DeSPACE (International) Limited

Date: 17th May 2024

Page(s): 12 + Attachments
BY HAND & EMAIL
(tpbpd@pland.gov.hk)

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

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APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME(S) FOR THE ELDERLY) IN "RESIDENTIAL (GROUP A)" ZONE IN LOT NO. 3678 in D.D. 120, YUEN LONG, NEW TERRITORIES

Town Planning Application No. A/YL/319 – Submission of Further Information

References are made to the emails dated 16th April 2024, 23rd April 2024 and 25th April 2024 respectively from the Planning Department in relation to technical comments from various departments.

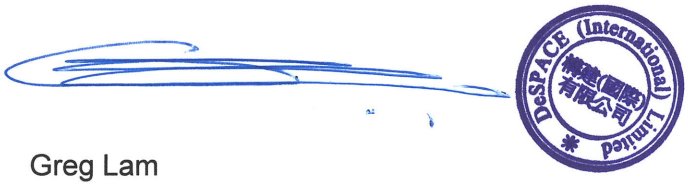
In order to address the comments above, attached please find 4 copies of the response-to-comment table and the following attachments: -

- Attachment 1: Replacement of S16 Application form (p. 2, 7-9 and 14-16)
- Attachment 2: Replacement of Supplementary Planning Statement (Executive Summary, p.1 and 10-11) and Replacement of Appendix 2
- Attachment 3: Revised Environmental Assessment Report
- Attachment 4: Vertical Greening Layout Design Intent and Plant Species

We should be most grateful if you notify us of any queries on the application for our corresponding action in due course.

Should there be any queries, please do not hesitate to contact Mr. Calton HEUNG at [redacted] or the undersigned at [redacted]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

[redacted]

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in "Residential (Group A)" Zone at Lot 3678 in D.D. 120, Yuen Long, New Territories (Application No. A/YL/319)

Departmental Comments (Email from Planning Department dated 16.4.2024, 23.4.2024 and 25.4.2024)	
Departmental Comments	Response
1. Director of Social Welfare (DSW), Social Welfare Department (16.4.2024)	
a) As mentioned in Para 4.3 of Supplementary Planning Statement, the applicant stated that "it is well-noted that the proposed RCHE(s) can be managed and operated by more than one licensed RCHE operators". For clarify sake, we would like the applicant to confirm the number of the RCHE(s) intended to be provided in the subject development for SWD's consideration.	There will be one license RCHE operator in the subject development.
b) If more than one number of RCHE is confirmed to be constructed, the applicant should take note that NO division of each of the RCHE premises will be allowed and assignment, mortgage, underletting, or other disposal of each of the RCHE premises will be prohibited except as a whole unit in accordance with Para 3(ii) in the Practice Note No. 5/2023.	Noted.
2. Director of Environmental Protection (DEP), Environmental Protection Department (16.4.2024)	
Comments on Air Quality	
a) Section 2.5.1 - The consultant should provide more details of the dusty activities, including area of site	More details of the dusty activities, including the potential area of excavation and amount of excavated materials to be handled at a time, no.

formation/excavation and amount of excavated materials to be handled at a time, no. of construction/dump trucks and machinery to be used on-site per time, etc. to address if adverse construction air quality impact on the nearby ASRs is not anticipated with mitigation measures in place.	of construction/dump trucks and machinery to be used on-site per time are provided in Section 2.5.1 to Section 2.5.3 of the Revised Environmental Assessment Report (**Attachment 3**). Construction air quality impact on the nearby ASRs is not anticipated with the mitigation measures mentioned in Section 2.5.6 of the Revised Environmental Assessment Report (**Attachment 3**).
b) Sections 2.5.2 and 2.5.3 – (i) Apart from Yuen Long Barrage and Nullah Improvement Schemes and Construction of Elevated Pedestrian Corridor in Yuen Long Town connecting with Long Ping Station, please clarify if there is any other concurrent projects within 500m from the project site boundary and their cumulative impacts (if any) should be addressed in the report. (ii) Please address if close liaison with the contractor of the concurrent projects shall be conducted to avoid any dusty activities to be taken place at the same time to minimize the cumulative dust impact.	(i) It is clarified that there is no other concurrent project within 500m from the project site boundary and the potential cumulative construction air impacts are addressed in Section 2.5.4 to 2.5.5 of the Revised Environmental Assessment Report (**Attachment 3**). (ii) Close liaison with the contractor of the concurrent projects will be conducted to avoid any dusty activities to be taken place at the same time to minimize the cumulative dust impact.
c) Section 2.5.4 - Suggest to remove "dust" in last line of 1st paragraph.	"Dust" is removed from the last line of 1st paragraph in Section 2.5.6 of the Revised Environmental Assessment Report (**Attachment 3**).

d) Section 2.5.5 - Suggest to revise "dust" to "above".	"dust" is revised to "above" in Section 2.5.7 of the Revised Environmental Assessment Report (**Attachment 3**).
e) Table 2.6 - Please check with Transport Department to confirm if the road type of Fook Tak Street and Yuen Long Pau Cheung Square is Local Distributor or provide the peak traffic flow of these 2 roads to justify they can be considered as LD with limited traffic, and hence to determine the appropriate recommended buffer distance.	The road type classification have been submitted to TD for their agreement as shown in Appendix 2.1 of the Revised Environmental Assessment Report (**Attachment 3**). TD's confirmation on the road type classification of Fook Tak Street and Yuen Long Pau Cheung Square will be provided once available.
f) Section 2.6.3 - Please address if there is any adverse air quality impact arising from the nearby minibus terminus on the proposed development and whether the air-sensitive uses of the proposed development will be located away from the minibus terminus as far as practicable.	Although there is a minibus terminus located approximately 18m away from the southwest of Project Site, all motor vehicles are regulated by Motor Vehicle Idling (Fixed Penalty) Ordinance (the Ordinance) (Cap. 611) and idling motor vehicles are prohibited. Thus, no adverse air quality impact associated with stationary vehicular emission on the Proposed Development is anticipated.
g) Section 2.6.4 - (iii) Please provide the date of site survey to ensure that the site survey is conducted recently. We would like to remind the applicant that it should be the responsibility of the applicant and their consultants 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	(iii) Site survey was conducted on 11 December 2023. The applicant and their consultants have collected and provided all the best available information on all industrial chimneys.

in the application would be invalidated. (iv) Please address if there is any air/odour impact arising from the nearby areas on the proposed development and whether any odour detected around the site boundary of the proposed development during the site survey.	(iv) During the site survey conducted on 11 December 2023, no air/odour impact is detected around the site boundary of the proposed development.
h) Section 2.6.5 - Please revise "excessive" to "adverse air quality" in line 5.	"excessive" is revised to "adverse air quality" in line 5 of Section 2.6.5 of the Revised Environmental Assessment Report (**Attachment 3**).
i) Sections 2.6.5 and 2.6.6 – Please show the potential locations of the exhaust for the proposed underground carpark and kitchen in a map to demonstrate that these exhausts will be located away from all nearby ASRs.	The potential locations of the exhaust for the proposed underground carpark and kitchen are provided in Figure 2.4 of the Revised Environmental Assessment Report (**Attachment 3**).
j) Section 2.7.1 - Please revise "is anticipated to be insignificant" to "is not anticipated to be adverse" in the last line.	The wording in the last line is revised to "is not anticipated to be adverse".
k) Figure 2.3 - (i) Please provide a remark to state that no air-sensitive uses including openable window, fresh air intake and recreational uses in open space shall be located within the buffer zones.	(i) A Remark is added on Figure 2.3 of the Revised Environmental Assessment Report (**Attachment 3**), stating no air-sensitive uses including openable window, fresh air intake and recreational uses in open space shall be located within the buffer zones.

(ii) Please indicate clearly on the figure that the sections of Fook Tak Street and Fook Hong Street along the project site boundary are pedestrian walkway/ footpath and hence no buffer distance is required.	(ii) Fook Tak Street and Fook Hong Street along the project site are indicated and labelled as pedestrian walkway/footpath and no buffer distance is required in Figure 2.3 of the Revised Environmental Assessment Report (**Attachment 3**)..
Comments on Waste Management	
a) The assessment methodology shall include but not limited to : (i) identification/estimation of the types and quantities of waste arising from the Project (ii) addressing impacts caused by handling (including stockpiling, labelling, packaging and storage), collection, transportation and reuse/disposal of wastes in detail and propose appropriate mitigation measures (iii) adoption of waste management hierarchy with priorities towards waste reduction, on-site or off-site reuse and recycling (iv) estimation of the types and quantities of wastes required to be disposed of and their disposal method; and (v) assessment of the impacts on the capacity of waste collection, transfer and disposal facilities. Please supplement as appropriate.	The assessment methodology is updated in Section 5 of the Revised Environmental Assessment Report (**Attachment 3**).

b) Section 5.2.1 - Given that this project does not require reclamation and the proposed development is not situated on reclaimed land, no marine or land-based sediments are anticipated. Please review the relevance of "Dumping at Sea Ordinance (Cap.466)". If not, the Consultant is advised to remove it to avoid confusion.	"Dumping at Sea Ordinance (Cap.466)" is removed from Section 5.2.1 of the Revised Environmental Assessment Report (**Attachment 3**).
c) Section 5.3.3 – (i) The Consultant is advised to incorporate all major construction activities that would be considered in the quantity estimation and evaluation of waste impacts during the construction phase (ii) The Consultant is advised to specify the definition and nature of inert C&D materials and non-inert C&D wastes for clarity (iii) Please provide the specific disposal outlets for each of the identified waste types; and (iv) Since surplus inert C&D materials will be delivered to Public Fill Reception Facilities for beneficial reuse in other projects, please avoid using the terms "dispose" and "disposal" in this connection.	(i) All major construction activities are considered in the quantity estimation and evaluation of waste impact during the construction phase. (ii) Definition and nature of inert C&D materials and non-inert C&D waste is provided in Section 5.3.3. (iii) Specific disposal outlets for each of the identical waste type is summarized in Table 5.1. (iv) The terms "dispose" and "disposal" are replaced in Section 5.3.4. (Place refer to the Revised Environmental Assessment Report in **Attachment 3**)
d) Section 5.3.4 - Please provide estimated quantity of chemical waste.	Estimated quantity of chemical waste is provided in Section 5.3.7.

e) Section 5.3.9 - Please provide estimated quantity of general refuse during construction phase.	Estimated quantity of general refuse during construction phase is provided in Section 5.3.10 of the Revised Environmental Assessment Report (**Attachment 3**).
f) Section 5.4.1 & Section 5.4.4 - Please provide estimated quantity for the identified waste types during operation phase.	Estimation of general refuse and other waste type during the operation phase are provided in Section 5.4.1 and Section 5.4.4 respectively of the Revised Environmental Assessment Report (**Attachment 3**).
g) Section 5.5 - Please supplement the recommended practices and mitigation measures based on the waste management hierarchy principles. Recommendations of good site practices, waste reduction measures as well as the waste transportation, storage and collection should be included.	The recommended practices and mitigation measures based on the waste management hierarchy principles, recommendations of good site practices, waste reduction measures as well as the waste transportation, storage and collection are provided in Section 5.5.1 to 5.5.11 of the Revised Environmental Assessment Report (**Attachment 3**).
Comment on Land Contamination	
a) Please supplement a section on site appraisal to evaluate if there is any potential issues in relation to land contamination.	Land contamination review is provided in Section 6 of the Revised Environmental Assessment Report (**Attachment 3**).
Comment on Sewerage Planning	
a) Please carry out detailed Sewerage Impact Assessment in a separate appendix with proper calculation and drawings to identify the existing and planned sewerage systems, and assess if there are any potential adverse sewerage impacts arising from the proposed development.	A Sewerage Impact Assessment (SIA) report will be provided in separate submission.

3. Chief Town Planner/Urban Design & Landscape (CTP/UD&L), Planning Department (16.4.2024)	
a) While the proposed building height (BH) is 78.6mPD as indicated in Table 4.1 - Major Development Parameters of the Supplementary Planning Statement, it should be an absolute BH of 78.6m above ground as shown on Drawing No. GBP013 - Schematic Section. Besides, as 3/F and above is proposed for RCHE and residential uses (which are presumably the domestic part of the proposed composite building), it seems that the proposed site coverage (SC) of not more than 85% would exceed the permitted SC in the First Schedule of the Building (Planning) Regulations.	It is noted that the mean street level at ground level is 3.74mPD, please find the revised schematic section and schematic elevation in **Attachment 2** (Drawing No. GBP013). Please note that the Site is classified as Class C and the proposed SC of the non-domestic premises would not exceed 85% according to the First Schedule of the Building (Planning) Regulations.
b) With respect to CTP/UD&L's comments above, please check the major development parameters (including but not limited to the site coverage and building height in mPD as per CTP/UD&L's observation) and ensure that the major development parameters are in order. If negative, please make necessary changes to the indicative scheme and revise the submitted plans/drawings as appropriate.	It is noted that the mean street level at ground level is 3.74mPD, please find the revised BH in **Attachment 2** (Drawing No. GBP013) and the relevant replacement pages of the Supplementary Planning Statement.
4. Chief Town Planner/Urban Design & Landscape (CTP/UD&L), Planning Department (23.4.2024)	
a) Noting the Schematic Elevation (Drawing No. GBP013) and para. 5.9 "Vertical greening will be proposed on	Please find **Attachment 4** for indicating the proposed plant species for vertical greening,

the external wall of the building facing the Tuen Long Pau Cheung Square…", the applicant should provide details including proposed plant species for vertical greening for consideration.	subject to detailed design after the planning stage.
b) Noting para. 4.5(i) and the Proposed Streetscape Plan (Drawing No. GBP012), the applicant proposed streetscape enhancement works at Yuen Long Pau Cheung Square and Fook Tak Street, these proposed landscape settings and features are located outside the application boundary. Please indicate clearly the application boundary in all drawings to avoid confusion.	Please find **Attachment 2** (Drawing No. GBP012) for indicating the application boundary.
c) For better landscape quality and public enjoyment of streetscape, the applicant should provide at-grade landscape planting to enhance the greening opportunities at the ground floor.	Noted.
5. District Planning Officer/Tuen Mun and Yuen Long West (DPO/TM&YLW), Planning Department (23.4.2024)	
a) With respect to CTP/UD&L's comments, please check and clarify if the implementation and future maintenance parties/authorities have been sought out regarding the proposed landscape mitigation measures outside the application boundary and include this in the supplementary planning statement. Please also explain in the supplementary planning statement with details and clearly indicate the areas	The Applicant notes that the implementation and future maintenance of the proposed streetscape improvements will be sought from relevant government parties/authorities after the planning stage. For the mitigation measures of the proposed streetscape improvements, the extent of the proposed upgrade of footpath pavement will be conducted for both Yuen Long Pau Cheung Square and Fook Tak Street at the east and

with mitigation measures upon the land exchange process on the Proposed Streetscape Plan (Drawing No. GBP012).	south respectively. The proposed upgrade of footpath pavement will be provided in accordance with the Highway Standard (subject to approval from the Highway Department). Furthermore, the proposed new benches will be provided further south of the paved area on Fook Tak Street to enhance comfort and convenience for the pedestrian, new bollards will be proposed along the paved area of Yuen Long Pau Cheung Square to ensure safety for the pedestrian. Please note that **Attachment 1** (Drawing No. GBP012) is an indicative streetscape design only, subject to detailed design and further liaison with relevant government parties/authorities after the planning stage.
7. Director of Environmental Protection (DEP), Environmental Protection Department (25.4.2024)	
Comments on Water Quality	
a) Section 4.2.3 - The proposed development is located in OZP S/YL/27, please check if the "No-Net" requirement is required in the Explanatory Notes of the OZP, otherwise, please remove irrelevant information.	Section 4.2.3 is deleted.
b) Section 4.5.3 - It is noted that the wastewater generated will be conveyed to public sewerage system, please provide the ADWF, the SPS and STW to be conveyed to, and confirm that the manholes have enough capacities.	Sewage generated from the Proposed Development with an ADWF of 171.35 m^3/day would be collected and conveyed to the nearest public sewerage system, which is the Long Ping Sewage Pumping Station and Yuen Long Sewage Treatment Works, via proper connections.
c) Section 4.6.1 - Please note that should there be any discharges, the effluent	The effluent shall be pre-treated to comply with WPCO requirements before any

will be pre-treated to comply with WPCO requirements and sited away from natural water courses.	discharge. Effluent discharge shall be sited away from natural water courses.
d) Section 4.6.4 - Please provide the SPS and STW to be conveyed to.	SPS and STW to be conveyed to shall be "Long Ping Sewage Pumping Station" and "Yuen Long Sewage Treatment Works" respectively.
Comments on Noise Impacts	
a) Based on the desktop review, the Tuen Ma Link (TML) viaduct is located approximately 100m to the north and northeast of the site. It is noted that the viaduct of TML might be obstructed by surrounding building structures, and hence, there is no direct line of sight to the planned NSRs. Thus, no adverse railway noise impact is anticipated. Still, the consultant should conduct a qualitative railway noise impact assessment to address the associated railway noise impact for completeness.	A qualitative railway noise impact assessment is provided in Section 3.6.13 – 3.6.15 of the Revised Environmental Assessment Report (**Attachment 3**).
b) Section 3.6.4 - Please document Transport Department (TD)'s agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	Noted. The traffic farecast data have been submitted to TD for their agreement, and will be attached in the report once the confirmation from TD is available. Submission of the traffic forecast can be found in Appendix 3.1 of the Revised Environmental Assessment Report (**Attachment 3**).

Attachment 1

Replacement of S16 Application form (p. 2, 7-9 and 14-16)

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Full Year Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot No. 3678 in D.D. 120, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑ Site area 地盤面積 780 sq.m 平方米 ☐ ☑ About 約 ☑ Gross floor area 總樓面面積 9,357 sq.m 平方米 ☑ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 ☐ About 約

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☑	Plot ratio restriction 地積比率限制	From 由 Non-Domestic : about 1.98 to 至 Non-domestic : about 8.04
☐	Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☐	Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐	Others (please specify) 其他（請註明）	.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home(s) for the Elderly) Uses (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	9,357 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	Domestic:3.96; Non-domestic:8.04	☑About 約
Proposed site coverage 擬議上蓋面積	Not exceeding 85 %	☐About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	21 storeys 層 ☐ include 包括 ____ storeys of basements 層地庫 ☑ exclude 不包括 2 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	82.34 mPD 米(主水平基準上) 78.6 * m 米	☑About 約 ☑About 約

Remarks: * Measured from the mean site formation level on which any part of the building stands including basement floors at about -10.00mPD beneath B2/F according to JPN no.5.

Part 6 (Cont'd) 第 6 部分 (續)

☑ Domestic part 住用部分

GFA 總樓面面積 ..... 3,088 sq. m 平方米 ☑About 約

number of Units 單位數目 74

average unit size 單位平均面積 ..... 40 sq. m 平方米 ☑About 約

estimated number of residents 估計住客數目 208

☑ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐About 約

☑ shop and services 商店及服務行業 ..... 1,546 sq. m 平方米 ☑About 約

☐ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

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☑ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

RCHE(s): about 4,723 sq. m.

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☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B2/F to B1/F	Car Park
	G/F	Shop and Services, RCHE(s) (Lobby and Lift), Car Park Entrance and Lay-by
	1/F to 2/F	Shop and Services and RCHE(s) (lift)
	3/F to 7/F	RCHE(s)
	8/F to 9/F	Office and Back-of-House for RCHE(s)
	10/F to 19/F	Flats
	20/F	Clubhouse

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

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7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2027 tentatively

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Yuen Long Pau Cheung Square ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 — 19 Motorcycle Parking Spaces 電單車車位 — 3 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 — Medium Goods Vehicle Parking Spaces 中型貨車泊車位 — Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 — Others (Please Specify) 其他 (請列明) — Disabled Car Parking Spaces — 2 Bicycle Parking Spaces — 5
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan)請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 — Coach Spaces 旅遊巴車位 — Light Goods Vehicle Spaces 輕型貨車車位 — 3 Medium Goods Vehicle Spaces 中型貨車車位 — Heavy Goods Vehicle Spaces 重型貨車車位 — Others (Please Specify) 其他 (請列明) — Ambulance Space — 1(share with LGV)
	No 否	☐

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 3678 in D.D. 120, Yuen Long, New Territories
Site area 地盤面積	780 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/27
Zoning 地帶	Residential (Group A)
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home(s) for the Elderly) Uses

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☑ About 約 3,088 sq. m. ☐ Not more than 不多於	☑About 約 3.96 ☐Not more than 不多於
	Non-domestic 非住用	☑ About 約 6,269 sq. m. ☐ Not more than 不多於	☑About 約 8.04 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	1	

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	About 78.6 m 米 ☐ (Not more than 不多於)
			About 82.34 mPD 米(主水平基準上) ☐ (Not more than 不多於)
			21 Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☑ Exclude 不包括* ☐ *Carport 停車間* 2 basement floors ☑ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	Not exceeding 85 % ☐ About 約	
(v)	No. of units 單位數目	74 units	
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	29
	Private Car Parking Spaces 私家車車位	19
	Motorcycle Parking Spaces 電單車車位	3
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明) Disabled Car Parking Spaces	2
	Bicycle Parking Spaces	5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	3
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明) Ambulance Space	1 (share with LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明） Approved Drainage Plan	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☑
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Attachment 2

Replacement of Supplementary Planning Statement (Executive Summary, p.1 and 10-11) and Replacement of Appendix 2

Executive Summary

The Applicant, the registered land owner of Lot No. 3678 in D.D. 120, Yuen Long, New Territories (the Site), now seeks a town planning permission from the Town Planning Board for the proposed minor relaxation of non-domestic plot ratio restriction from 1.98 to 8.04 for permitted flat with shop and services and social welfare facility (Residential Care Home(s) for the Elderly) (RCHE(s)) at the aforementioned site.

According to the approved Yuen Long Outline Zoning Plan No. S/YL/27 ("the OZP"), the Site is zoned as "Residential (Group A)" ("R(A)"). The non-domestic plot ratio of the proposed development requires planning permission from the Town Planning Board for relaxations of the relevant restrictions on the OZP. The proposed building height of the whole building and the RCHE premises complies with the prevailing restrictions as stipulated in the OZP and the Residential Care Homes (Elderly Persons) Regulation respectively. The uses of flat, shop and services and social welfare facilities under the proposed scheme are always permitted in the "R(A)" zone.

Given Hong Kong's ageing population and the community's increasing demand for RCHE, the Government has in 2023 implemented the enhanced measure of the *Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments – Time-limited Enhancements (LandsD's Practice Note Issue No. 5/2023)* to provide more incentives to encourage developers to build and operate RCHEs in private development projects. The enhanced incentive scheme provides for the exemption of eligible RCHE premises from the calculation of total permissible gross floor area under lease. Meanwhile, to respect the planning intention of the subject "R(A)" zone for high-density residential development, the Applicant intends to maximize the site development potential by providing flats. In response to the growing demand for RCHE and pursuant to the latest policy initiative, the Applicant intends to incorporate an RCHE(s) premises into the permitted residential development under a "single site, multiple use" principle in a manner as acceptable in planning and technical terms. Support from the Social Welfare Department (SWD) will be sought for the proposed RCHE(s) in accordance with the said Practice Note.

The proposed development uniquely bears multiple design merits, including:

- Health and wellness activity areas with an indoor air quality improvement and monitoring system on various dormitory levels of RCHE(s) for meditation, rest and soft exercises, namely "Living Room of Breathing Fresh" (「清新客廳」) which will enhance the living quality of residents;
- Proposed streetscape improvements;
- A full utilization of land resources under the "single site, multiple use" model; and
- Application of Sustainable Building Design Guidelines (SBDG).

In view of the planning and design merits and justifications put forth in the Supplementary Planning Statement, the Town Planning Board is kindly invited to give favorable consideration to this application.

行政摘要

(以英文版本為準)

申請人為新界元朗朗丈量約份第 120 約地段第 3678 號（擬議發展）的註冊土地的擁有人，現尋求城市規劃委員會 (城委會) 的批准，於上述地點申請擬議略為放寬非住用地積比率由 1.98 倍至 8.04 倍，以作屋宇、商店服務行業和社會福利設施（安老院舍）用途。

根據元朗分區計劃大綱核准圖編號 S/YL/27（大綱圖），擬議發展地點劃作「住宅 (甲類)」地帶。擬議發展的非住用地積比率需要向城委會城規會申請，以放寬大綱圖的相關限制。擬議發展的整體高度及安老院舍高度都分別附合現時大綱圖及安老院規例的標準。擬議屋宇、商店服務行業和社會福利設施（安老院舍）用途均屬於住宅(甲類)的經常准許的用途。

鑑於香港人口老化以及社會對安老院舍的需求日益增加，政府於 2023 年推展「鼓勵在新私人發展物業內提供安老院舍的計劃 - 優化措施」(*地政處作業備考編號 5/2023*) 的優化措施，以鼓勵發展商於私人發展項目內興建安老院舍。是項優化措施容許豁免計算根據租契下允許的總建築面積。同時，申請人亦尊重住宅(甲類) 地帶作高密度住宅發展的規劃意向，於申請地盤提供單位以發揮地盤的發展潛力。為迎合安老院舍日益增長的需求及配合最新的政策措施，申請人以「一地多用」的原則，在可接受的規劃及技術方面的程度上，將安老院舍納入許可的住宅發展項目中。擬議的安老院舍將按照上述作業指引尋求社會福利署的支持。

擬議發展計劃具有獨特設計優點，包括:

- 在宿舍各層提供設有空氣質素改善和監測系統的健康養生活動區。讓未來的住客可以花時間在該處冥想、休息和進行柔和的運動，從而提升他們的生活質素，名為「清新客廳」;
- 擬議街景優化;
- 充分利用土地資源推行「一地多用」模式; 以及
- 符合可持續建築設計指引。

基於規劃綱領中的規劃及技術理據，懇請城規會支持是項規劃申請。

SECTION ONE – INTRODUCTION

1.1 Project Background

This Planning Statement is prepared by DeSPACE (International) Limited acting on behalf of the Applicant, namely, Full Year Limited (hereinafter referred to as "the Applicant"), to submit a Section 16 Planning Application to the Town Planning Board ("TPB") for the proposed minor relaxation of plot ratio restriction for permitted flat with shop and services and social welfare facility (Residential Care Home(s) for the Elderly) (RCHE(s)) in "Residential (A)" ("R(A)") zone within the approved Yuen Long Outline Zoning Plan No. S/YL/27 ("the OZP").

Against the backdrop of fast ageing population in Hong Kong, the Government pulled the trigger to launch the "Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments" in 2003. The aim is to encourage the provision of quality RCHE(s) premises in new developments by exempting the GFA of eligible private RCHE(s) from premium payment. Recently in June 2023, the **"Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments – Time-limited Enhancements"** ***(LandsD's Practice Note Issue No. 5/2023)*** ("Incentive Scheme") was introduced to further raise the maximum GFA of RCHEs from 5,400 sq. m. to 12,000 sq. m. that can be exempted in each development project and exempt such GFA from the calculation of the total permissible GFA of the relevant projects. The Applicant will request the Social Welfare Department ("SWD") to support the proposed RCHE(s) subject to compliance with all relevant statutory and licensing requirements and without implying any financial implications, both capital and recurrent costs by the Government.

