority of the Application Site is occupied by a commercial horticulture workshop and temporary structures. The vegetation found at the Application Site are common species in Hong Kong with generally low conservation or ecological value.

6.2.2 Adjoining the existing built-up area in the surrounding, the Hiram's Highway, being well-served by public transport, the Application Site has yet to fully utilise its development

[20] Long Term Housing Strategy Annual Progress Report 2022 (for the 10-year period from 2023-24 to 2032-33). Retrieved from: https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2024.pdf

potential, which warrants a comprehensive review of the land uses for development compatible with the developments in its surroundings.

6.2.3 About 74% of the Application Site is occupied by private lot and the Applicant is keen to put forward the proposed residential development with a compatible scale with the surrounding. By making more efficient use of private land resources, it will help shoulder part of the burden of the Government's housing supply.

6.3 In Line with the Government's Initiatives and Criteria of Reviewing Suitable "GB" Zone for Housing Development

6.3.1 As outlined in **Section 3**, the Government conducted 3 stages of reviewing sites that fall within "GB" zones and exploring their development potential of sites to increase the land supply. The first two rounds of "GB" review have identified 77 sites in "GB" zones with potential for housing development, while the rezoning of the first batch of "GB" clusters identified in the third round of review has been completed in 2024.

6.3.2 Based on the criteria used in three rounds of "GB" review by the Government, **Table 6.3.1** below summarises the applicability of the Application Site, as a suitable "GB" site that warrants review for suitable land uses for housing purpose.

Table 6.3.1 Fulfilment of the Government's Assessment Criteria in Reviewing "GB" Sites

Assessment Criteria adopted in Three Rounds of "GB" Review	Fulfilment of the Application Site
Stage 1 "GB" Review devegetated, deserted or formed, and those that are closer to existing urban areas and new towns	✓ The Application Site is mostly occupied by a commercial horticulture workshop and temporary structures. Trees with generally low amenity value can be found at the Application Site. ✓ The Application Site is conveniently connected to the Hiram's Highway.

7. CONCLUSION

7.1.1 This S12A Planning Application is submitted for Proposed Amendment to the Draft Ho Chung OZP No. S/SK-HC/12 to rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" to facilitate a Proposed Residential Development at Various Lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung.

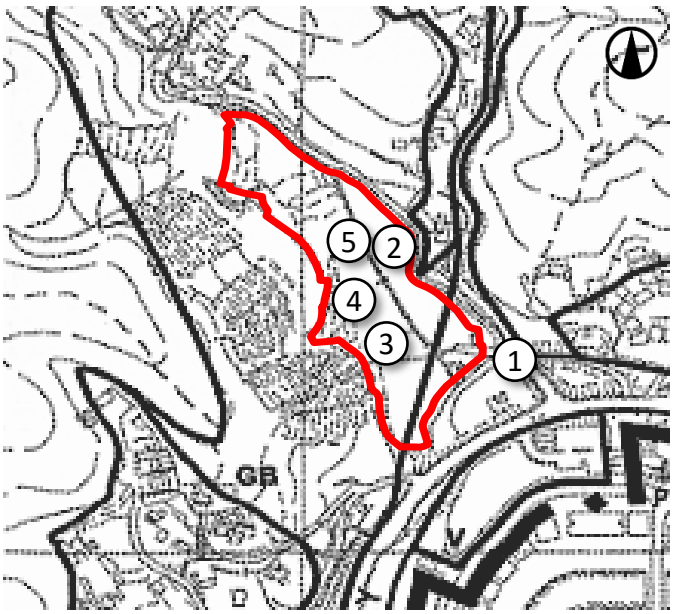
7.1.2 This Supporting Planning Statement has demonstrated the suitability and technical feasibility of the Proposed Amendment at the Application Site. Strong planning grounds have been provided to justify the rezoning proposal at the Application Site for the provision of about 120 residential units in a compatible scale with surrounding environment. The Proposed Amendment echoes the Government's initiative to increase housing supply by optimising the usage of appropriate "GB" zones, including private lands which have also been examined in the third round of "GB" review. The Proposed Amendment is a win-win development as it allows the realisation of housing provision at a suitable location without compromising the integrity and function of the wider "GB" zone on the same OZP. Existing eyesores such as the temporary structures at the Application Site will be phased out and replaced by quality residential development with properly managed landscaping. Moreover, the affected footpath will be reprovisioned with enhanced design, including tree shading for public. Furthermore, the development scale and intensity of the Indicative Scheme have paid full respect to the surrounding developments and local planning context to ensure compatibility.

7.1.3 It has been also demonstrated in the technical assessments that the Proposed Amendment at the Application Site will not generate adverse impact on the surroundings in terms of landscape, traffic, visual, environmental, drainage, sewerage, geotechnical and water demand perspectives.

