

Annex 1

Revised Environmental Assessment Report



Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Environmental Assessment Report

Reference: P058/01 Issue 6

Date: June 2023

Confidential



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Checked and Approved by:



Patrick Ip
Director

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Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	For comment	Cheryl Chan	Jul 2022	Emily Tang	Jul 2022	Patrick Ip	Jul 2022
2	For comment	Cheryl Chan	Dec 2022	Emily Tang	Dec 2022	Patrick Ip	Dec 2022
3	For comment	Cheryl Chan	Jan 2023	Emily Tang	Jan 2023	Patrick Ip	Jan 2023
4	For Comment	Cheryl Chan	Mar 2023	Emily Tang	Mar 2023	Patrick Ip	Mar 2023
5	For Comment	Cheryl Chan	May 2023	Emily Tang	May 2023	Patrick Ip	May 2023
6	For Comment	Cheryl Chan	Jun 2023	Emily Tang	Jun 2023	Patrick Ip	Jun 2023

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1 Introduction

1.1 Background

The Applicant intends to develop a Villa at Lot 182 S.B in D.D.128 in Lau Fu Shan, New Territories (hereafter as “the Site”).

According to the Approved Ha Tsuen Fringe Outline Zoning Plan (No. S/YL-HTF/12) published by Town Planning Board in October 2018, the site is currently zoned as “Residential (Group D) “.

Urban Green Consultants Limited (UGC) has been commissioned to conduct an Environmental Assessment (EA) to assess the potential impact on the proposed development.

1.2 Objectives of the EA

The EA has identified and addressed the following major environmental issues:

- Identify the sensitive uses that will likely be affected by the operation of the Site;
- Assess and evaluate the potential noise impacts due to site operations upon the sensitive uses;
- Assess and evaluate the potential air quality impacts on the sensitive uses; and;
- Propose mitigation measures, where necessary, to reduce the environmental impacts to an acceptable level.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Context

Chapter 3 – Air Quality

Chapter 4 – Noise

Chapter 5 – Water Quality Impact

Chapter 6 – Waste Management

Chapter 7 – Land Contamination

Chapter 8 – Conclusion

2 Site Context

2.1 Site Location and the Environment

The Site is located in Lau Fu Shan. To the east of the site is an open storage yard for recycling materials and a warehouse. To the south are open storage yards for metals and a recyclable collection centre. To the west is an open storage yard for construction materials. To the north are vacant land, shrubland and a recyclables collection centre. The Site area is approximately 2,550 m².

[Figure 2.1](#) shows the Site Location and the environment.

2.2 Proposed Development

The project site is currently zoned as “Residential (Group D)”. The proposed development is a Villa. The building height will be approximately 6 m (1 storey). The building comprises of swimming pool, 6 bedrooms, entertainment room, study room, kitchen, dining & living room. Operation year of the proposed development is expected to be Year 2024.

The master layout plan and floor plans are presented in [Appendix A](#).

3 Air Quality Impact

3.1 Introduction

This section aims to assess the potential air quality impact arising from the proposed development during construction and operation phase.

3.2 Statutory Requirements and Guidelines

Chapter 9 of the HKSPG stipulates the AQOs issued under the APCO. An updated AQOs was in force on 1 Jan 2022 and the relevant criteria for this assessment are tabulated in [Table 3.1](#).

Table 3.1 Hong Kong Air Quality Objectives

Pollutant	Averaging time	Concentration limit [i] ug/m ²	No. of exceedances allowed
Sulphur dioxide	10-minute	500	3
	24-hour	50	3
Respirable suspended particulates (PM10) [ii]	24-hour	100	9
	Annual	50	Not applicable
Fine suspended particulates (PM2.5) [iii]	24-hour	50	35
	Annual	25	Not applicable
Nitrogen dioxide	1-hour	200	18
	Annual	40	Not applicable
Ozone	8-hour	160	9
Carbon monoxide	1-hour	30,000	0
	8-hour	10,000	0
Lead	Annual	0.5	Not applicable

Note:

- i. All measurements of the concentration of gaseous air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.
- ii. Respirable suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 10 µm or less.
- iii. Fine suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 2.5 µm or less.

3.3 Air Sensitive Receivers (ASRs)

Representative existing ASRs located within 500 m of study area from the Project site have been identified and details are provided in [Table 3.2](#), and their locations are shown in [Figure 3.1](#).

Table 3.2 Air Sensitive Receivers (ASRs)

ASR	Location	Type	Horizontal Separation, m
ASR 1	Wing Jan Church	Institution	277
ASR 2	Village House	Residential	336
ASR 3	Mountain Royal	Residential	332
ASR 4	Tin Hau Temple	Institution	362

3.4 Air Quality During Construction Phase

The major air pollution source are fugitive dust and smoke emission during the construction stage, especially excavation work. The area of excavation is about 2,550 m² and the volume of excavation is about 5,099 m³. The construction of the proposed development shall comply with the guidelines listed below:

- Construction dust shall be controlled in accordance with the requirements as listed in the Schedule of the Air Pollution Control (Construction Dust) Regulation of APCO. Also, notice of notifiable works as defined under the Regulation shall be completed by the Contractor and sent to the Environmental Protection Department (EPD).
- Dark smoke emission of the machines used for construction shall comply with the requirements of the Air Pollution Control (Smoke) Regulation of APCO.
- All of the Non-road Mobile Machinery (NRMMS) used for the construction shall comply with the Air Pollution Control (NRMMS) (Emission) Regulation.

To mitigate fugitive dust impact, all dust control measures recommended in the Air Pollution Control (Construction Dust) Regulation, where applicable, will be implemented. Typical relevant dust control measures include:

- The works area for site clearance shall be sprayed with water before, during and after the operation so as to maintain the entire surface wet;
- Restricting heights from which materials are to be dropped, as far as practicable to minimise the fugitive dust arising from unloading/ loading;
- Immediately before leaving a construction site, all vehicles shall be washed to remove any dusty materials from its body and wheels;
- All spraying of materials and surfaces should avoid excessive water usage;
- Where a vehicle leaving a 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;
- Travelling speeds should be controlled to reduce traffic induced dust dispersion and re-suspension within the site from the operating haul trucks;
- Erection of hoarding of not less than 2.4 m high from ground level along the site boundary;
- Any stockpile of dusty materials shall be covered entirely by impervious sheeting; and/or placed in an area sheltered on the top and 4 sides; and
- All dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet.
- Adopt a higher hoarding height close to those concerned ASRs.
- Locate the haul road away from those concerned ASRs.
- Avoid dusty works or placing stockpile near those concerned ASRs.
- Electric power supply for on-site machinery should be considered as far as practicable. Diesel generators and machinery shall be avoided to minimize the gaseous and PM emissions.

With the implementation of the mitigation measures, no adverse construction dust impact is anticipated.

3.5 Air Quality During Operational Phase

3.5.1 Air Quality Impact from the Proposed Development

The proposed development is a residential use. As a result, there are no expected air pollutants emissions during operation phase. No potential air quality impacts area is expected due to the proposed development.

3.5.2 Vehicular Emission Impact on the Proposed Development

Only rural roads can be found at the south of the Proposed Development. As the no. of vehicle would be minimal, no vehicular emission impact is anticipated. Also, given that there is a large distance between Deep Bay Road and the Proposed Development which is about 250m, there would be no vehicular emission impact.

3.5.3 Chimney Emission

Based on the site survey was conducted on 3 Dec 2021 and desktop survey, no chimneys are found within 300m of the Proposed Development.

3.5.4 Odour Emission

Based on the site survey was conducted on 3 Dec 2021, no odour impact was found at the warehouse, recyclables collection centres and open storage yard.

The proposed septic tank would be fully enclosed. Thus, no odour emission from the septic tank will affect the proposed development. Furthermore, the distance between the proposed septic tank to ASR 1 is about 305m. Therefore, no odour impact would be anticipated.

4 Noise

4.1 Introduction

This section aims to assess the potential noise impacts upon proposed development during occupancy and the noise impacts from the proposed development on the adjacent sensitive uses.

4.2 Criteria and Guidelines

4.2.1 Existing Fixed Noise Source

Under Noise Control Ordinance (NCO), noise criteria for existing fixed noise sources are stipulated in the Technical Memorandum for the Assessment of Noise from Place other than Domestic Premises, Public Places or Construction Sites" (IND-TM).

The site is located within rural area and surrounded by open storage yards, warehouse, recyclable collection centre, vacant land and shrubland. Given the type of area for the subject site is classified as "Type (i) Rural area, including country parks or village type development" and it will not be affected by the IFs, the Area Sensitivity Rating of the subject site area is defined as "A". Noise standards for this fixed noise impact assessment are tabulated in [Table 4.1](#).

Table 4.1 Noise Standard for Fixed Noise Source

Time Period	Acceptable Noise Level(ANL) in IND-TM,dB(A)
Day and Evening (0700-2300 hours)	60
Night (2300-0700 hours)	50

4.2.2 Planned Fixed Noise Source

According to the HKPSG, the noise standards [in $L_{Aeq(30min)}$] from the planned fixed noise sources should be 5 dB(A) below the Acceptable Noise Level (ANL) as specified in the IND-TM or as the prevailing background noise level at the façade of the Noise Sensitive Receivers (NSRs). As mentioned, the ASR is defined as "A". The ANL and the HKPSG standards for the noise impact from the planned fixed noise sources as tabulated in [Table 4.2](#).

Table 4.2 Noise Standards for Planned Fixed Noise Source

Time Period	Acceptable Noise Level(ANL) in IND-TM,dB(A)	IND-TM Noise Standard for Planned Fixed Noise, [ANL-5dB(A)], dB(A)
Day and Evening (0700-2300 hours)	60	55
Night (2300-0700 hours)	50	45

4.3 Noise Sensitive Receivers (NSRs)

Representative existing NSRs located within 300 m of study area from the Project site have been identified and details are provided in [Table 4.3](#), and their locations are shown in [Figure 4.1](#).

Table 4.3 Noise Sensitive Receivers (NSRs)

NSR	Location	Type
NSR 1	Wing Jan Church	Institutional

4.4 Background Noise Condition

Noise surveys were conducted on 3 Dec 2021 to obtain the prevailing background noise level during daytime and evening for determining ANL of the NSR. The measurement point was taken at 1.2m, above the ground level, in free field and L90 (1 hour) noise measurements were recorded. The measured prevailing noise levels and established noise standard to be complied with accordance to IND-TM for fixed plant noise are summarised in [Table 4.4](#). The noise measurement locations are indicated in [Figure 4.1](#).

Table 4.4 Measurement of Background Noise Level (Daytime and Evening period)

Measurement Period	Measured Background Noise Level, L90 (1 hour)	Noise Standard for Planned Fixed Noise [ANL-5dB(A)], dB(A)
Day	59.2	55
Evening	55.1	55

4.5 Road Traffic Noise

4.5.1 Assessment Criteria

Noise standards are stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) for planning against possible noise impact from road traffic. According to the HKPSG, the road traffic noise standard of L10(1-hour) 70 dB(A) for the use of “All domestic premises including temporary housing accommodation” should be followed. As the proposed development is a residential development which is a sensitive use, the road traffic noise impact of Deep Bay Road shall be assessed.

4.5.2 Assessment Location

All noise sensitive receivers (NSRs) within the Proposed Development are assigned with an assessment point. In general, the assessment points are assumed to be at a height of 1.2m above floor level and 1m away from the façade of the NSRs relying on opened window for ventilation. The location of the assessment points is shown in [Figures 4.2](#).

4.5.3 Assessment Assumption and Methodology

As advised by the Project Traffic Consultant, it is anticipated that the traffic will grow continuously within 15 years from occupation of the Proposed Development (i.e. Year 2039 = Year of occupancy (Year 2024) + 15 years). Therefore, the road traffic noise levels are predicted based on the projected peak hour traffic flows for the worst year within 15-year from the year of occupancy. The traffic forecast in Year 2039 is provided by the Traffic Consultant under the same application. The traffic data at peak hour is taken into consideration in the assessment. All major roads within 300m from the Site are included in the assessment. The traffic forecast data is presented in [Appendix B](#).

The road traffic noise impact at the assessment points is predicted using the computer model “NoiseMap Enterprise - RoadNoise” which implements the calculation method as prescribed in the Calculation of Road Traffic Noise (CRTN) developed by UK Department of Transport, Welsh Office in 1988. The predicted noise levels are then compared against the HKPSG noise criterion for evaluating the impact.