Furthermore, the Government should maintain a stable housing supply to maintain a healthy property market, especially in the North West New Territories to cater for the expected increase in demand for quality living accommodations brought about by the new developments under the Northern Metropolis Development Strategy in the long run. The Applicant thus intends to respect the planning intention of the subject "R(A)" zone for high-density residential development and maintain the supply of flats on its site.

To align with these initiatives, the Applicant as the sole registered owner of the private lot intends to develop a comprehensive residential development at Lot No. 3678 in D.D. 120, Yuen Long, New Territories (hereafter referred to as "the Site") (**Figure 1**). The Site falls within "R(A)" zone under the OZP. According to the Notes of the OZP, the proposed non-domestic plot ratio has exceeded the maximum non-domestic plot ratio under the "R(A)" zone, which requires planning permission from TPB, subject to the composite formula of the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5 for building that partly domestic and non-domestic uses. The current non-domestic plot ratio exceeds plot ratio restriction by 6.06 (i.e. from 1.98 to 8.04). The proposed building height (BH) is within the maximum BH of 30 storeys excluding basement(s) for "R(A)". The proposed "Shop and Services" use is always permitted under the OZP as it is within the

SECTION FOUR – PROPOSED DEVELOPMENT

4.1 Development Objectives

In view of the demands for both residential care services for the elderly and housing supply, the Applicant has a good intention to convert the existing idle Site into a composite building providing flats, shop and services and RCHE(s).

The Government, in pursuit of the policy initiative in "2022 Policy Address" and the 2023-24 Budget, has launched the Incentive Scheme in 2023 (*LandsD's Practice Note Issue No. 5/2023*) with a view to leveraging market forces to develop quality RCHE premises to meet the community's diverse demand for residential care service places for the elderly. The Incentive Scheme permits the exemption of eligible RCHE premises from the calculation of total permissible GFA under lease. With such GFA exemption provided under the policy, the Applicant would like to echo with this policy by adding and sandwiching the proposed RCHE(s) premises between the residential and commercial portions of the building, to maximize the social gains under the "single site, multiple use" model and in a compatible manner in planning and technical terms.

In order to align with the Incentive Scheme for rising the maximum GFA of RCHE(s) in the Site and exempt such GFA from the calculation of the total permissible GFA of the proposed development, the proposed minor relaxation of non-domestic plot ratio is solely for RCHE(s). All the facilities provided for elderly at the proposed RCHE(s) portion are situated within the maximum height of not more than 24m above ground level (measuring vertically from the street level to the floor of the premises in which the RCHE(s) is or is to be situated), in compliance with the Code of Practice for Residential Care Homes (Elderly Persons) which are from 3/F to 7/F. On account of the long working hours of the nurses, care givers and other staffs for the proposed RCHE, supporting facilities for their convenient uses shall be provided, including a staff common/ rest room and kitchen, etc. These areas are restricted to staffs only as they will be situated at a height above the 24m restriction under the said code, which is from 8/F to 9/F. The proposed RCHE(s) portion has a site coverage of 85% as maximized under the B(P)R. It is expressly stated that the Applicant will apply for a modification to treat the proposed RCHE(s) use from domestic to non-domestic use in terms of site coverage, plot ratio and open space calculation during the building plan submission stage.

It is proposed to maximize the development potential on the Site to provide RCHE(s) to respond to the growing demand for RCHE and pursuant to the latest policy initiative, as well as to provide residential flats to align with the Planning Intention of "R(A)" zone and Government Policies. Under the composite formula in OZP, with the proposed domestic PR at 3.96, the maximum permissible non-domestic plot ratio is 1.98. Therefore, minor relaxation of the maximum non-domestic plot ratio from 1.98 to 8.04 (i.e. increase of 6.06) which is solely for RCHE(s), is proposed in this application.

4.2 Development Parameters

The layout plans and schematic section are presented in **Appendix 2**. The key development parameters of the development scheme are summarised in Table 4.1 below:

Table 4.1: - Major Development Parameters (subject to further design)

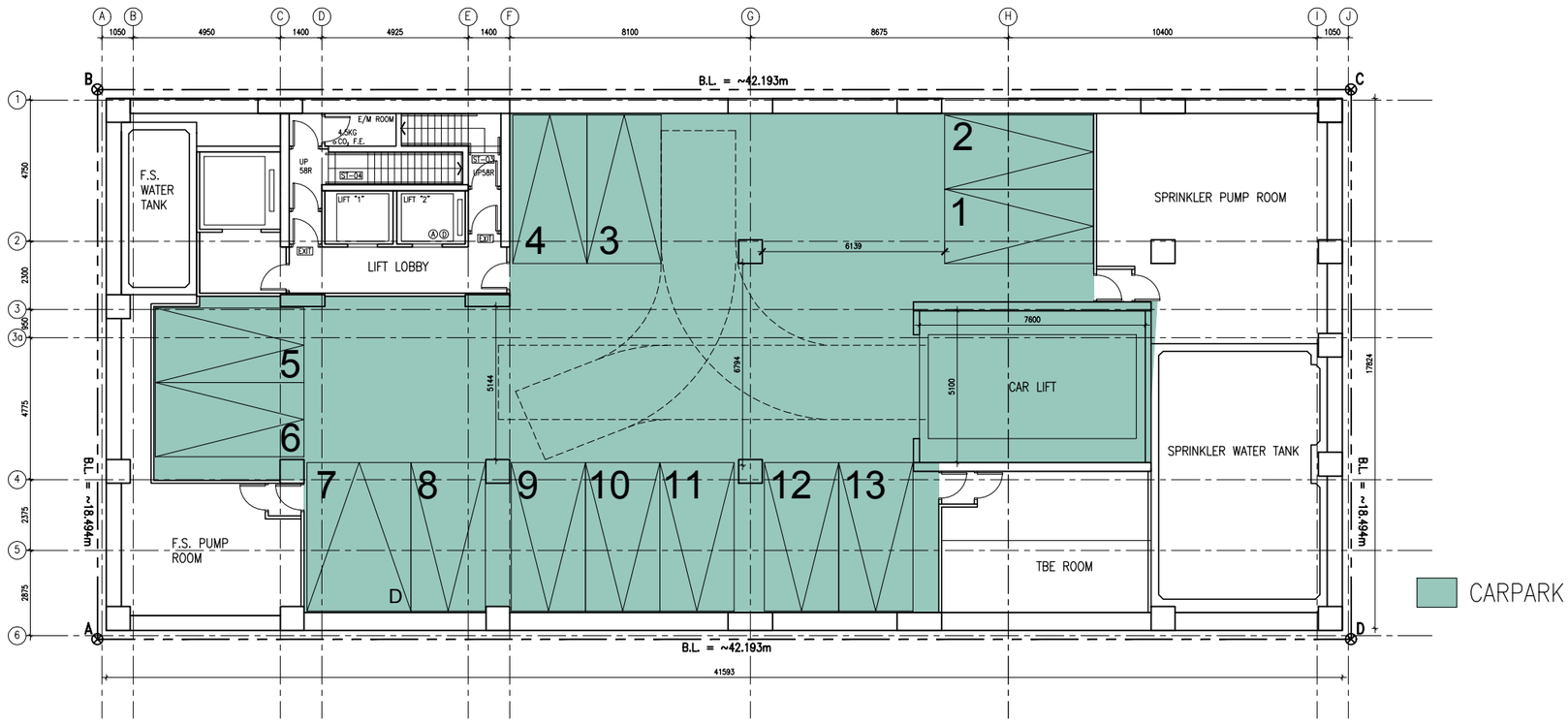
Site Area (about)	About 780 sq. m.
Total Gross Floor Area (GFA)	**Total GFA: about 9,357 sq. m.** • Shop and Services: about 1,546 sq. m. • RCHE(s): about 4,723 sq. m. • Flats: about 3,088 sq. m.
Permissible Plot Ratio (PR) under OZP (Based on Actual Permissible PR)	**Total PR: 5.94** • Proposed domestic PR: about 3.96 (max. 5 under OZP notes) • Non-domestic PR: about 1.98
Proposed PR	**Total: about 12** • Domestic: about 3.96 • Non-domestic: about 8.04 (PR for RCHE(s): 6.06 & PR for Shops & Services: 1.98)
Site Coverage (about)	Not exceeding 85%
No. of Building Blocks	1
No. of Storeys	21 storeys and 2 basement floors
Building Height	Not more than 82.34mPD (Absolute Building Height=88.6m with 10m for the basement floors) [1] (NB: The mean street level at 3.74mPD)
Population Size for Flat Only	208 (NB: based on an average household size of 2.8)
Proposed Major Floor Use	• B2/F to B1/F: Car Park • G/F: Shop and Services, RCHE(s) (Lobby and Lift) Car Park Entrance and Lay-by • 1/F: Shop and Services and RCHE(s) (lift) • 2/F: Shop and Services and RCHE(s) (lift) • 3/F to 7/F: Dormitory for RCHE(s) • 8/F to 9/F: Office and Back-of-House for RCHE(s) • 10/F to 19/F: Flats • 20/F: Clubhouse
Proposed RCHE	
Total No. of Beds	160 to 220[2] (NB: The current scheme proposes 170 RCHE beds)
Proposed Flats	
No. of Flats (about)	74
Average Unit Size (about)	40 sq. m.
Provision of Internal Transport Facilities [3]	
No. of Private Car Parking Spaces	19 (5 m x 2.5 m)
No. of Motorcycle Parking Spaces	3 (2 m x 1 m)
No. of Bicycle Parking Spaces	5
No. of Disabled Car Parking Spaces	2 (5 m x 3.5 m x 2.4 m (H))
No. of Loading & Unloading Bay	3 (2 for LGV (7 m x 3.5 m) & 1 for LGV/ Ambulance (9 m x 3.5 m))
No. of Car Lift	1

Notes:

[1] Machine rooms, air-conditioning units, water tanks, stair-hoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above number of storeys. Please be invited to note that the building height restriction of no more than 24m above the ground level is fully complied with the Cap. 459A in the proposed dormitory in RCHE(s) (i.e. 3/F to 7/F).

[2] SoA in Appendix 2: Provision of dormitory, dining/multi-purpose room, nursing station cum medical and sick/ isolation/ quiet room will be further adjusted in design and the actual provision may be further revised at the detailed design stage. It appears a potential for an interface of bedspaces.

[3] 2 parking spaces for private cars and 1 parking space for disabled persons for RCHE(s), 6 parking spaces for private car, 1 car parking space for disabled person, 1 parking space for motorcycle and 5 bicycle spaces for flats, 11 parking spaces for private cars and 2 parking spaces for motorcycles for shop and services.



B2/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

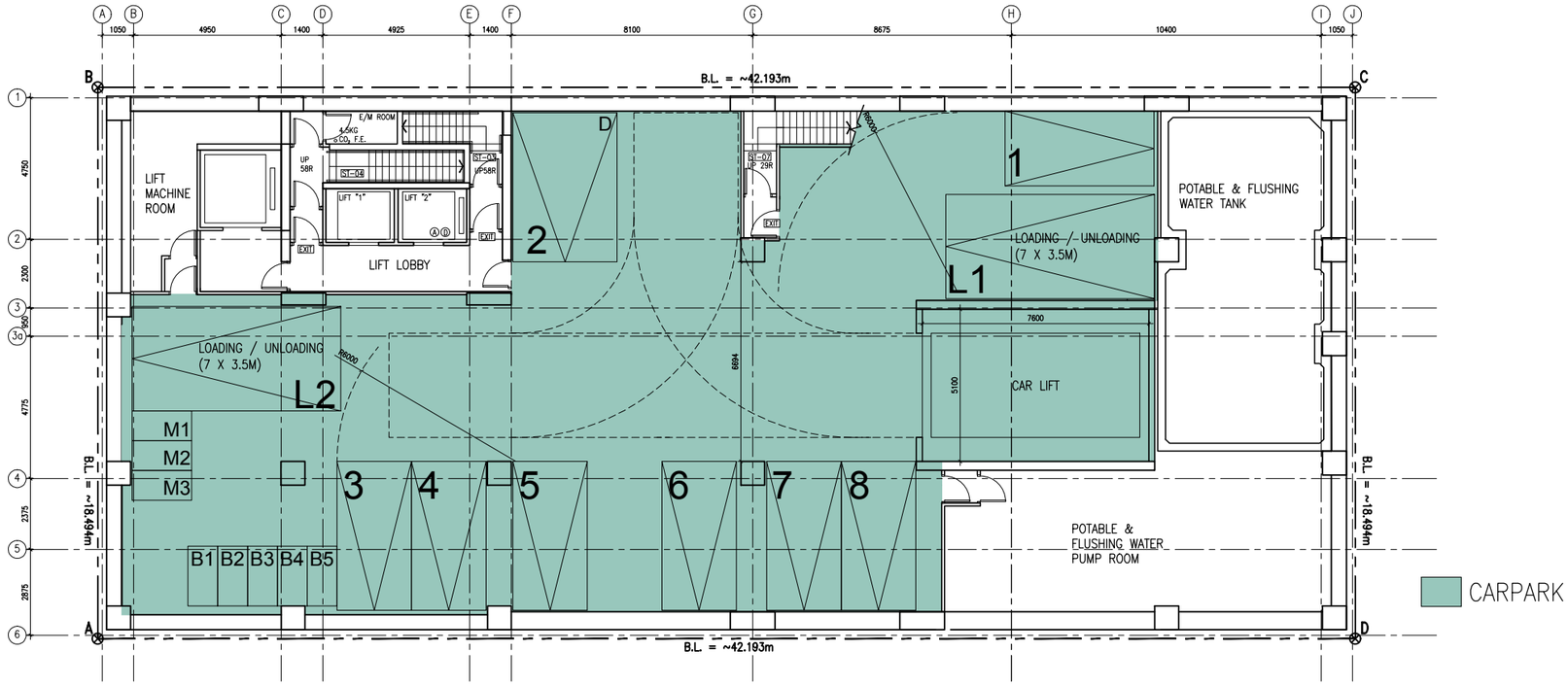
B2/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP001

Revision Letter



B1/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

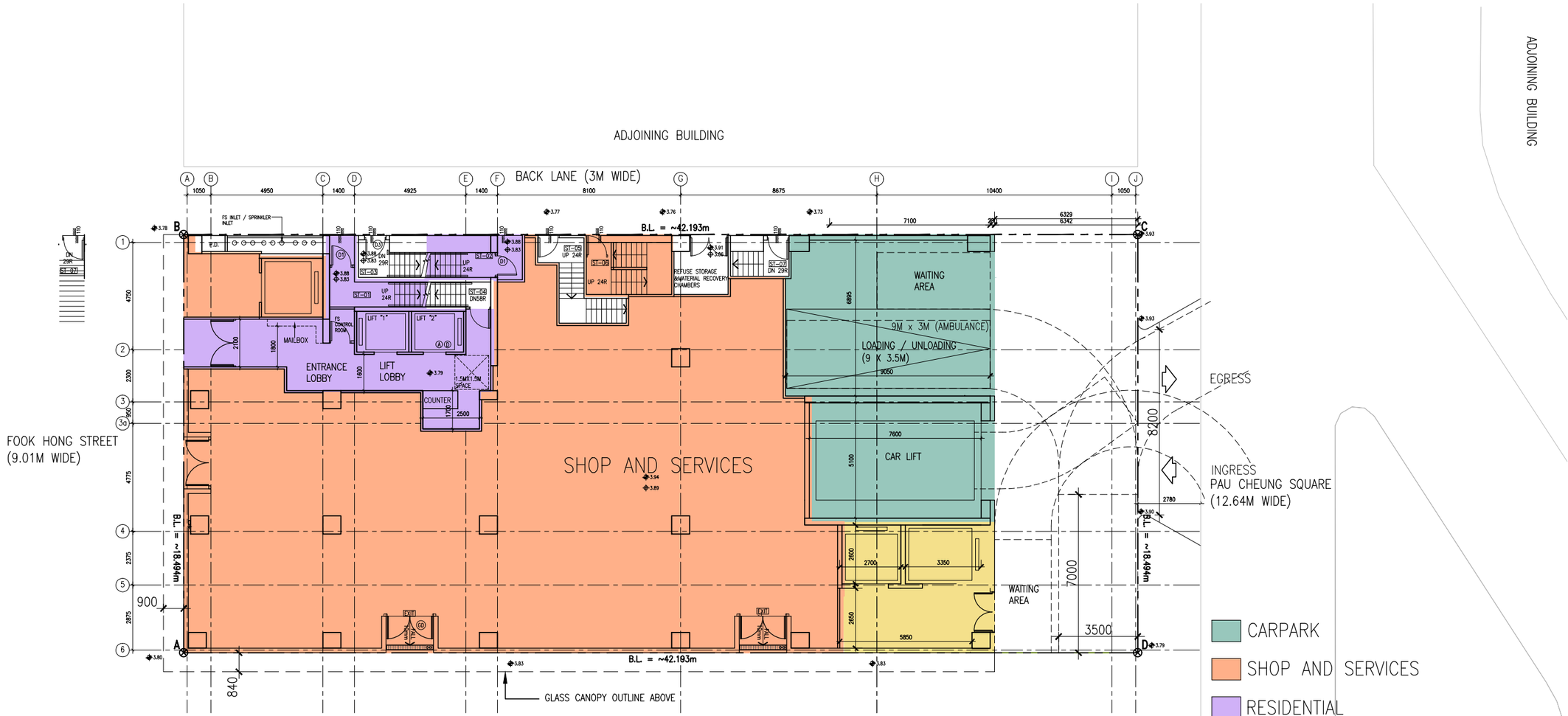
B1/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP002

Revision Letter



G/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
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Planning Consultant :
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Architect :
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Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:
G/F LAYOUT PLAN

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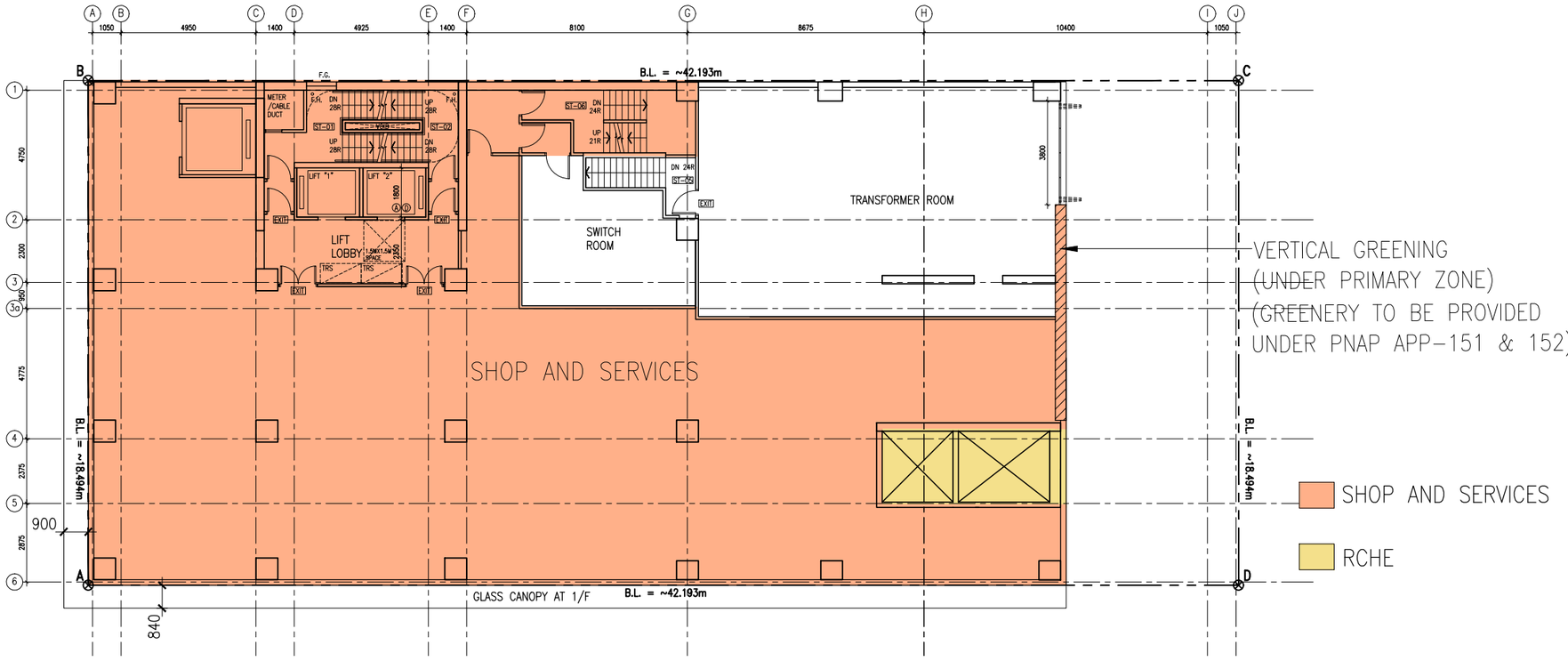

1/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

1/F LAYOUT PLAN

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Drawing Number

GBP004A

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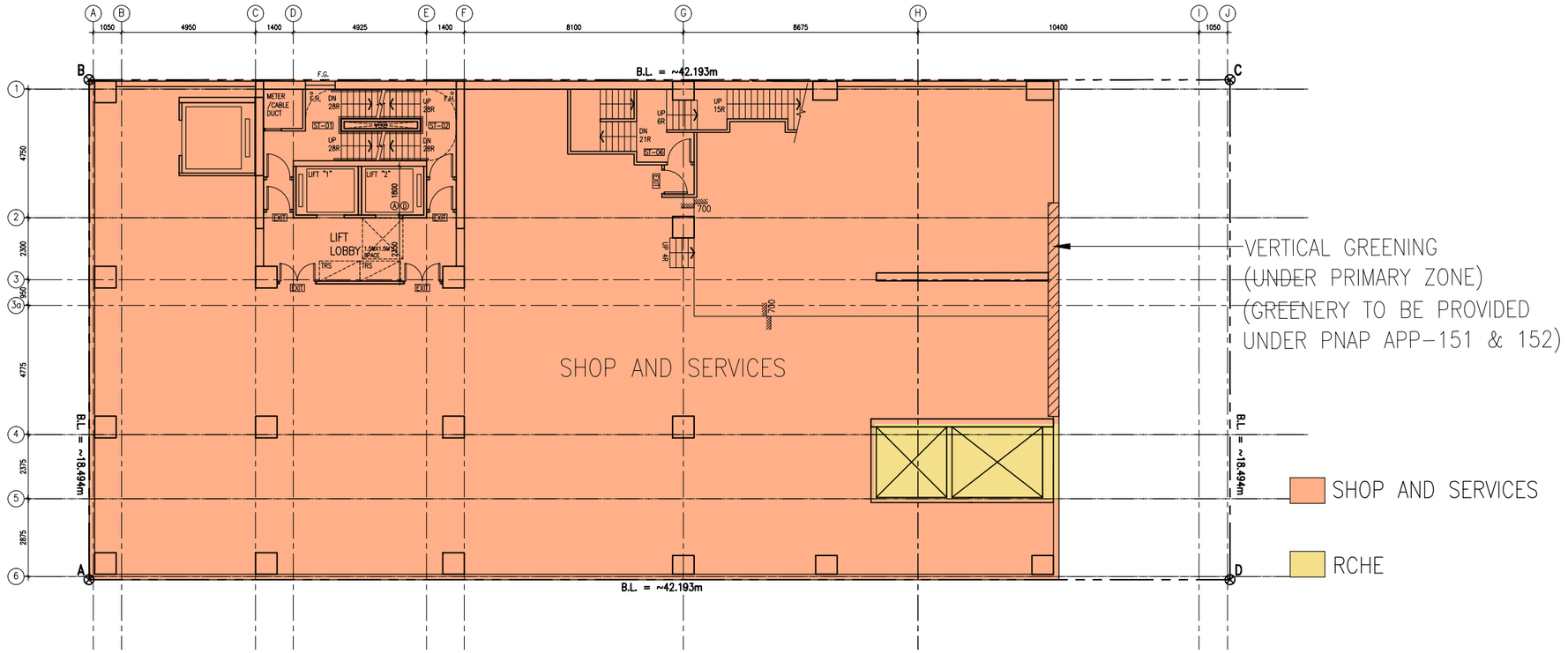

2/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

2/F LAYOUT PLAN

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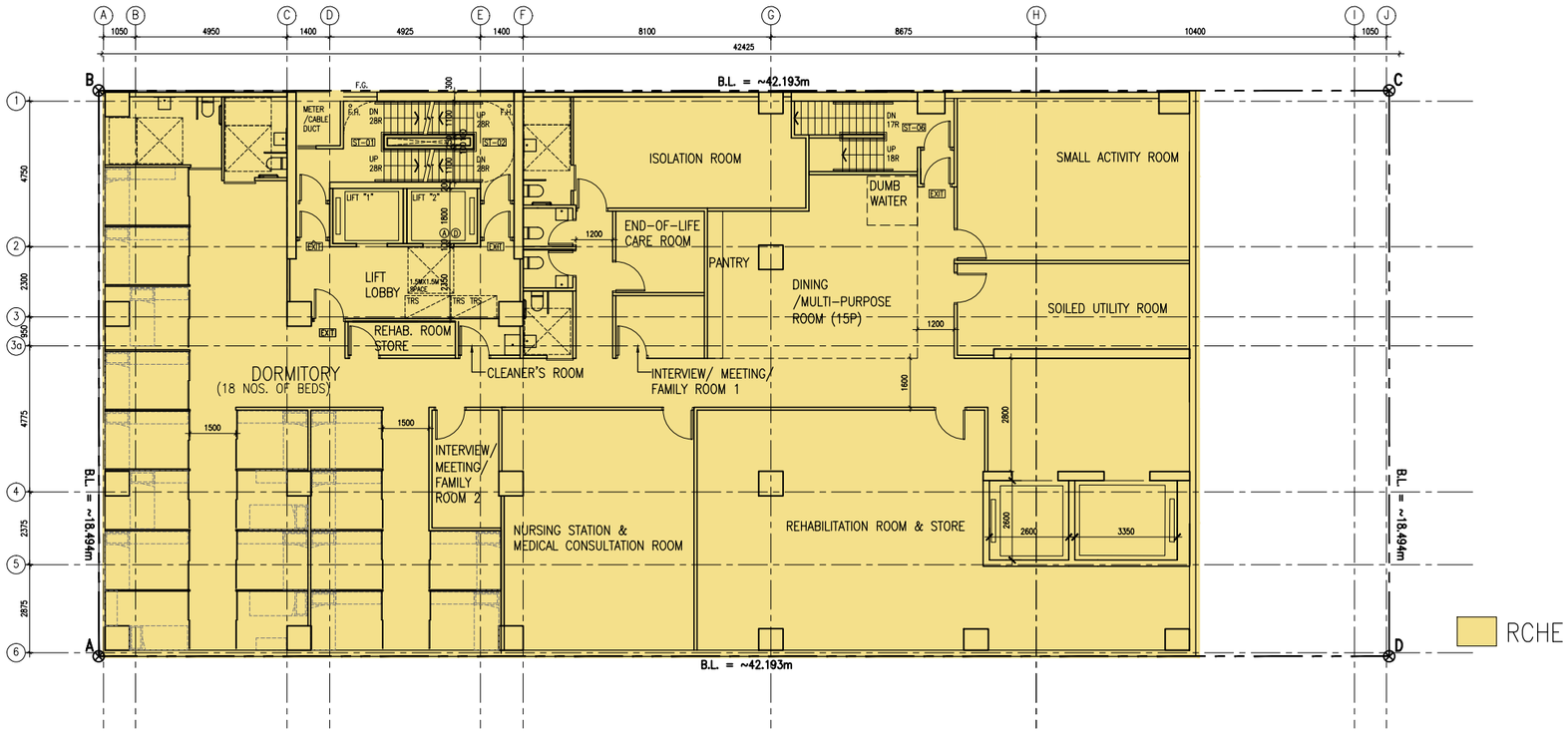