7.1.4 In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give support to this S12A Planning Application.

LEGEND

Application Site

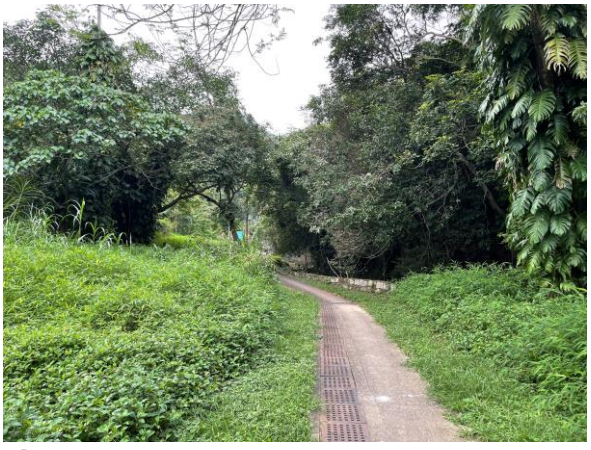


1 Existing Access to the Application Site

2 Commercial Horticulture Workshop

3 Temporary uses

4 Temporary structures



5 Pedestrian Footpath Across the Application Site

Figure No.	*Scale*	*Figure Title*
2.3	-	**Existing Condition of the Application Site**
ARUP	*Date* October 2025	*Source* Photo taken in May 2023 and October 2025

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Appendix E

Replacement Page of the Revised Application Form

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	3,286 sq.m 平方米 ☑ About 約
(e) Current use(s) 現時用途	A commercial horticulture workshop and temporary structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. Eligibility of Applicant 申請人資格

The applicant 申請人 –

☑ (a) is a person whose name is registered in the Land Registry as that of the sole owner or one of the owners of any non-Government land within the application site, when this application is made[&] (if the applicant is the sole owner, there is no need to fill in Part 5).
(a) 是一名人士，其姓名或名稱於提出申請時已在土地註冊處註冊，該註冊顯示申請人為申請地點內任何非政府土地的唯一或其中一名擁有人[&] (如申請人為唯一擁有人，不用填寫第 5 部分)。

☐ (b) is a person who has obtained consent to this application from at least one owner as defined in (a) above[&].
(b) 是一名人士，已獲得最少一名上述 (a) 所界定的擁有人同意這宗申請[&]。

☐ (c) is a person who has obtained consent to this application from the Director of Lands in relation to any government land within the application site[&].
(c) 是一名人士，就這宗申請地點內的任何政府土地，已獲得地政總署署長同意這宗申請[&]。

☐ (d) is a public officer.
(d) 是公職人員。

☐ (e) is a public body as defined by section 2 of the Prevention of Bribery Ordinance (Cap. 201).
(e) 是《防止賄賂條例》(第 201 章)第 2 條所界定的公共機構。

5. Statement on Consent from/Notification to "Current Land Owner"[#] 就「現行土地擁有人」[#]的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at …… (DD/MM/YYYY), this application involves a total of ……. "current land owner(s) "[#].
根據土地註冊處截至 …… 年 ……. 月 …… 日的記錄，這宗申請共牽涉 …… 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –
☐ has obtained consent(s) of …… "current land owner(s)"[#].
已取得 …… 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

ARUP

Appendix F

Revised Visual Impact Assessment

APPLICATION FOR AMENDMENT OF PLAN

UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (Cap.131)

TO REZONE THE APPLICATION SITE FROM

"GREEN BELT" AND AREA SHOWN AS "ROAD" TO

"RESIDENTIAL (GROUP C) 5" FOR

PROPOSED RESIDENTIAL DEVELOPMENT AT

VARIOUS LOTS IN D.D.210 AND ADJOINING GOVERNMENT LAND,

PAK WAI, SAI KUNG

CONTENTS

LIST OF FIGURES

LIST OF PHOTOS

1. INTRODUCTION

1.1 This Visual Impact Assessment ("VIA") is prepared in support of the Section "S.12A" Planning Application to rezone the Application Site from "Green Belt" (GB) and area shown as "Road" to "Residential (Group C) 5" for proposed residential development at various lots in D.D.210 and adjoining government land, Pak Wai, Sai Kung.

1.2 The Application Site situates in a flat plain valley floor off the roundabout of Hiram's Highway.

1.3 This VIA is prepared to assess the visual impact of the Proposed Development at the Application Site to demonstrate that there will be no resultant adverse visual impacts on the surrounding environment.

1.4 The outline for the VIA is set out below :

- Section 2 outlines the visual context of the Application Site and its Surrounding Area;
- Section 3 describes the main design principles of the Proposed Development;
- Section 4 identifies the Assessment Area and provides an analysis of the viewing points ("VPs");
- Section 5 assesses the visual impacts; and
- Section 6 concludes the VIA.

2. Visual Context of the Application Site and Surrounding Areas

2.1 The Site and Its Surrounding

The subject site comprises Lot 13 (part), 14 (part), 15 (part), 16 (part), 17, 19 (part), 20, 21, 23, 25, 26, 27, 28, 29, 30, 31 (part), 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 45, 46 RP, 47 RP, 48 RP, 49 RP, 50 RP, 51 RP, 52 (part) and 53 RP, and adjoining Government Land. In DD210, Pak Wai, Sai Kung. Its total area is about 12,692m^2. It was once an active agricultural nursery before 1990, but is now left vacant, covered by abandoned agricultural land and disorderly vegetation for many years. The subject site falls within an area zoned "GB" and area shown as "Road" in the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12.

2.2 Developments in the vicinity of the subject site are predominantly of low- to medium-density sites zoned for Residential (Group C) ("R(C)"), Residential (Group D) ("R(D)"), Residential (Group E) ("R E"), Village Type Development ("V"), Other Specified Uses ("OU") or Comprehensive Development Area ("CDA"). Most of them are luxury apartments or houses. 3-storey houses in "V" zone are also found. Some of the village houses are in poor conditions as a result of the lack of management and maintenance.