4.5.4 Assessment Results

Based on the road traffic noise assessment results, the predicted traffic noise levels at all identified NSRs range from 44.1 to 64.6 dB(A). The predicted traffic noise levels at the representative NSRs are given in [Appendix C](#). Based on the result, no road traffic noise impact is anticipated.

4.6 Existing Fixed Noise Source

4.6.1 Identified Fixed Noise Source

According to the site survey conducted on 12 April 2023, six potential fixed noise sources were identified within 300m assessment area. Figure 4.3 indicates the location of the fixed noise source.

Table 4.5 Summary of Identified Fixed Noise Source

Noise Source ID	Operation Hour	Usage Activities	Shortest Horizontal Distance from 1m away from the Building Façade of the Proposed Development, m
NS 1	09:00-19:00	Open Storage	16
NS 2	09:00-19:00	Open Storage	23
NS 3	09:00-19:00	Warehouse	118
NS 4	09:00-19:00	Open Storage	22
NS 5	09:00-19:00	Warehouse	27
NS 6	09:00-19:00	Recyclable Collection Centre	85

4.6.2 Assessment Methodology

In accordance with HKPSG, residential uses that rely on open windows for ventilation are considered as noise sensitive receiver (NSR). Thus, the proposed development is considered as an NSR.

The fixed source noise impact was assessed based on on-site noise measurement of the identified noise sources (i.e., NS 1-6). The noise measurement methodology as detailed in IND-TM was followed. The measurement points were taken at 1.2m above ground level and 30-minute Leq noise samples were recorded. The sound power level (SWL) of the noise sources is calculated by adopting standard acoustic principles as shown below:

$$SWL = SPL + DC - FC - BC$$

where,

SWL = Sound power level, dB(A)

SPL = Sound pressure level, dB(A)

DC = Distance attenuation, dB(A) (i.e., $20 \log D + 8$, where D is distance in m)

FC = Façade correction, dB(A), (i.e., 3 dB(A))

The corrected noise levels (CNL) of the operation of NS 1-6 at the proposed development are calculated based on the following equation to compare against the noise standards:

$$CNL = SWL + C_{dist1} + C_{barrier}$$

where,

C_{dist1} = correction for distance, dB(A)

$C_{barrier}$ = correction for noise barrier, dB(A), if applicable

4.6.3 Assessment Result

Noise measurements were conducted on 12 April 2023 for the fixed noise source. The noise levels recorded at the six noise sources are summarized in [Table 4.6](#).

Table 4.6 Measured Noise Levels

Noise Source ID	Measurement Period	Measured Noise Level, dB(A)	Façade Correction, dB(A)
NS 1	10:37-11:07	55.4	-
NS 2	11:10-11:40	53.8	56.8
NS 3	11:41-12:11	57.1	-
NS 4	12:12-12:42	55.7	58.7
NS 5	12:44-13:14	59.1	62.1
NS 6	13:17-13:47	58.7	61.7

Note:

- (1) NS 2, NS 4, NS 5 and NS 6 are measured in free-field conditions. Therefore, +3dB(A) correction is applied.

3m height fence wall will be provided along the site boundary of the Proposed Development. Therefore, -5dB(A) correction for barrier is applied. The cross section for the fence wall is shown in [Figure 4.4](#).

Based on the above information and assumptions, the corrected noise levels at the Proposed development is calculated and summarized in [Table 4.7](#). As there is no evening and night-time operation in the identified noise sources, the noise criteria for the two time periods are not considered in the assessment. Detailed noise calculations are presented in [Appendix D](#).

Table 4.7 Predicted Noise Levels at the Proposed Development

Total Predicted Noise Level, dB(A)	Noise Criteria (Daytime)
55.4	60

As shown above, the total predicted noise level at the proposed development is 55.4 dB(A), which fulfil the noise criteria for daytime. Hence, fixed noise source impact upon the Proposed Development is not anticipated.

4.7 Planned Fixed Noise Source

The proposed development is a Villa. Potential fixed plant noise will include building service equipment and mechanical ventilation provisions for the plant room, etc. According to [Table 4.4](#), all the planned fixed noise sources within the proposed development would comply with noise standard stated in IND-TM for fixed plant noise. Furthermore, as the building service equipment and the plant room will be fully enclosed by building structure, the potential breakout noise should be minimal. Thus, no adverse noise impact is anticipated.

4.8 Noise During Construction Phase

4.8.1 Sources of Noise Impact

During construction of the proposed development, it is anticipated that general construction works with the use of PMEs will be the primary noise source from the Site.

The equipment inventory should be subject to the selection from the contractor and to ensure the construction noise impact is within the acceptable level.

4.8.2 Noise mitigation Measures

With reference to the Practice Note for Professional Persons (ProPECC 2/93) Noise from Construction Activities – Non-statutory Controls, recommended noise mitigation measures include implementation of good site practices, use of quieter PME, avoidance of concurrent construction activities within an active construction site, siting of facilities and application of the acoustic screen.

Implement of Good Site Practices

Good site practices can reduce the noise impacts on affected NSRs, although the effectiveness of those practices can vary depending on actual site conditions, and hence it is difficult to quantify effectiveness. The recommended practices are as follows:

- PMEs should be kept to a minimum and the parallel use of them should be avoided;
- Intermittent use of PME which can be shut down between work periods or throttled down to a minimum;
- Mobile PME should be sited as far from NSRs as possible;
- PME known to emit noise strongly in one direction should be oriented to direct away from the nearby NSRs; and
- Only well-maintained plant should be operated on-site and PME should be serviced regularly during construction programme.

Use of Quieter PME

Using the quieter PME is considered as a practical measure to significantly reduce the noise impacts. Quieter PME are defined as having SWLs less than those listed in the GW-TM.

The Contractor has the flexibility to select appropriate quieter PME models on the condition that the SWL of each selected quieter PME plant is less than or equal to the SWL.

Use of Noise Barrier/Enclose

With the adoption of mobile temporary noise barrier locating as close as possible to the noise source, a general assumption of 5dB(A) reduction for movable PME, 10 dB(A) for stationary PME can be achieved in accordance with Guidance Note No. 9/2010 "Preparation of Construction Noise Impact Assessment Under the Environmental Impact Assessment Ordinance (EIAO) (EIAO-GN No. 9/2010)" published by EPD.

Others

To minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers, "Recommended Pollution Control Clause for Construction Contracts" of the EPD should be adopted.

Construction Works during Restricted Hours

The Contractors should apply the Construction Noise Permit (CNP) granted by the EPD if there are general construction activities with the use of PME and carry out Prescribed Construction Works (PCWs) during the restricted hours of 1900-0700 hours for all days and 1700-1900 hours on Sunday and public holidays.

5 Water Quality

5.1 Introduction

This section addresses the potential sources of water quality impact associated with the construction and operation phases of the proposed development. The relevant statutory requirements and mitigation measures recommended in order to minimize impacts are presented in this section.

5.2 Criteria and Guidelines

The construction of the Site shall comply with the Water Pollution Control Ordinance (WPCO) and its Technical Memorandum. Guidelines for preparation of drainage plans in ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and handling construction site runoff and discharges in ProPECC PN 1/94 “Construction Site Drainage” should be followed.

5.3 Water Sensitive Receivers (WSRs)

Based on the desktop study followed by site visit conducted on 3 December 2021, no area of conservation value, ecological importance, agriculture activity or fish pond near the Site was identified. A water sensitive receiver (WSR) (i.e. WSR1 – Hang Hau Tsuen Nullah) was identified within the study area of 300m from the site boundary. The location of the WSR is shown in [Figure 5.1](#).

Table 5.1 Water Sensitive Receiver

WSR	Location
WSR 1	Hang Hau Tsuen Nullah

5.4 Water Quality During Construction Phase

Construction site runoff and drainage, sewage effluent and liquid/ chemical spillage generated from construction activities are the potential pollution sources and may induce water quality impact if not properly controlled.

The Contractor shall apply for a Discharge License from EPD in accordance with the WPCO. The effluent standards will have to comply with the Discharge License requirements. Appropriate water pollution control measures shall be implemented on-site during construction as follows:

- High loading of suspended solids (SS) in construction site runoff shall be prevented through proper site management by the contractor;

- Construction works should be programmed to minimise soil excavation works where practicable during rainy conditions. Exposed soil surfaces should be protected from rainfall through covering temporarily exposed slope surfaces or stockpiles with tarpaulin or the like;
- Temporary ditches, earth bunds will be created/ provided where necessary to facilitate directed and controlled discharge of runoff into storm drains via sand/ silt removal facilities such as sand traps, silt traps and sediment retention basin;
- Sand and silt removal facilities, channels and manholes will be regularly maintained and the deposited silt and grit should be removed by the contractor, and at the onset of and after each rainstorm to ensure that these facilities area functioning properly;
- Manholes (including newly constructed ones) should be adequately covered or temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system;
- Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. deposited onto the vehicle wheels or body can be washed off before the vehicles are leaving the site area;
- Section of the road between the wheel washing bay and the public road should be paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains; and
- Chemical toilet(s) will be provided for workers during construction stage. All chemical toilets, if any, shall be regularly cleaned and the night-soil collected and transported by a licensed contractor to a Government Sewage Treatment Works facility for disposal.

Regarding management of chemicals such as oils and solvents involved with Project construction, the following measures shall apply:

- Plant workshop/ maintenance areas should be bunded and constructed on a hard standing. Sediment traps and oil interceptors should be provided at appropriate locations;
- Oil and grease removal facilities should also be provided where appropriate, for example, in area near plant workshop/ maintenance areas; and
- Chemical waste arising from the site should be properly stored, handled, treated and disposed of in compliance with the requirements stipulated under the Waste Disposal (Chemical Waste) (General) Regulation.

As the above water pollution control measures will be properly implemented during the construction stage, the effluent discharge shall be in compliance with the discharge license requirements, and the Technical Memorandum (TM) under WPCO.

The construction site runoff and wastewater arising from the Site will be properly treated according to the aforesaid control measures. The effluent discharge will be in compliance with the discharge license requirements, and the Technical

Memorandum (TM) under WPCO. Hence, no adverse impact on the WSR is anticipated.

5.5 Water Quality During Operation Phase

During operation phase, domestic sewage including toilet flushing would be the major wastewater discharge arising from the Project. Septic tank system will be built to collect all the sewage. All stormwater/rainwater from the Project site will be conveyed to the stormwater drain. A WPCO license is not required to be obtained for the mentioned discharges. With a properly designed sewerage and drainage system, no insurmountable water quality impacts would be generated from operation of the Project

6 Waste Management

6.1 Introduction

This section identifies the types of wastes that are likely to be generated during the construction and operation phases of the Project and evaluates the associated waste management implications that may result from these waste types.

6.2 Criteria and Guidelines

The Waste Disposal Ordinance prohibits the unauthorised disposal of wastes, with waste defined as any substance that is abandoned. All wastes should be properly stored and disposed in accordance with relevant waste management regulations and guidelines listed below:

- Waste Disposal Ordinance (Cap. 354);
- Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C);
- Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N);
- Land (Miscellaneous Provisions) Ordinance (Cap. 28);
- Public Health and Municipal Services Ordinance (Cap. 132) - Public Cleansing and Prevention of Nuisances Regulation;
- Environment, Transport and Works Bureau Technical Circular (Works) No. 19/2005, Environmental Management on Construction Sites;
- Development Bureau (Works) No. 8/2010, Enhanced Specification for Site Cleanliness and Tidiness;
- Code of Practice on the Packaging, Labelling and Storage of Chemical Waste;
- Development Bureau (DEVB) Technical Circular (Works) (TC(W)) No. 6/2010 – Trip Ticket System for Disposal of C&D Materials; and
- Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers, No. ADV-19, Construction and Demolition Waste.

6.3 Waste During Construction Phase

Construction wastes are likely to be generated from the demolition, excavation and construction of structure works. Construction wastes should be at least segregated into inert Construction and Demolition (C&D) materials (i.e. public fills) and non-inert C&D materials (i.e. C&D waste). All wastes should be properly stored and disposed. Waste disposal during the construction stage will follow the trip ticket system and comply with legislation requirements including:

- Application for a billing account in accordance with the Waste Disposal (Charges for Disposal of Construction Waste) Regulation under WDO; and
- Registration as a Chemical Waste Producer and storage/disposal of chemical wastes in accordance with the Waste Disposal (Chemical Waste) (General) Regulation under WDO.

The following types of wastes are anticipated during the construction of the proposed development:

- Construction and Demolition (C&D) materials;
- Chemical waste; and
- General refuse.