3/F LAYOUT PLAN
(DORMITORY FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

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3/F LAYOUT PLAN

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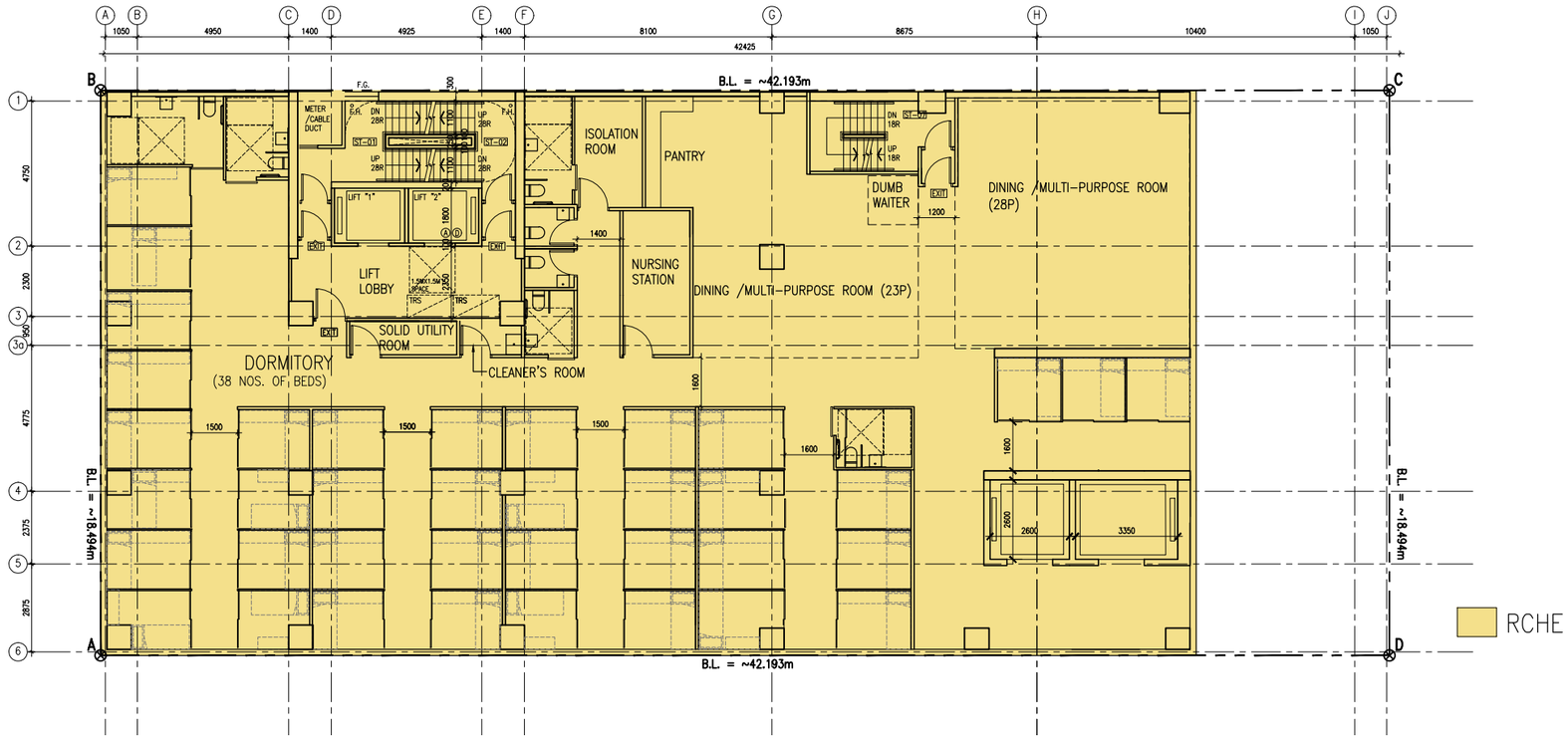

4/F TO 7/F LAYOUT PLAN
(DORMITORY FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

4/F TO 7/F LAYOUT PLAN

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Drawing Number

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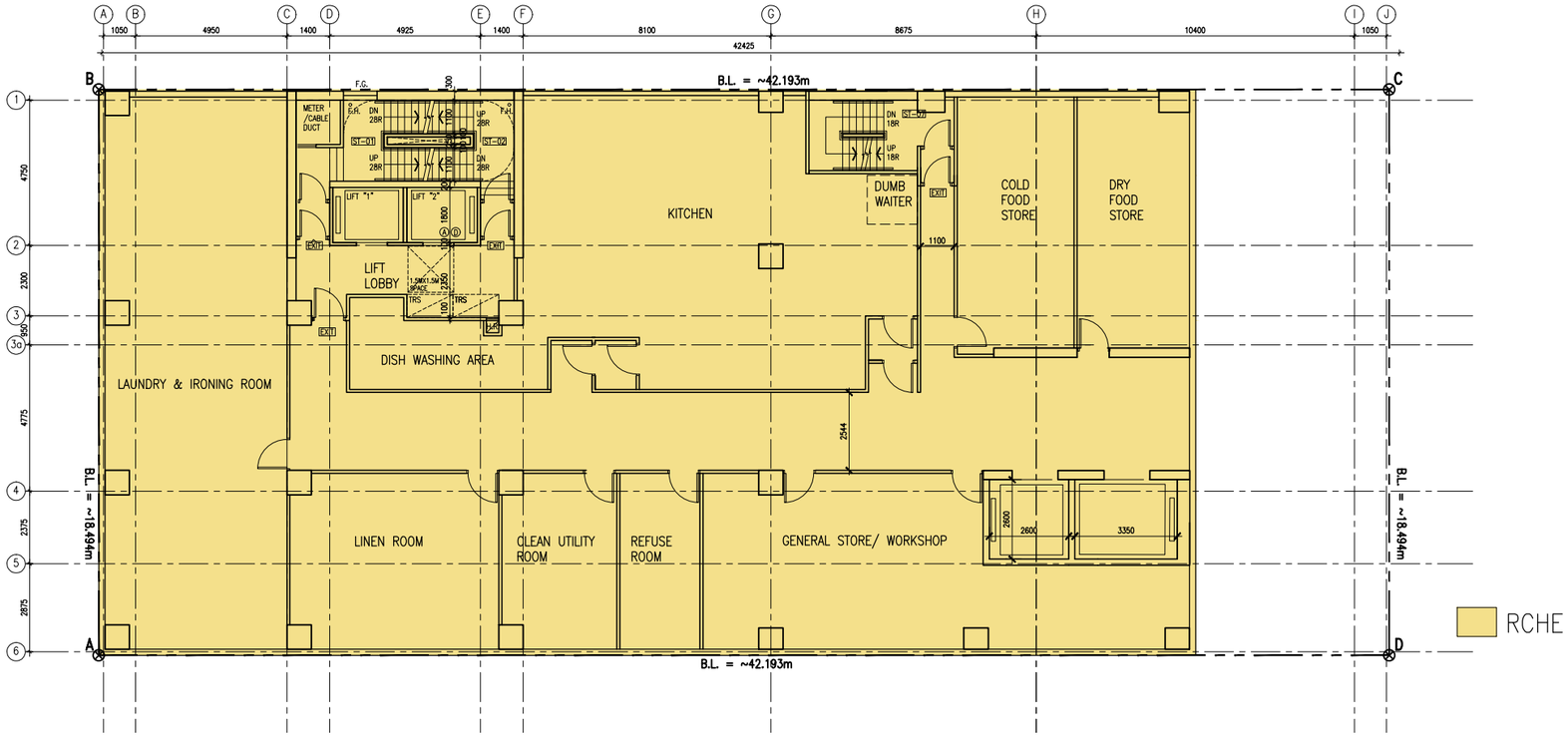
Revision Letter



8/F LAYOUT PLAN
(OFFICE & BOH FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
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Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

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8/F LAYOUT PLAN

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Drawing Number

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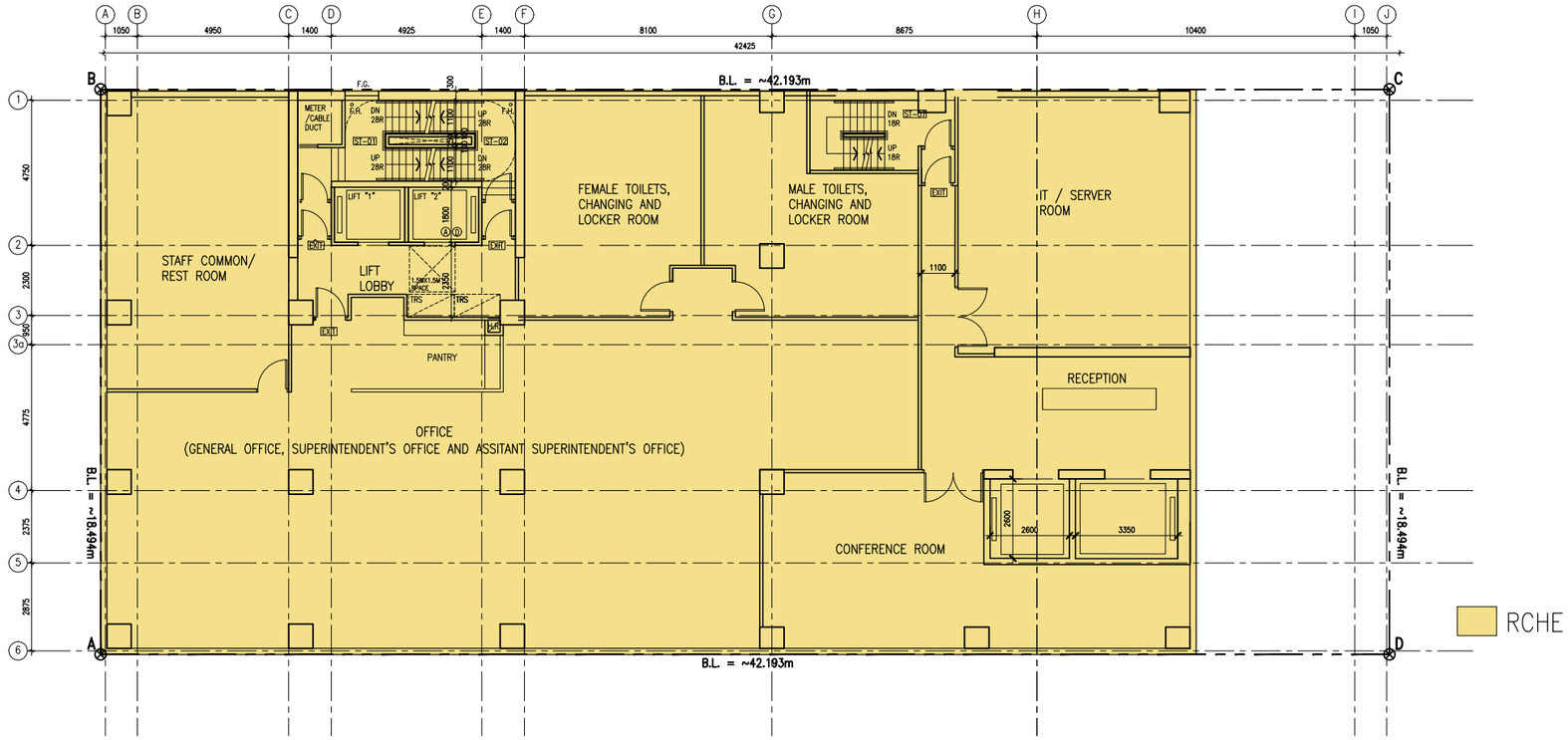

9/F LAYOUT PLAN
(OFFICE & BOH FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
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Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

9/F LAYOUT PLAN

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Drawing Number

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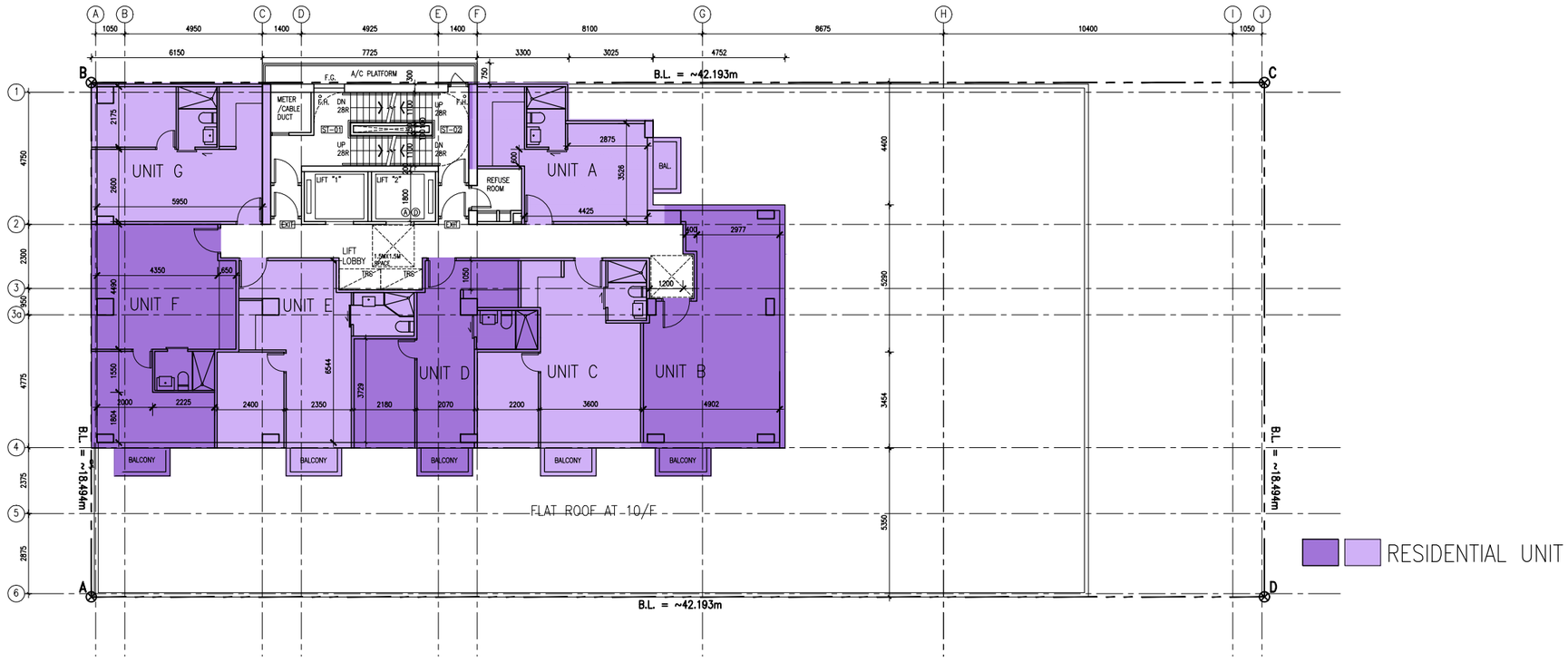

10/F TO 19/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
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Architect :
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Traffic Consultant :
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Structural and Geotechnical Engineer :
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10/F TO 17/F LAYOUT PLAN

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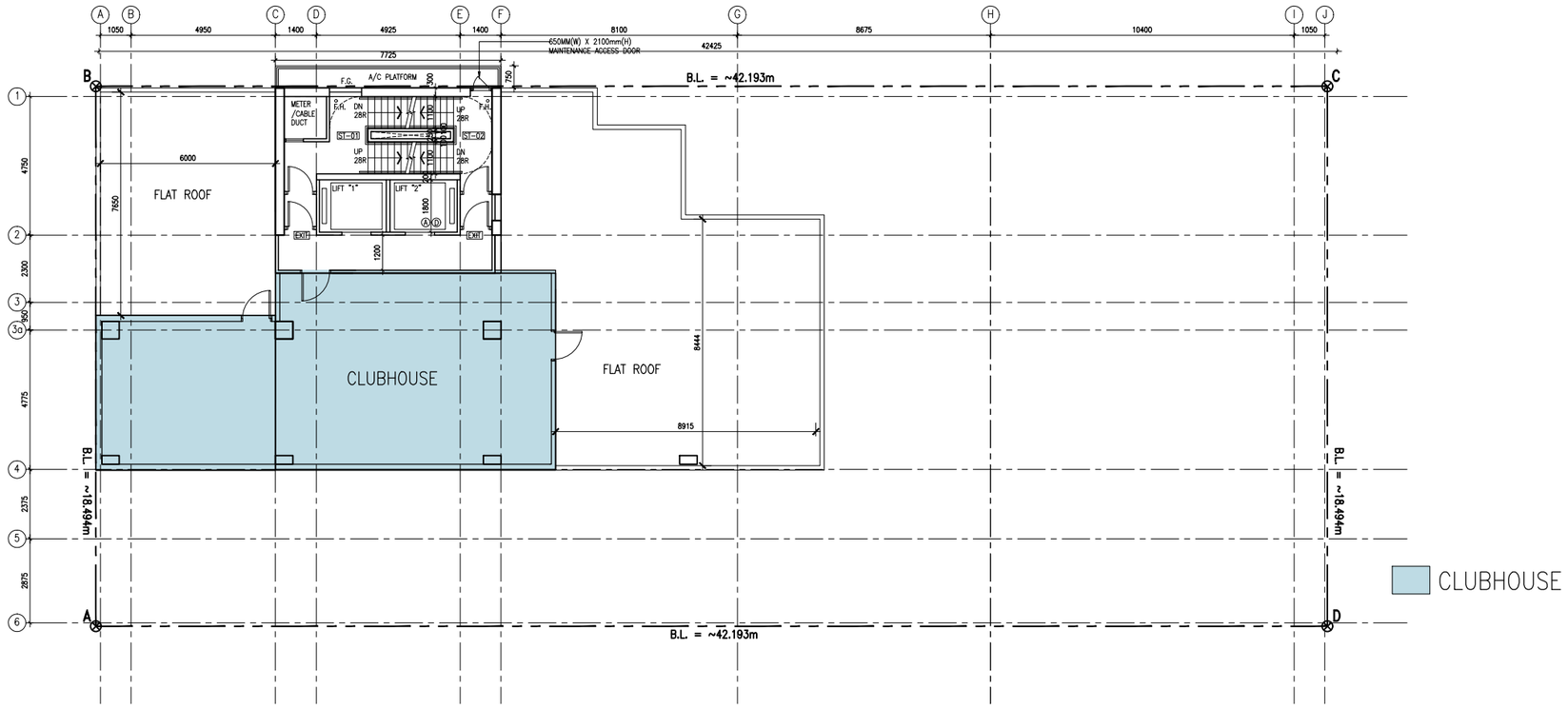

20/F (CLUBHOUSE) LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

20/F (CLUBHOUSE)
LAYOUT PLAN

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Drawing Number

GBP011

Revision Letter

LEGEND

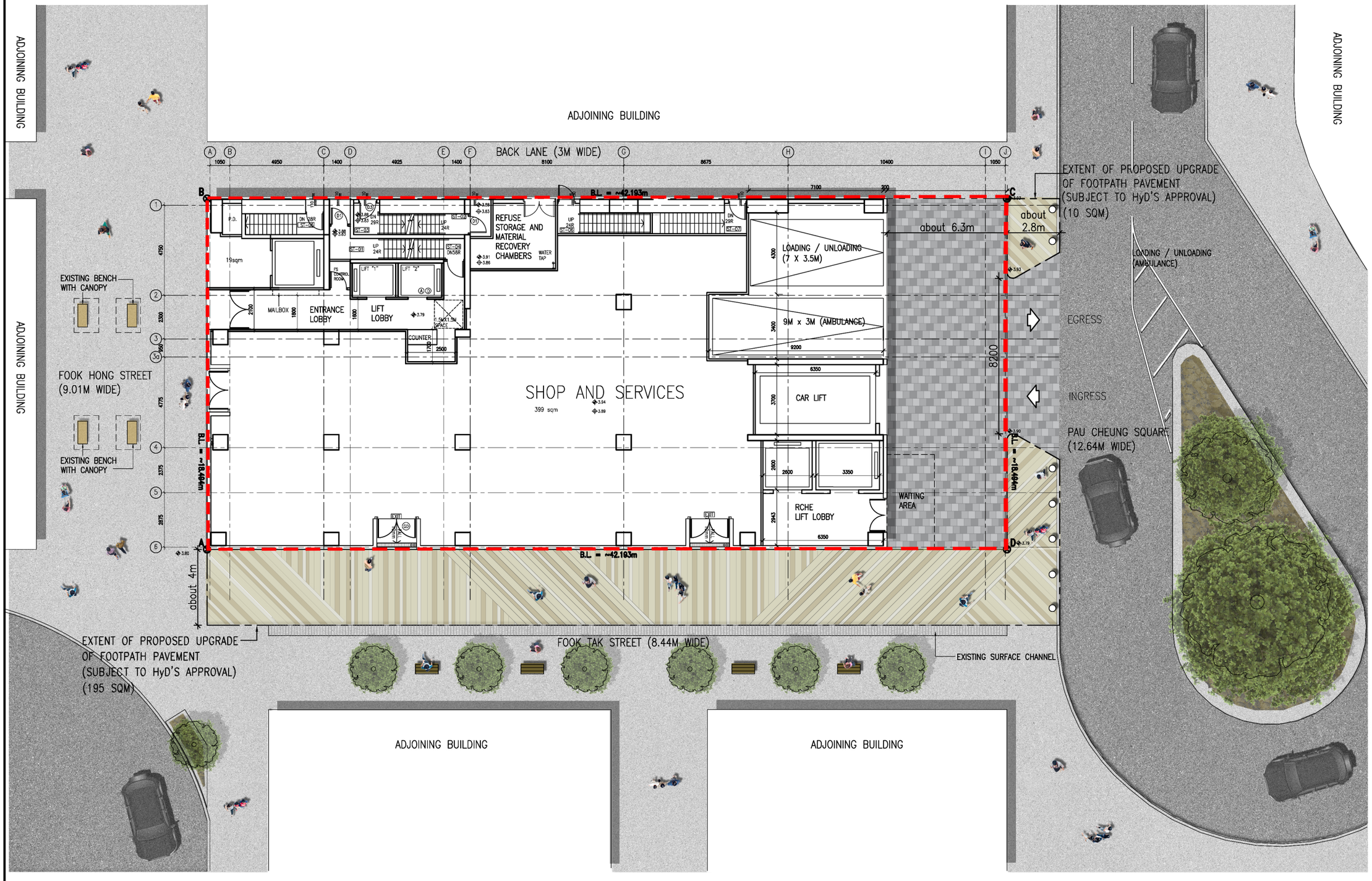
EXISTING TREE

NEW BENCH

NEW BOLLARD

PAVING AREA (205 M^2)

SITE BOUNDARY



PROPOSED STREETSCAPE PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

PROPOSED
STREETSCAPE PLAN

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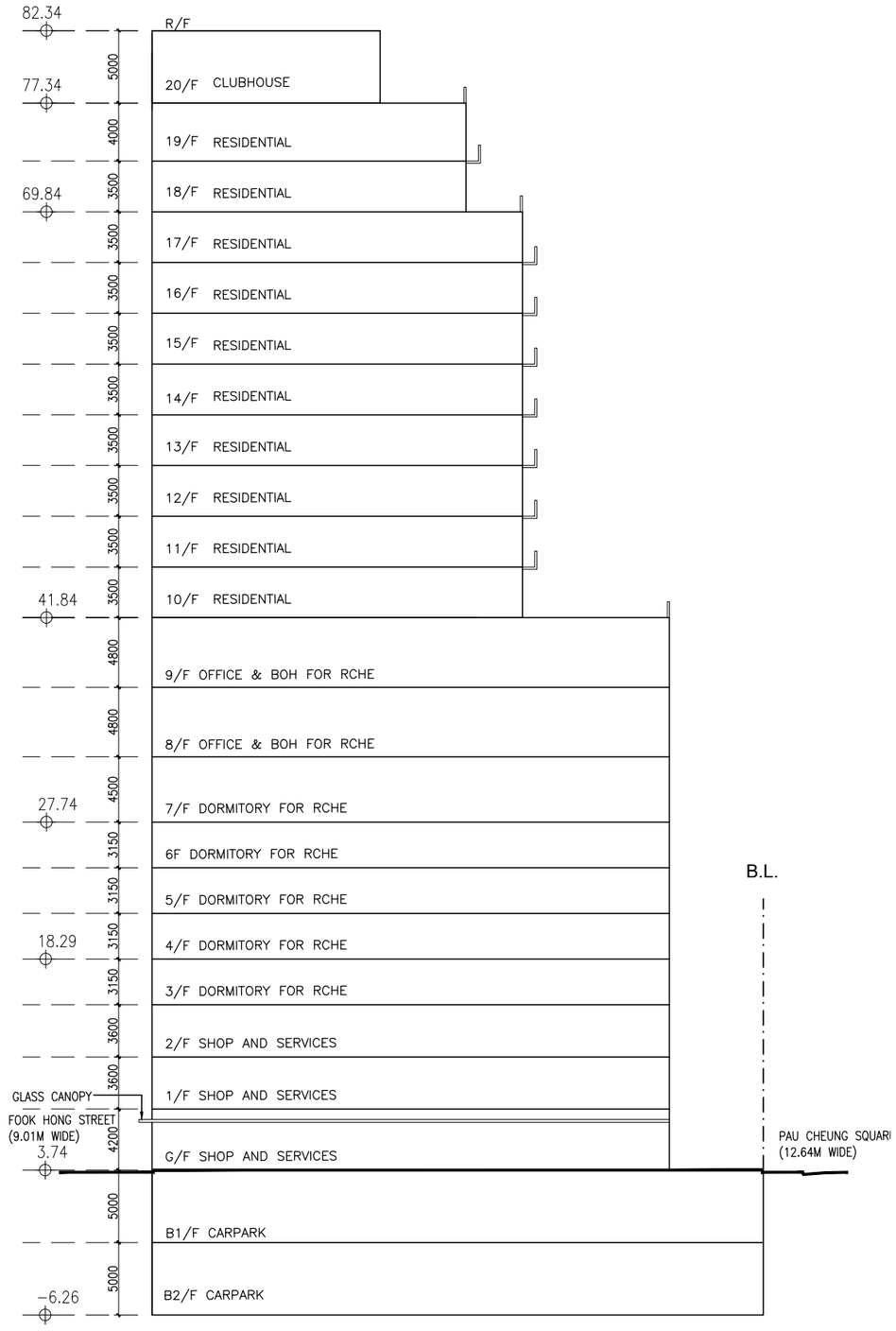
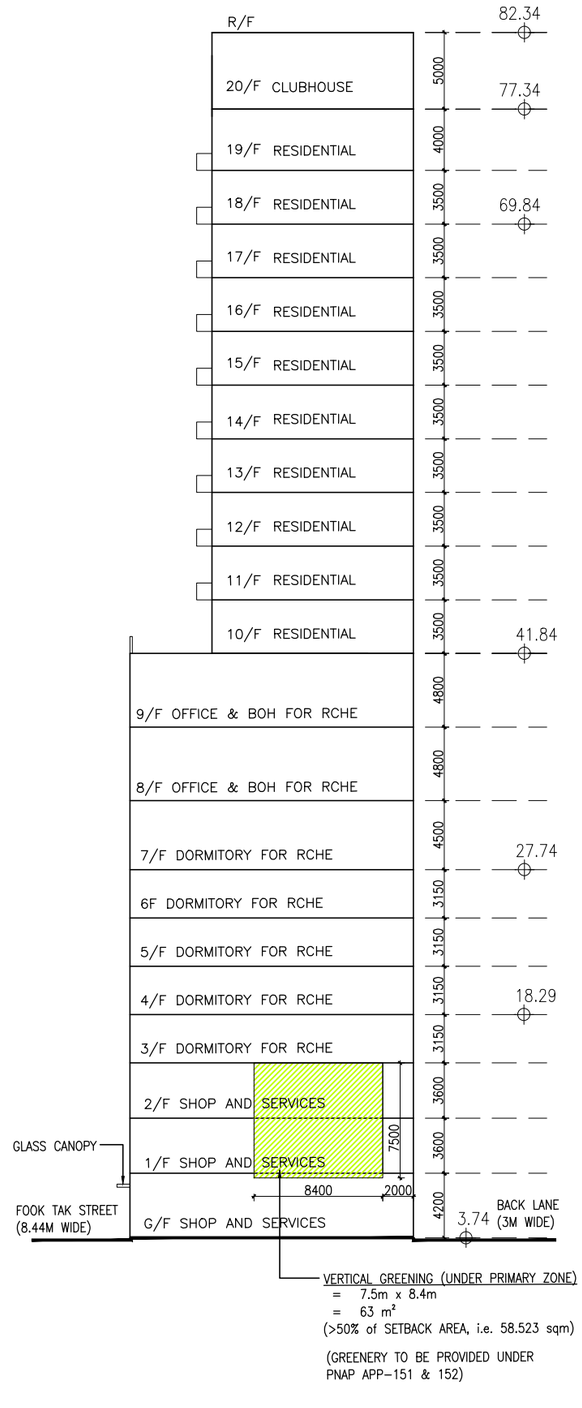
Drawing Number