2.3 In the north and west by terraced agricultural land where a number of abandoned houses are also found. Much of the agricultural land has been abandoned. A residential development, namely Marina Cove (with about 500 houses and 2 towers of 6-storey apartments) and Pak Wai Village are situated immediately on the opposite side of Hiram's Highway. Hing Keng Shek Village which is connected to the Hing Keng Shek Road. It is located further north of the Application Site. The western boundary of the Application Site has an average level of +15mPD. The terraced slope induces an angle smaller than 15 degrees in general.

2.4 The Application Site is located in a flat plain valley floor at relatively low levels ranging from 4.1mPD to 5.7mPD. This section of Hiram's Highway is at +7.3mPD while Hing Keng Shek Road is at +7.1mPD.

3. The Proposed Scheme at the Application Site

3.1 The Proposed Development at the Application Site comprises of 4 residential towers of 3 and 4 storeys, with building height (BH) of about 16.475mPD and 19.800mPD respectively. Its planning and design principles are summarized as follows :

3.2 **Achieving an environmentally sensitive design:** The residential tower blocks are carefully dispositioned to minimize environmental impacts from road traffic. The major facades with openable windows are oriented to avoid the excessive traffic noise as far as possible.

3.3 **Ensuring visual compatibility with the surrounding:** To realise a visually harmonious build form, the BH of the 4 residential towers in the Proposed Development have been carefully arranged in 2 different building height (from 3 to 4 storeys).descending from the hillside in the north towards the main road in the south which will be compatible with the immediate residential neighborhood.

3.4 **Fulfilment of Sustainable Building Design Guidelines:** The residential towers are planned in 4 building blocks. A minimum of site coverage of greenery is provided in the development and not less than 20% of greenery is provided at pedestrian zone to enhance the environment quality of pedestrian urban space and to mitigate heat island effect.

3.5 **Enhancing pedestrian comfort:** A 2m-wide public footpath will be constructed along the eastern portion of the site boundary to provide public users with an unrestricted 24-hour access between the Hiram's Highway in the south and the village settlements and temporary structures in the north of the Application Site. The public footpath will be aligned with a tree row to provide shading and pleasant pedestrian environment.

3.6 The key development parameters of the Proposed Development at the Application Site are listed in Table 3.1.

Table 3.1 Key Development Parameters of the Proposed Development

Development Parameters	Indicative Scheme
Site Area	About 12,692 m^2
Plot Ratio (PR)	0.6
Total GFA	About 7,615.2 m^2
• Domestic GFA	About 7,615.2 m^2
• Non-domestic GFA	Nil
No. of Residential Blocks	4
Building Height of Residential Blocks	4 storeys for Block 1 4 storeys for Block 2 4 storeys for Block 3 3 storeys for Block 4 (excluding a 1-level basement)
Site Coverage	Not more than 20%
No. of Units	About 120
Average Unit Size	About 63.5 m^2
Design Population [1]	About 360
Greenery Coverage	Not less than 20%
Private Open Space	Not less than 360 m^2
Residents' Clubhouse	One 1-storey block with GFA of not more than 380.76 m^2 [2]

Remark:
[1] A person per flat (ppf) of 3 is adopted with reference to the PPF DCCA (Q02) Pak Sha Wan (Source: 2021 Population Census).
[2] According to APP-104, a maximum 5% of total domestic GFA could be applied for GFA concession for use as a clubhouse in a development with domestic GFA of up to 25,000m2. The clubhouse GFA proposed to be exempted from GFA calculation.

4. Assessment Area and Selection of Viewing Points

4.1 According to the TPB PG No. 41, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development i.e. 13.3m. Thus, a radius of 40m (i.e. 13.3m x 3) from the boundary of the Application Site defines the boundary of the Assessment Area, within which key public viewing points (**"VPs"**) are selected for assessment accordingly. (**Figure 1** refers).

4.2 When assessing the potential visual impacts of the Proposed Development, the classification of VPs is categorized as follows:

Table 4.1 Classification of Visual Sensitivity

Receivers	**Main Activities**	**Sensitivity**
Residents	Those viewers live in Hing Keng Shek Village	High
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travelers	Those viewers who would view the Application Site from vehicles or on foot	Medium
Occupational	Those viewers who would view the Application Site from their workplaces	Low

4.3 A total of 6 VPs including short, medium and long ranges considered to be the most affected by the Proposed Development at the Application Site (**Figure 1** refer) will be assessed. They include:

4.4 **VP1: Entrance Gate of Pak Wai** – This VP is located to the southeast of the Application Site at roundabout of Hiram's Highway which is a strategic road connecting Sai Kung Town Centre, Kowloon East and Tsueng Kwan O. This VP is selected to assess the street-level visual impacts on car users, pedestrians and cyclists passing by Hiram's Highway. This location at about 70m to the southeast of the Application Site. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.

4.5 **VP2: Hing Keng Shek Village Office (村公所)** – This VP is located at about 245m to the North of the Application Site.This VP is the only publicly-accessible location to assess the compatibility of the Proposed Development with the overall visual impacts of the existing residential developments of Hing Keng Shek village. Also, it is a place where the villagers would gather for social activities and interaction. Hence, the visual sensitivity of this VP is considered **high**.