6.3.1 Construction and Demolition (C&D) Materials

C&D materials would be generated from demolition, excavation and construction activities during the course of the works. Waste-generating activities include excavation activities, concrete works and internal / external finishing works. Concrete debris and packaging material would also be produced.

All C&D materials generated shall be sorted into inert and non-inert portion of C&D materials. Where practicable, on-site reuse of inert portion of C&D materials shall be encouraged to minimise material volumes requiring off-site transport/ disposal. Disposal outlets such as public fill reception facilities shall be identified for inert C&D materials if no on-site reuse opportunities exist. Non-inert C&D materials should be re-used or recycled as far as possible. Landfill disposal should be considered as the last resort for non-inert C&D materials handling.

The Land (Miscellaneous Provisions) Ordinance requires that individuals or companies, who deliver inert C&D materials to the public fill reception facilities, must obtain Dumping Licences. The licences are issued by CEDD under delegated authority from the Director of Lands.

Disposal of C&D materials from the site to the public fill reception facilities and designated landfill shall be controlled under the trip-ticket system under the Development Bureau Technical Circular (Works) No. 6/2010 in order to minimise the incidence of illegal dumping.

The methods to minimise the generation of C&D materials will be addressed during detailed design and in planning of the construction works. According to ADV-19,

Waste Management Plan (WMP) will be prepared by Contractor and be submitted to Architect/ Engineer for approval before construction works.

6.3.2 Chemical Waste

The maintenance and servicing of construction plant and equipment may generate a small amount of chemical wastes during construction works, such as cleaning fluids, solvents, lubrication oil and fuel.

Chemical wastes arising during the construction stage may pose environmental, health and safety hazards if not stored and disposed of in an appropriate manner as stipulated in the Waste Disposal (Chemical Waste) (General) Regulations. The potential hazards include:

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

Materials classified as chemical wastes will require special handling and storage arrangements before removal for appropriate treatment at the Chemical Waste Treatment Centre (CWTC) or other licensed facilities. Wherever possible opportunities should be taken to reuse and recycle materials.

Storage, handling, transport and disposal of chemical waste should be arranged in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Waste published by the EPD. A trip-ticket system should be operated in accordance with the Waste Disposal (Chemical Waste) (General) Regulation to monitor all movements of chemical wastes which would be collected by licensed chemical waste collectors to a licensed facility for final treatment and disposal.

Provided that this occurs, and the chemical waste is disposed at a licensed chemical waste treatment and disposal facility, the potential environmental impacts arising from the storage, handling and disposal of a small amount of chemical waste generated from the construction activities will be negligible.

6.3.3 General Refuse

The workforce will generate refuse comprising food scraps, paper waste, empty containers, etc. Such refuse will be properly stored in designated area prior to collection and disposal. Disposal of refuse at Site other than approved waste transfer or disposal facilities will be prohibited. Effective collection of site wastes will prevent waste materials being blown around by wind, or creating an odour nuisance or pest and vermin problem. Waste storage areas will be well maintained and cleaned regularly.

The daily arising of general refuse during the construction period would be small volume and such waste can be effectively controlled by recommended waste management mitigation measures stated in [Section 6.4](#). With the implementation of good waste management practices at the site, adverse environmental impacts are

not expected to arise from the storage, handling and transportation of workforce wastes.

6.4 Waste During Operation Phase

6.4.1 General Refuse

General refuse is anticipated during the operation of the proposed development. General refuse will arise from daily activities of residents of the proposed development. General refuse will include food scraps, paper waste and containers. The storage of general refuse has potential to give rise to adverse environmental impacts. These include odour if waste is not collected frequently, windblown litter and visual impact. The Site may also attract pests and vermin if the waste storage area is not well maintained and cleaned regularly.

General refuse generated during the operation stage will be collected at the refuse collection point provided within the Site for further collection. The waste management practice will comply with the statutory requirements. In line with Government's position on waste minimization, the practice of avoiding and minimising waste generation and waste recycling should be adopted as far as practicable. Waste reduction and management including the provision of recycling bins and adequate space to facilitate separation, collection and storage of recyclable materials for recycling will be implemented.

It is anticipated that the amount of general refuse to be generated from the operation of the proposed development is small. With the implementation of good waste management practices, the environmental impacts caused by storage, handling, transport and disposal of general refuse are expected to be minimal.

6.5 Recommended Waste Management Mitigation Measures

While potentially significant waste management impacts are not envisaged, given the potential for secondary impacts (e.g., dust, noise, water quality and visual impacts) mitigation measures are required to ensure proper waste handling, storage, transportation and disposal during the operational stage.

In line with Government's position on waste minimisation, the practice of avoiding and minimising waste generation and waste recycling should be adopted as far as practicable. Recommended mitigation measures to be implemented:

6.5.1 Construction Stage

- Soil generated from the excavation will need to be properly handled to minimise contamination to surface waters and any exposed ground areas due to leakage or improper storage (i.e. onto bare ground instead of into tanks);
- The reuse/ recycling of all materials on-site shall be investigated prior to treatment/ disposal off-site;

- Good site practices shall be adopted from the commencement of works to avoid the generation of waste, reduce cross contamination of waste and to promote waste minimisation;
- All waste materials shall be sorted on-site into inert and non-inert C&D materials, and where the materials can be recycled or reused, they shall be further segregated. Inert material, or public fill will comprise stone, rock, masonry, brick, concrete and soil which is suitable for land reclamation and site formation whilst non-inert materials include all other wastes generated from the construction process such as plastic packaging and vegetation (from site clearance);
- The Contractor shall be responsible for identifying what materials can be recycled/ reused, whether on-site or off-site. In the event of the latter, the Contractor shall make arrangements for the collection of the recyclable materials. Any remaining non-inert waste shall be collected and disposed of at landfill whilst any inert C&D materials shall be reused on-site as far as possible. Alternatively, if no use of the inert material can be found on-site, the materials can be delivered to a Public Fill Area or Public Fill Bank after obtaining the appropriate license. The storage, handling, transportation and disposal of C&D materials shall be conducted in accordance with the ETWB TCW No. 19/2005, Environmental Management on Construction Sites;
- Under the Waste Disposal (Chemical Waste) (General) Regulation, the Contractor shall register as a Chemical Waste Producer if chemical wastes such as spent lubricants and paints are generated on-site. Only licensed chemical waste collectors shall be employed to collect any chemical waste generated at site. The handling, storage, transportation and disposal of chemical wastes shall be conducted in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes and a Guide to the Chemical Waste Control Scheme both published by EPD;
- A sufficient number of covered bins shall be provided on-site for the containment of general refuse to prevent visual impacts and nuisance to the sensitive surroundings. These bins shall be cleared daily and the collected waste disposed of to the refuse transfer station. Further to the issue of ETWB TCW No. 6/2002A, Enhanced Specification for Site Cleanliness and Tidiness, the Contractor is required to maintain a clean and hygienic site throughout the project works;
- Tool-box talks should be provided to workers about the concepts of site cleanliness and appropriate waste management procedures, including waste reduction, reuse and recycling; and
- The Contractor shall comply with all relevant statutory requirements and guidelines and their updated versions that may be issued during the course of construction.

6.5.2 Operational Stage

- Waste reduction and management including the provision of recycling bins and adequate space to facilitate separation, collection and storage of

recyclable materials for recycling in the Refuse Storage and Material Recovery Chamber will be implemented.

7 Land Contamination

7.1 Introduction

This section aims to identify the potential land contamination issues through studying the aerial photos.

7.2 Relevant Legislation, Standards and Guidelines

The relevant legislations, standards and guidelines applicable to the present study for the review of land contamination implications include:

- Guidance Note for Contaminated Land Assessment and Remediation;
- Guidance Manual for Use of Risk-based Remediation Goals (“RBRGs”) for Contaminated Land Management; and
- Practice Guide for Investigation and Remediation of Contaminated Land.

7.3 Description of Existing Environment

Currently, there is no development at the proposed development and it is a vacant land.

7.4 Identification of Potential Land Contamination

Historical aerial photographs were reviewed to identify previous land uses at the proposed Project Site and any previous contaminative activities. There are no identified sources of potential land contamination from previous land uses based on review of historical aerial photographs. The reviewed aerial photographs are provided in [Appendix F. Table 7.1](#) summarised the land use from 1974 to 2020.

Table 7.1 Summary of Land Use from 1974 to 2020

Year	Land Use
1974	Farmland
1989	Vegetated land
1991	Vegetated land
2002	Vegetated land
2015	Vegetated land
2020	Vacant land

Based on the historical aerial photographs and site visit, it is not expected there will be potential land contamination issues at the Project Site.

8 Conclusions

The Environmental Assessment (EA) is prepared to identify all potential environmental impacts and relevant environmental requirements due to the operation of the proposed development.

Air Quality Impact

The proposed development is a residential use. As a result, there are no expected air pollutants emissions during operation phase and such, no potential air quality impacts are expected due to proposed development.

No chimney emission was found within 300 m of the Site, no unacceptable air quality impact arising from vehicular and industrial emissions on the proposed development is anticipated.

Noise Impact

The road traffic noise impacts were assessed based on the projected peak hour flows for the worst year within 15-year from the day of occupancy. The predicted traffic noise levels at all noise sensitive rooms complied with the HKPSG standard of 70 dB(A). Hence, no adverse traffic noise impact is anticipated.

Noise measurements were conducted to assess the existing fixed noise source impacts. Based on the result, the fixed noise sources should have minimal impact on the Proposed Development. Thus, no adverse fixed noise source impacts upon the Proposed Development.

Building service equipment and plant room will be fully enclosed by building structures. Furthermore, noise standard for all the planned fixed noise will comply with accordance to IND-TM for fixed plant sources. Hence, no adverse noise impact is anticipated.

Water Quality Impact

The effluent discharge will be in compliance with the discharge license requirements, and the Technical Memorandum (TM) under WPCO. Hence, no adverse impact on the WSR is anticipated during construction.

Regarding the water quality during operational stage, the sewage generated from the proposed development will be collected by the septic tank system. Hence, no adverse water quality impact is anticipated.

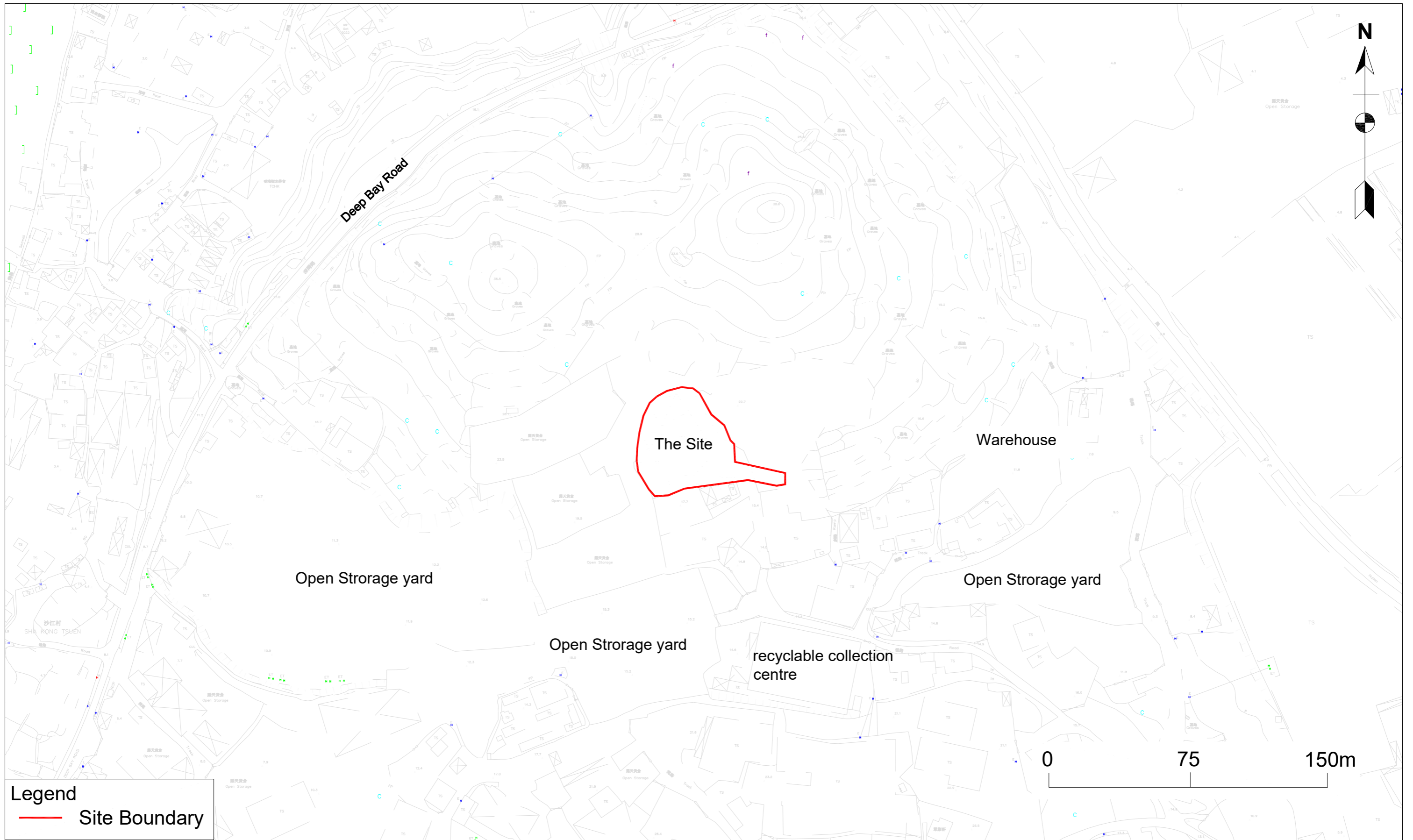
Waste Management

The potential impacts of waste arising from construction and operation phases of the proposed development have been assessed. With the implementation of waste management measures, waste generated/disposed of the proposed development should not lead to any adverse impact.