GBP012

Revision Letter



SCHEMATIC SECTION
(FACING FOOK TAK STREET)



SCHEMATIC ELEVATION
(FACING PAU CHEUNG SQUARE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

SCHEMATIC SECTION
AND ELEVATION

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Drawing Number
GBP013

Revision Letter

Attachment 3

Revised Environmental Assessment Report

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

REVISED ENVIRONMENTAL ASSESSMENT REPORT

17 May 2024

Report No.: RT23508-EA-01_v1

Prepared By:

BeeXergy Consulting Limited (BXG)
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Email: info@beexergy.com

Project:	PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES ENVIRONMENTAL ASSESSMENT REPORT
Report No.:	RT23508-EA-01_v1

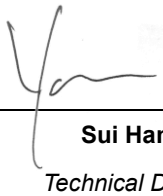
Revision	Issue Date	Description	Author	Checker	Approver
0	27/02/2024	Issued for Comment	RW	ZC	HM
1	17/05/2024	Issued for Comment	TL	YS	HM

Prepared By:

Theo Lai

Senior Consultant

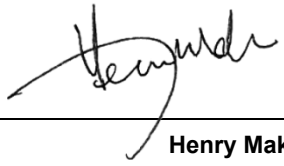
Checked by



Sui Hang Yan

Technical Director

Approved by:



Henry Mak

Director

Disclaimer:

- This report is prepared and submitted by BeeXergy Consulting Limited with all reasonable skill to the best of our knowledge, incorporating our Terms and Conditions and taking account of the resources devoted to it by agreement with the client.
- We disclaim any responsibility to the client and others in respect of any matters outside the project scope.
- This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

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1. INTRODUCTION

1.1. BACKGROUND

1.1.1. The Full Year Limited (the Project Proponent) proposes to develop a 23-storey composite tower (including 2 basement floors) comprising Residential Care Home for the Elderly (RCHE), flats, shop and services, office, clubhouse and carpark in Lot No. 3678 in D.D. 120, Yuen Long (hereafter called "the Proposed Development").

1.1.2. BeeXergy Consulting Limited was commissioned by DeSPACE (International) Limited (the Project Planner) to undertake an Environmental Assessment (EA) in support of its planning application under Section 16 of the Town Planning Ordinance (TPO) for the Proposed Development.

1.2. PROJECT LOCATION

1.2.1. The Project Site is located in Yuen Long Town Centre, with site area of approximately 780m^2. It is currently bounded by mid-rise residential buildings to the north, Yuen Long Pau Cheung Square to the east, Fook Tak Street to the south, and Fook Hong Street to the west. The Project Site is currently zoned as "Residential (Group A)" ("R(A)") under the Approved Yuen Long Outline Zoning Plan No. S/YL/27. **Figure 1.1** shows the location of Project Site and its environs.

1.3. PROJECT DESCRIPTION

1.3.1. The Proposed Development will comprise one 23-storey building (including 2 basement floors) comprising RCHE, flats, shop and services, office, clubhouse and carpark. The key development parameters are summarised in **Table 1.1** and the Master Layout Plan is enclosed in **Appendix 1.1**.

Table 1.1 Key Development Parameters of the Proposed Development

No. of Storeys	21 storeys and 2 basement floors
Total Gross Floor Area (GFA)	Approx. 9,357m^2
Building Height	Not more than +82.34 mPD
Proposed Major Floor Use	B2/F to B1/F: Carpark G/F: Shop and Services, RCHE(s) (Lobby and Lift), Carpark Entrance and Lay-by 1/F to 2/F: Shop and Services and RCHE(s) (lift) 3/F to 7/F: Dormitory for RCHE(s) 8/F to 9/F: Office and Back-of-House for RCHE(s) 10/F to 19/F: Flats 20/F: Clubhouse

Population Size (for Flat only)	208 (Based on an average household size of 2.8)
Tentative Population Intake Year	2027/2028
Proposed RCHE	
Total No. of Beds	160 to 220 (The current scheme proposes 170 RCHE beds)
Proposed Flats	
Total No. of Flats	74

1.3.2. The construction works of the Proposed Development is targeted to commence in May 2024 and be completed by 2027.

1.4. SCOPE OF THE ENVIRONMENTAL ASSESSMENT

1.4.1. This EA Report covers the following key issues arising from the construction and operation of the Proposed Development:

- Air Quality Impact;
- Noise Impact;
- Water Quality Impact;
- Waste Management; and
- Land contamination.

1.5. STRUCTURE OF THE REPORT

1.5.1. This EA Report includes the following sections:

- Section 1 introduces the project background and outlines the scope of this EA;
- Section 2 evaluates the air quality impact;
- Section 3 presents the noise impact assessment;
- Section 4 evaluates the water quality impact;
- Section 5 presents the waste management implications;
- Section 6 presents the land contamination review; and
- Section 7 summarizes the findings of this EA study.

2. AIR QUALITY IMPACT

2.1. INTRODUCTION

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

2.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

2.2.1. The relevant legislation, standards and guidelines applicable to the present review of air quality impact include:

- Air Pollution Control Ordinance (APCO) (Cap. 311);
- Air Pollution Control (Smoke) Regulations (Cap. 311C);
- Air Pollution Control (Fuel Restriction) Regulations (Cap. 311I);
- Air Pollution Control (Construction Dust) Regulation (Cap. 311R);
- Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation (Cap. 311Z);
- Hong Kong Planning Standards and Guidelines (HKPSG); and
- EPD's Guidelines on "Control of Oily Fume and Cooking Odour from Restaurants and Food Business".

Air Quality Objectives

2.2.2. The APCO provides a statutory framework for establishing the Air Quality Objectives (AQOs) and stipulating the anti-pollution requirements for air pollution sources. The AQOs stipulate concentration for a range of pollutants, which are summarized below in **Table 2.1**.

Table 2.1 Hong Kong Air Quality Objectives

Pollutant	Averaging Time	Concentration Limit [i] ($\mu g/m^3$)	Number of Exceedances Allowed
Sulphur Dioxide (SO_2)	10-minute	500	3
	24-hour	50	3
Respirable Suspended Particulates (PM_{10}) [ii]	24-hour	100	9
	Annual	50	N/A
Fine Suspended Particulates ($PM_{2.5}$) [iii]	24-hour	50	35
	Annual	25	N/A

Pollutant	Averaging Time	Concentration Limit [i] ($\mu g/m^3$)	Number of Exceedances Allowed
Nitrogen Dioxide (NO_2)	1-hour	200	18
	Annual	40	N/A
Ozone (O_3)	8-hour	160	9
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
Lead	Annual	0.5	N/A

Notes:

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

ii PM_{10} means suspended particles in air with a nominal aerodynamic diameter of 10μm or less.

iii $PM_{2.5}$ means suspended particles in air with a nominal aerodynamic diameter of 2.5μm or less.

Hong Kong Planning Standards and Guidelines

2.2.3. Environmental requirements to be considered in land use planning are outlined in Chapter 9 of the HKPSG. The standards and guidelines provide recommendation on suitable locations for developments and sensitive users, provision of environmental facilities and design, layout, phasing and operational controls to minimize adverse environmental impacts. It also lists out environmental factors influencing the land use planning and recommends buffer distances for land uses.

2.2.4. Buffer distances on usage of open space site for active and passive recreational uses are also recommended. Evaluation of potential air quality impact on the Proposed Development due to the open road emissions and industrial emissions shall make reference to the guidelines as stipulated in the HKPSG. The buffer distance requirements in HKPSG are extracted below in **Table 2.2**.

Table 2.2 HKPSG Recommended Buffer Distance

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Roads and Highways	*Type of Road*		
	Trunk Road and Primary Distributor	> 20m	Active and Passive Recreational Uses
		3 – 20m	Passive Recreational Uses
		< 3m	Amenity Areas
	District Distributor	> 10m	Active and Passive Recreational Uses

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

Remarks:

a) 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.

b) 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.

c) 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.

d) Amenity areas are permitted in any situation.

2.3. BASELINE CONDITION

Existing Ambient Air Quality

2.3.1. The nearest EPD General Air Quality Monitoring Station (AQMS) to the Project Site is the Yuen Long AQMS located at Yuen Long District Office Building, which is approximately 645m southwest to the Project Site. The concentrations of the key air pollutants relevant to the Project in recent five years (2018 – 2022) at Yuen Long AQMS are summarized in **Table 2.3**, which depicts the trend in ambient air quality.

Table 2.3 Air Quality Monitoring Data at Yuen Long General AQMS Station (Year 2018-2022)

Pollutant	Averaging Time	Concentration (μg/m³)					2014-2021 AQOs [1] (μg/m³)	Prevailing AQOs [2] (μg/m³)
		2018	2019	2020	2021	2022		
Nitrogen Dioxide (NO_2)	1-hour (19th highest)	150	161	135	148	122	200	200
	Annual	**43**	**44**	32	40	37	40	40
Respirable Suspended Particulates (PM_{10})	24-hour (10th highest)	75	83	77	73	56	100	100
	Annual	37	37	30	30	25	50	50
Fine Suspended Particulates ($PM_{2.5}$)	24-hour (10th highest)	46	45	36	43	41	75	N/A
	24-hour (36th highest)	34	34	28	31	30	N/A	50
	Annual	20	20	16	17	16	35	25
Sulphur Dioxide (SO_2)	10-minute (4th highest)	52	42	26	24	21	500	500
	24-hour (4th highest)	16	11	10	14	7	125	50
Ozone (O_3)	8-hour (10th highest)	**162**	**200**	154	**178**	**194**	160	160
Carbon Monoxide (CO)	1-hour (1st highest)	1,720	2,150	1,530	2,090	1,700	30,000	30,000
	8-hour (1st highest)	1,574	1,903	1,279	1,591	1,519	10,000	10,000

Notes:

[1] AQOs that were effective from 2014 to 2021.

[2] Prevailing AQOs implemented on 1 January 2022.

[3] Underlined and bolded figures indicate exceedance recorded.

2.3.2. As shown in **Table 2.3**, the monitored air pollutant concentrations from 2018 to 2022

could comply with the prevailing AQOs except for the annual NO_2 concentrations in 2018 and 2019, and the 8-hour average O_3 concentrations in 2018 to 2019 and 2021 to 2022.

Predicted Background Air Quality

2.3.3. Apart from the air quality monitoring data, EPD also provides a set of regional background concentrations for key pollutants in the "Pollutants in the Atmosphere and their Transport over Hong Kong" (PATH) model v3.0. Given that the tentative intake year of the Proposed Development would be in Year 2027 the earliest, the background air quality predicted by PATH v3.0 for Year 2025 will be presented as the future background air quality during the operation phase as a worst-case scenario.

2.3.4. As shown in **Figure 2.1**, the 500m assessment area for this Project is covered by the PATH grids (25,46), (25,47), (26,46) and (26,47). The predicted Year 2025 background concentrations at these grids are summarized in **Table 2.4** and compared against the prevailing AQOs. The predicted background concentrations in Year 2025 are lower than their respective AQOs except for the 8-hour average O_3 concentrations.

Table 2.4 Background Air Pollutant Concentrations Predicted by PATH v3.0 Model in Year 2025

Pollutant	Averaging Time	Concentration (µg/m³)				Prevailing AQOs (µg/m³)
		PATH Grid (25,46)	PATH Grid (25,47)	PATH Grid (26,46)	PATH Grid (26,47)	
Nitrogen Dioxide (NO_2)	1-hour (19th highest)	110	115	111	116	200
	Annual	21	23	19	21	40
Respirable Suspended Particulates (PM_{10})	24-hour (10th highest)	68	68	69	68	100
	Annual	28	28	28	28	50
Fine Suspended Particulates ($PM_{2.5}$)	24-hour (36th highest)	26	25	27	26	50
	Annual	16	16	16	16	25
Sulphur Dioxide (SO_2)	10-minute (4th highest)	53	53	70	52	500
	24-hour (4th highest)	12	12	12	12	50
Ozone (O_3)	8-hour (10th highest)	**213**	**212**	**213**	**214**	160
Carbon Monoxide (CO)	1-hour (1st highest)	946	949	941	951	30,000
	8-hour (1st highest)	852	858	847	856	10,000

2.4. AIR SENSITIVE RECEIVERS

2.4.1. Representative air sensitive receivers (ASRs) within 500m assessment area have been identified based on topographic maps supplemented by site surveys, outline zoning plans and other published plans in the vicinity of the Project Site. Within the 500m assessment area, ASRs that are closest to the Project Site are anticipated to be the most affected and therefore considered the most representative ASRs for the worst-case scenario air quality impact assessment, whilst other ASRs located further away from these first-tier representative ASRs are expected to be less impacted. Details of the identified representative ASRs are summarized in **Table 2.5** below and their locations are shown in **Figure 2.1**.

Table 2.5 Representative Air Sensitive Receivers

ASR ID	Description	Use	Existing/ Planned	Approximate Shortest Distance from Project Site, m
A01	Man Tat Building	Residential	Existing	< 5
A02	Fook Loi Building	Residential	Existing	< 5
A03	On Wing Building	Residential	Existing	< 5
A04	Shun Hing Building	Residential	Existing	19
A05	Pau Cheung Square Playground	Recreational	Existing	26
A06	14 Yuen Long Pau Cheung Square	Residential	Existing	9
A07	24 Fook Hong Street	Residential	Existing	8
A08	18 Fook Tak Street	Residential	Existing	10
A09	Hung Wan Building	Residential	Existing	12

2.5. CONSTRUCTION PHASE IMPACT REVIEW

Impact Identification and Evaluation

2.5.1. The potential sources of air quality impact during construction phase would be fugitive dust generated from various construction activities and gaseous emissions from construction machinery. Based on the latest development scheme and information provided by Project Team, deep foundation excavation and large-scale site formation will not be required. The area of excavation is approximately 780m^2, it is expected that only 1 dump truck can be accommodated per time due to the limited site area. The estimated amount of excavated materials to be handled and number of truck trips per

day are summarized in **Table 2.6** below.

Table 2.6 Estimated Total Volume of Excavated / Backfilling Materials and Number of Truck Trips Per Day

Construction Stage	Estimated Total Volume of Excavated / Backfill Material during the Construction Stage	Estimated Number of Truck Trips per Day
Foundation Stage (~12 Months)	353m^3 C&D Material (Inert C&D: 351m^3, Non-inert C&D: 2.5m^3)	<1 Trip per Day
Superstructure Stage (~24 Months)	936m^3 C&D Material (Inert C&D: 749m^3, Non-inert C&D: 187m^3)	1 Trip per Day
Remarks: a) Assumed that there will be 22 working days per month. b) Assumed that the average dump truck capacity will be 7.5m^3 per trip.		

2.5.2. Mitigation measures set out under the Air Pollution Control (Construction Dust) Regulation shall be strictly followed during the construction. Considering that deep foundation and large scale of site formation will not be required while the number of truck trips per day throughout the construction stage is minimal, with the proper implementation of dust mitigation measures, no adverse impact associated with the fugitive dust generated from construction is anticipated.

2.5.3. In addition, there would be on average 3 nos. of Powered Mechanical Equipment (PME) operated simultaneously within the Project Site. Gaseous emissions from PMEs are expected to be limited. Provided that the Air Pollution Control (Fuel Restriction) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Motor Vehicle Idling (Fixed Penalty) Ordinance shall be followed, no adverse air quality impacts associated with gaseous emission from construction is anticipated.

2.5.4. According to the information on the Drainage Services Department's (DSD's) website, Contract No. DC/2022/03 "Yuen Long Barrage and Nullah Improvement Schemes" commenced in May 2023 and is anticipated to be completed by mid-2030, which would overlap with the construction of the Proposed Development. Location of this concurrent project is presented in **Figure 2.2**. This concurrent project is approximately 285m from the Project Site, with mid-rise residential buildings and office buildings in between. Considered that the construction works of this concurrent project is relatively minor in scale (i.e. construction of a sewage pumping station and sewerage improvement works) and the large separation distance between the two sites, the fugitive dust impact from this concurrent project would be minimal during the concurrent period. In addition, an environmental monitoring and audit (EM&A) programme will be implemented for this

concurrent project during its construction phase to check the effectiveness of the recommended dust control measures and compliance with the relevant statutory criteria. Close liaison with the contractor of the concurrent projects shall be conducted to avoid any dusty activities to be taken at the same time to minimize the cumulative dust impact. With the mitigation measures and good site practices in place, adverse cumulative impact on air quality is not expected.

2.5.5. Based on the latest information on the Highways Department's (HyD's) website, the Proposed Development may overlap with the Construction of Elevated Pedestrian Corridor in Yuen Long Town connecting with Long Ping Station. Location of this potential concurrent project is presented in **Figure 2.2**. This project is currently under planning/design and there is no anticipated construction commencement date. In view of the construction works of this potential concurrent project is relatively minor in scale (i.e. construction of a footbridge, drainage improvement works and landscaping works) and the large separation distance (i.e. approximately 310m from the Project Site), the fugitive dust impact from this potential concurrent project would be minimal during the concurrent period. In addition, an environmental monitoring and audit (EM&A) programme will be implemented for this potential concurrent project during its construction phase to check the effectiveness of the recommended dust control measures and compliance with the relevant statutory criteria. Close liaison with the contractor of the concurrent projects shall be conducted to avoid any dusty activities to be taken at the same time to minimize the cumulative dust impact. With the mitigation measures and good site practices in place, adverse cumulative impact on air quality is not expected.

Recommended Mitigation Measures

2.5.6. To ensure that dust and gaseous emissions are minimized during the construction phase of the Project, relevant dust control requirements stipulated in Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations should be implemented. The proposed suppression measures are listed below.

- The designated haul road should be hard paved to minimize fugitive dust emission;
- During the site formation works, the active works areas should be water sprayed with water browser or sprayed manually hourly during construction period. The Contractor should ensure that the amount of water spraying is just enough to dampen the exposed surfaces without over-watering which could result in surface water runoff;
- Any excavated dusty materials or stockpile of dusty materials should be

covered entirely by impervious sheeting or sprayed with water so as to maintain the entire surface wet, and recovered or backfilled or reinstated as soon as possible;

- Dusty materials remaining after a stockpile is removed should be wetted with water;
- The area where vehicle washing takes place and the section of the road between the washing facilities and the exit point should be paved with concrete, bituminous materials or hardcore or similar;
- The Contractor(s) shall only transport adequate amount of fill materials to the Project Site to minimize stockpiling of fill materials on-site, thus reducing fugitive dust emission due to wind erosion;
- Should temporary stockpiling of dusty materials be required, it shall be either covered entirely by impervious sheeting, placed in an area sheltered on the top and the 3 sides; or sprayed with water so as to maintain the entire surface wet;
- All dusty materials shall be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty material wet;
- Vehicle speed to be limited to 10 kph except on completed access roads;
- The portion of road leading only to a construction site that is within 30 m of a designated vehicle entrance or exit should be kept clear of dusty materials;
- Every vehicle should be washed to remove any dusty materials from its body and wheels immediately before leaving the construction site;
- The load of dusty materials carried by vehicle leaving the construction site should be covered entirely by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle;
- The working area of excavation should be sprayed with water immediately before, during and immediately after (as necessary) the operations so as to maintain the entire surface wet;
- Restricting height from which materials are to be dropped as far as practicable to minimize the fugitive dust arising from loading/unloading activities;
- Every stock of more than 20 bags of cement or dry pulverized fuel ash shall be covered entirely by impervious sheeting or placed in an area sheltered on the top and the 3 sides;
- Cement, pulverized fuel ash or any other dusty materials collected by fabric filters or other air pollution control system or equipment shall be disposed of in

totally enclosed containers;

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

2.5.7. With the implementation of above mitigation measures, no adverse construction phase air quality impact is anticipated.

2.6. OPERATION PHASE IMPACT REVIEW

Impact Identification and Evaluation

Vehicular Emission

2.6.1. Vehicular emission from existing open roads is the potential air pollution source to the Proposed Development during operation phase.

2.6.2. In order to comply with the buffer distance requirements as stipulated in the HKPSG, the air sensitive uses at the Proposed Development have been positioned away from Yuen Long On Ning Road, Fook Tak Street and Yuen Long Pau Cheung Square. The required buffer distances from the surrounding roads are summarized in **Table 2.7** and illustrated in **Figure 2.3**. No air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones. Enquiry on the agreement of road type classification to Transport Department can be found in **Appendix 2.1**.

Table 2.7 Relevant Buffer Distance Requirements

Road Name	Road Type	Recommended Buffer Distance in HKPSG	Buffer Distance allowed for the Proposed Development
Yuen Long On Ning Road	District Distributor [1]	10m	>10m
Fook Tak Street	Local Distributor [2]	5m	>5m

Road Name	Road Type	Recommended Buffer Distance in HKPSG	Buffer Distance allowed for the Proposed Development
Yuen Long Pau Cheung Square	Local Distributor [2]	5m	>5m

Notes:

[1] Reference from the Annual Traffic Census 2022 published by the Transport Department.

[2] No assigned road type in the Annual Traffic Census 2022. For good air quality planning, they are assumed as Local Distributor.

2.6.3. As the required buffer distances between ASRs and the surrounding roads could be achieved, no adverse air quality impact associated with vehicular emission on the Proposed Development is anticipated. Although there is a minibus terminus located approximately 18m away from the southwest of Project Site, all motor vehicles are regulated by Motor Vehicle Idling (Fixed Penalty) Ordinance (the Ordinance) (Cap. 611) and idling motor vehicles are prohibited. Thus, no adverse air quality impact associated with stationary vehicular emission on the Proposed Development is anticipated.

Chimney Emission

2.6.4. Based on desktop study and verification by site survey conducted on 11 December 2023, no chimney is identified within 200m area from the Project boundary. No air/odour impact is detected around the site boundary of the proposed development. Therefore, no adverse air/odour quality impact arising from chimney emission on the Proposed Development is anticipated.

Emission from the Proposed Carpark

2.6.5. There will be an underground carpark on the B2/F and B1/F of the Proposed Development. The proposed carpark will be designed in accordance with EPD's Practice Note for Professional Persons ProPECC PN 2/96 "Control of Air Pollution in Car Parks" so as to ensure the exhaust air discharged to the atmosphere from the carpark would not cause adverse air quality impact to neighbouring air sensitive uses. The exhaust outlets of the carpark will be located away from the nearby ASRs as far as practicable. Proposed carpark exhaust outlet is shown in **Figure 2.4**. Therefore, no adverse air quality impact arising from the proposed carpark on the nearby ASRs is anticipated.

Emission from the Kitchen within the Proposed Development

2.6.6. There will be a kitchen on 8/F of the Proposed Development. The exhaust outlets of the kitchen will be located away from the nearby ASRs as far as practicable. Proposed kitchen exhaust outlet is shown in **Figure 2.4**. Oily fume and cooking odour emissions

from cooking processes are controlled under the APCO. The best practical control measures recommended in EPD's Guideline "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be adopted to minimize the gaseous and odour emissions from kitchen operation. In view of the above, no adverse air quality impact associated with kitchen operation is anticipated.

Recommended Mitigation Measures

2.6.7. The following mitigation measures are recommended for kitchen operation during the operation phase of the Proposed Development:

- Exhaust outlets of the kitchen should be located away from any nearby ASRs as far as practicable;
- Air pollution control equipment (e.g. electrostatic precipitators, air washers, scrubbers, etc.) should be installed at the exhaust system serving the cooking stoves or other cooking appliances, where appropriate; and
- Regular maintenance of the exhaust system and air pollution control equipment.

2.7. CONCLUSION

Construction Phase

2.7.1. Fugitive dust emission is the major source of air pollution during the construction phase of the Project. Through proper implementation of dust control measures as required under the Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations, construction dust and gaseous emissions can be controlled at source to acceptable levels. Therefore, air quality impact during construction phase is not anticipated to be adverse.

Operation Phase

2.7.2. The potential operation phase air quality impact due to vehicular emission from the surrounding roads and industrial chimney emission have been evaluated. Since the HKPSG buffer distance requirements could be complied and there is no chimney identified within 200m area from the Project boundary, no adverse operation phase air quality impact on the Proposed Development is expected.