4.6 **VP3: Pak Wai Bus Stop (Southbound)** – This VP locates at the South of the subject site, located at about 40m. This is to assess the street level visual impacts on car users, cyclists and pedestrians walking from Hing Keng Shek Village, Pak Wai Village and nearby households. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.

4.7 **VP4: Bus Stop in front of Marina Cove Shopping Centre** – Located at about 510m to the South of the Application Site. This VP situates at the bus stop in front of the shopping centre of Marina Cove.This VP is selected to evaluate the long range visual impacts on road users and pedestrians. Due to its transient nature, the visual sensitivity of this VP is regarded as **medium**.

4.8 **VP5: Ho Chung Public Toilet** – As a common spot for pedestrians, local users and residents to Ho Chung, located at about 650m to the Southwest of the Application Site. It is selected to assess the long-range visual impacts. The visual sensitivity of this VP is considered **medium**.

4.9 **VP6: Tin Hau Temple at Nam Wai** –It is a local temple, located at about 942m to the southeast of the Application Site and is selected for its popularity with people visiting the temple. It represents the long-range street-level view of recreational users while viewing towards the direction for the Proposed Development. Due to the frequent use of the temple, the visual sensitivity of this VP is considered **high**.

5. Assessment of Visual Impact

5.1 This Section evaluates the visual impact of the Proposed Development. Reference is made to TPB PG No. 41 and the visual appraisal for the Proposed Development is carried out on the aspects of 'visual composition', 'visual obstruction', 'effect on public viewer' and 'effect on visual resources'[5]. The overall visual resultant impact of the Development is appraised based on the classifications of visual impacts as set out in the TPB PG No. 41, which include 'enhanced', 'partly enhanced/partly adverse', 'negligible', 'slightly adverse', 'moderately adverse' and 'significantly adverse'[6].

VP1: Entrance Gate of Pak Wai

5.2.1 This short range VP represents the views of pedestrians and car users of Hiram's Highway with a view towards the Application Site from the south-east.

5.2.2 **Effects on Visual Composition** – The visual composition from this VP comprises the roundabout at the front and the ridgeline at the back of Wong Ngau Shan and Sam Fai Tin. The Proposed Development at the Application Site locates in the valley and is partly visible behind the proposed trees. The visual variation in building height (ranging from 3-4 storeys) descending from the hillside in the North towards the main road in the South, will screen out part of the building bulk. Hence, the effects of the Proposed Development on visual composition are considered slightly adverse.

5.2.3 **Effects on Visual Obstruction and Visual Permeability** – Part of the development at the Application Site from this VP are screened off by the proposed trees in the foreground. The development blocks the greenery in the background. The impacts of the Proposed Development on visual permeability and visual openness are slightly adverse.

5.2.4 **Effects on Public Viewers** – As a short-range transient VP, car users/passers-by are expected to experience minimal visual changes brought about by the development at the Application Site. The planting of trees along the south-east site boundary and the demolition of the existing temporary structures will increase the visual quality and will bring the impact on public viewers to be slightly adverse.

5.2.5 **Effects on Visual Resources** –The major visual resources of this VP comprise the variety of greenery/ vegetation in the foreground, middle-ground, and the open key view. The quality and character of these visual resources will remain unharmed. Therefore, the effect on visual resources to this VP are slightly adverse.

5.2.6 In summary, the landscaping at the street level, as well as proposed planting along the site boundary will serve to soften the form of the structures. In considering all of the above, the visual impacts to this VP are slightly adverse.

VP2: Hing Keng Shek Village Office (村公所)

5.3.1 This VP locates at the Hing Keng Shek Village Office and represents the kinetic view to recreational users who have a direct view towards the Application Site from the North. The villager office is a local gathering place at Hing Keng Shek village.

The Proposed Development will be completely screened off by the existing trees and will not be visible to viewers at this VP.

5.3.2 **Effects on Visual Composition** –The visual composition of this VP is dominated by trees and vegetation. The Proposed Development will be completed screened off by the existing trees and will not be visible to residents/ viewers outside the Village Office. Therefore, the effects on visual composition to this VP are negligible.

5.3.3 **Effects on Visual Obstruction, Public Views and Visual Resources**

As the Proposed Development will be fully screened off by the existing trees and vegetation. There will be negligible effects on visual obstruction, public views and visual resources to this VP with the proposed development.

Overall, the Proposed Development is completely obscured by the dense vegetation. It will not be visible to residents/ viewers. Existing visual resources will not be affected by the Proposed Development. Hence, the visual impact to this VP is negligible.

VP3: Pak Wai Bus Stop (Southbound)

5.4.1 This short-range VP represents views of car users, pedestrians and cyclists travel along Hiram's Highway. The Proposed Development will be partly screened off by the trees and houses in the foreground such that only part of the buildings will be visible.

5.4.2 **Effect on Visual Composition** – The visual composition of this VP mainly comprises the Hiram's Highway, the valley with the temporary structure and the ridgeline. The Proposed Development locates at left and Hing Keng Shek Village in the background with mountains and open sky as backdrop. In order to screen out any adverse visual elements of the building mass, proposed planting is provided along the site boundary which help to blend in with the landscape in the background harmoniously. Thus, the effects of the Proposed Development on visual composition are considered slightly adverse.

5.4.3 **Effect on Visual Obstruction and Visual Permeability** –The development blocks the greenery in the background. Visual permeability and openness with the Proposed Development are slightly adverse.