Land Contamination

Currently, there is no development at the Site. With the review of historical photograph and site visit, it is not expected there will be potential land contamination issues at the Project Site.

Figures



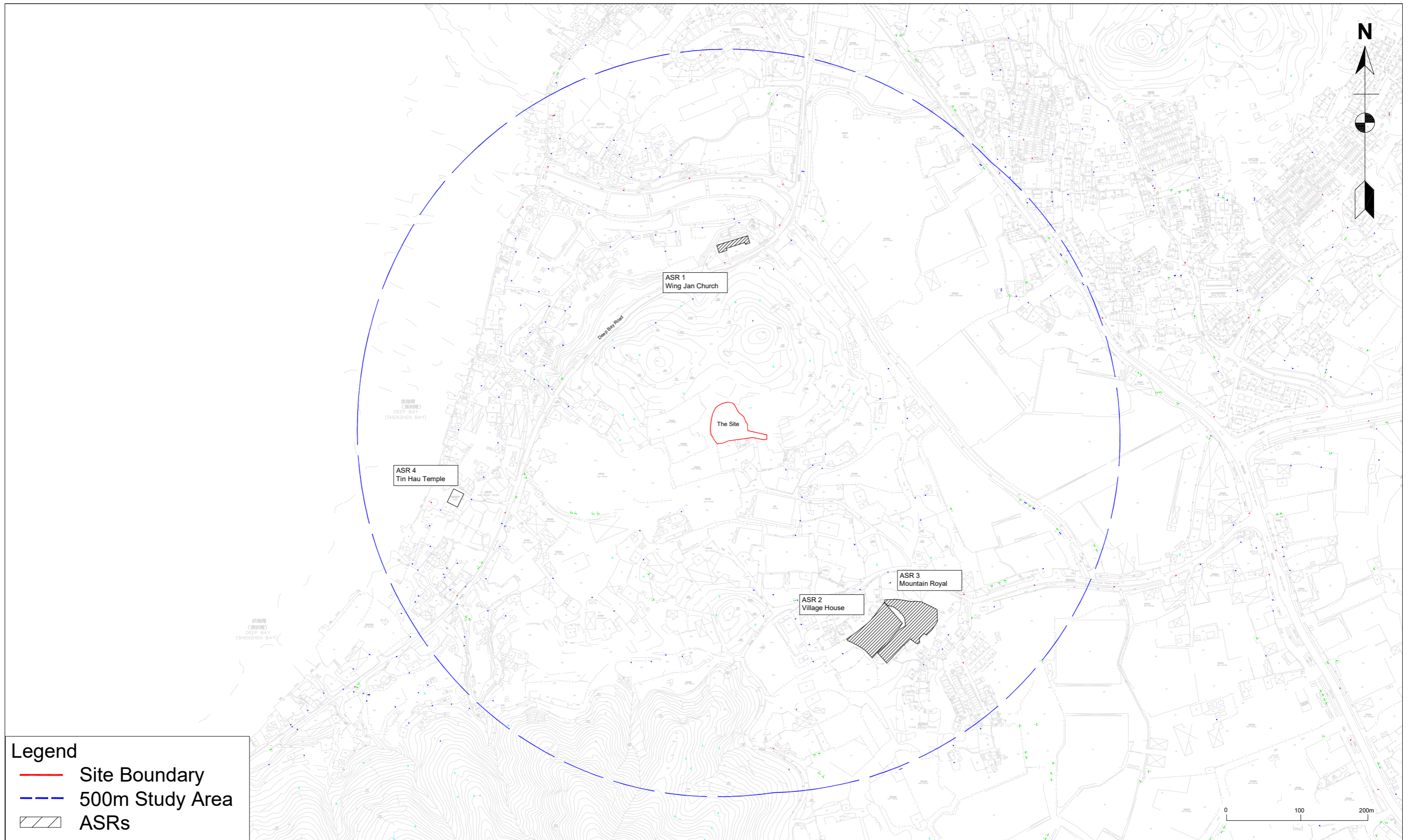
Legend
— Site Boundary

0 75 150m



Proposed Residential Development at Lot 182 S.B. in DD128
 Site Location and its Environ

Figure 2.1
 Rev. 0



Legend

- Site Boundary
- - - 500m Study Area
- ASRs

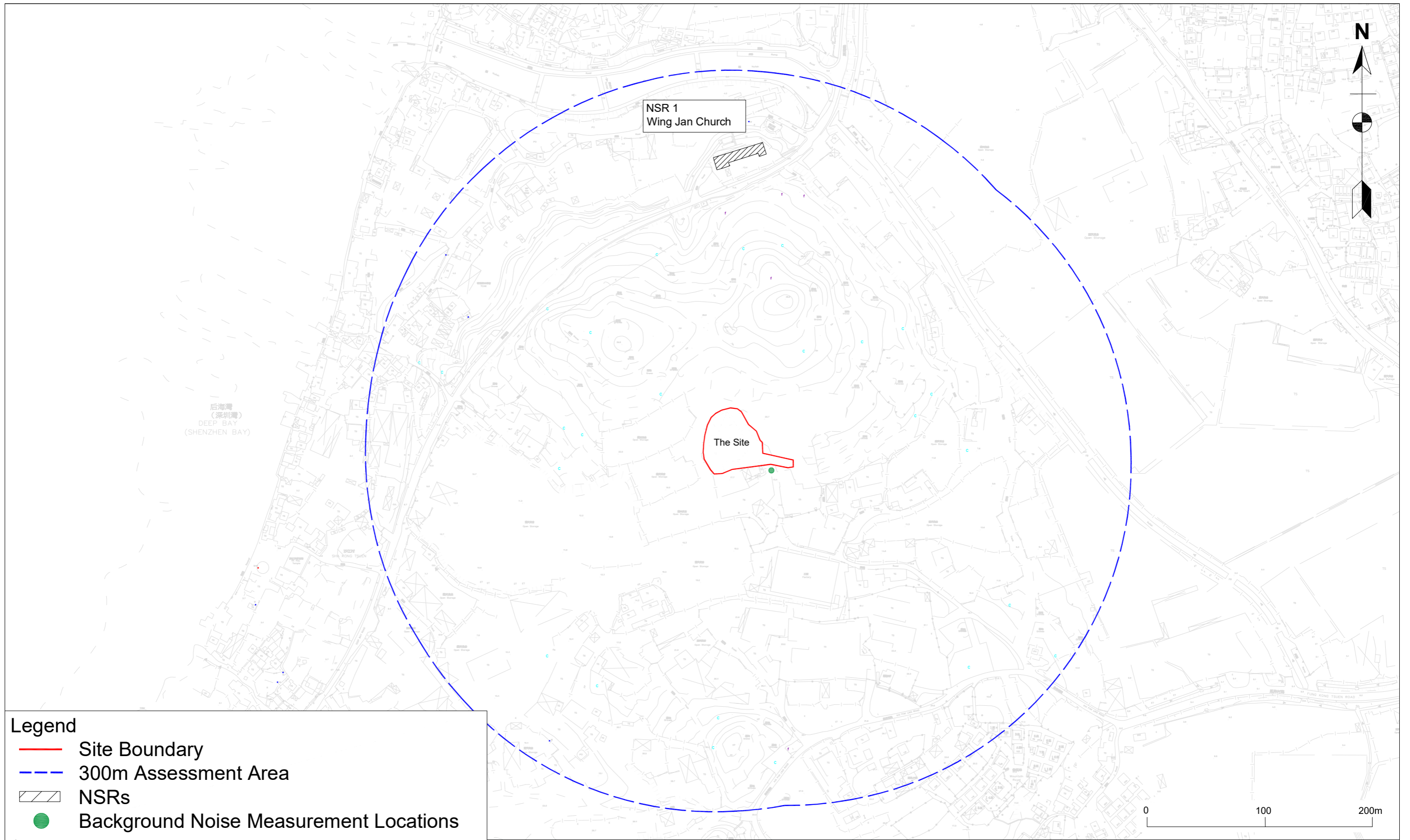
Proposed Residential Development at Lot 182 S.B. in DD128

Air Sensitive Receivers (ASRs)

Figure 3.1

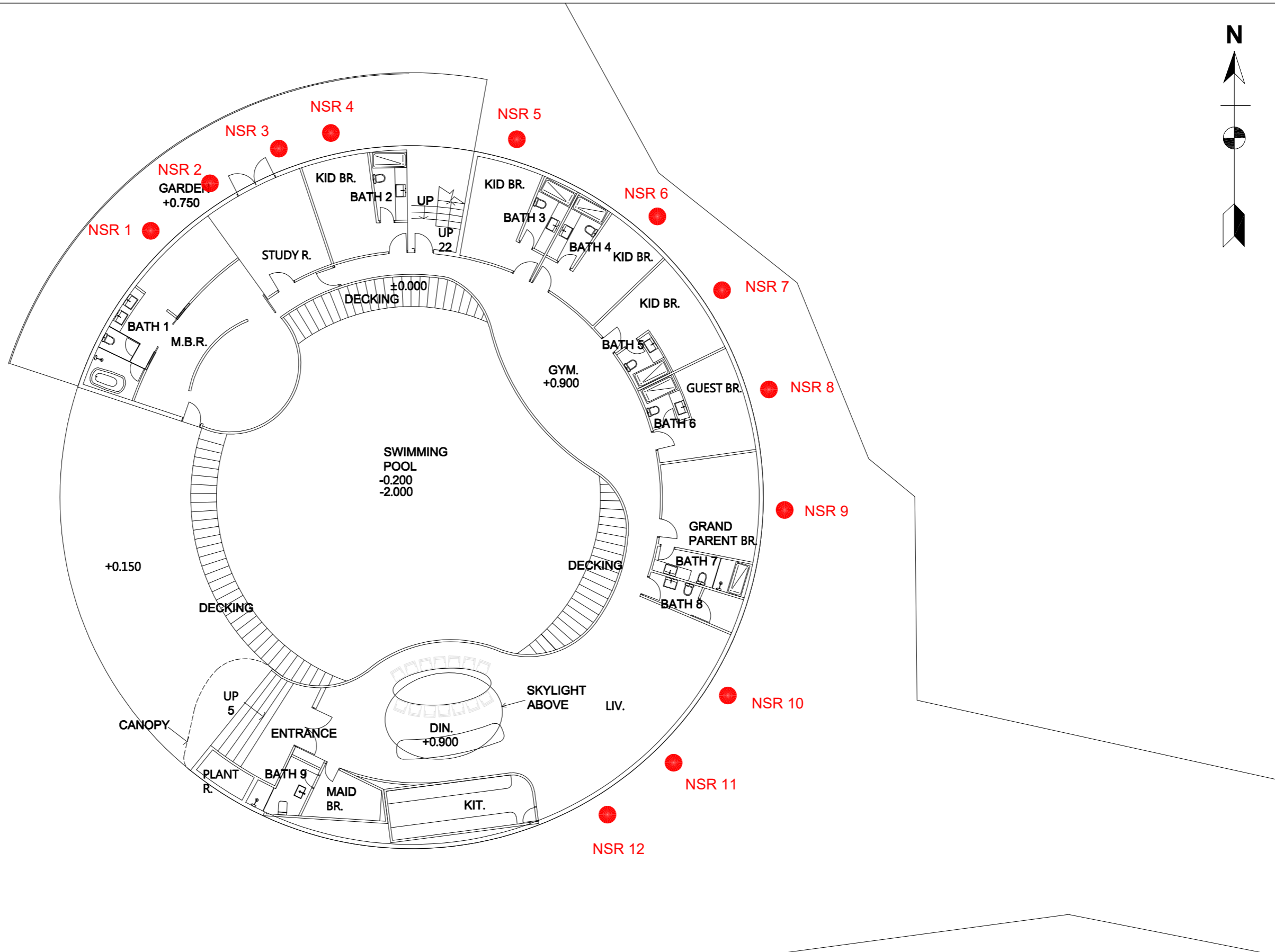
Rev. 0





Legend

- Site Boundary
- - - 300m Assessment Area
- NSRs
- Background Noise Measurement Locations



Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Location of the Assessment Points





Figure 4.2

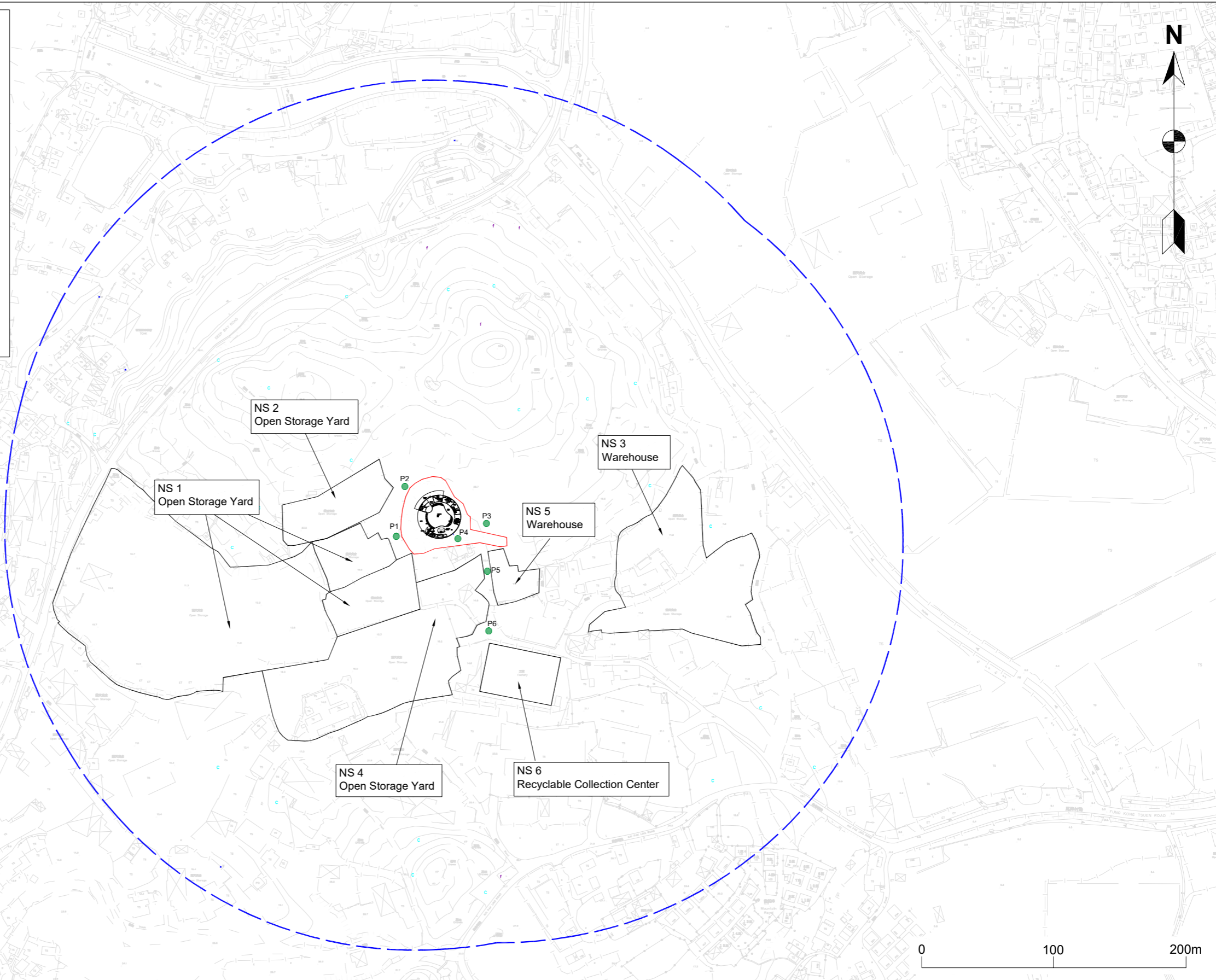
Rev. 0

Representative Noise Measurement

Points of Fixed Noise Source:

- NS 1: P1
- NS 2: P2
- NS 3: P3
- NS 4: P4
- NS 5: P5
- NS 6: P6

- Legend**
-  Site Boundary
 -  300m Assessment Area
 -  Existing Fixed Noise Source
 -  Measurement Points

