

## ***Annex E***

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### **Replacement Pages of Environmental Assessment**

## 1. INTRODUCTION

### 1.1 Background

- 1.1.1 The Project Site is situated at No.200 – 210 Lai King Hill Road, Kwai Chung, which is currently occupied by the Salvation Army Lai King Home. The redevelopment at the Project Site comprises two 7-storey buildings (excluding LG/F) with a building height of approximately 63.45mPD (hereafter referred to as the “Proposed Development”).
- 1.1.2 Ramboll Hong Kong Limited has been commissioned by the Salvation Army to conduct this Environmental Assessment (EA) in order to demonstrate that the Proposed Development will be environmentally acceptable.

### 1.2 Project Site and its Environs

- 1.2.1 The Project Site is currently the Salvation Army Lai King Home. **Figure 1.1** shows the location of the Project Site and its environs. The Project Site is bounded by Lai King Hill Road to the North, Kwai Chung Road to the South and some housing estates to the East and West.

### 1.3 Proposed Development

- 1.3.1 The Project Site will be redeveloped into two 7-storey buildings (excluding LG/F) with a total GFA of about 12,888 m<sup>2</sup>. The maximum building height is at 63.45 mPD. The occupation year of the Proposed Development is anticipated to be in 2029.
- 1.3.2 The Proposed Development will comprise the following facilities:
- Day Activity Centre (DAC);
  - Integrated Vocational Rehabilitation Services Centre (IVRSC);
  - Hostel for Severely Mentally Handicapped Persons (HSMH);
  - Hostel for Moderately Mentally Handicapped Persons (HMMH);
  - Care & Attention Home for Severely Disabled Persons (C&A/SD);
  - Residential Respite Service (RRS);
  - Extended Care Programme; and
  - Ancillary facilities.
- 1.3.3 The indicative layout plan of the Proposed Development is shown in **Appendix 1.1**.

### 1.4 Scope

- 1.4.1 The scope of this EA includes the assessment of the key potential environmental impacts of the Proposed Development:
- Air quality impact;
  - Noise impact;
  - Water quality impact; and
  - Waste management.
- 1.4.2 The existing buildings were built in 1979, and the building structure has remained unchanged as of present. Prior to the 1970s, the land was vacant. Based on the approved floor plans of the existing buildings, no sign of obvious or suspected land contamination sources, such as chemical storage tank and storage area for chemical waste and dangerous goods, have been identified on the ground floor of the buildings.
- 1.4.3

- 1.4.4 The transformer room located on the ground floor has been in use since the occupation of the building in 1979, and it is still operational up to the present day. The site inspection conducted on 2<sup>nd</sup> February 2024 did not identify sign of oil stain or spillage/leakage of chemicals in the transformer room. Photo of the transformer room at the Application site is presented in **Appendix 1.2**. CLP Power Hong Kong Limited (CLP) has been consulted and they confirmed that the transformer inside the transformer room of the Site is free from the chemical polychlorinated biphenyl (PCB) and there is no record of reported incident of spillage/leakage of chemicals within the Application Site. Email of CLP's reply is given in **Appendix 1.3**. Therefore, it is anticipated that there would be no potential land contamination issue associated with the existing transformer room at the Application Site.
- 1.4.5 To date, the Project Site is being used as a social service centre, which does not involve land contaminating activities. No land contamination concern at the Project Site is identified.

**Table 3.20 Predicted Rail Noise Impact**

NSR/ NAP	Unit	Daytime/ Evening Period (0700- 2300)		Night-time Period (2300-0700)		Leq (24hr)	
		Criteria	Impact	Criteria	Impact	Criteria	Impact
RN01	L <sub>eq</sub> (30 min) dB(A)	70	49	60	47-48	-	-
	L <sub>eq</sub> (24 hr) dB(A)	-	-	-	-	65	49-50
RN02	L <sub>eq</sub> (30 min) dB(A)	70	55	60	53	-	-
	L <sub>eq</sub> (24 hr) dB(A)	-	-	-	-	65	55
RN03	L <sub>eq</sub> (30 min) dB(A)	70	49	60	48	-	-
	L <sub>eq</sub> (24 hrs) dB(A)	-	-	-	-	65	50
RN04	L <sub>eq</sub> (30 min) dB(A)	70	54	60	52	-	-
	L <sub>eq</sub> (24 hr) dB(A)	-	-	-	-	65	54

### 3.9 Mitigated Measures

#### Construction Phase

3.9.1 The following good site practices should be adopted as far as practicable to minimize the noise impact of construction activities on the nearby NSRs.

- Use of Quality PMEs with lower SWL;
- Use of noise insulating fabric, movable barriers and enclosures to noisy PMEs as far as practicable;
- Only well-maintained plant should be operated on-site, and plants should be serviced regularly during the construction period;
- Noisy equipment and activities should be located as far away from NSRs as practicable;
- Plant known to emit noise strongly in one direction should, wherever possible, be properly orientated so that the noise is directed away from the nearby NSRs;
- Use of site hoarding as a noise barrier to screen noise at low level NSRs;
- Any material stockpiles and other structures should be effectively utilized, wherever practicable, to screen the noise from on-site construction activities;
- Unused equipment should be turned off or throttled down. PME should be kept to a minimum and the parallel use of noisy equipment/ machinery should be avoided;
- Regular maintenance of all plant and equipment, and use of material stockpiles and other existing structures as effective noise barriers, where practicable; and
- The Contractor shall devise, arrange methods of working and carry out the Works in such a manner so as to minimize noise impacts on the surrounding environment,

**RNIA Results (Daytime, Unmitigated)**

NSR ID	Floor	mPD*	Criteria	Overall LAeq, dB(A)
RN01	2/F	48.9	70	49
RN01	3/F	52.1	70	49
RN02	2/F	48.9	70	55
RN02	3/F	52.1	70	55
RN03	4/F	55.2	70	49
RN03	5/F	58.4	70	49
RN03	6/F	61.5	70	49
RN04	4/F	55.2	70	54
RN04	5/F	58.4	70	54
RN04	6/F	61.5	70	54

NSR ID	Criteria	Overall LAeq, dB(A)
RN01	70	49
RN02	70	55
RN03	70	49
RN04	70	54

**RNIA Results (Night Time, Unmitigated)**

NAR ID	Floor	mPD*	Criteria	Overall LAeq, dB(A)
RN01	2/F	48.9	60	47
RN01	3/F	52.1	60	48
RN02	2/F	48.9	60	53
RN02	3/F	52.1	60	53
RN03	4/F	55.2	60	48
RN03	5/F	58.4	60	48
RN03	6/F	61.5	60	48
RN04	4/F	55.2	60	52
RN04	5/F	58.4	60	52
RN04	6/F	61.5	60	52

NAR ID	Criteria	Overall LAeq, dB(A)
RN01	60	47-48
RN02	60	53
RN03	60	48
RN04	60	52

**RNIA Results (24 hours, Unmitigated)**

NSR ID	Floor	mPD*	Criteria	Overall LAeq, dB(A)
RN01	2/F	48.9	65	49
RN01	3/F	52.1	65	50
RN02	2/F	48.9	65	55
RN02	3/F	52.1	65	55
RN03	4/F	55.2	65	50
RN03	5/F	58.4	65	50
RN03	6/F	61.5	65	50
RN04	4/F	55.2	65	54
RN04	5/F	58.4	65	54
RN04	6/F	61.5	65	54

NSR ID	Criteria	Leq 24 hours, dB(A)
RN01	65	49-50
RN02	65	55
RN03	65	50
RN04	65	54