5.4.4 **Effects on Public Viewers** – As a short range transient VP, car users, pedestrians and cyclists are expected to experience minimal visual changes bringing by the Development at the Application Site. The demolition of the temporary structure and the proposed planting of trees along the site boundary will enhance the visual quality and bring the impact on public viewers to slightly adverse.

5.4.5 **Effects on Visual Resources** – The visual variation in BH design of the Proposed Development will bring a more interesting built form As only the upper portion of the building would be seen. No important views and key visual openness will be blocked. The effect on visual resources brought by the Proposed Development has been reduced to slightly adverse.

Continuation of view to the green backdrop formed by the mountain range is available from this VP, given the considerable distance of the Proposed Development and transient nature of pedestrians, the visual impacts of this VP is considered slightly adverse.

VP4: Bus Stop in front of Marina Cove Shopping Centre

5.5.1 This medium-range VP represents the views of bus stop users in front of Marina Cove shopping centre.

5.5.2 **Effects on Visual Composition** – The visual composition of this VP comprises the noise barriers along the right-hand side, the Hiram's Highway and the valley. The Proposed Development situates roughly at left of this photo. The road lamp-posts align in front of the Proposed Development and noise barriers lie on the right hand side. The Proposed Development would be behind the retaining structures and trees. The effects of the proposed development are considered negligible.

5.5.3 **Effect on Visual Obstruction and Visual Permeability** – Due to the present of the lamp posts, the noise barriers and the traffic, the Proposed Development will be completed screened off by the retaining structures. The effects of the Proposed Development on visual obstruction and visual permeability are considered negligible.

5.5.4 **Effect on Public Viewers** – Due to the Proposed Development will be completed screened off by the retaining structures and trees. There is no change in views to public viewers before and after the development. Therefore, the effects on public viewers are considered negligible.

5.5.5 **Effect on Visual Resources** – It is observed that the Proposed Development will not affect the mountain backdrop and will not introduce any additional visual obstruction to the mountain backdrop. As a result, the effects of the Proposed Development on visual resources are considered negligible.

Overall, the Proposed Development is blocked by the retaining structures and trees. No important views and key visual openness are expected to be blocked by the Proposed Development. The Proposed Development will not cause significant visual changes. Also, existing visual resources will not be affected by the Proposed Development as well. Therefore, the visual impact to this VP is negligible.

VP5: Ho Chung Public Toilet

5.6.1 This long-range VP represents views from Ho Chung area, including the village house there. The Ho Chung public toilet has relatively more local gathering here.

5.6.2 **Effects on Visual Composition** –The visual composition of this VP mainly comprises the low-rise residential houses and ATV building. The Application Site and development is not visible at this view. The Application Site will be completed screened off by the village houses and ATV buildings in the foreground. The effects of the Proposed Development on visual composition are considered negligible.

5.6.3 **Effects on Visual Obstruction, Public Views and Visual Resources**

As the Proposed Development will be fully screened off by the existing village houses and ATV building. There will be negligible effects on visual obstruction, public views and visual resources to this VP with the proposed development

Overall, the Proposed Development will not cause significant visual changes as the existing view is characterized by dominance of existing village houses and ATV building in the foreground. Existing visual resources will not be affected by the Proposed Development. Therefore, the visual impact to this VP is negligible

VP6: Tin Hau Temple at Nam Wai

5.7.1 This long-range VP locates at Tin Hau Temple at Nam Wai. It represents views of recreational users and public visiting Tin Hau Temple, viewing toward the direction of the Proposed Development.

5.7.2 **Effects on Visual Composition** – The visual composition of this VP consists ridgeline of Wong Ngau Shan which forms part of Ma On Shan Country Park. The residential development Maria Cove situates above the coastal line and scatter structures at Hing Keng Shek situates above Marina Cove. The Application Site locates between Hing Keng Shek structures and Maria Cove. The Development appears a minor extension at the top of existing building. The effects on visual composition are considered negligible.

5.7.3 **Effects on Visual Obstruction and Visual Permeability** – The development will be appeared as an extension of the existing structures of Marina Cove and it brings negligible impact on visual obstruction and visual permeability.

5.7.4 **Effects on Public Viewers** – The Development will be integrated into the existing structures and it will bring very little impact to the Public Viewers. As the Proposed Development will be less visible behind Marina Cove. The effects of the Proposed Development on public viewers are considered negligible.

5.7.5 **Effects on Visual Elements/ Resources** –The major visual resources of this VP, i.e. the lush vegetation in the surrounding, will not be altered by the Proposed Development. Also, it has no effect on the sky view. Therefore, the effects on visual resources on the Proposed Development are considered negligible.