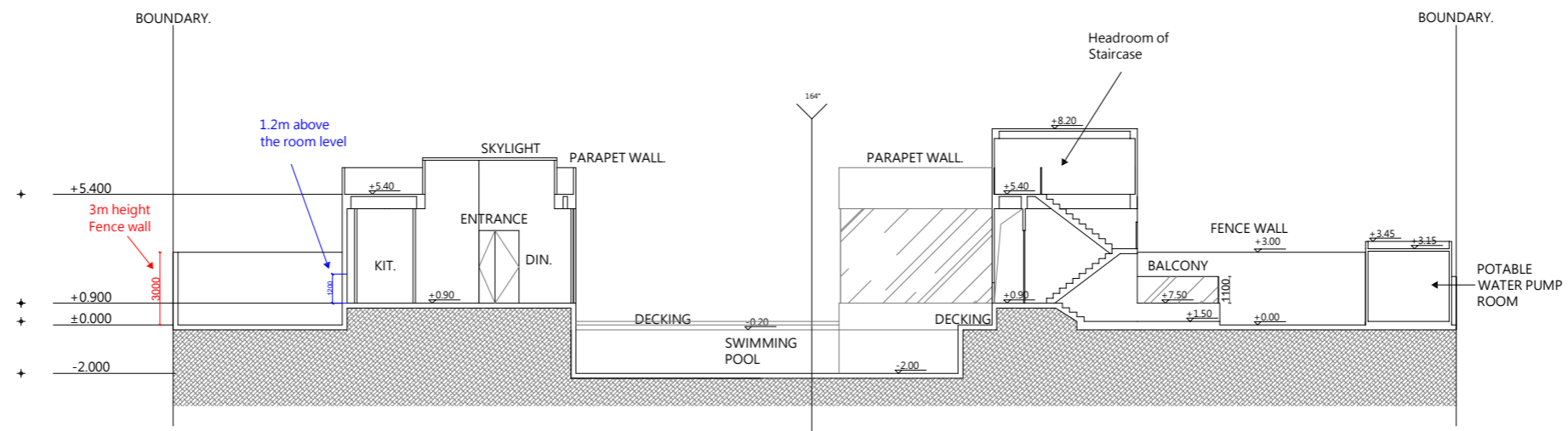


Proposed Residential Development at Lot 182 S.B. in DD128

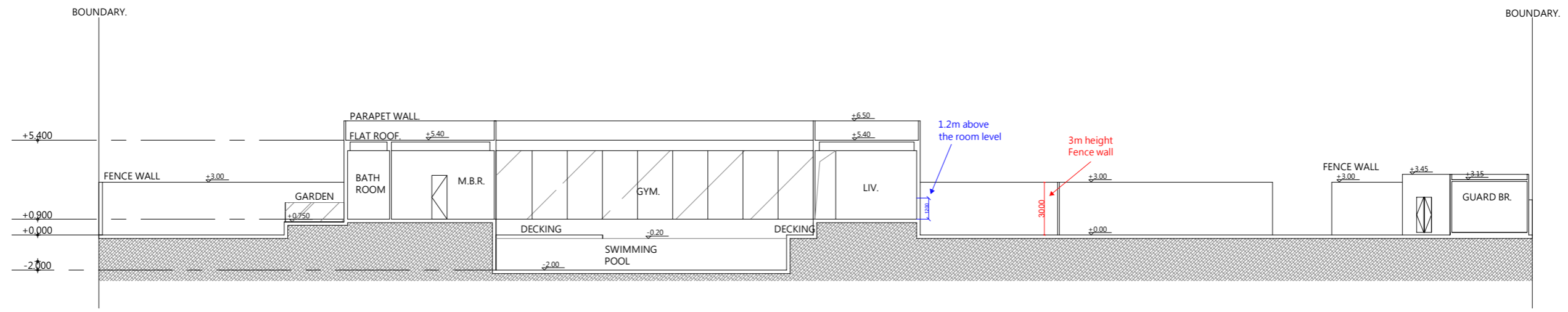
Location of Fixed Noise Source

Figure 4.3

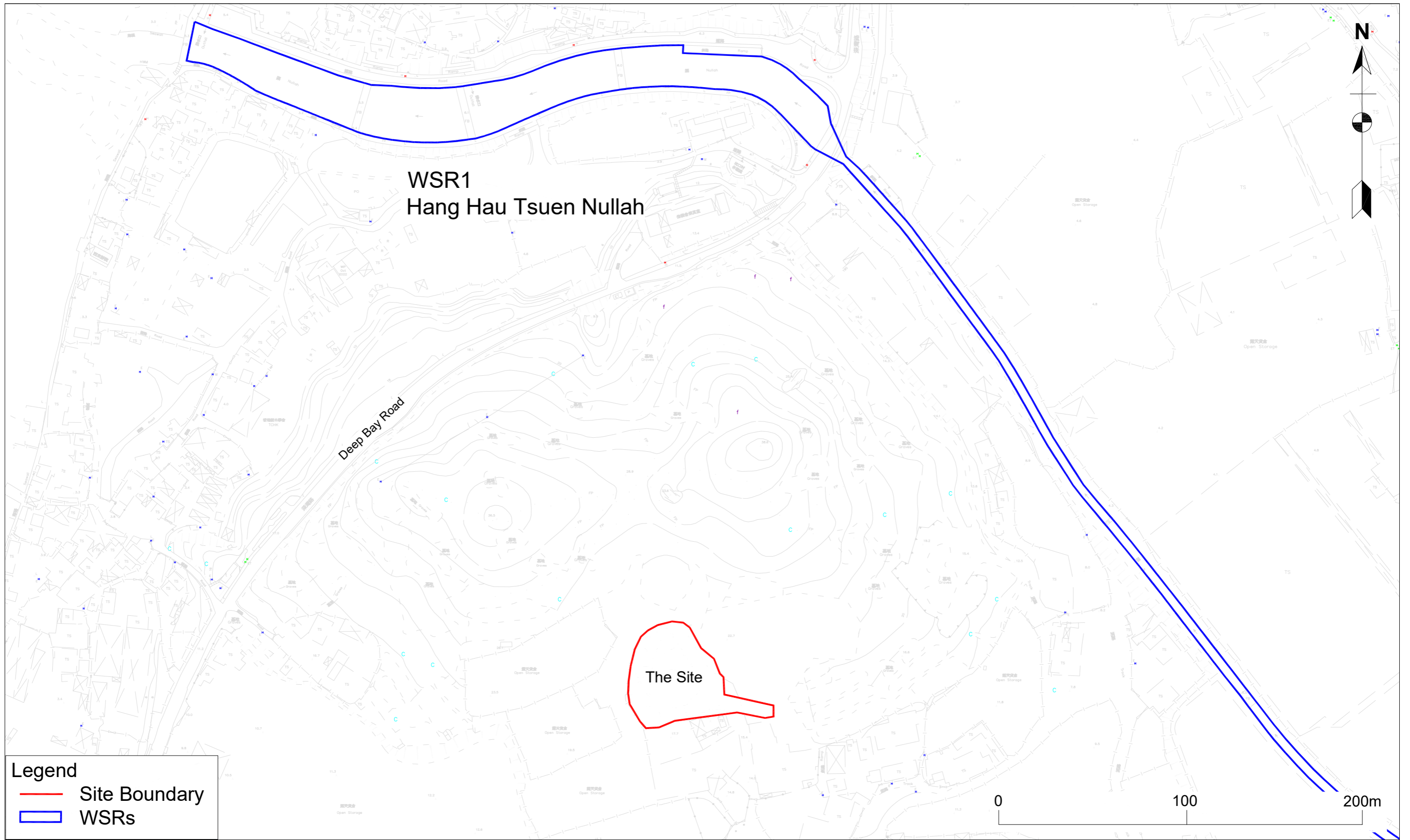
Rev. 0



SECTION A -A



SECTION B -B



Legend

- Site Boundary
- WSRs



Proposed Residential Development at Lot 182 S.B. in DD128

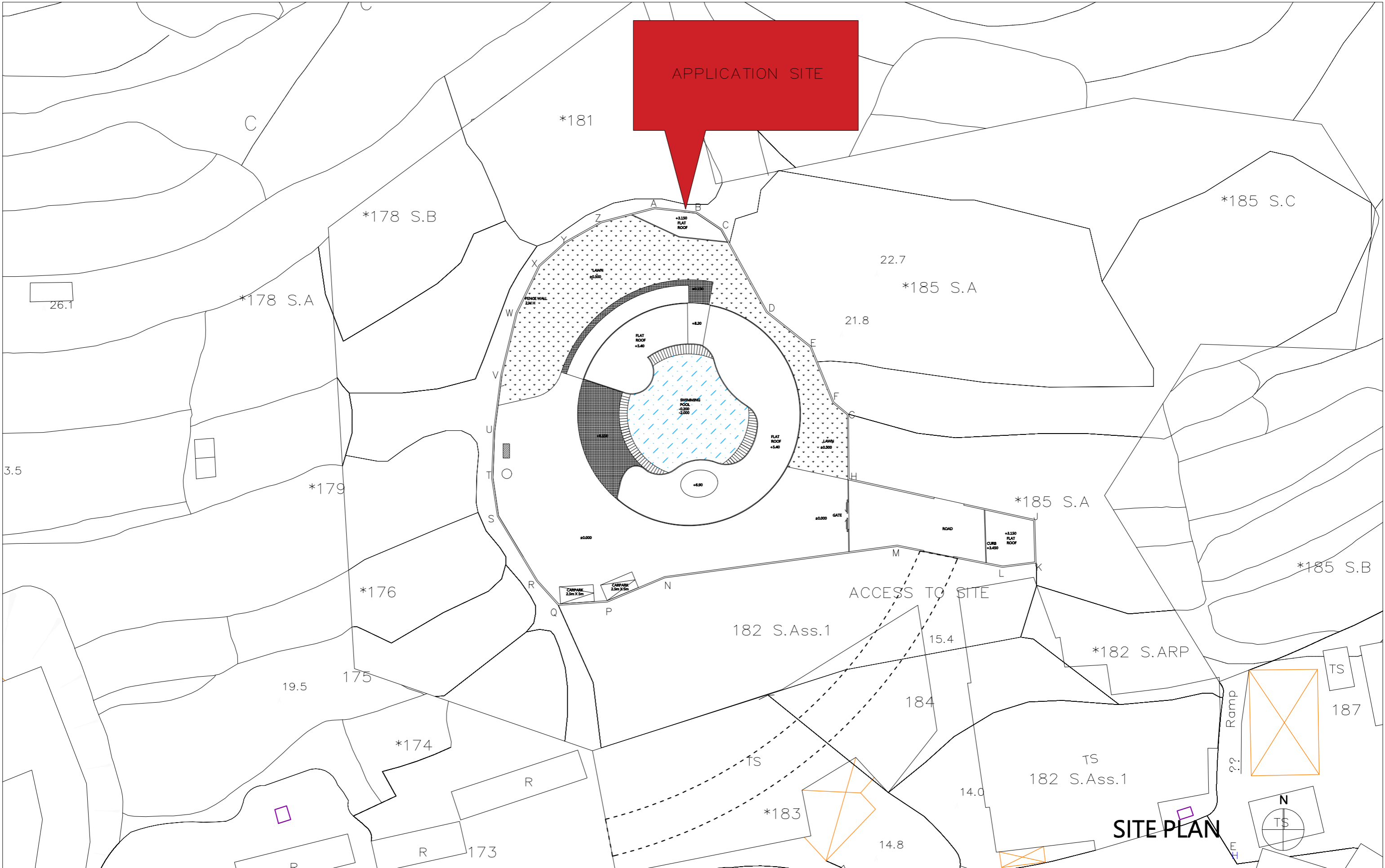
Water Sensitive Receivers (WSRs)

Figure 5.1

Rev. 0

Appendix A

Development Plan



SITE PLAN

DESIGN DRAWING

Rev	Date	Description
-	-	-

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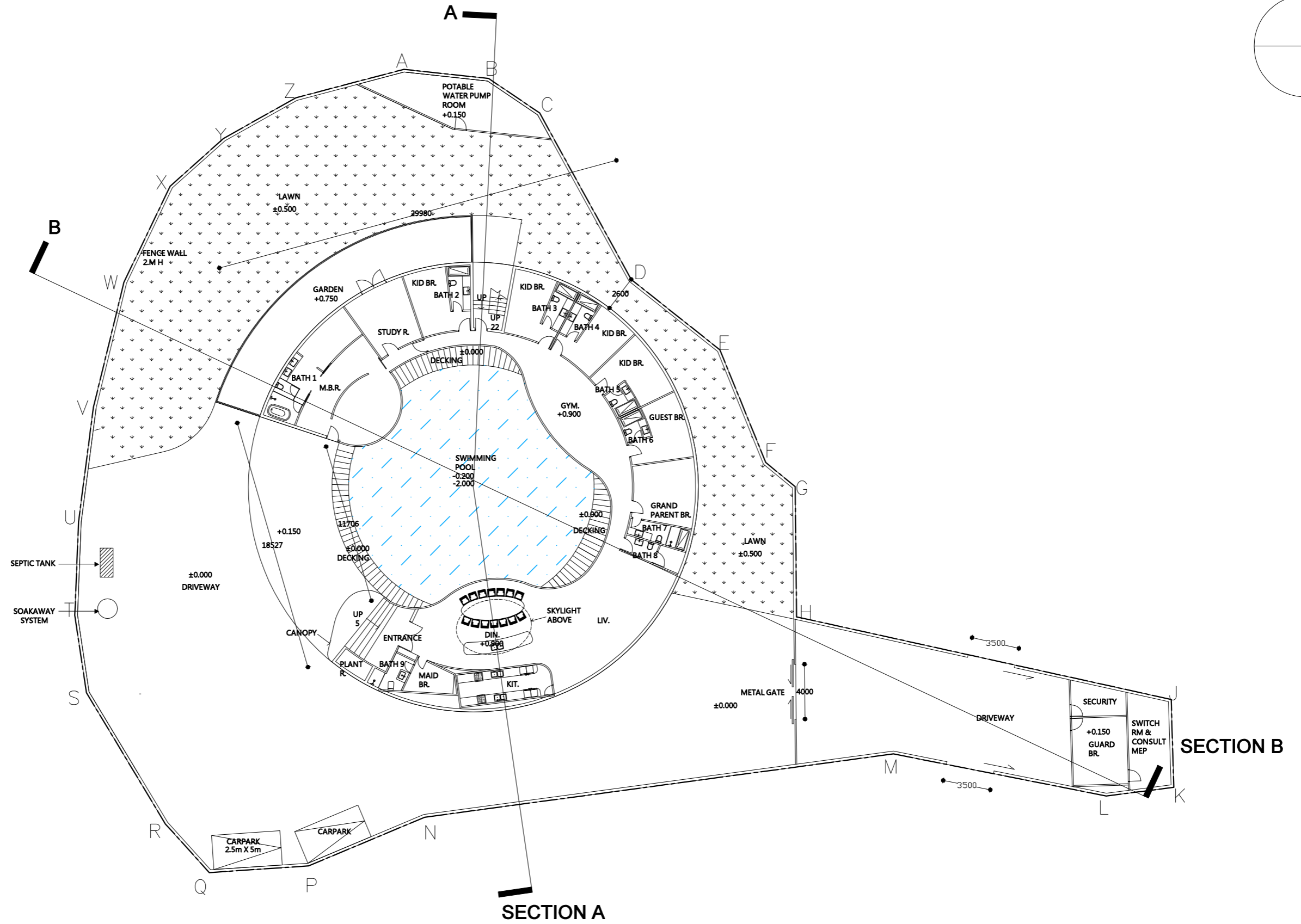
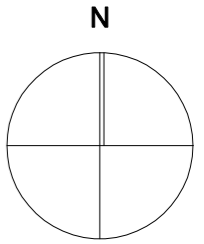
Project:
**PROPOSED HOUSE DEVELOPMENT
 AT LOT NO. 182 S.B. IN D.D. 128**

Drawing Title:
SITE PLAN



Project reference		Scale	Drawn	Checked	Approved
-		1:500 (A3)			
CAD reference		Date	Revision No./Date	Read in conj. with Drawing No.	
-		2022-02-17			

ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648



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Rev	Date	Description
-	-	-

Project:
**PROPOSED HOUSE DEVELOPMENT
AT LOT NO. 182 S.B. IN D.D. 128**

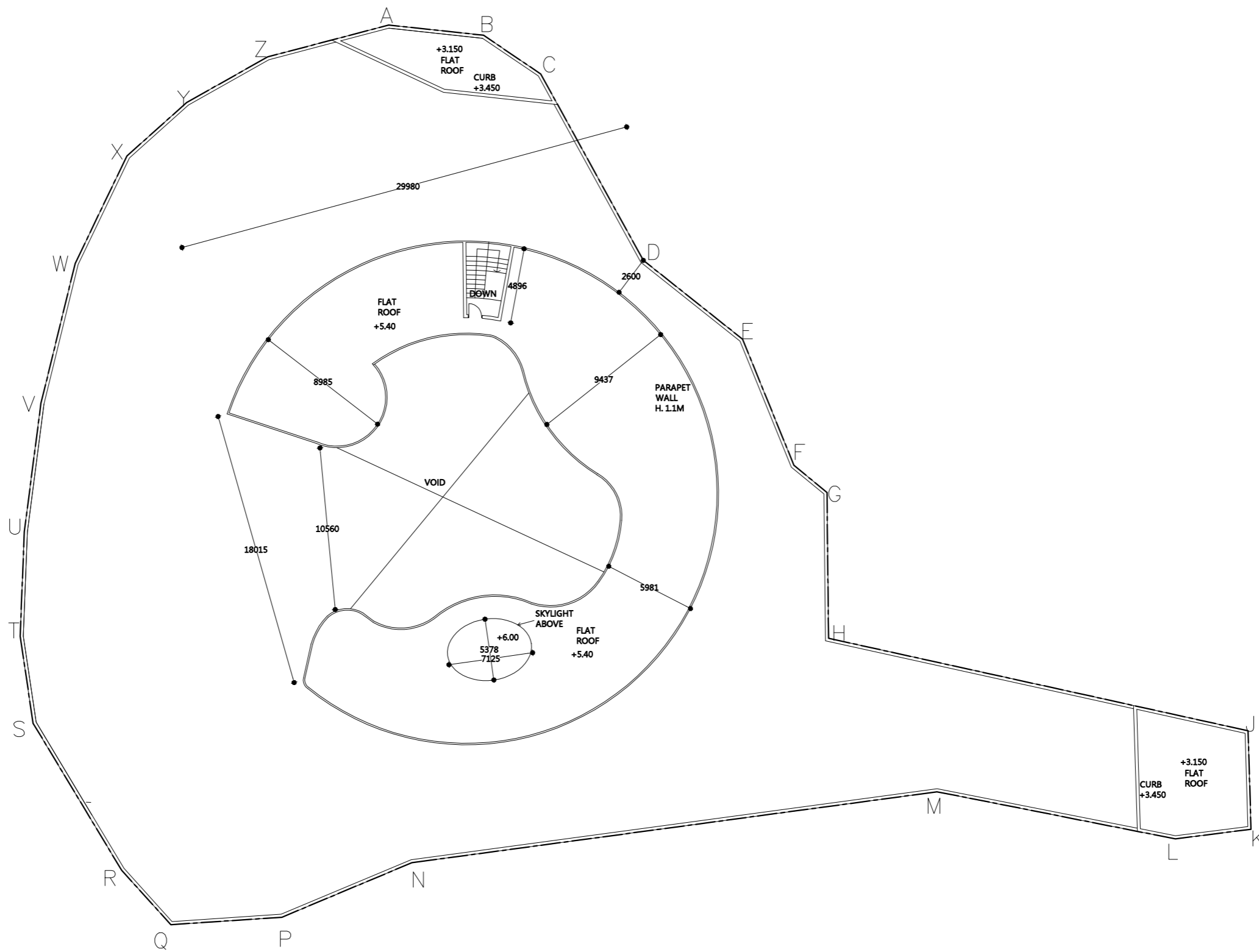
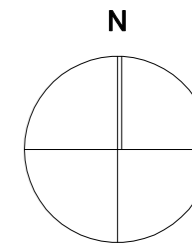


ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK Tel: 2646-6381 Fax: 2634-6648

Drawing Title:
GROUND FLOOR LAYOUT PLAN

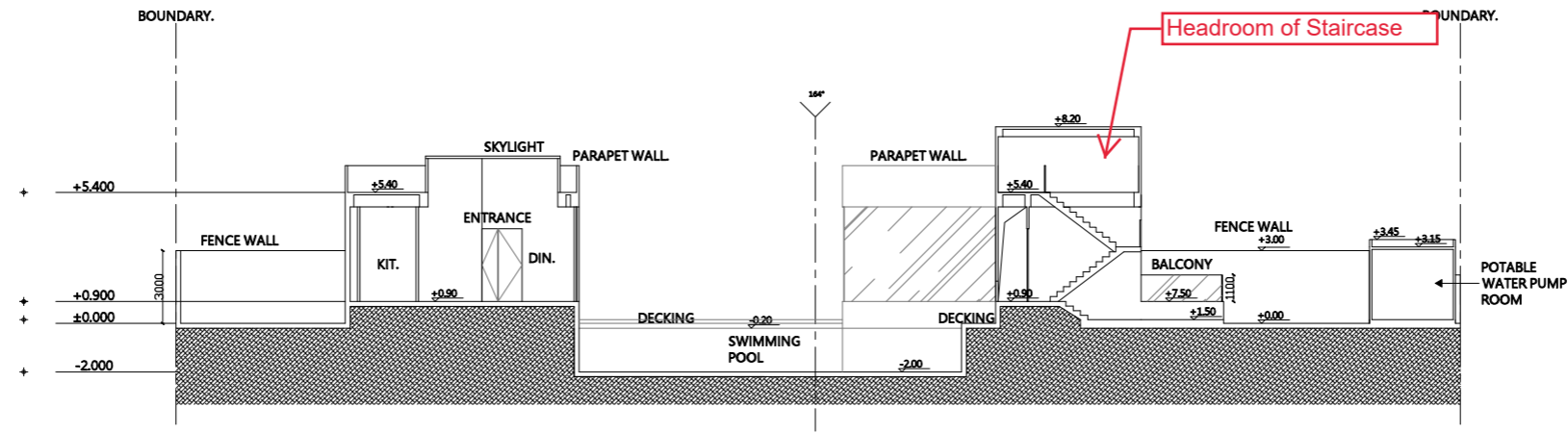
Project reference: - Scale: 1:300 (A3) Drawn: PY Checked: Approved

CAD reference: - Date: 2022-02-16 Revision No./Date: Read in conj. with Drawing No.

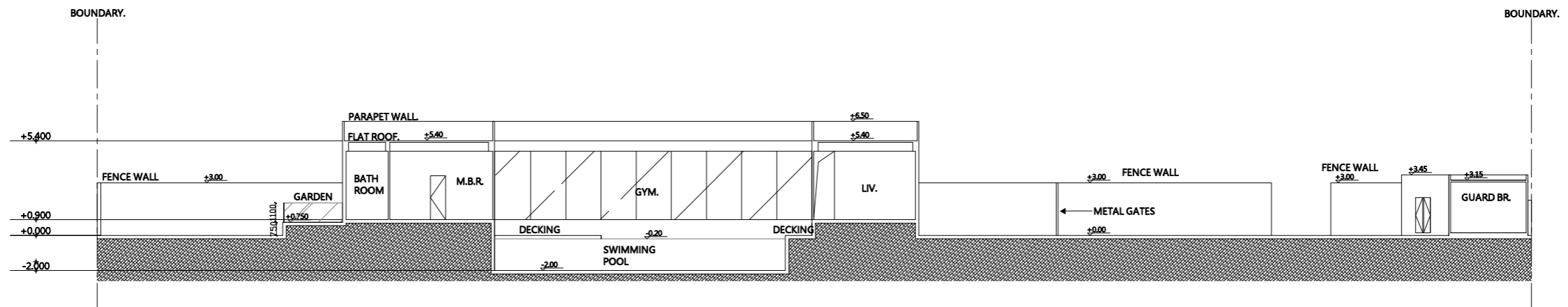


DESIGN DRAWING	Rev	Date	Description
	-	-	-
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Project:		ADO LTD. 18C6 TML Tower, 3 Hoi Shing Road, Tsuen Wan West, HK		Tel: 2646-6381 Fax: 2634-6648	
PROPOSED HOUSE DEVELOPMENT AT LOT NO. 182 S.B. IN D.D. 128		Project reference	Scale	Drawn	Checked
Drawing Title:		-	1:300 (A3)		Approved
ROOF FLOOR LAYOUT PLAN		CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.
			2021-2-16		



SECTION A -A



SECTION B -B

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Rev	Date	Description
-	-	-

Project:
**PROPOSED HOUSE DEVELOPMENT
 AT LOT NO. 182 S.B. IN D.D. 128**

Drawing Title:
SECTION A - A & B - B



ADO LTD. 18C6 TML Tower, 3 Hol Shing Road, Tsuen Wan West, HK		Tel: 2646-6381 Fax: 2634-6648	
Project reference	Scale	Drawn	Checked
-	1:300 (A3)		
CAD reference	Date	Revision No./Date	Read in conj. with Drawing No.
	2021-2-16		

Appendix B

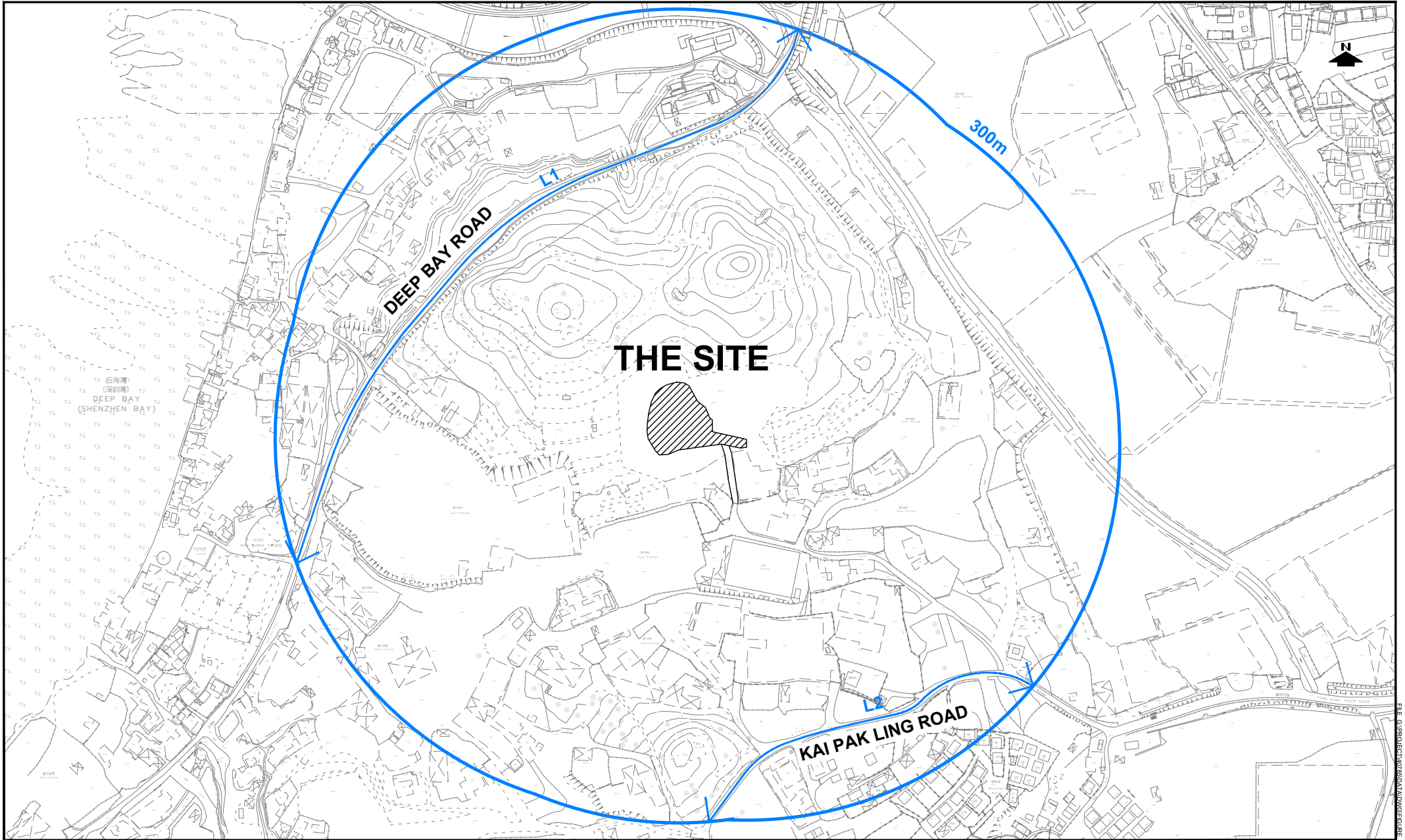
Traffic Flow in 2039

Table 2 2039 Traffic Forecast – AM Peak Hour

No.	Road	2039 Project Traffic Flows (veh/hr)	% of Heavies
L1-EB	Deep Bay Road	350	51%
L1-WB	Deep Bay Road	400	46%
L2-EB	Kai Pak Ling Road	50	51%
L2-WB	Kai Pak Ling Road	50	46%

Table 3 2039 Traffic Forecast – PM Peak Hour

No.	Road	2039 Project Traffic Flows (veh/hr)	% of Heavies
L1-EB	Deep Bay Road	400	41%
L1-WB	Deep Bay Road	400	41%
L2-EB	Kai Pak Ling Road	50	41%
L2-WB	Kai Pak Ling Road	50	41%



PROJECT NO.	40785
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	APR 2023
SCALE	1:4000@A4

PROJECT TITLE: PROPOSED SINGLE HOUSE RESIDENTIAL DEVELOPMENT AT LOT NO. 182 S.B IN D.D. 128 FUNG KONG TSUEN ROAD, NEW TERRITORIES

DRAWING TITLE	ROAD SECTIONS WITHIN 300m OF THE SITE
---------------	---------------------------------------

DRAWING NO.	FIGURE N1	REV.	.
		顧問有限公司 Consultancy Limited	

Appendix C

Predicted Traffic Noise Levels

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan
 Road Traffic Noise - Unmitigated

Room Type	M.B.R	STUDY R.	STUDY R.	KID BR.	KID BR.	KID BR.	KID BR.	GUEST BR.	GRAND PARENT BR.	LIV.	LIV.	LIV.
Floor/NSR	NSR 1	NSR 2	NSR 3	NSR 4	NSR 5	NSR 6	NSR 7	NSR 8	NSR 9	NSR 10	NSR 11	NSR 12
GF	64.6	64.6	64.6	64.6	63.9	62.4	61.3	60	58	46.6	44.1	48.8

Appendix D

Calculation of Existing Fixed Noise

Proposed Residential Development at Lot 182 S.B. in DD128, Lau Fu Shan

Estimation of noise level received by the Proposed Development

Fixed Noise Source	Description	Measured Noise Level	Distance from Noise Measurement Point to Noise Source	Distance Correction	Facade Correction ^[1]	Estimated Sound Power Level of Noise Source	Distance from Noise Source to 1m away from the Building Façade of the Proposed Development	Distance Correction	Barrier Correction ^[2]	Corrected Noise Level received by the Proposed Development	Total Predicted Noise Level at the Proposed Development	Noise Criteria (Daytime) ^[1]	Pass/ Fail
		dB(A)	m	dB(A)	dB(A)	dB(A)	m	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	
NS 1	Open Storage Yard	55.4	6.1	24	0	79	16.0	-32	-5	42	55.4	60	Pass
NS 2	Open Storage Yard	53.8	8.8	27	3	84	23.0	-35	-5	43			
NS 3	Warehouse	57.1	101.7	48	0	105	118.0	-49	-5	51			
NS 4	Open Storage Yard	55.7	19.0	34	3	92	22.0	-35	-5	52			
NS 5	Warehouse	59.1	2.7	16	3	79	27.0	-37	-5	37			
NS 6	Recyclable Collection Centre	58.7	9.2	27	3	89	85.0	-47	-5	37			

Notes:

[1] It is confirmed that all identified noise sources do not operate at evening and night time (1900-0700).