2.7.3. The potential air quality impact associated with the operation of the carpark and kitchen within the Proposed Development have also been reviewed. The proposed carpark will be designed in accordance with ProPECC PN 2/96 and its exhaust outlets will be located away from the nearby ASRs as far as practicable. As for the kitchen, the exhaust outlets will also be located away from the nearby ASRs as far as practicable and the recommended mitigation measures stated in the EPD's Guideline "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be followed

for the design of exhaust system. As such, no adverse air quality impact arising from the operation of the proposed carpark and kitchen is envisaged.

3. NOISE IMPACT

3.1. INTRODUCTION

3.1.1. The Project will have potential noise impacts during the construction and operation phases. During the construction phase, potential construction airborne noise impact may be generated due to the use of powered mechanical equipment (PME) for various construction works including demolition, site formation, foundation and superstructure. During the operation phase of the Project, noise impact due to road traffic and fixed noise sources have been assessed.

3.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

3.2.1. The relevant legislation, standards and guidelines applicable to the present noise impact assessment include:

- Noise Control Ordinance (NCO) (Cap. 400);
- Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (IND-TM);
- Technical Memorandum on Noise from Construction Work Other Than Percussive Piling (GW-TM);
- Technical Memorandum on Noise from Construction Work in Designated Areas (DA-TM);
- Technical Memorandum on Noise from Percussive Piling (PP-TM);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Professional Persons Environmental Consultative Committee (ProPECC) Practice Note PN 1/24 "Minimizing Noise from Construction Activities";
- Good Practices on Pumping System Noise Control; and
- Good Practices on Ventilation System Noise Control.

Construction Phase

Noise Standards for Construction Works during Non-restricted Hours

3.2.2. There is no statutory control for noise arising from construction activities (except for percussive piling and the use of hand-held percussive breakers and air compressors) during non-restricted hours (i.e. 0700 to 1900 hours from Monday to Saturday, not including general holidays). However, ProPECC PN 1/24 provides the assessment criteria for construction works during non-restricted hours. The recommended daytime construction noise levels for uses rely on openable windows for ventilation are summarized in **Table 3.1** below.

Table 3.1 Noise Standards for Construction Works during Non-restricted Hours

Uses	$L_{eq\ (30\ mins)}$, dB(A)
All domestic premises Temporary housing accommodation Hostels Convalescences homes Homes for the aged	75
Places of public worship Courts of law Hospitals and medical clinics	70
Educational institutions (including kindergartens and nurseries)	70 (65 during examination)
Note: The above standards apply to uses which rely on opened windows for ventilation and are assessed at 1m from the external façade.	

Noise Standards for Construction Works during Restricted Hours

3.2.3. Noise impacts arising from construction activities (excluding percussive piling) conducted during the restricted hours (1900 to 0700 hours on any day and anytime on Sunday and general holiday) are governed by the NCO.

3.2.4. All the proposed construction works are expected to be carried out during non-restricted hours. In case of any construction activities during restricted hours, it is the Contractor's responsibility to ensure compliance with the NCO and the relevant technical memoranda. The Contractor will be required to submit a construction noise permit (CNP) application to the Noise Control Authority and abide by any conditions stated in the CNP, should one be issued. It should be noted that description made in this report does not guarantee that a CNP will be granted for the project construction. The Noise Control Authority would take into account the contemporary condition of adjoining land uses and other considerations when processing the CNP application based on the NCO and relevant technical memoranda issued under the NCO. The findings in this report shall not bind the Noise Control Authority in making the decision.

3.2.5. According to the latest Noise Control Designated Area Plan (Plan No. EPD/AN/NT-01), the Project Site falls within the Designated Area (DA). The construction works should comply with the requirements stipulated in the GW-TM and DA-TM.

Noise Standards for Percussive Piling

3.2.6. Noise impact arising from percussive piling at any time is also governed by the NCO. The noise criteria and the assessment procedures for issuing a CNP for percussive

piling are specified in the PP-TM. Separate application to EPD for a CNP is required.

3.2.7. No percussive piling is anticipated for the Project. Notwithstanding, should percussive piling be required, the requirements in the PP-TM shall be followed.

Operation Phase

Noise Standards for Road Traffic Noise Impact Assessment

3.2.8. Table 4.1 of Chapter 9 of the HKPSG provides the assessment criteria for road traffic noise impact at noise sensitive uses which rely on opened windows for ventilation. **Table 3.2** summarizes the adopted road traffic noise criteria for noise sensitive uses with openable windows at the Proposed Development.

Table 3.2 Road Traffic Noise Criteria for Noise Sensitive Uses

Location	Use	$L_{10\ (1\ hour)}$, dB(A)
3/F – 7/F	Dormitory for RCHE	70
3/F	Nursing Station & Medical Consultation Room [2]	70
3/F	Rehabilitation Room & Store [2]	70
9/F	Staff Common Room / Rest Room	70
9/F	Office	70
9/F	Conference Room	70
9/F	Reception	70
10/F – 19/F	Residential Units	70

Notes:

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

[2] As confirmed by the Project Team, no medical operation and/or diagnostic activities will be carried out in the concerned rooms. Therefore, the noise planning standard of 70 dB(A) for offices as stipulated in Table 4.1 of Chapter 9 of the HKPSG has been selected.

[3] As confirmed by the Project Team, fixed glazing with mechanical ventilation will be provided for the Clubhouse on 20/F of the Proposed Development. As such, the Clubhouse is not considered as noise sensitive uses and excluded from the assessment.

Noise Standards for Fixed Noise Impact Assessment

3.2.9. IND-TM stipulates the appropriate Acceptable Noise Level (ANL) for fixed noise sources. The ANL is dependent on the area sensitivity rating of a noise sensitive receivers (NSR), as defined in Table 1 of the IND-TM (reproduced in **Table 3.3**). The area sensitivity rating of a NSR is determined by the type of area where the NSR is located and the presence of any influencing factors (IFs) such as major roads and

industrial areas.

Table 3.3 Area Sensitivity Ratings

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

3.2.10. The HKPSG also states that in order to plan for a better environment, all planned fixed noise sources should be located and designed that when assessed in accordance with the IND-TM, the level of the intruding noise at the façade of the nearest existing sensitive use should be at least 5 dB(A) below the appropriate ANL shown in Table 2 of IND-TM or, in the case of the background being 5 dB(A) lower than the ANL, should not be higher than the background. The ANLs stipulated in the IND-TM are provided in **Table 3.4**.

Table 3.4 Acceptable Noise Levels

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

3.2.11. The Project Site is located in an area contains mainly residential and village type developments, with some Government, Institution or Community (G/IC) uses, industrial buildings and open spaces in the vicinity. In view of this, the type of area where the existing and future NSRs are located is classified as “area other than those above”. According to the Annual Traffic Census 2022 published by the Transport Department, Long Yip Street and Yuen Long On Lok Road are classified as Primary Distributors with an annual average daily traffic (AADT) in excess of 30,000. Hence, Long Yip Street and Yuen Long On Lok Road are considered as major roads under the IND-TM and thereby an influencing factor. As the planned NSRs within the Proposed Development will be surrounded by mid-rise residential buildings, they will not be affected by these two major roads. As such, Area Sensitivity Rating of “B” has been assigned for the

NSRs.

3.2.12. Though the details of the fixed plant to be installed within the Proposed Development are not available at this stage, as a rule of thumb for future detail design, any noise emission from planned fixed plant noise sources within the Proposed Development should be designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG, which are detailed in Section 3.2.10 above.

3.3. BASELINE CONDITION

3.3.1. The existing noise conditions at the Project Site is mainly contributed by road traffic noise from the nearby roads. Road traffic along Long Yip Street and Yuen Long On Lok Road as Primary Distributors are considered to be the major sources of background noise to that area.

3.4. NOISE SENSITIVE RECEIVERS

3.4.1. Existing NSRs and planned/committed noise sensitive uses identified on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land use plans, including plans and drawings published by the Lands Department and any land use and development applications approved by the Town Planning Board have been identified. The first layer of representative NSRs within the 300m assessment area are listed in **Table 3.5** below and their locations are illustrated in **Figure 3.1**.

Table 3.5 Representative Noise Sensitive Receivers

NSR ID	Description	Nature of Use	Existing/ Planned	Approximate Shortest Distance from Project Site, m
N01	Man Tat Building	Residential	Existing	<5
N02	Fook Loi Building	Residential	Existing	<5
N03	On Wing Building	Residential	Existing	<5
N04	Shun Hing Building	Residential	Existing	19
N05	14 Yuen Long Pau Cheung Square	Residential	Existing	9
N06	24 Fook Hong Street	Residential	Existing	8
N07	18 Fook Tak Street	Residential	Existing	10
N08	Hung Wan Building	Residential	Existing	12

3.5. CONSTRUCTION PHASE IMPACT REVIEW

Impact Identification and Evaluation

3.5.1. The potential source of noise impact during the construction phase would be the use of PME for various construction activities. The key construction works would include:

- Site clearance, including demolition of existing structures and tree removal;
- Site formation;
- Foundation; and
- Construction of superstructure.

3.5.2. No construction works will be carried out during restricted hours and no percussive piling work is expected. Should restricted hours works be required, the Contractor shall apply for a CNP and ensure full compliance with the NCO.

3.5.3. As the Project Site is flat, minimal site formation works would be required. The construction activities would be constructed section by section and temporary in nature such that the construction noise arising from the use of PME would be in short-term only. On top of that, it is anticipated that less than 20 number of construction plant would be in operation during each construction activity due to the limited space for construction works. With the implementation of the recommended mitigation measures, the construction noise impact on the nearby NSRs would be minimized.

Recommended Mitigation Measures

3.5.4. Standard construction noise control measures such as adoption of quieter construction method, use of quality PME (QPME) with lower sound power level (SWL), use of movable noise barriers and noise enclosures to screen noise from PME, and implementation of good site practices to limit noise emissions at source are recommended.

3.5.5. Good site practices and noise management can further minimize the potential construction noise impact. The following good site practices are recommended for implementation during construction phase:

- Contractor shall devise and execute working methods that will minimize the noise impact on the surrounding environment; and shall provide experienced personnel with suitable training to ensure these methods are properly implemented;
- Noisy activities should be scheduled to minimize exposure of nearby NSRs to high levels of construction noise. For example, noisy activities can be scheduled for midday or at times coinciding with periods of high background

noise (such as during peak traffic hours);

- The Contractor should arrange construction activities with care so that concurrent construction activities are avoided as much as possible;
- Only well-maintained plant should be operated on-site and plant will be serviced regularly during the construction phase;
- Machines and plant that may be in intermittent use should be shut down between work periods or throttled down to a minimum;
- Silencers or mufflers on construction equipment should be utilized and properly maintained during the construction phase;
- Noisy equipment such as emergency generators shall always be sited as far away as possible from NSRs;
- Mobile plants should be sited as far away from NSRs as possible;
- Plant known to emit noise strongly in one direction should be orientated so that the noise is directed away from the nearby NSRs; and
- Material stockpiles and other structures should be effectively utilized in screening noise from on-site construction activities.

3.6. OPERATION PHASE IMPACT REVIEW

Road Traffic Noise

Impact Identification

3.6.1. The Project Site is bounded by Yuen Long On Ning Road to the north, Yuen Long Pau Cheung Square to the east, and Fook Tak Street to the southwest. The key noise impact during operation phase would be road traffic noise from the abovementioned roads and other local roads.

Noise Sensitive Uses

3.6.2. Noise assessment points have been provided for all noise sensitive uses with openable windows at the Proposed Development. The respective criteria for all types of noise sensitive uses with openable windows have been listed in **Table 3.2**. The locations of all NSRs for road traffic noise impact assessment are shown in **Figures 3.2a** to **3.2d**.

Assessment Methodology

3.6.3. The Road Noise Module 2.7.2 of NoiseMap Enterprise Edition has been used to assess the road traffic noise impact from the existing and planned road network within 300m assessment area on the future NSRs within the Proposed Development. The road traffic noise model adopts the methodology outlined in the Calculation of Road Traffic Noise (CRTN) developed by the UK Department of Transport. The road traffic noise

would be presented in terms of noise levels exceeded for 10% of the one-hour period for the hour having the peak traffic flow $L_{10(1hour)}$ under various traffic forecast scenarios. Representative NAPs, key building structures with noise screening effects, topographical contours and road segments with traffic flow data have been inputted into the NoiseMap model in predicting the potential traffic noise impacts.

3.6.4. Traffic flow of the existing and planned roads within 300m assessment area have been forecasted by the traffic consultant of the Project. As stated in CRTN, the traffic flow used for assessment shall be the maximum traffic projection within 15 years upon occupancy of the development. The assessment has been undertaken based on the projected AM peak hourly traffic flows in Year 2042, which corresponds to the maximum projected traffic conditions within 15 years upon occupancy of the Proposed Development, i.e. Year 2027. The traffic forecast data is enclosed in **Appendix 3.1**. The traffic forecasting methodology for producing the adopted traffic data has been submitted to the Transport Department (TD) for endorsement.

Predicted Road Traffic Noise Impact on the Proposed Development under Base Case Scenario

3.6.5. Predicted peak hourly road traffic noise levels at all NSRs within the Proposed Development are summarized in **Table 3.6** below. Detailed breakdown of the road traffic noise impact assessment results under base case scenario are presented in **Appendix 3.2**.

Table 3.6 Summary of Predicted Road Traffic Noise Levels (Base Case Scenario)

Floor	NSR ID	Facility / Room	Noise Criteria, dB(A)	Predicted Maximum $L_{10\ (1\ hour)}$, dB(A)
3/F – 7/F	3F_N01 to 3F_N11 4F_N01 to 4F_N16 5F_N01 to 5F_N16 6F_N01 to 6F_N16 7F_N01 to 7F_N16	Dormitory for RCHE	70	67
3/F	3F_N12	Nursing Station & Medical Consultation Room	70	61
3/F	3F_N13 to 3F_N16	Rehabilitation Room & Store	70	65
9/F	9F_N01 to 9F_N03	Staff Common Room / Rest Room	70	65
9/F	9F_N04 to 9F_N08	Office	70	65
9/F	9F_N09 to 9F_N11	Conference Room	70	64
9/F	9F_N12	Reception	70	64

Floor	NSR ID	Facility / Room	Noise Criteria, dB(A)	Predicted Maximum $L_{10\ (1\ hour)}$, dB(A)
10/F – 19/F	10F-19F_A1 10F-19F_B1-B6 10F-19F_C1-C2 10F-19F_D1-D2 10F-19F_E1-E2 10F-19F_F1-F5 10F-19F_G1-G2	Residential Units	70	66

3.6.6. The assessment results revealed that all NSRs within the Proposed Development could comply with the respective noise criteria under the base case scenario. Hence, no adverse road traffic noise impact on the Proposed Development is anticipated and no road traffic noise mitigation measure is required.

Fixed Noise Impact on the Proposed Development

Identification of Fixed Noise Sources

3.6.7. A number of existing fixed noise sources have been identified within 300m assessment area through desktop study and site visit conducted on 11 December 2023. **Figure 3.3** indicates the locations of existing major fixed noise sources with details summarized in **Table 3.7**.

Table 3.7 Information of the Identified Fixed Noise Sources

Location	Source ID	Equipment	Approximate Shortest Horizontal Distance to the Project Site
On Lok Road Substation	S01 – S05	Transformers	240m
Hang Seng Yuen Long Building	S06 – S07	Air-cooled Chillers	103m
Yuen Long Trade Centre	S08 – S11	Air-cooled Chillers	96m
Yuen Long Government Offices	S12 – S13	VRV	180m
BOC Yuen Long Commercial Centre	S14	VRV	154m

3.6.8. Given the large separation distance between the identified major fixed noise sources and the Project Site (i.e. approximately 100m or above) and no noticeable fixed noise was observed at the Project Site during site visit, no adverse fixed noise impact to the

Proposed Development is expected.

Fixed Noise Impact from the Proposed Development

Impact Identification and Evaluation

3.6.9. According to the latest development scheme, potential fixed noise sources within the Proposed Development include the transformer room, lift machine room, pump rooms, E&M rooms, and ventilation systems of the kitchen and carpark.

3.6.10. To ensure the fixed plant noise generated by the Proposed Development would not cause excessive impact to neighbouring noise sensitive uses, potential fixed noise sources within the Proposed Development shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG.

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

Recommended Mitigation Measures

3.6.12. The following noise mitigation measures are recommended to control noise emissions from planned fixed plant noise sources within the Proposed Development:

- Select quieter plant / equipment during procurement; and
- Provide suitable at source noise control measures with reference to EPD's "Good Practices on Ventilation System Noise Control" and "Good Practices on Pumping System Noise Control" such as silencers and acoustic linings when necessary.

Railway Noise Impact

Impact Identification

3.6.13. MTR Tuen Ma Link (TML) viaduct is located at 171m to the north and northeast of project site boundary with existing residential buildings located in between. The line-of-sight from proposed development to TML is screened by surrounding building structures such as Flourish Food Manufactory Centre and Forda Industrial Building. Adverse railway noise impact is not anticipated. **Figure 3.4** illustrate the separation between proposed development and the TML and indicative section between proposed redevelopment and TML.

3.6.14. According to site visit dated 11 December 2023 at project site, operational noise of TML was not noticeable at project site even during non-traffic peak hours.

3.6.15. To conclude, no adverse railway noise impact is anticipated due to MTR Tuen Ma Link

operations. No mitigation measure against railway noise impact is required.

3.7. CONCLUSION

Construction Phase

3.7.1. Evaluation on construction noise impact associated with the use of PME for different construction activities has been conducted. With the implementation of practical mitigation measures including good site management practices, use of quieter construction methods and equipment, and use of movable noise barriers and noise enclosures, the construction noise impact on the nearby NSRs would be minimized.

Operation Phase

Road Traffic Noise

3.7.2. Operational road traffic noise impact on the planned noise sensitive uses within the Proposed Development has been assessed. The assessment results revealed that all noise sensitive uses within the Proposed Development could comply with the respective noise criteria under the base case scenario. No adverse road traffic noise impact is envisaged.

Fixed Noise

3.7.3. A number of existing fixed noise sources have been identified within 300m assessment area. In view of the large separation distance between the identified fixed noise sources and the Project Site and no noticeable fixed noise was observed at the Project Site, no adverse fixed noise impact to the Proposed Development is expected.

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

Railway Noise

3.7.5. Railway noise impact from open track viaduct to the east of Long Ping Station has been considered. In view of the separation of above 171m, noise screening provided by existing buildings in between and site observation, no adverse noise impact due to TML operation is anticipated.

4. WATER QUALITY IMPACT

4.1. INTRODUCTION

4.1.1. This section identifies the potential water quality impact that could arise from the Project during its construction and operation phases. It also recommends the corresponding measures to pre-empt and mitigate potential impacts as necessary.

4.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

4.2.1. The relevant legislation, standards and guidelines applicable to the present environmental review of water quality impacts include:

- Water Pollution Control Ordinance (WPCO) (Cap. 358);
- Water Pollution Control (General) Regulations (Cap. 358D);
- Water Pollution Control (Sewerage) Regulation (Cap. 358AL);
- Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Professional Persons Environmental Consultative Committee (ProPECC) Practice Note PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations”; and
- Professional Persons Environmental Consultative Committee (ProPECC) Practice Note PN 2/23 “Construction Site Drainage”.

4.2.2. Under the WPCO, Hong Kong waters are divided into ten Water Control Zones (WCZs) and four supplementary water control zones. Corresponding statements of Water Quality Objectives (WQOs) are stipulated for different water regimes (marine waters, inland waters, bathing beaches subzones, secondary contact recreation subzones and fish culture subzones) in each of the WCZ based on their beneficial uses. The Project Site falls within the Deep Bay WCZ and the respective WQOs shall be followed.

4.3. WATER SENSITIVE RECEIVERS

4.3.1. The assessment area for water quality is defined by a distance of 500m from the Project Site boundary. Water sensitive receiver (WSR) located within 500m assessment area is listed in **Table 4.1** and its location is shown in **Figure 4.1**.

Table 4.1 Water Sensitive Receiver

WSR ID	Description
W01	Yuen Long Town Nullah

4.4. CONSTRUCTION PHASE IMPACT REVIEW

Impact Identification and Evaluation

4.4.1. The major water quality concerns during the construction phase shall be the on-site runoff from dust suppression activities and rainfall, sewage effluent from construction workforce, and chemical spillage. The key pollutants would be suspended solids from surface runoff and other pollutants would include fuel and lubricant oil from the construction vehicles and powered mechanical equipment (PME) on-site.

4.4.2. The Contractor is required to apply discharge license for the discharge of effluent from the construction site under the WPCO and all discharges during the construction should comply with the TM-DSS issued under the WPCO.

4.4.3. During the construction of the Project, the workforce on-site will generate sewage effluents, which are characterized by high levels of Biochemical Oxygen Demand (BOD), ammonia and *E. coli* counts. Potential water quality impacts upon the local drainage and freshwater system may arise from these sewage effluents, if uncontrolled. The construction sewage should be handled by interim sewage treatment facilities, such as portable chemical toilets. Appropriate number of portable toilets should be provided by a licensed contractor to serve the large number of construction workers over the construction site. Provided that sewage is not discharged directly into the storm drains or watercourses adjacent to the construction site, and temporary sanitary facilities are used and properly maintained, it is unlikely that sewage generated from the Project Site would have a significant water quality impact.

4.4.4. A large variety of chemicals may be used during construction activities. These may include petroleum products, surplus adhesives, spent lubrication oil, grease and mineral oil, spent acid and alkaline solutions/solvent and other chemicals. The use of these chemicals and their storage as waste materials has the potential to create impacts on the water quality of adjacent watercourses or storm drains if spillage occurs. Waste oil may infiltrate into the surface soil layer, or runoff into local watercourses, increasing hydrocarbon levels. The potential impact could however be mitigated by practical mitigation measures and good site practices as given in the Waste Disposal Ordinance (Cap. 354), its subsidiary regulations in particular the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) and the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.

Recommended Mitigation Measures

4.4.5. To mitigate the water quality impact during construction phase, construction practices outlined in the ProPECC PN 2/23, where applicable, shall be implemented. Typical relevant wastewater control measures include:

- Surface runoff from construction sites should be discharged into storm water

drains via adequately designed sand/silt removal facilities such as sand traps, silt traps, sedimentation tanks and sediment basins. Channels or earth bunds or sand bag barriers should be provided on site to properly direct surface runoff to such silt removal facilities. Perimeter channels at site boundaries should be provided where necessary to intercept surface run-off from outside the site so that it will not wash across the site. Catchpits and perimeter channels should be constructed in advance of site formation works and earthworks;

- Silt removal facilities, channels and manholes should be maintained and the deposited silt and grit should be removed regularly, at the onset of and after each rainstorm to ensure that these facilities are functioning properly at all times;
- Construction works should be programmed to minimize soil excavation works in rainy seasons (generally from April to September). If soil excavation works 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 surface runoff from washing across exposed soil surfaces. Arrangements should always be in place to ensure that adequate surface protection measures can be safely carried out well before the arrival of a rainstorm;
- Earthworks final surfaces should be well compacted and the subsequent permanent works or surface protection works 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;
- Open stockpiles of construction materials (e.g. aggregates, sand and fill material) on sites should be covered with tarpaulin or similar impermeable fabric during rainstorms. Measures should be taken to prevent washing away construction materials, soil, silt or debris into any drainage system;
- Manholes (including newly constructed ones) should always be adequately covered and temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system, and to prevent surface runoff from getting into foul sewers. Discharge of surface runoff into foul sewers must always be prevented in order not to unduly overload the foul sewerage system;
- Wastewater generated from the washing down of mixer trucks and drum mixers and similar equipment should wherever practicable be recycled. The discharge

of wastewater should be kept to a minimum;

- All vehicles and plants should be cleaned before they leave a construction site to ensure no earth, mud, debris and the like is deposited by them on roads. A wheel washing bay should be provided at every site exit if practicable and wash-water should have sand and silt settled out or removed before discharging into storm water drains. The section of construction road between the wheel washing bay and the public road should be paved to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains;
- Before commencing any demolition works, all sewer and drainage connections should be sealed to prevent building debris, soil, sand, etc. from entering public sewers/drains;
- Wastewater generated from building construction activities including concreting, plastering, internal decoration, cleaning of works and similar activities should not be discharged into the storm water drainage system;
- Sewage from toilets, kitchens and similar facilities should be discharged into a foul sewer. If there is no foul sewer in the vicinity, chemical toilets, a septic tank and soakaway system will have to be provided as appropriate;
- Vehicle and plant servicing areas, vehicle wash bays and lubrication bays should as far as possible be located within roofed areas. The drainage in these covered areas should be connected to the foul sewer via petrol interceptor(s). Oil leakage or spillage should be contained and cleaned up immediately. Waste oil should be collected and stored for recycling or disposal in accordance with the Waste Disposal Ordinance (Cap. 354);
- Sufficient number of chemical toilets shall be provided by a licensed contractor and properly maintained; and
- The construction solid waste, debris and rubbish on-site should be collected, handled and disposed of properly to avoid causing any water quality impacts.

4.4.6. By adopting the above mitigation measures with best management practices, the impacts arisen during the construction phase would be reduced to an acceptable level and adverse water quality impacts would not be anticipated.

4.5. OPERATION PHASE IMPACT REVIEW

Impact Identification and Evaluation

4.5.1. During operation phase, stormwater runoff from paved surfaces within the Project Site would be directed to a managed stormwater drainage system following the requirements in the ProPECC PN 1/23. Runoff from the roofs of buildings and road surfaces within the Project Site may carry suspended solids and other pollutants such

as fuel, oils and heavy metals that could enter nearby surface water bodies or storm drains if uncontrolled. With implementation of stormwater best management practices including provision of trapped gullies and catchpits, adverse impact to the water quality is not anticipated.

4.5.2. Effluent discharge from the kitchen within the Proposed Development during operation phase is also governed by the WPCO. All restaurants and food processing factories are required to install grease traps so that greasy materials will be separated from wastewater before passing to communal sewers. The operator shall ensure that the grease traps are properly designed, constructed and maintained so as to effectively remove greasy materials from wastewater before discharge to the sewerage system. Materials removed from a grease trap shall be handled and disposed of properly in order to maintain kitchen hygiene and protect Hong Kong's environment. “Grease Traps for Restaurants and Food Processors” published by the EPD detailed the requirements of such discharge.

4.5.3. Sewage discharge would be the major water pollution source throughout the operation phase of the Proposed Development. Sewage generated from the Proposed Development with an ADWF of 171.35 m^3/day would be collected and conveyed to the nearest public sewerage system, which is the Long Ping Sewage Pumping Station and Yuen Long Sewage Treatment Works, via proper connections. No sewage will be released to the environment without treatment.

Recommended Mitigation Measures

4.5.4. The following mitigation measures are recommended to avoid causing any water quality impacts during the operation phase:

- Grease traps should be properly designed and constructed so as to effectively remove greasy materials from the kitchen wastewater before discharge to the sewerage system;
- Grease traps should be properly maintained so that it can continue to function as an effective grease removal device; and
- Materials removed from a grease trap should be handled and disposed of properly.