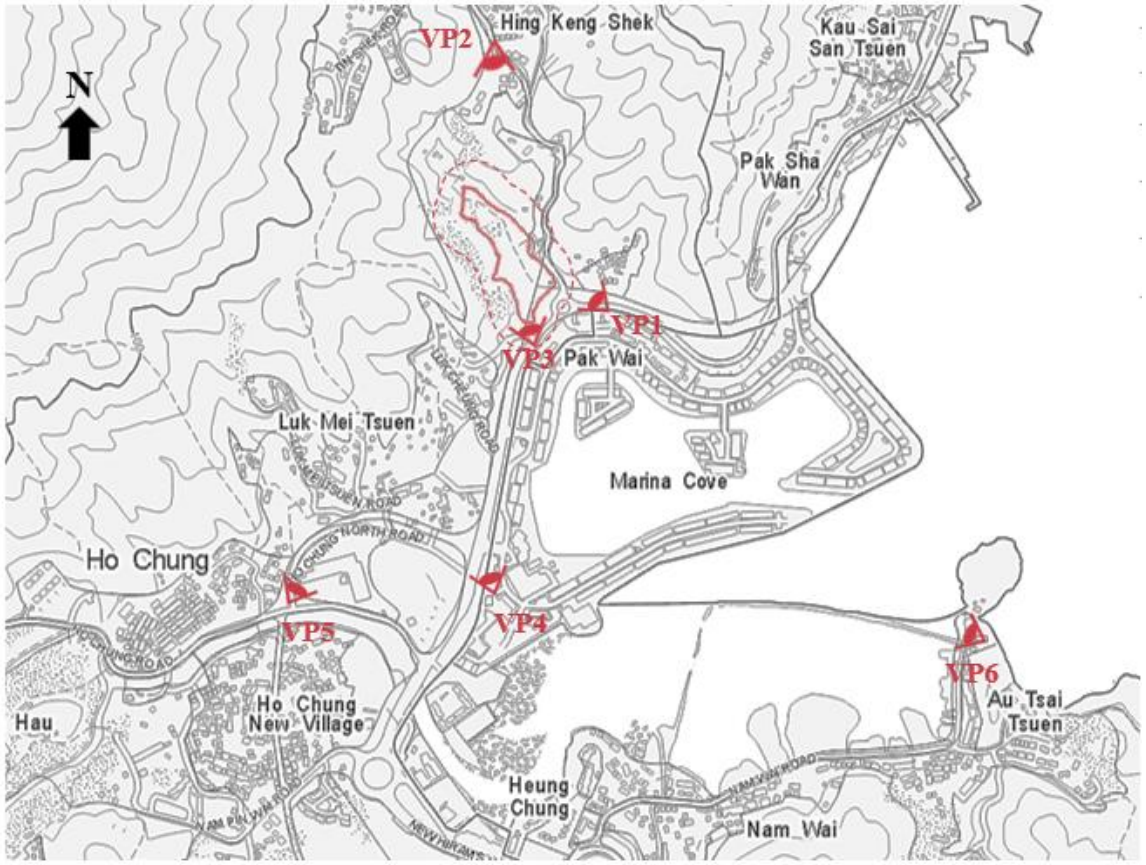
Overall, the scale of the Proposed Development in this view is compatible with the surrounding area. No important views and key visual openness are expected to be blocked. Thus, the visual impact to this VP is negligible.

6. Conclusion

6.1 In an earnest endeavor to take forward the proposed low-density residential development at the Application Site, a S12A Planning Application is submitted for Proposed Amendment to the Draft Ho Chung OZP No. S/SK-HC/12 to rezone the Application Site from "Green Belt" and Area Shown as "Road" to "Residential (Group C)5" to facilitate a Proposed Residential Development at Various Lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung.
This VIA is prepared in support of the Planning Application.

6.2 In this VIA, a total of 6VP's (including short-, medium-, and long-range VPs) are assessed. It is noticed that VP1 and VP3 both would bring slightly adverse visual impacts and the rest are considered negligible visual impacts with the Proposed Development. It is anticipated the Proposed Development would maintain a balance and harmonious visual context with the surrounding context.

6.3 Based on the above, the Proposed Development at the Application Site is unlikely to induce any significant adverse effects on the visual characters of the surrounding landscape.



VP1: Entrance Gate of Pak Wai

VP2: Hing Keng Shek Village office (村公所)

VP3: Pak Wai Bus Stop (Southbound)

VP4: Bus Stop in front of Marina Cove Shopping Centre

VP5: Ho Chung Public Toilet

VP6: Tin Hau Temple at Nam Wai

Legend

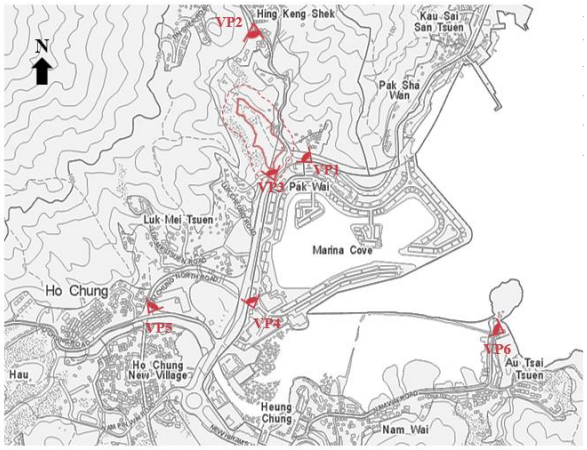
- Application Site
- Assessment Area (BH = 13.3 x 3 = 40m) *
- Proposed Viewpoint

*The Assessment Area is subject to further study of the Indicative Scheme. With the intention for low-density residential development at the Application Site, the building height (BH) used to determine the Assessment Area has been referenced from Marina Cove Stage 3, with the maximum BH of 6 storeys.

Source: Planning Data from Town Planning Board Survey Base Map from LandsD, Statutory Planning Portal 2 (https://www1.ozp.tpb.gov.hk/gos/default.aspx?)