[2] Fence Wall will be built along the Site Boundary. Therefore -5dB(A) correction is applied.



[3] NS 2, NS 4, NS 5 and NS 6 are measured in free-field condition. Therefore, +3dB(A) correction is applied.

Appendix E

Photos of Fixed Noise Measurement

Proposed Residential Development at Lot 182 S.B. in DD128

Photo Record for Fixed Noise Measurement

Noise Source	Photo Record	Remark
NS 1		Façade measurement
NS 2		Free-field measurement

NS 3



Façade measurement

NS 4



Free-field measurement

NS 5



Free-field measurement

NS 6



Free-field measurement

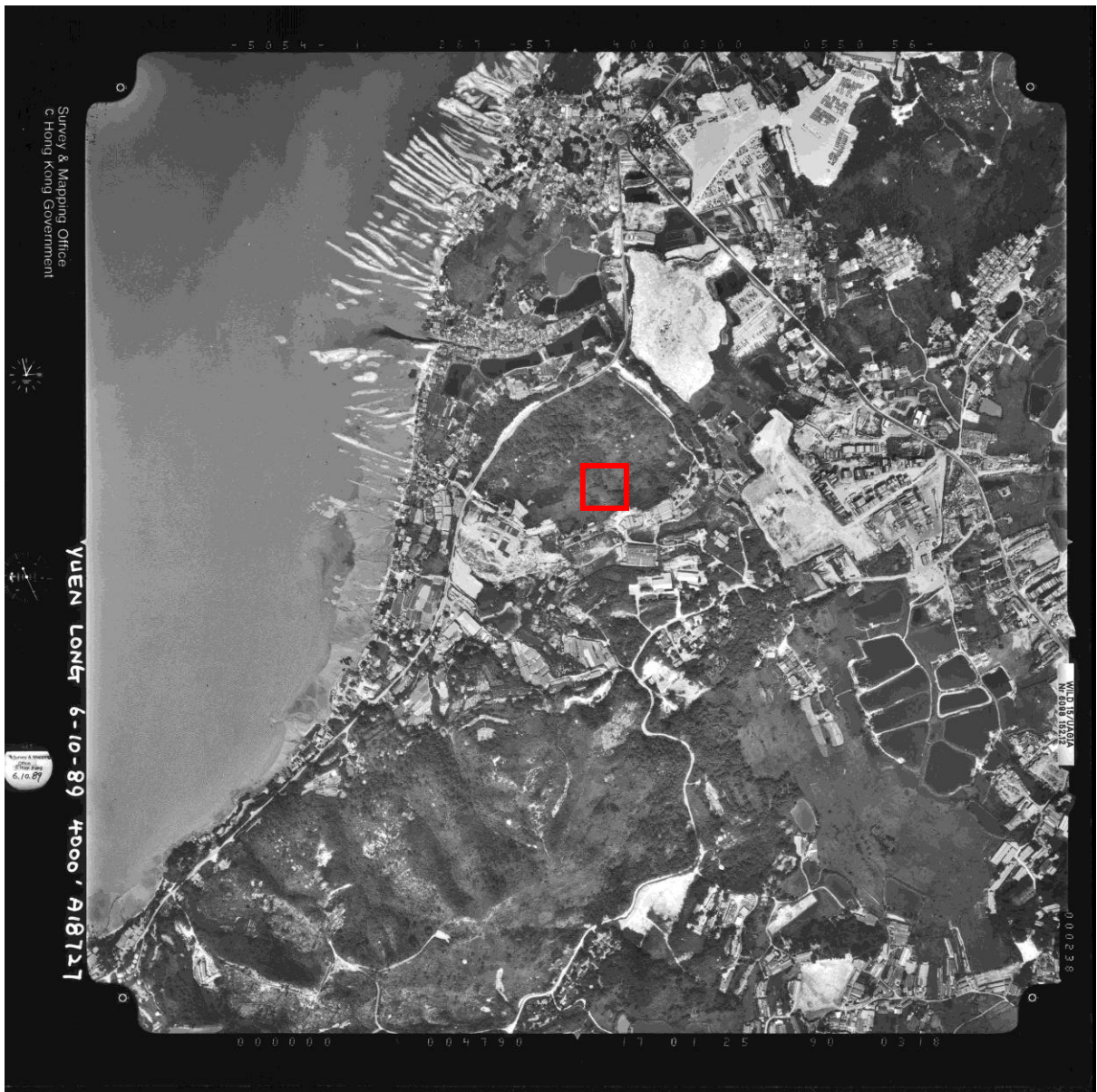
Appendix F

Aerial Photos

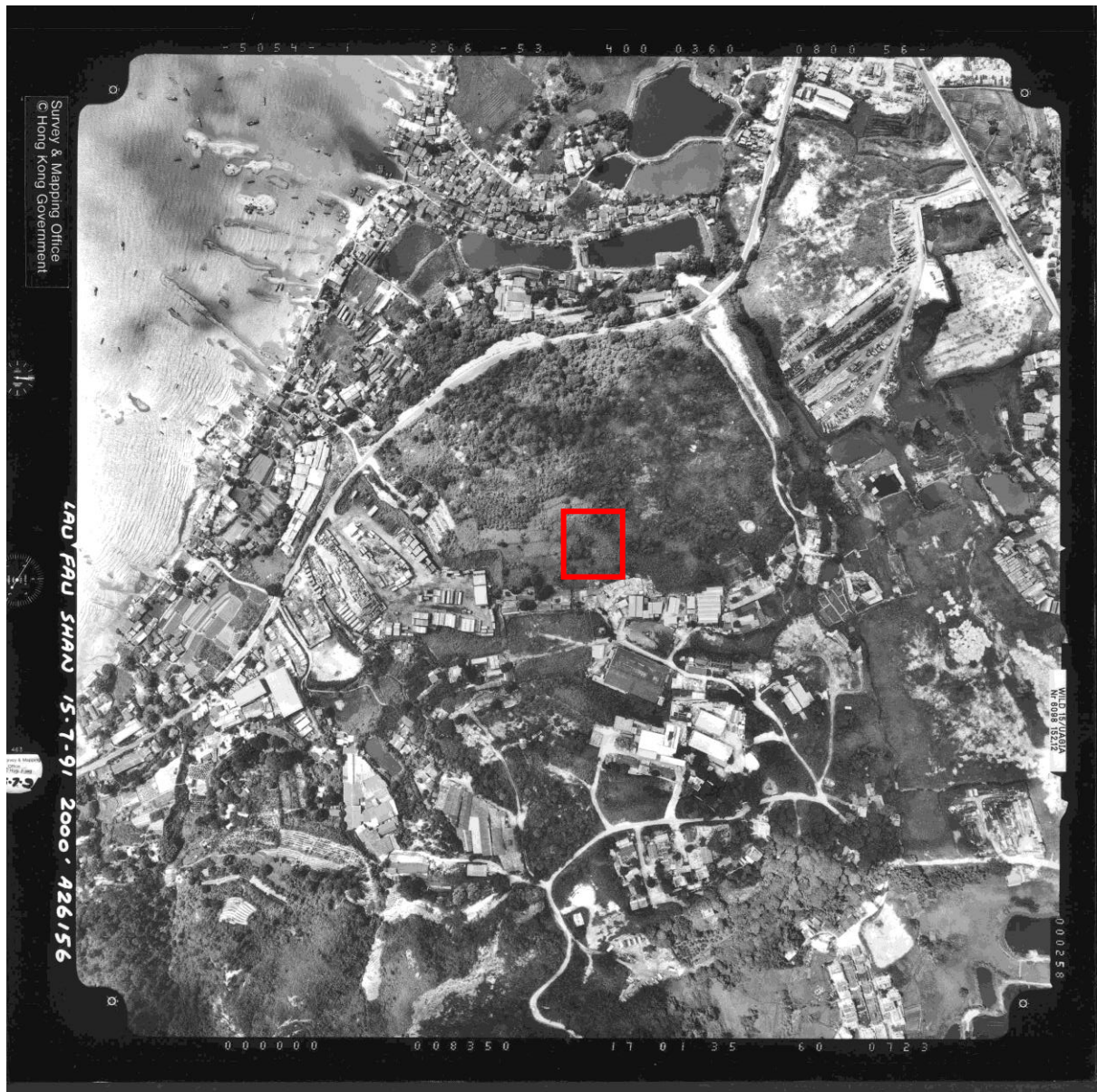
1974



1989



1991







Survey & Mapping Office, Lands Department
The Government of Hong Kong Special Administrative Region

香港特別行政區政府 地政總署測繪處



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E-105632C 6900' 25 Nov 2020 UltraCam Eagle 210mm
LAU FAU SHAN 流浮山



Annex 2

TD's Consent Letter on Traffic Forecast Result

3 August 2023

Our Ref: 40785/L47562/SLN/amw
Your Ref: (KN5T5) in TD NR157/161/YLDD-128

By Email and By Post

Transport Department
NT Regional Office
Traffic Engineering (NTW) Division
North West Section
7/F, Mongkok Government Offices,
30 Luen Wan Street, Mongkok, Kowloon

Attn: Mr. MA Yik Kau, Victor

Dear Mr. MA,

**Section 16 Application for Proposed House Development and Excavation of Land in
"Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories
- 2039 Traffic Forecast for Environmental Assessment**

We refer to your letter (Ref: (KN5T5) in TD NR157/161/YLDD-128) dated 7 June 2023.

Please be informed that the 2019-based BDTM is also obtained to forecast the 2039 traffic flows and the results are shown in the following table:

Location	2039 Projected Traffic Flows (veh/hr)			
	2016-Based BDTM		2019-Based BDTM	
	AM	PM	AM	PM
Deep Bay Road EB	350	400	350	400
Deep Bay Road WB	400	400	300	300
Kai Pak Ling Road EB	50	50	50	50
Kai Pak Ling Road WB	50	50	50	50

As compared the traffic forecast results generated from the 2016-Based and the 2019-Based BDTMs, it was observed that the traffic forecast results in the 2016-Based BDTM produced more conservative numbers (higher traffic flows) and therefore, was continued to be adopted in the environmental assessment. At the same time, that there is no major planned development within 300m radius from the Site as checked in the public domain.

We would be pleased to have your further comment on the above traffic forecast. Should you have any queries, please feel free to contact the undersigned at 2831-9191.

Yours faithfully,



S L Ng

By Fax and by Post

2831 0003

**運輸署****Transport Department**

本署檔案 Our Ref. : (KNN4A) in TD NR157/161/YLDD-128
來函檔號 Your Ref. : 40785/L47562/SLN/amw
電話 Tel. : 2399 2422
圖文傳真 Fax : 2381 3799
電郵 Email : ykma@td.gov.hk

9 August 2023

LLA Consultancy Limited
Unit 610, 6/F, Island Place Tower,
510 King's Road,
North Point,
Hong Kong
(Attn: Mr. S L NG)

Dear Mr. NG,

**Section 16 Application for Proposed House Development and Excavation
of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha
Tsuen, Yuen Long, New Territories -
2039 Traffic Forecast for Environmental Assessment**

I refer to your above-referenced letter regarding the captioned submission.

Please be advised that we have no further comment on the submission from traffic engineering perspective.

As a remark, please be reminded to consult PlanD and CEDD to take into account the latest planning assumptions and road network in HSK/HT NDA and the concerned area in your assessment.

Yours faithfully,

(Victor MA)

for Commissioner for Transport

c.c.
PlanD
CEDD

Fax: 2489 9711

Fax: 2693 2918

新界分區辦事處
NT Regional Office
九龍聯運街三十號旺角政府合署七樓
7th Floor, Mong Kok Government Offices, 30 Luen Wan Street, Kowloon.
圖文傳真 Fax No.: 2381 3799 (新界區) (NTRO)
網址 Web Site: <http://www.td.gov.hk>