4.6. CONCLUSION

Construction Phase

4.6.1. During construction, water quality impacts can be properly controlled with the implementation of good site practices, provision of sufficient chemical toilets on-site with regular maintenance, and proper handling and disposal of waste materials. The effluent shall be pre-treated to comply with WPCO requirements before any discharge.

Effluent discharge shall be sited away from natural water courses. Provided these measures are properly implemented, it is unlikely that any adverse water quality impact will be induced during the construction of the Proposed Development.

Operation Phase

4.6.2. During operation phase, stormwater runoff from paved surfaces within the Project Site would be directed to a managed stormwater drainage system following the requirements in the ProPECC PN 1/23. With implementation of stormwater best management practices including provision of trapped gullies and catchpits, adverse impact to the water quality is not anticipated.

4.6.3. Effluent discharge from the kitchen within the Proposed Development is governed by the WPCO. Grease traps shall be installed to separate greasy materials from wastewater prior to discharge. Provided that the grease traps are properly designed, constructed and maintained, no adverse water quality impact is anticipated due to the operation of the kitchen.

4.6.4. Sewage generated from the Proposed Development would be collected and conveyed to the nearest public sewerage system, which is the Long Ping Sewage Pumping Station and Yuen Long Sewage Treatment Works, via proper connections. No sewage will be released to the environment without treatment.

5. WASTE MANAGEMENT

5.1. INTRODUCTION

5.1.1. This section aims to assess the potential environmental impacts that may be resulted from the waste generation during the construction and operation of the Proposed Development. Options of reuse, minimization, recycling, treatment, storage, collection, transport and disposal of such wastes were examined. Where appropriate, procedures for waste reduction and management were considered, with environmental control measures to avoid or to minimize the impacts.

5.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

5.2.1. The Waste Disposal Ordinance (WDO) (Cap. 354) prohibits unauthorized 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);
- Waste Disposal (Clinical Waste) (General) Regulation (Cap. 354O);
- Land (Miscellaneous Provisions) Ordinance (Cap. 28);
- Public Health and Municipal Services Ordinance (Cap. 132);
- Public Cleansing and Prevention of Nuisances Regulation (Cap. 132BK);
- Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes; and
- Code of Practice for the Management of Clinical Waste – Small Clinical Waste Producers.

5.3. CONSTRUCTION PHASE IMPACT REVIEW

5.3.1. The construction activities to be carried out for the Proposed Development would result in the generation of a variety of wastes (i.e. construction and demolition (C&D) materials, chemical waste and general refuse). These C&D materials and wastes if not properly stored, handled and disposed of would give rise to environmental impacts, such as dust, odour, water quality and visual impacts.

5.3.2. Waste disposal during the construction phase would 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 (Cap. 354N); and
- Registration as a Chemical Waste Producer and storage/disposal of chemical wastes in accordance with the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C).

Construction and Demolition Materials

5.3.3. C&D materials would be generated from the demolition and construction activities. All C&D materials generated shall be sorted into inert (i.e. excavated soil, rock, broken concrete) and non-inert C&D materials (i.e. vegetation, wood, plastics, packaging materials, etc). Based on the latest construction scheme and best available project information, it is estimated that a total of 1,289m^3 of C&D materials will be generated during the construction phase. A summary of the estimated generation of the C&D materials is provided in **Table 5.1.**

Table 5.1 Summary of Estimated Generation of C&D Materials during Construction Phase

Type of C&D Materials		**Volume (m^3)**
Inert C&D materials	Total generation	1,100
	On-site reuse (ie backfilling)	110
	Transferred to surplus at public fill reception facilities	990
Non-inert C&D materials		189
	Total	1,289

5.3.4. Where practicable, inert C&D material reused on-site shall be encouraged to minimize material volumes requiring off-site transport. Public fill reception facilities shall be identified for inert materials if no on-site reuse opportunities exist. Non-inert C&D materials should be reused or recycled as far as possible. Landfill disposal should be considered as the last resort for waste handling. Outlets for each of the identified construction waste are summarized in below **Table 5.2.**

Table 5.2 Government Waste Facilities for Construction Waste

Government Waste Facilities	Type of Construction Waste Accepted
Public fill reception facilities	Consisting entirely of inert construction waste [(a)]
Sorting facilities	Containing more than 50% by weight of inert construction waste [(a)]
Landfills [(b)]	Containing not more than 50% by weight of inert construction waste [(a)]
Outlying Islands Transfer Facilities [(b)]	Containing any percentage of inert construction waste [(a)]

Notes:

(a) Inert construction waste means rock, rubble, boulder, earth, soil, sand, concrete, asphalt, brick, tile, masonry or used bentonite.

(b) If a load of waste contains construction waste and other wastes, that load will be regarded as consisting entirely of construction waste for the purpose of calculating the applicable charge.

Chemical Waste

5.3.5. The maintenance and servicing of the construction plants and vehicles may generate a small amount of chemical waste, such as cleaning fluids, solvents, lubrication oil and fuels.

5.3.6. Chemical waste arising during the construction phase may pose environmental, health and safety hazards if not stored and disposed of appropriately as outlined in the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) and the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. The potential hazards include:

- Toxic effects on the construction workforce;
- Adverse impact on air quality and water quality due to spills; and
- Fire hazards.

5.3.7. Chemical waste may be generated any time throughout the construction phase of the Project (i.e. 36 months). The amount of chemical waste that will arise from the construction activities will be highly dependent on the Contractor's on-site maintenance activities and the quantity of plant and equipment utilised. With respect to the scale of the construction activities, it is anticipated that the quantity of chemical waste to be generated will be small (less than a hundred litres per month). The chemical waste will be properly stored on site and will be collected by licensed chemical waste collectors regularly for disposal at the licensed chemical waste treatment facilities (i.e. Chemical Waste Treatment Centre (CWTC) in Tsing Yi).

Wherever possible opportunities should be taken to reuse and recycle materials.

5.3.8. 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 (Cap. 354C) 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.

5.3.9. Provided that the chemical waste is properly stored, handled, transported and disposed of, no adverse environmental impact would result from a minimal quantity of chemical waste arising from the Project.

General Refuse

5.3.10. The construction workforce would generate refuse comprising food scraps, paper waste, empty containers, etc. It is estimated that a maximum of about 10 construction workers will be working on site at any one time during the construction phase of the Project. With a general refuse generation rate of 0.93 kg per worker per day, the maximum amount of general refuse to be generated will be about 9.3kg per day. General refuse will be produced any time throughout the construction phase of the Project (i.e. 36 months). Such refuse will be properly stored in a designated area prior to collection and disposal. Disposal of refuse at site other than approved waste transfer or disposal facilities is prohibited. Effective collection of the on-site waste will prevent waste materials being blown around by wind, or creating an odour nuisance or pest and vermin problems. Waste storage areas will be well maintained and cleaned regularly.

5.3.11. The daily generation of general refuse during the construction phase would be minimal and those waste generated could be effectively controlled by normal measures. With the implementation of good waste management practices on-site, adverse environmental impacts are not expected to arise from the storage, handling and transportation of general refuse.

5.4. OPERATION PHASE IMPACT REVIEW

General Refuse

5.4.1. General refuse is anticipated during the operation of the Proposed Development. It would be generated from the daily activities of elders, staff and visitors. General refuse would include food waste, paper waste and domestic waste. It is estimated that a maximum of 422 residents, 312 workers and visitors will be occupied in the development. With a general refuse generation rate of 0.93kg per person per day, the maximum amount of general refuse to be generated will be about 682.6kg per day during the operation phase. 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 Proposed Development may also attract pests and vermin if the waste storage area is not well maintained and cleaned regularly.

5.4.2. General refuse generated during the operation phase will be collected at the refuse collection point provided within the Proposed Development for further collection. The waste management practice will comply with the statutory requirements.

5.4.3. With the implementation of good waste management practices on-site, the environmental impacts caused by storage, handling, transportation and disposal of general refuse are expected to be minimal.

Other Waste

5.4.4. Small amount of chemical waste (e.g. lubricant generated from maintenance of equipment) and clinical waste (e.g. cartridges, ampoules, surgical dressings, swabs) may be generated during operation when the need arises. With a chemical waste generation rate of 0.004kg/day and a clinic waste generation rate of 0.002kg/day, it is anticipated that the maximum amount of other waste to be generated will be about 4.4kg per day during the operation phase. The handling, storage, transportation and disposal of chemical and clinical waste shall comply with the requirements stipulated in the following legislation and code of practice:

- Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C);
- Waste Disposal (Clinical Waste) (General) Regulation (Cap. 354O);
- Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes; and
- Code of Practice for the Management of Clinical Waste – Small Clinical Waste Producers.

5.4.5. Provided that relevant legislation and code of practice are strictly followed during the handling, storage, transportation and disposal of chemical waste and clinical waste, no adverse environmental impact is anticipated.

5.5. WASTE MANAGEMENT STRATEGIES

5.5.1. In line with Government's position on waste minimization, the practice of avoiding and minimizing waste generation and waste recycling should be adopted as far as practicable. It is recommended that waste reduction and management would be implemented, 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.

Waste Management Hierarchy

5.5.2. The various waste management options are categorised in terms of preference from an environmental viewpoint. The options considered to be most preferable have the least environmental impacts and are more sustainable in the long term. The waste management hierarchy is as follows:

- Avoidance and reduction;
- Re-use of materials;
- Recovery and recycling; and
- Treatment and disposal.

5.5.3. The above hierarchy is used to evaluate and select waste management options. The aim is to reduce waste generation and reduce waste handling and disposal costs. Good site practices and mitigation measures recommended shall be implemented:-

- Nomination of approved personnel to be responsible for good site practices, arrangements for collection and effective disposal to an appropriate facility of all wastes generated at the site;
- Training of site personnel in proper waste management and chemical handling procedures;
- Provision of sufficient waste disposal points and regular collection for disposal;
- Adoption of appropriate measures to reduce windblown/ floating litter and dust during transportation of waste by either covering trucks or by transporting wastes in enclosed containers;
- Separation of chemical wastes for special handling and appropriate treatment at the Chemical Waste Treatment Centre; and
- A recording system for the amount of wastes generated, recycled and disposed of and the disposal sites.

Waste Reduction Measures

5.5.4. Good management and control can prevent the generation of significant amount of waste. Waste reduction is best achieved at the planning and design stage, as well as by ensuring the implementation of good site practices. Recommendations to achieve waste reduction include:

- Segregation and storage of different types of waste in different containers, skips or stockpiles to enhance re-use or recycling of waste materials and their

proper disposal;

- Encourage collection of aluminum cans and waste paper by individual collectors during construction with separate labelled bins provided to segregate these wastes from other general refuse by the workforce;
- Any unused chemicals, and those with remaining functional capacity, be recycled as far as possible;
- Use of reusable non-timber formwork to reduce the amount of C&D materials;
- Prior to disposal of C&D materials, wood, steel and other metals will be separated, to the extent practical for re-use and/or recycling to reduce the quantity of waste to be disposed in a landfill;
- Proper storage and site practices to reduce the potential for damage or contamination of construction materials; and
- Plan and stock construction materials carefully to reduce amount of waste generated and avoid unnecessary generation of waste.

Measures for Management of C&D Materials

5.5.5. C&D materials will be segregated on-site into public fill and non-inert C&D materials and stored in different containers or skips to facilitate re-use of the public fill and proper disposal of the non-inert C&D materials. Specific areas within the construction sites will be designated for such segregation and storage, if immediate re-use is not practicable. The C&D materials generated during the construction phase will be transported by trucks with cover or enclosed containers to minimize the potential environmental impact.

Measures for Management of Chemical Waste & Other Waste

5.5.6. The Contractor will register as a chemical waste producer with the EPD. Chemical waste will be handled in accordance with the *Code of Practice on the Packaging, Handling and Storage of Chemical Wastes* as listed below.

5.5.7. Containers used for storage of chemical wastes will:

- Be suitable for the substance they are holding, resistant to corrosion, maintained in a good condition, and securely closed;
- Have a capacity of less than 450L unless the specifications have been approved by the EPD; and
- Display a label in English and Chinese in accordance with instructions

prescribed in Schedule 2 of the Regulations.

5.5.8. The storage area for chemical wastes will:

- Be clearly labelled and used solely for the storage of chemical waste;
- Be enclosed on at least 3 sides;
- Have an impermeable floor and bunding, of capacity to accommodate 110% of the volume of the largest container or 20% by volume of the chemical waste stored in that area, whichever is the greatest;
- Have adequate ventilation;
- Be covered to prevent rainfall entering (water collected within the bund must be tested and disposed of as chemical waste, if necessary); and
- Be arranged so that incompatible materials are appropriately separated.

5.5.9. Chemical waste will be disposed of:

- Via a licensed waste collector; and
- To a facility licensed to receive chemical waste, such as the CWTC which also offers a chemical waste collection service and can supply the necessary chemical waste storage containers.

Measures for Management of General Refuse

5.5.10. General refuse will be stored in enclosed bins separately from C&D materials and chemical wastes. General refuse will be delivered separately from C&D materials and chemical wastes for offsite disposal on a daily basis to reduce odour, pest and litter impacts.

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

5.6. CONCLUSION

5.6.1. The potential impacts of wastes arising from construction and operation of the Proposed Development have been assessed. With the recommended procedures/ measures in place, the wastes generated/ disposed of during the construction and operation phases should not be result in any adverse environmental impacts.

6. LAND CONTAMINATION

6.1. INTRODUCTION

6.1.1. The potential environmental issues associated with land contamination have been reviewed and are presented in this section. The implications of land contamination for the proposed land uses in the Project Site have been assessed.

6.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

6.2.1. The relevant legislation, standards and guidelines applicable to the present review of land contamination include:

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

6.3. ACQUISITION OF LOCAL AUTHORITY

6.3.1. The following HKSAR Government Departments have been enquired on the latest update on the availability of land use status and records of land contamination and/or spillage for the site. The summary of correspondence is presented in **Table 6.1** below. Copy of the letters replied from various Government Departments are included in **Appendix 6.1** for reference.

Table 6.1 Enquiries and Responses on Land Contamination Related Records

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
W23508/24-0002	Environmental Protection Department	EP910/E6/1	8 May 2024	No record of chemical spillage/ leakage at the concerned area in the past three years.
W23508/24-0001	Fire Services Department	/	/	Pending responses from FSD

6.4. SITE HISTORY

6.4.1. Selected historical aerial photographs between year 1924 and 2023 of the Project Site have been reviewed in order to ascertain any historical land uses with the potential for land contamination. The historical photographs in 1924, 1949, 1961, 1990, 2007 and 2023 are provided in **Figure 6.1** to indicate the past land use. Referring to **Table 6.2**,

the Project Site was vacant land covered with vegetation in the 1920s'. Later, the land use was vacant and surrounded by buildings in the late 1940s till the 1950s. Yuen Long Theatre was then constructed on the Project Site in 1961. Afterwards, the Yuen Long Theatre underwent 2 renovations in 1990 and 2007 but no major changes were observed from the exteriors. The Yuen Long Theatre was demolished in 2023.

6.4.2. Yuen Long Theatre was a cinema with auditoriums and stalls. No potentially polluting activities were expected in the Project Site. Thus, no land contamination potential due to the land uses and its changes were anticipated.

Table 6.2 Chronological Changes in Land Use Activities of the Project Site

Year	Land Use Condition/ Activities
1924	acant land covered with vegetation
1949	acant land
1961	Completion of Yuen Long Theatre construction
1990	Renovation of Yuen Long Theatre
2007	Renovation of Yuen Long Theatre
2023	Demolition of Yuen Long Theatre

6.5. CONCLUSION

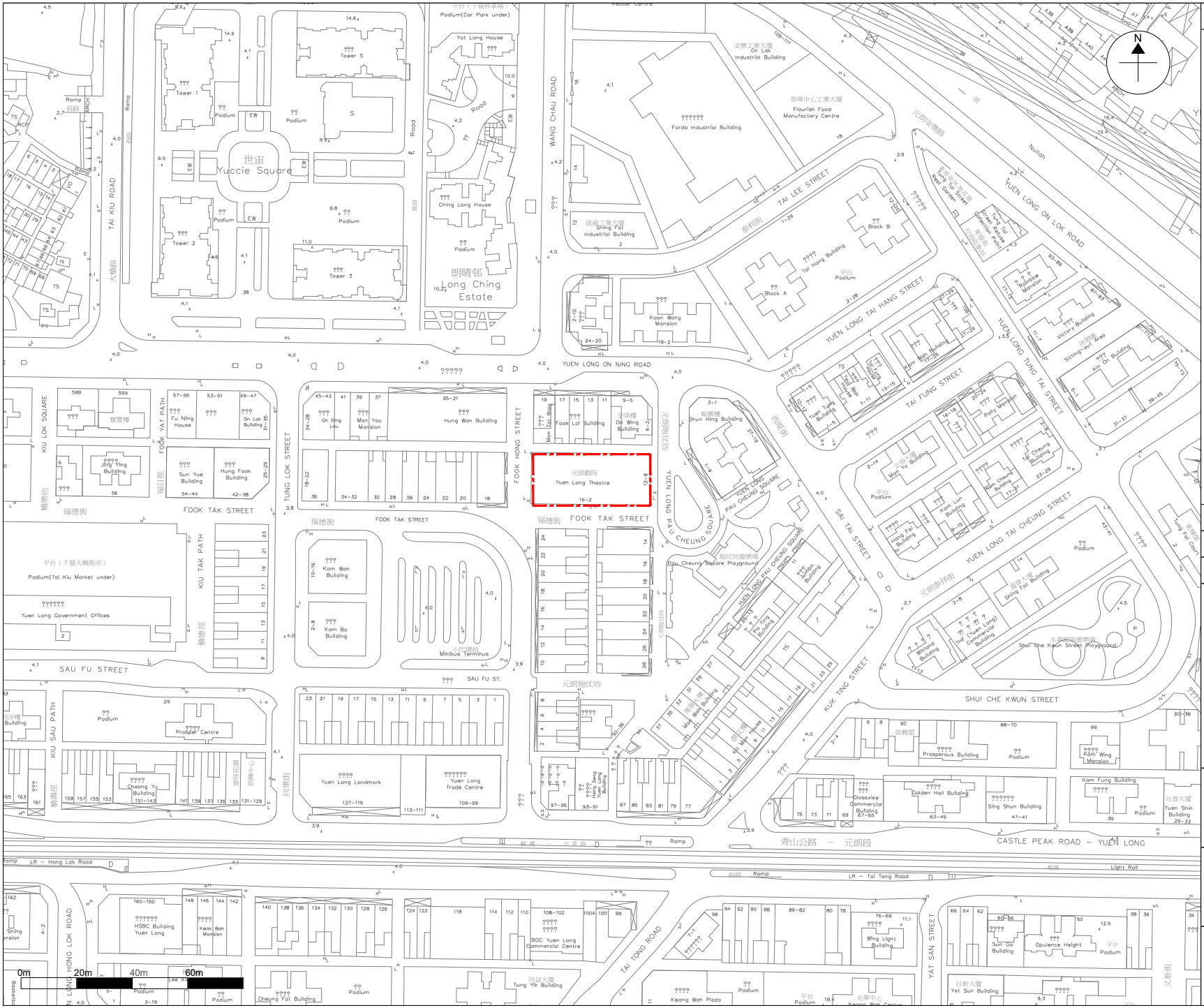
6.5.1. The potential issues on land contamination of the Proposed Development have been assessed. Based on the aerial photographs and responses from HKSAR Government Departments, the Project Site should unlikely to have any previous land contamination history. Hence, it is anticipated that no potentially contaminating activities have been carried out and no potential sources and signs of contamination have been discovered.

7. CONCLUSION

7.1.1. The Project is to construct a 23-storey composite tower comprising RCHE, flats, shop and services, office, clubhouse and carpark in Lot No. 3678 in D.D. 120, Yuen Long. This EA Report addressed the potential environmental issues arising from the construction and operation of the Proposed Development, which include the air quality, noise, water quality,waste management and land contamination.

7.1.2. With the recommended environmental mitigation measures in place, no unacceptable environmental impact on or arising from the Proposed Development is anticipated.

FIGURE 1.1
LOCATION OF PROJECT SITE



Copyright by BeeXergy Consulting Limited

LEGEND:

Project Site

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240226	20240226	20240226

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

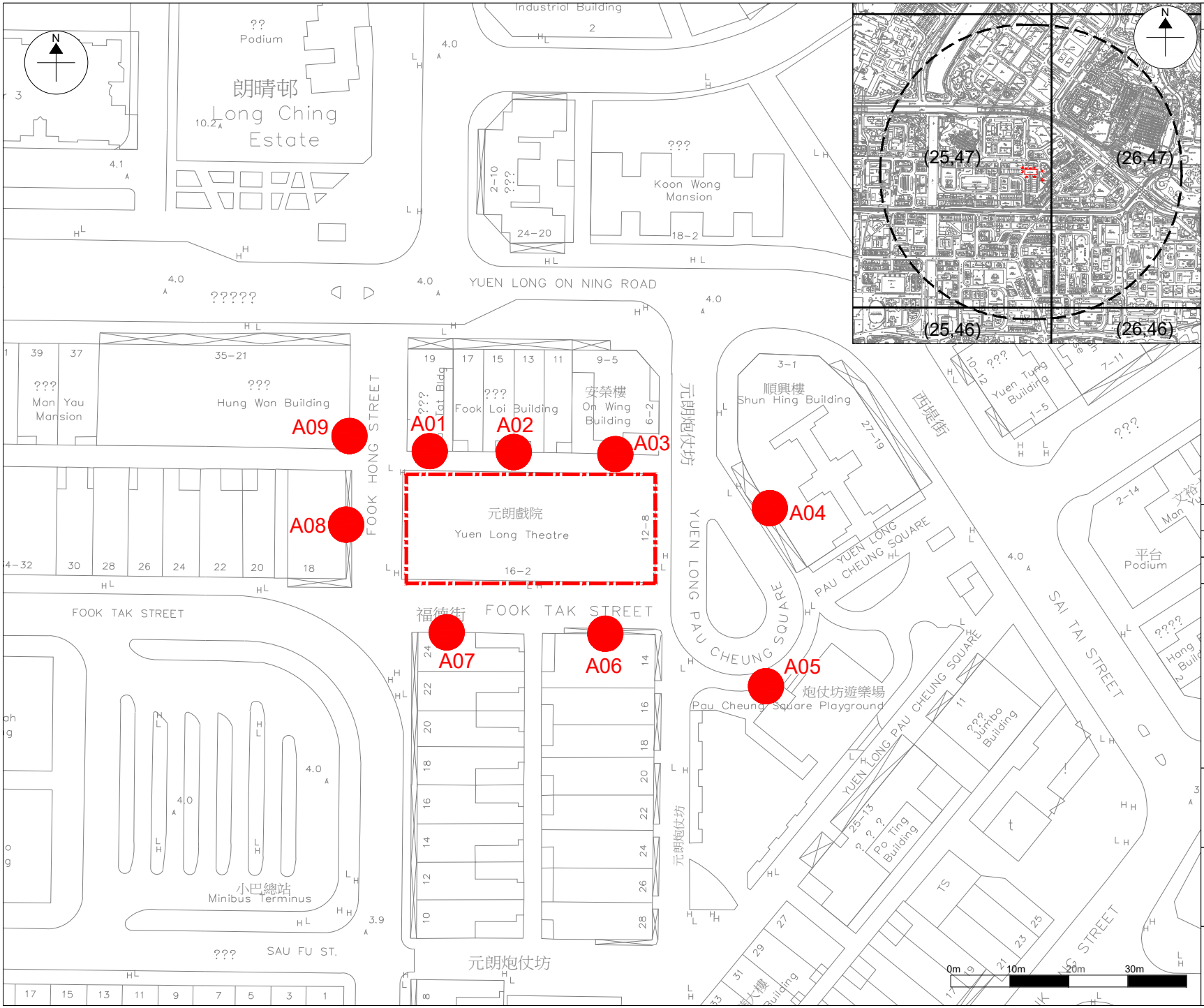
Location of Project Site

Figure No.	**Rev.**
Figure 1.1	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 1.1 Site Location.dwg

FIGURE 2.1
LOCATION OF REPRESENTATIVE AIR SENSITIVE RECEIVERS



LEGEND:

- Project Site
- 500m Assessment Area for Air Quality
- Representative Air Sensitive Receivers
- (xx,xx) PATH Grid

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240226	20240226	20240226

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

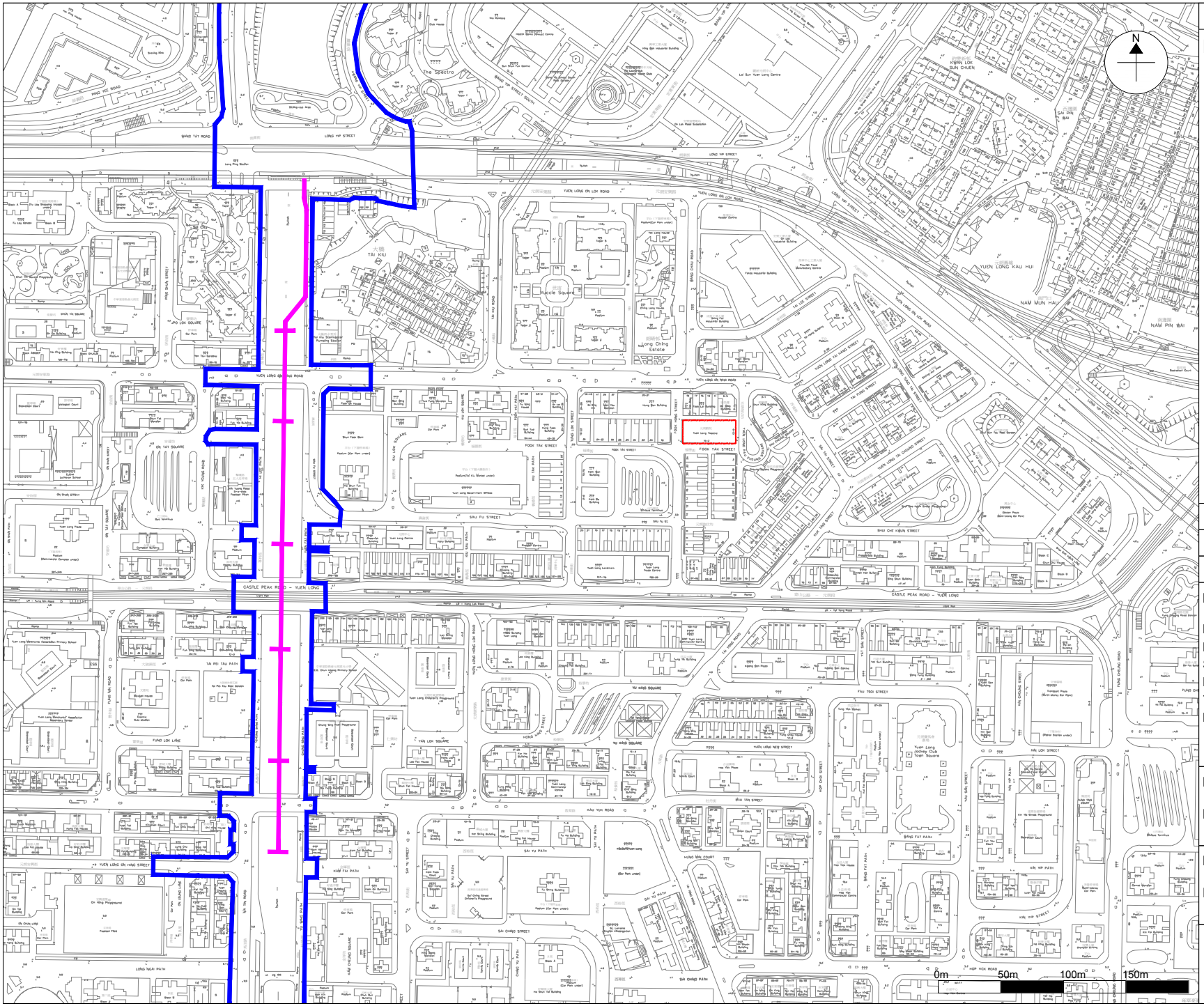
Location of Representative Air Sensitive Receivers