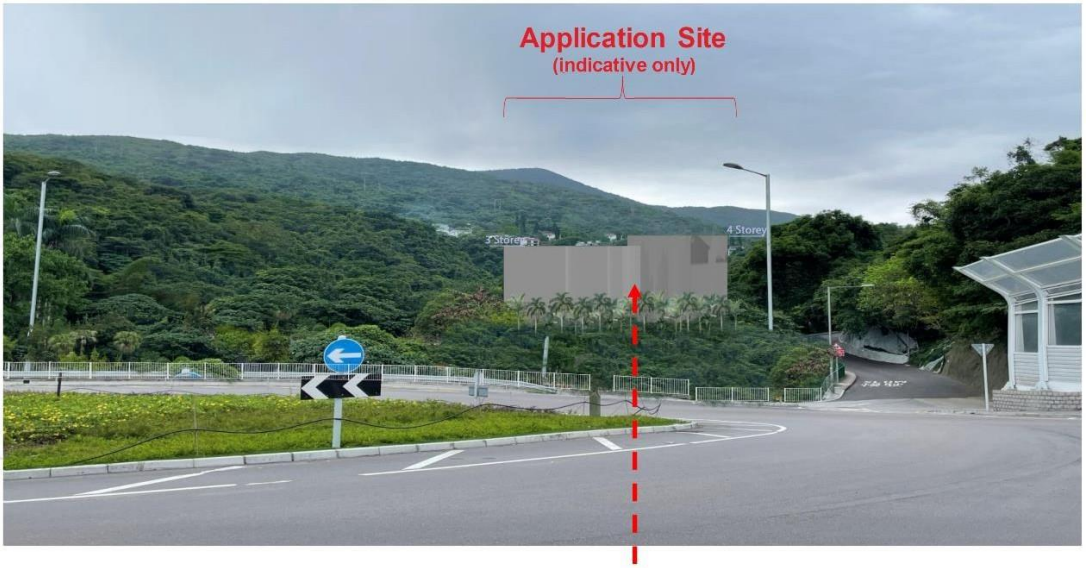
Proposed Viewpoints

Figure 1

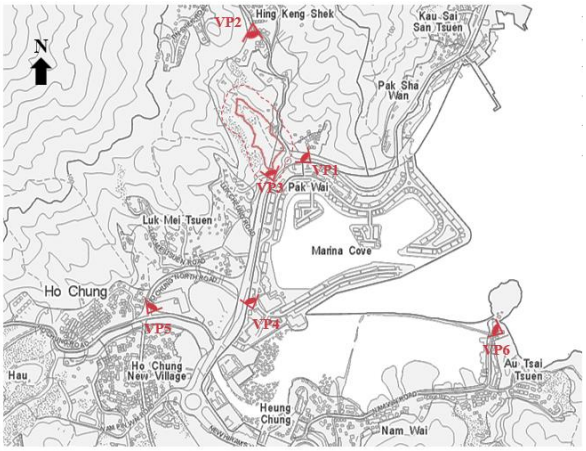


VP 1 : Entrance Gate of Pak Wai
(Existing Condition)

(Proposed Scheme)



Proposed Development Building Profile



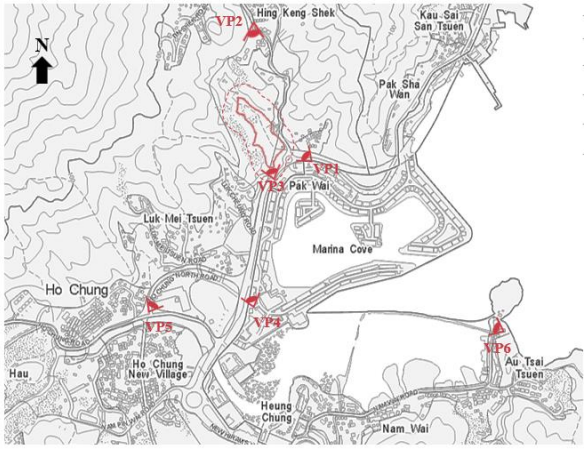
VP 2 : Hing Keng Shek Village office (村公所)

(Existing Condition)

(Proposed Scheme)

Note:

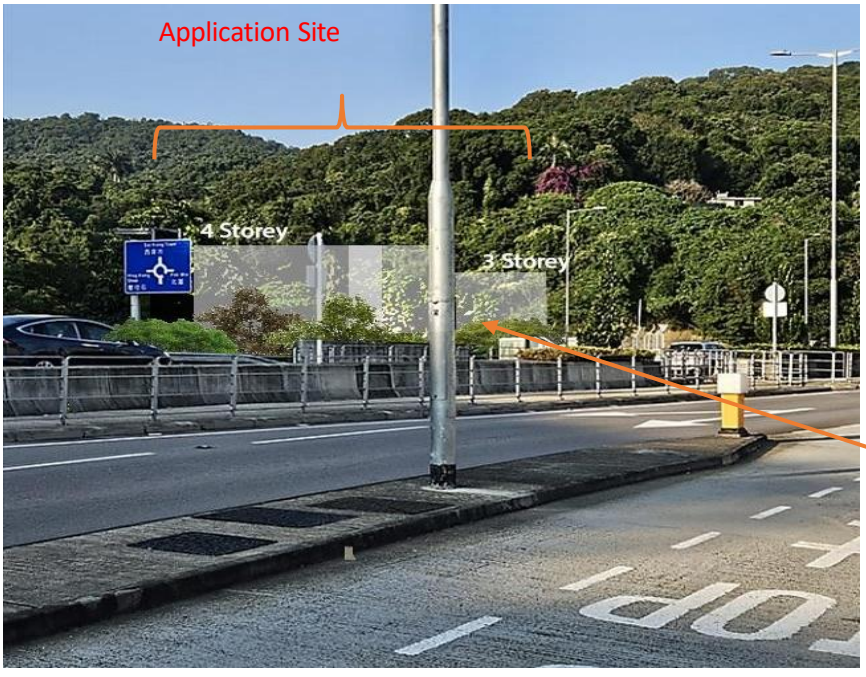
The development is invisible at VP2

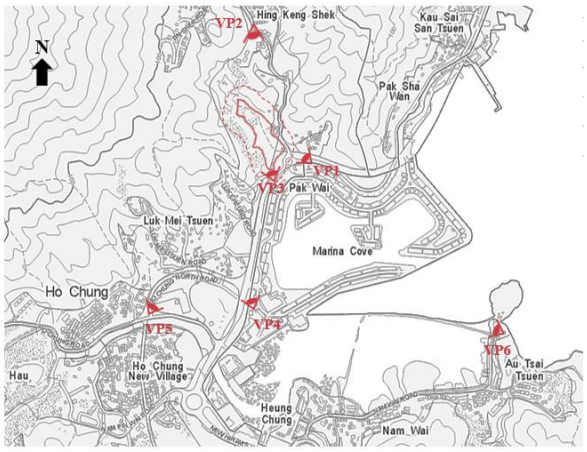


VP 3 : Pak Wai Bus Stop (Southbound)

(Existing Condition)

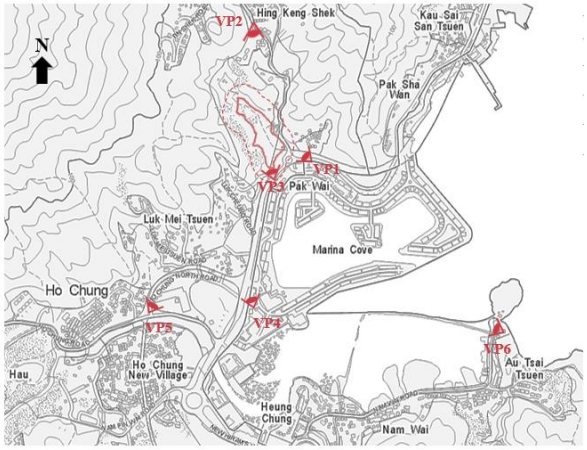
(Proposed Scheme)





VP 4 : Bus Stop in front of Marina Cove Shopping Centre
(Existing Condition)

(Proposed Scheme)



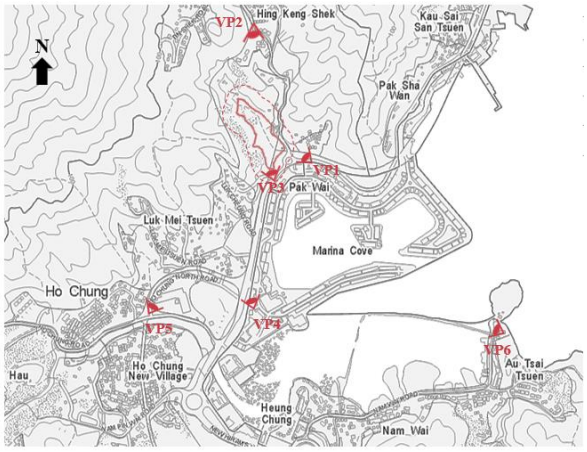
VP 5 : Ho Chung Public Toilet
(Existing Condition)

(Proposed Scheme)

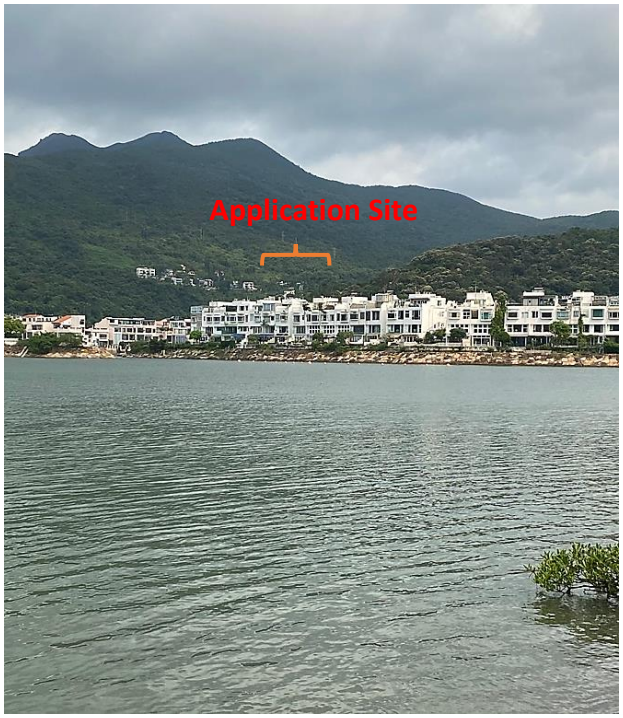
Note:

Our proposed development highest point is 19.8 mPD.

The development is invisible at VP5



VP 6 : Tin Hau Temple at Nam Wai
(Existing Condition)



(Proposed Scheme)