Figure No.	**Rev.**
Figure 2.1	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 2.1 ASRs.dwg

FIGURE 2.2
LOCATION OF CONCURRENT PROJECTS



LEGEND:

- Project Site
- Project Site of Contract No. DC/2022/03 "Yuen Long Barrage and Nullah Improvement Schemes"
- Project Site of Construction of Elevated Pedestrian Corridor in Yuen Long Town connecting with Long Ping Station

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240122	20240122	20240122

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Concurrent Projects

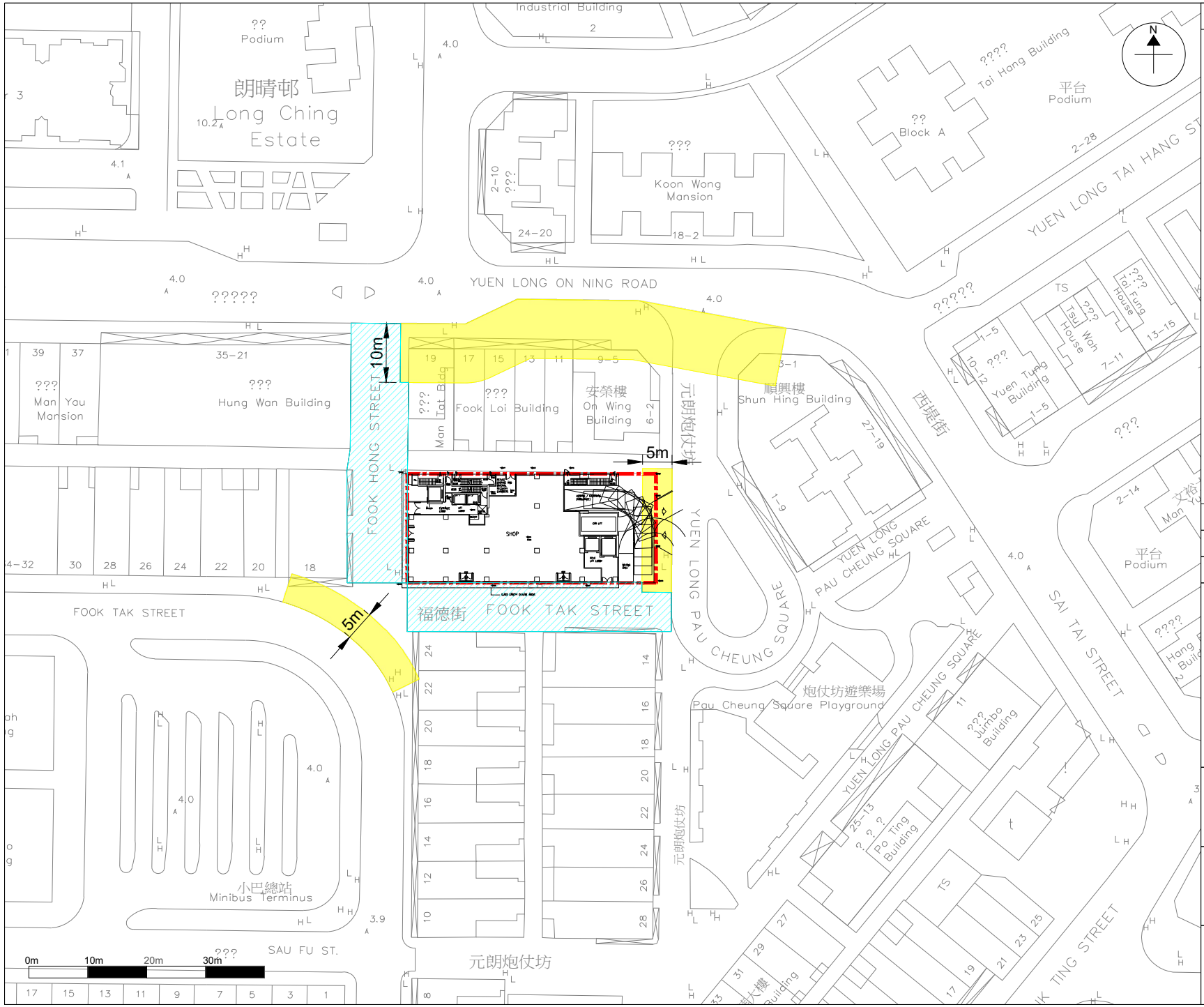
Figure No.	**Rev.**
Figure 2.2	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 2.2 Concurrent Projects.dwg

FIGURE 2.3

BUFFER DISTANCE BETWEEN THE PROPOSED DEVELOPMENT AND THE NEARBY ROAD NETWORK



LEGEND:

- Project Site
- Required Buffer Distance*
- Pedestrian walkway/ footpath with no buffer distance requirement

*: No air-sensitive uses including openable window, fresh air intake and recreational uses in open space shall be located within the buffer zones.

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240430	20240430	20240430

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

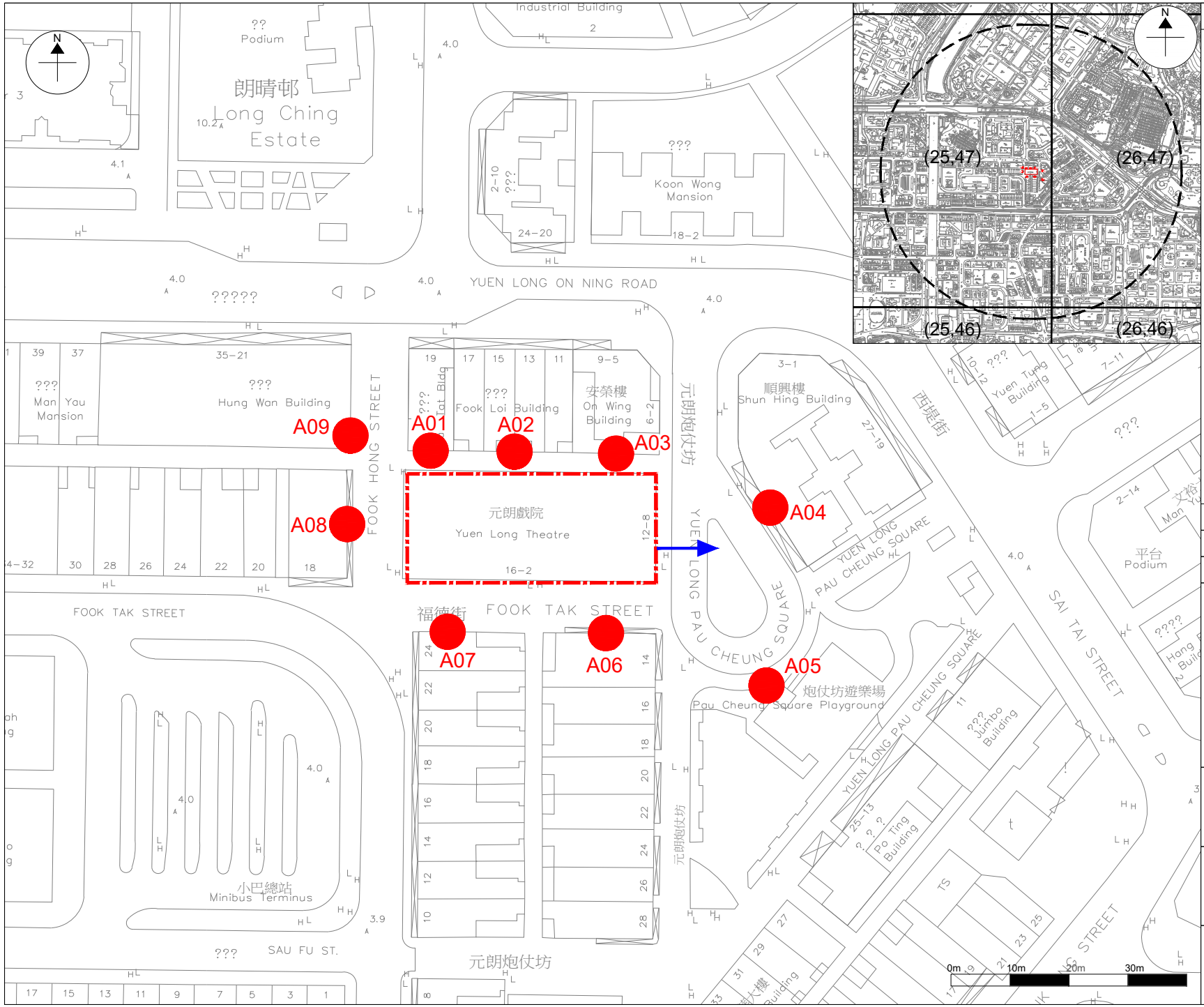
Buffer Distance between the Proposed Development and the Nearby Road Network

Figure No.	Rev.
Figure 2.3	1

BeeXergy Consulting Limited

C:\Users\user\Desktop\Working\EA\DeSpace - YL Theatre (23508)\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 2.3 Buffer Distances.dwg

FIGURE 2.4
LOCATION OF CARPARK AND KITCHEN EXHAUST



LEGEND:

- Project Site
- 500m Assessment Area for Air Quality
- Representative Air Sensitive Receivers
- (xx,xx) PATH Grid
- Carpark & Kitchen Exhaust

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240426	20240426	20240426

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Proposed location of the carpark and kitchen exhaust

Figure No.	**Rev.**
Figure 2.4	0

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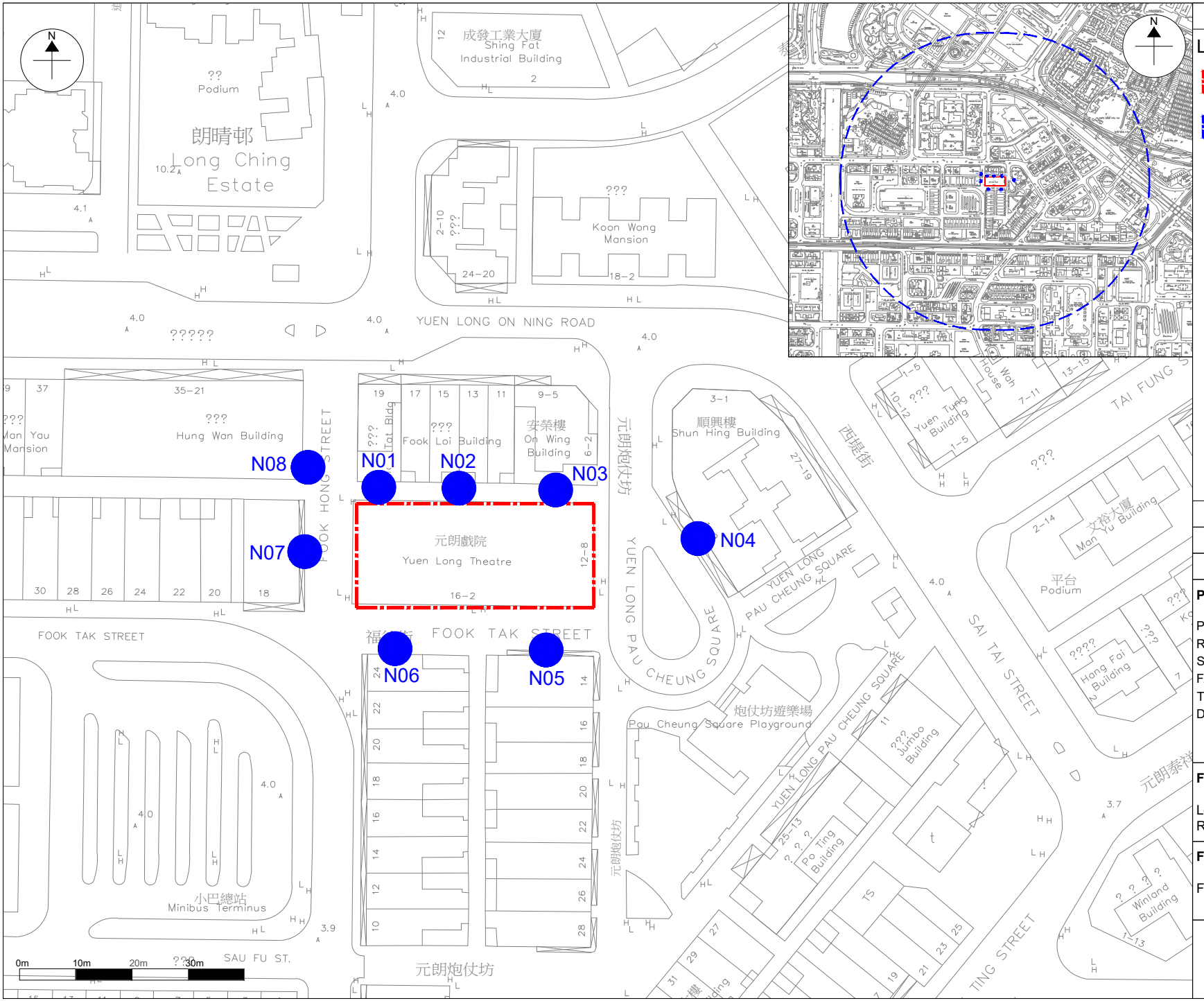
C:\Users\user\Desktop\Working\EA\DeSpace - YL Theatre (23508)\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 2.4 Carpark & Kitchen Exhuast.dwg

FIGURE 3.1
LOCATION OF REPRESENTATIVE NOISE SENSITIVE RECEIVERS



LEGEND:

- Project Site
- 300m Assessment Area for Noise
- Representative Noise Sensitive Receiver

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240122	20240122	20240122

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Representative Noise Sensitive Receivers

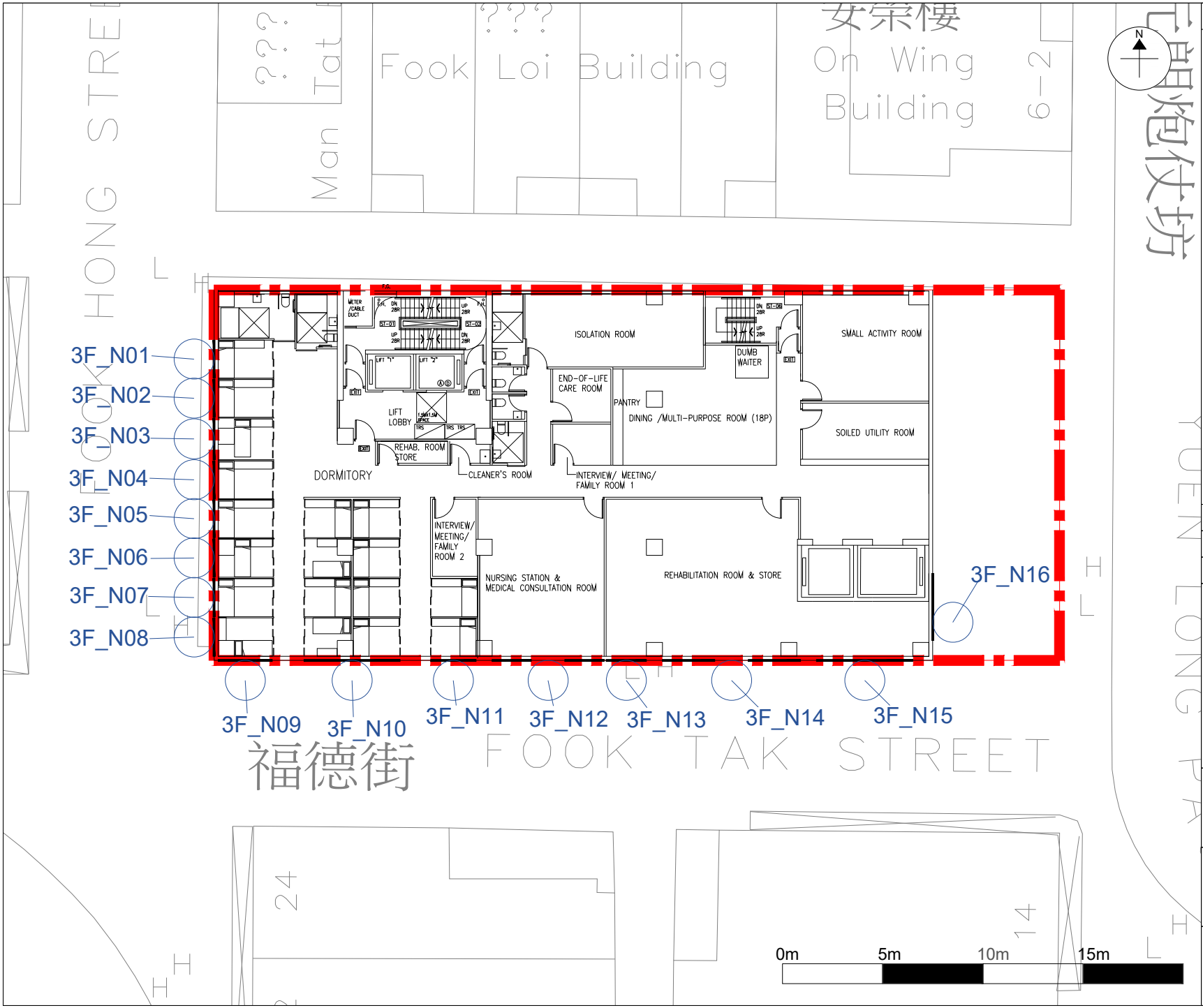
Figure No.	Rev.
Figure 3.1	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 3.1 NSRs.dwg

FIGURE 3.2A – 3.2D

LOCATION OF NOISE SENSITIVE RECEIVERS FOR ROAD TRAFFIC NOISE ASSESSMENT



LEGEND:

Project Site

NSR_ID Noise Sensitive Receiver

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20240516	20240516	20240516

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

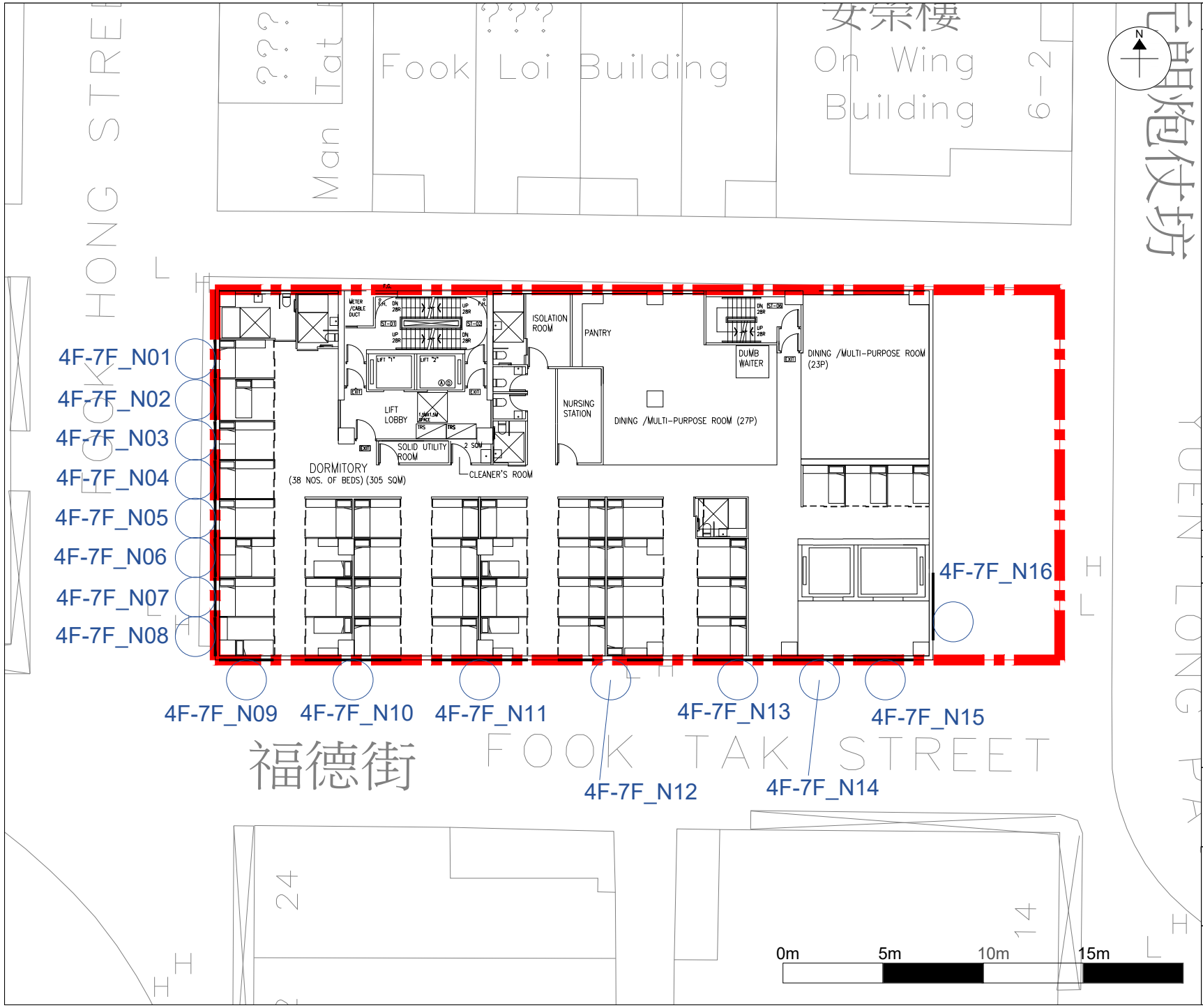
Figure Title

Location of Noise Sensitive Receivers for Road Traffic Noise Assessment (3/F)

Figure No.	**Rev.**
Figure 3.2a	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 3.2a-e NSRs for TNIA.dwg



LEGEND:

Project Site

NSR_ID Noise Sensitive Receiver

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20240516	20240516	20240516

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

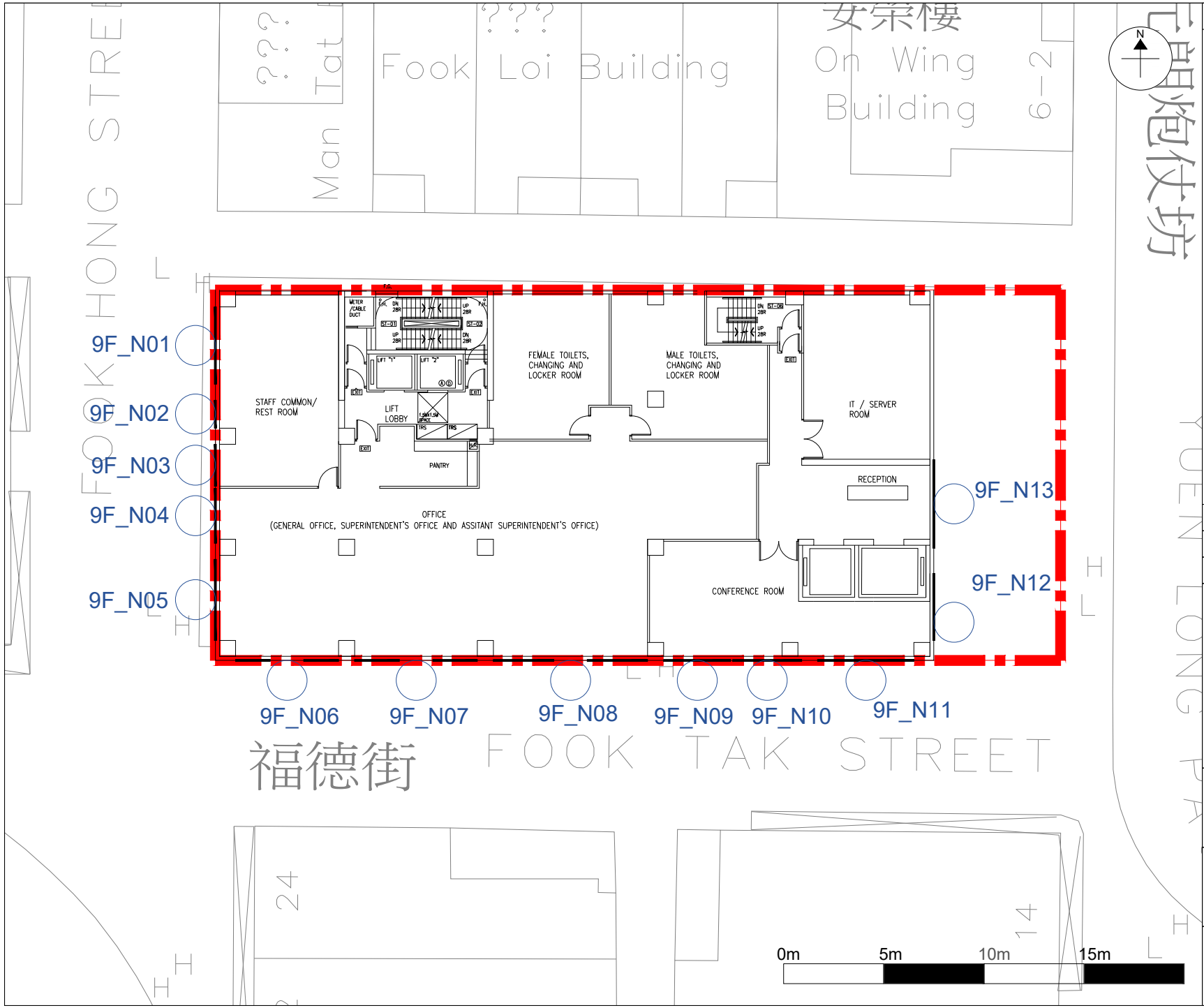
Figure Title

Location of Noise Sensitive Receivers for Road Traffic Noise Assessment (4/F - 7/F)

Figure No.	**Rev.**
Figure 3.2b	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 3.2a-e NSRs for TNIA.dwg



LEGEND:

Project Site

NSR_ID Noise Sensitive Receiver

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20240516	20240516	20240516

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Noise Sensitive Receivers for Road Traffic Noise Assessment (9/F)

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

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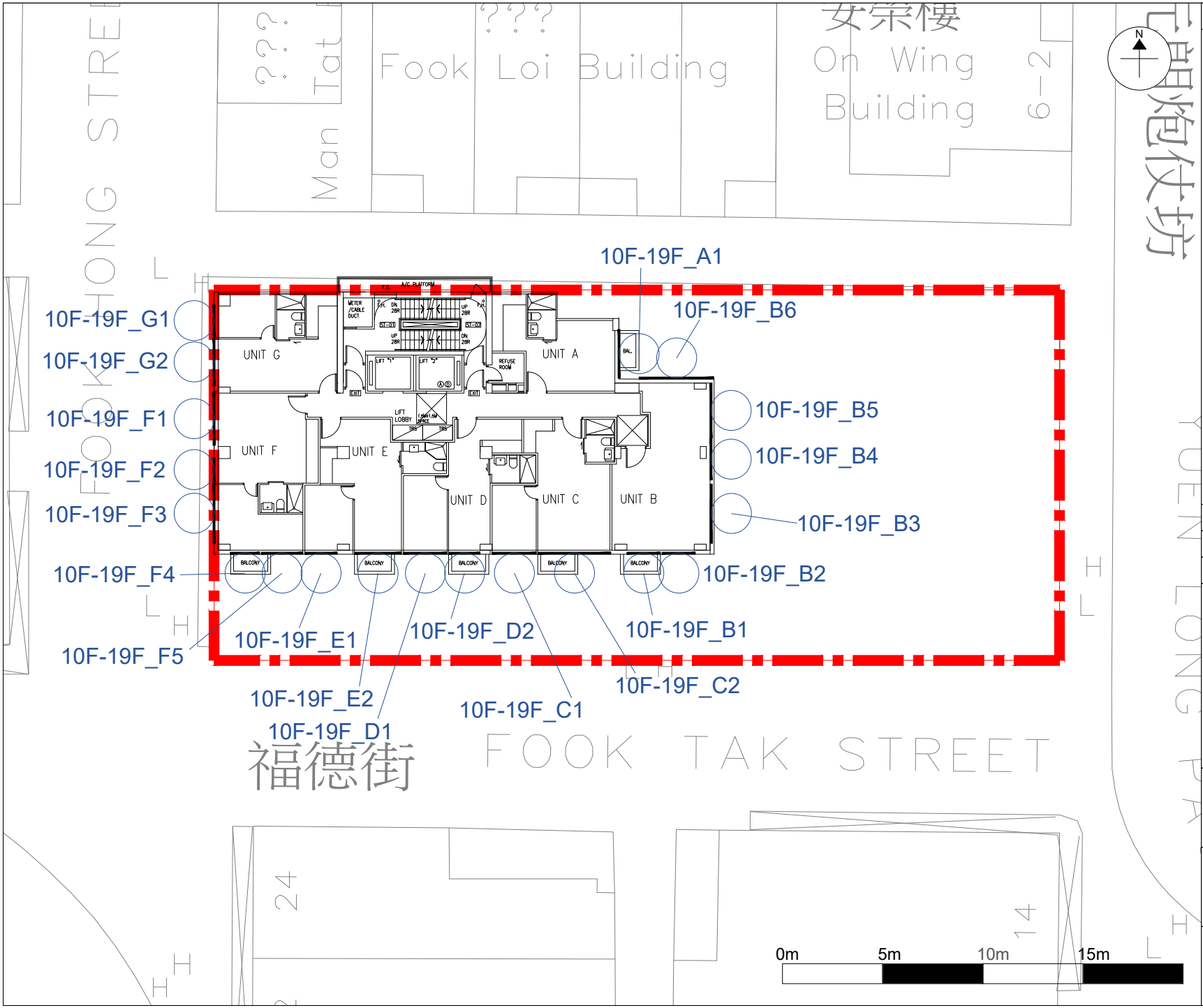
\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 3.2a-e NSRs for TNIA.dwg



LEGEND:

Project Site

NSR_ID Noise Sensitive Receiver

	Prepared	Checked	Approved
Initial	LY	YS	HM
Date	20240516	20240516	20240516

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Noise Sensitive Receivers for Road Traffic Noise Assessment (10/F-19/F)

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

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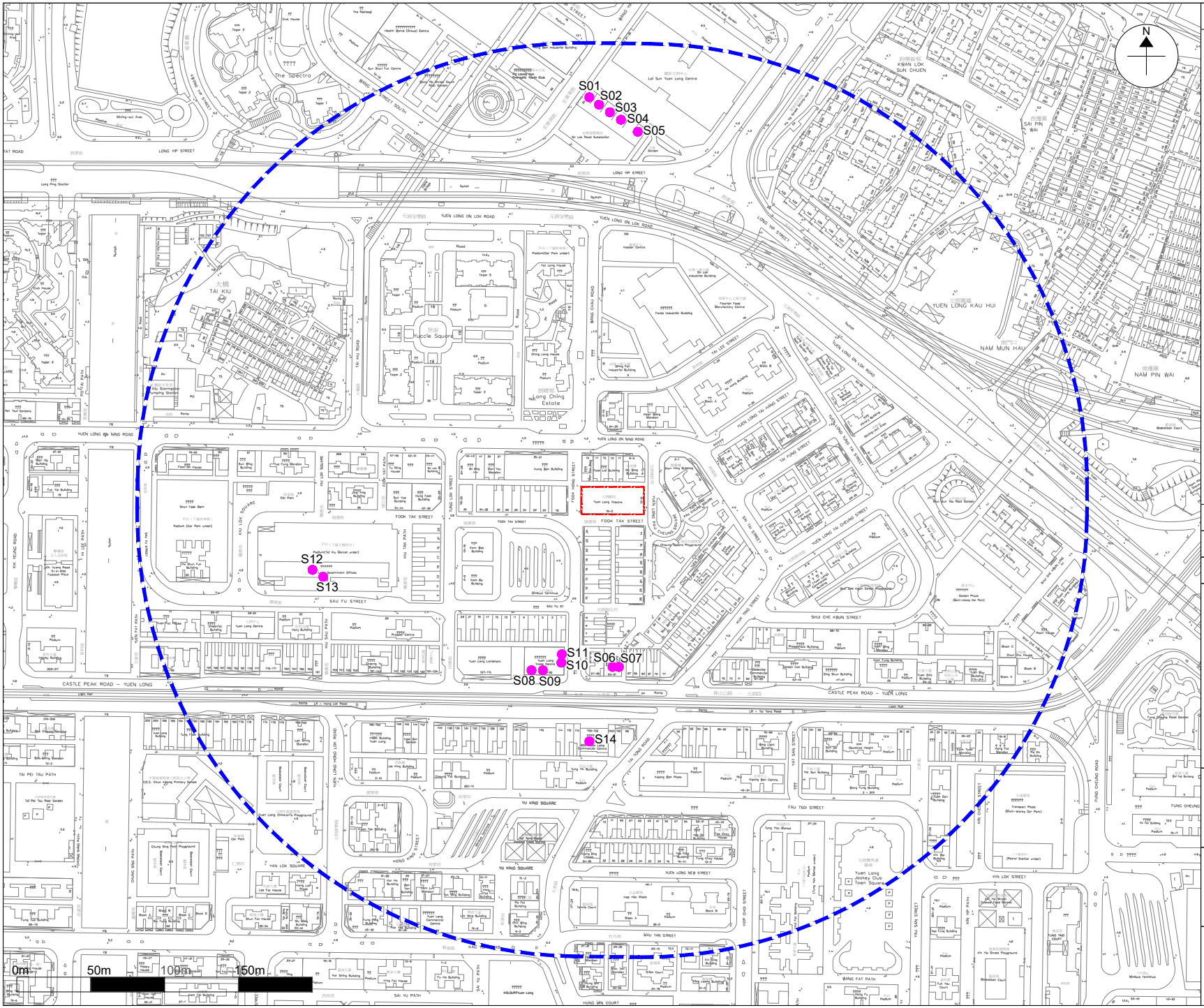
\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 3.2a-e NSRs for TNIA.dwg

FIGURE 3.3
LOCATION OF MAJOR FIXED NOISE SOURCES



LEGEND:

- Project Site
- 300m Assessment Area for Noise
- Major Fixed Noise Sources

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240122	20240122	20240122

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

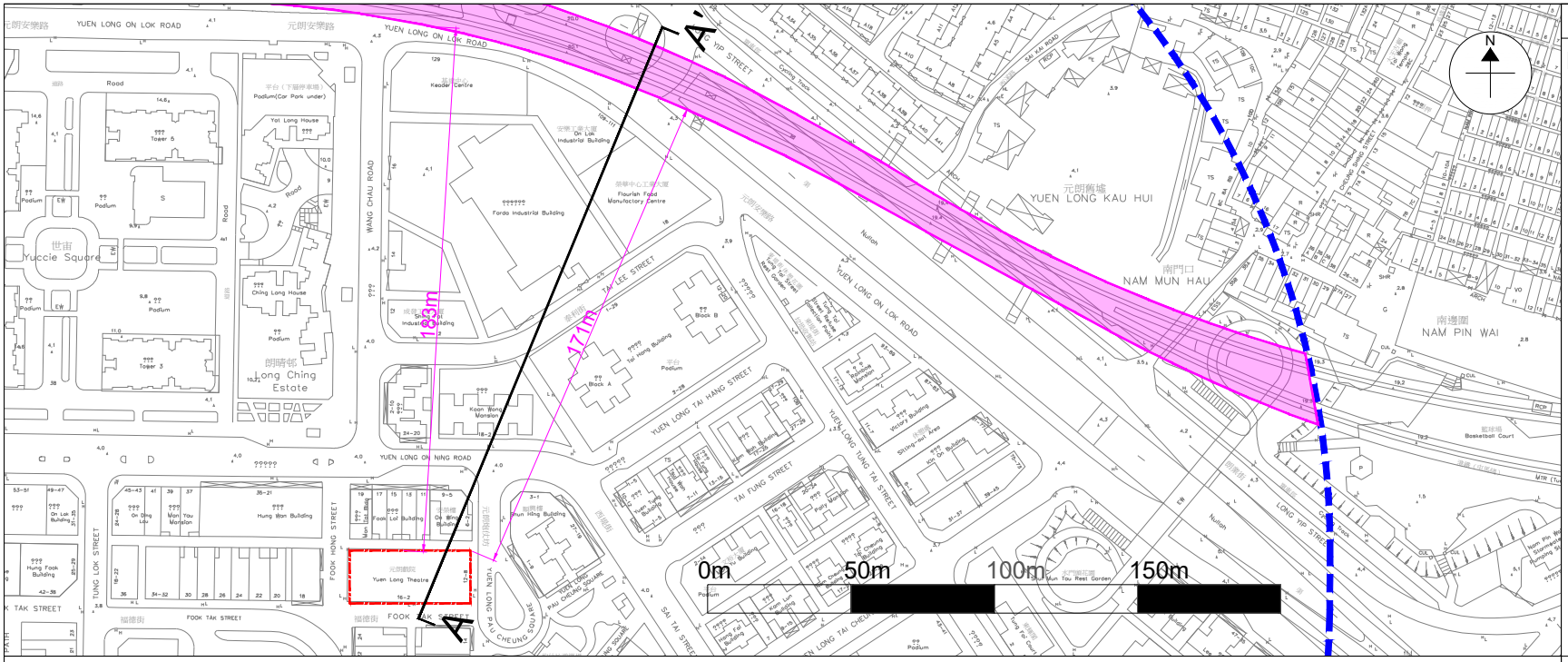
Location of Major Fixed Noise Sources

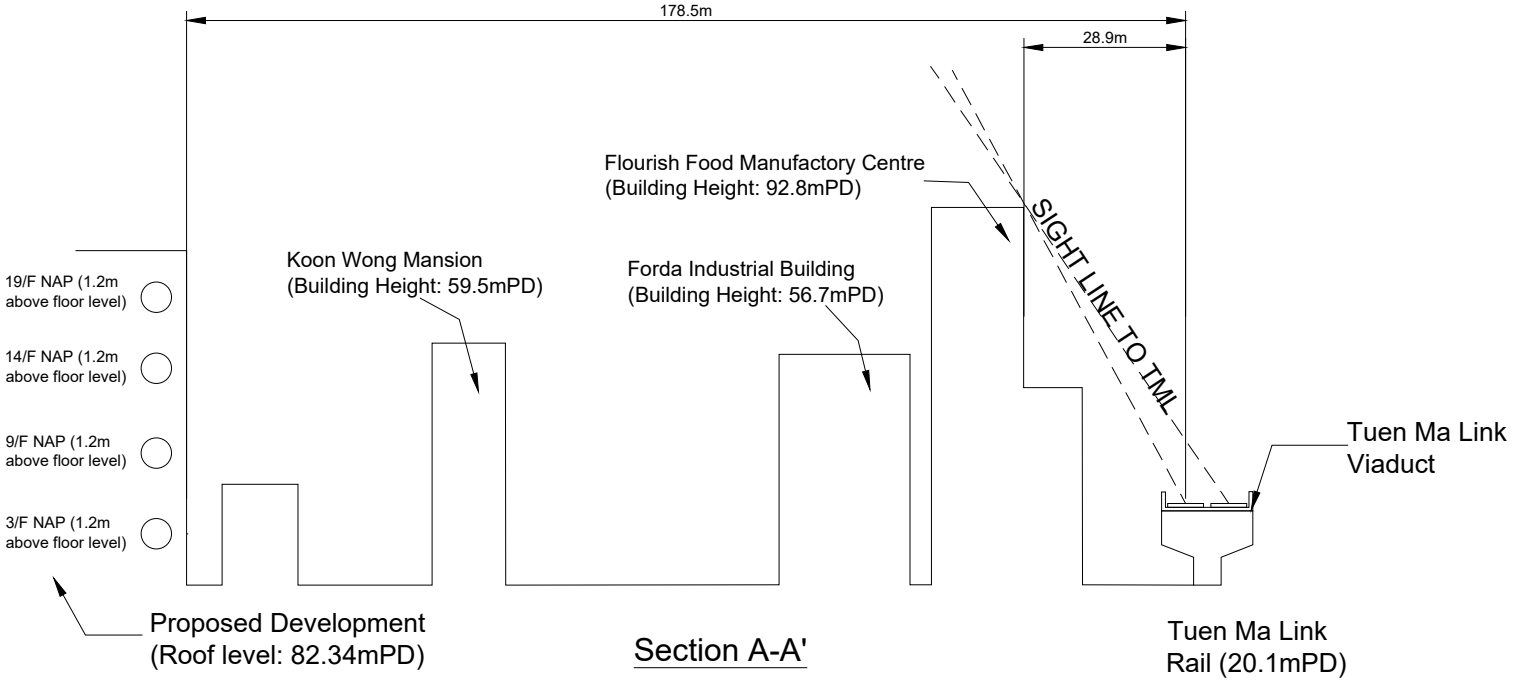
Figure No.	**Rev.**
Figure 3.3	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 3.3 Fixed Noise Sources.dwg

FIGURE 3.4
LINE OF SIGHT FROM PROPOSED DEVELOPMENT TO TML





LEGEND:

- Project Site
- 300m Assessment Area for Noise
- Tuen Ma Link viaduct

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240513	20240513	20240513

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

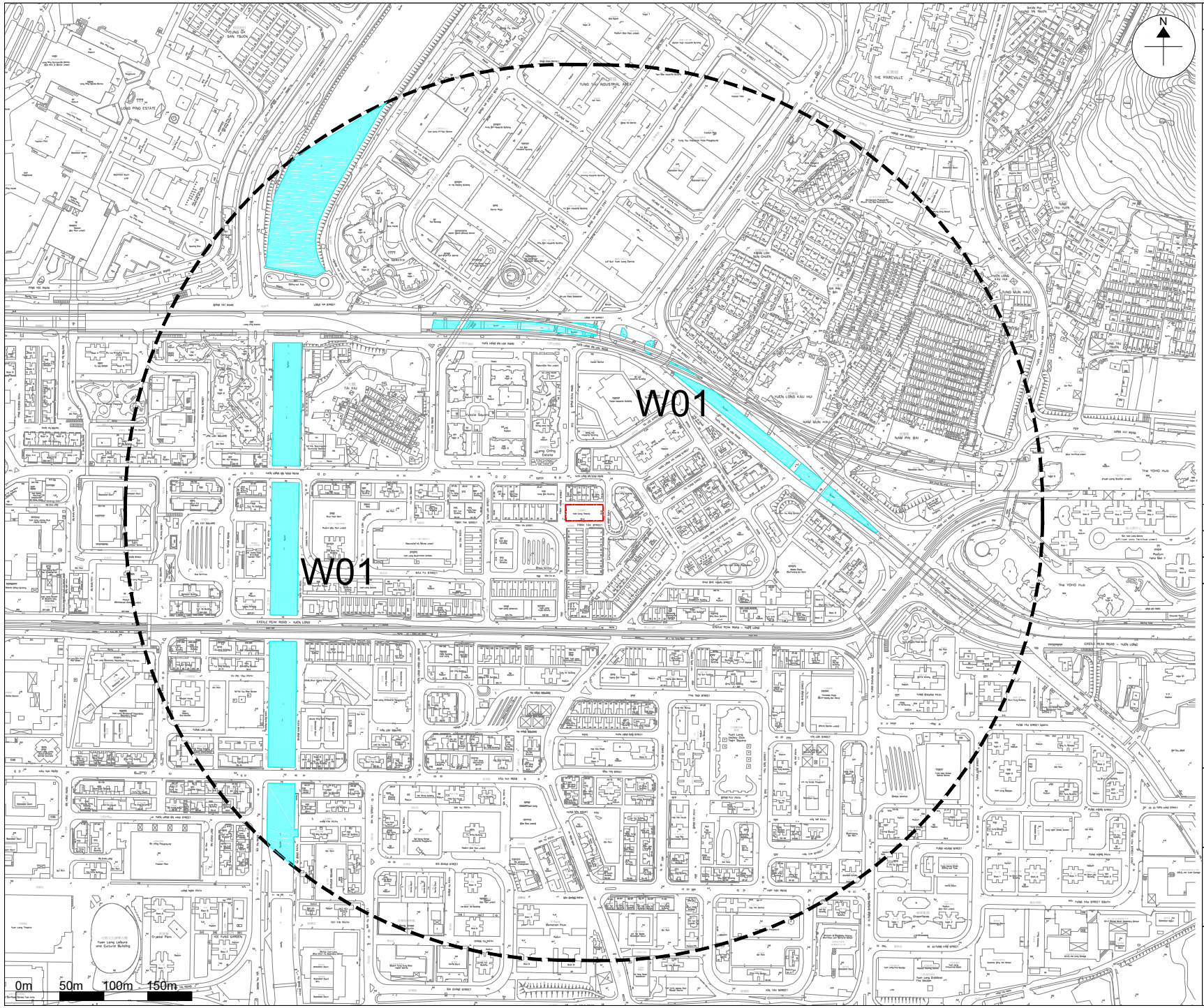
Line of Sight from the Proposed Development to TML

Figure No.	**Rev.**
Figure 3.4	0

BeeXergy Consulting Limited

C:\Users\user\Desktop\Working\EA\DeSpace - YL Theatre (23508)\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 3.4 RNIA.dwg

FIGURE 4.1
LOCATION OF WATER SENSITIVE RECEIVER



LEGEND:

- Project Site
- 500m Assessment Area for Water Quality
- Water Sensitive Receiver

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240226	20240226	20240226

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Water Sensitive Receiver

Figure No.	**Rev.**
Figure 4.1	0

BXG

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\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 4.1 WSR.dwg

FIGURE 6.1
AERIAL PHOTOGRAPHS

LEGEND:

Project Site

N

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240502	20240502	20240502

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Aerial Photos

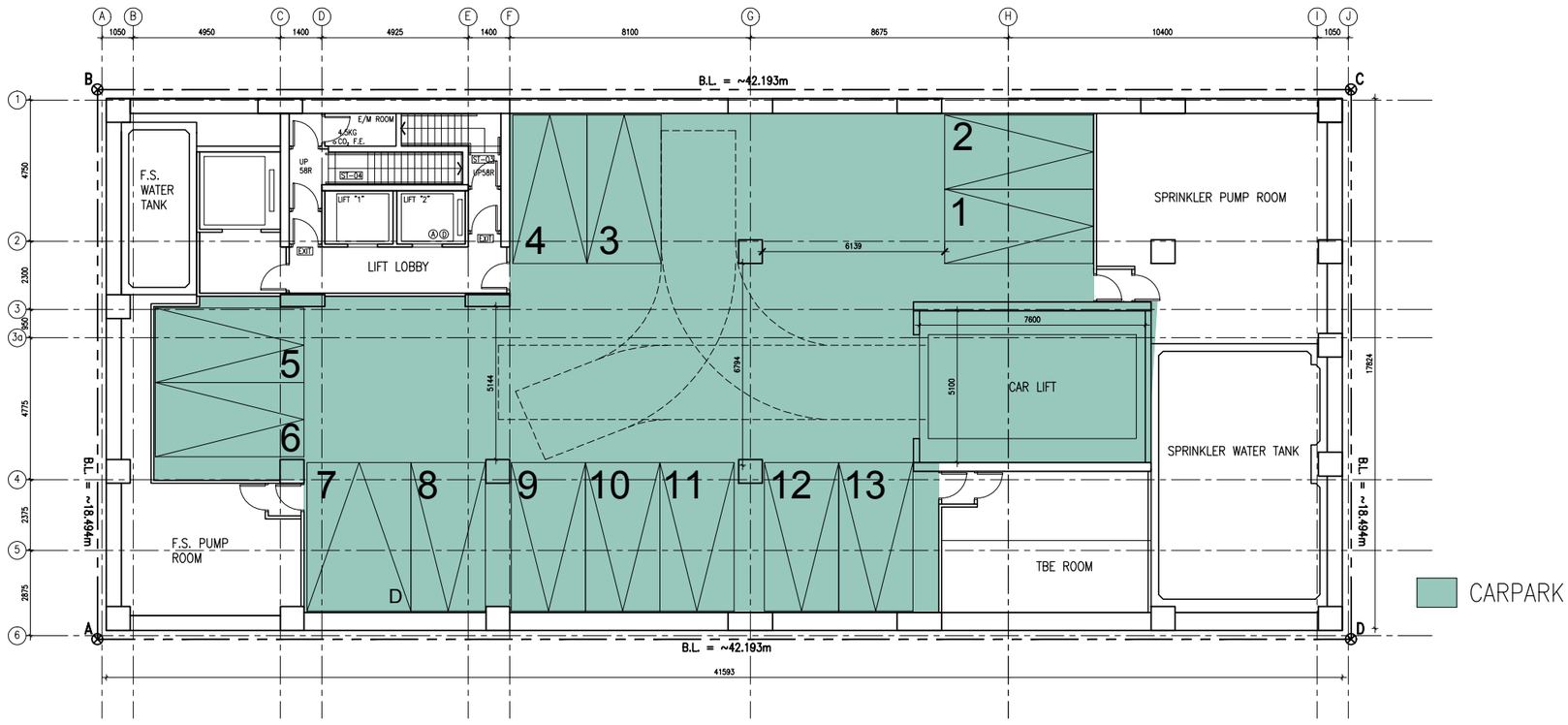
Figure No.	**Rev.**
Figure 6.1	0

BXG

BeeXergy Consulting Limited

C:\Users\user\Desktop\Working\EA\DeSpace - YL Theatre (23508)\Deliverables\EA Report\RT23508-EA-01_v1\Figure\Working\Figure 7.1 aerial photo.dwg

APPENDIX 1.1
MASTER LAYOUT PLAN



B2/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

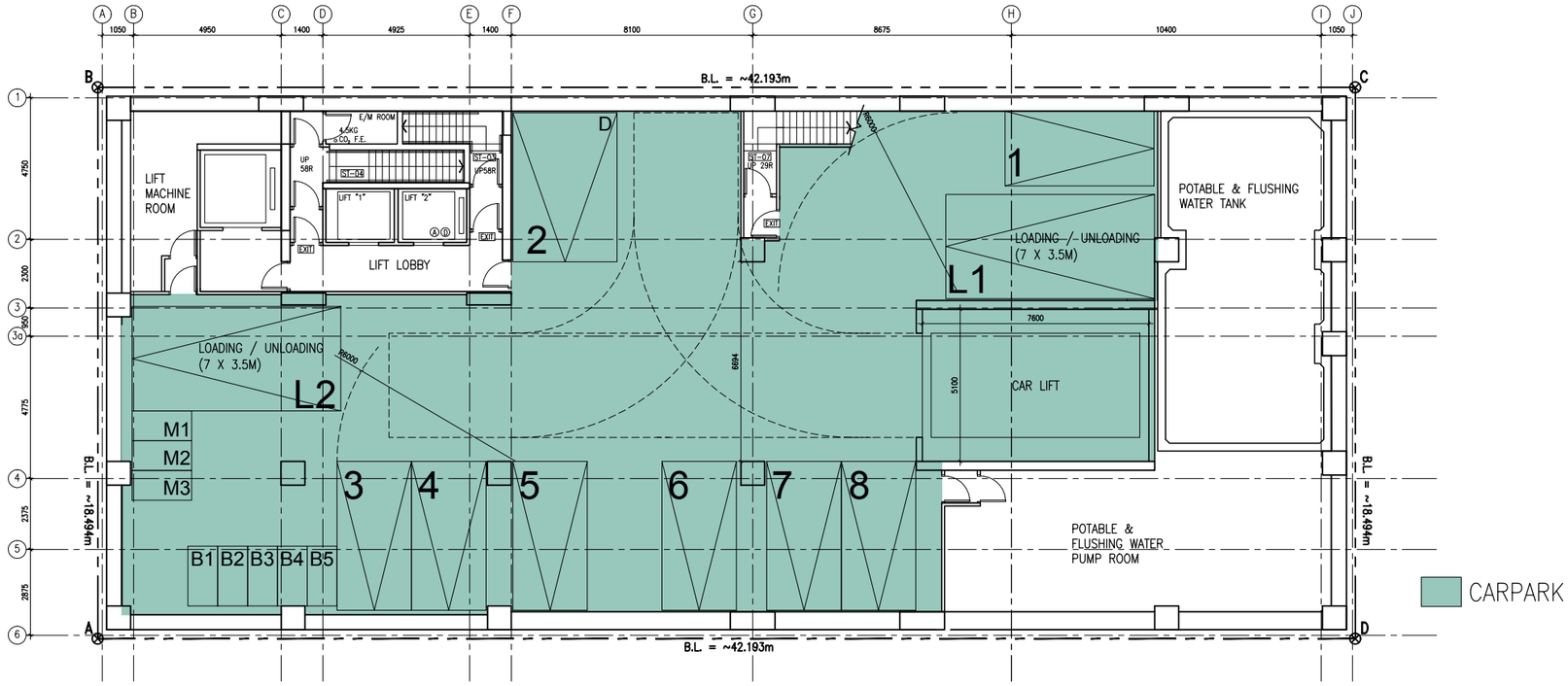
B2/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP001

Revision Letter



B1/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

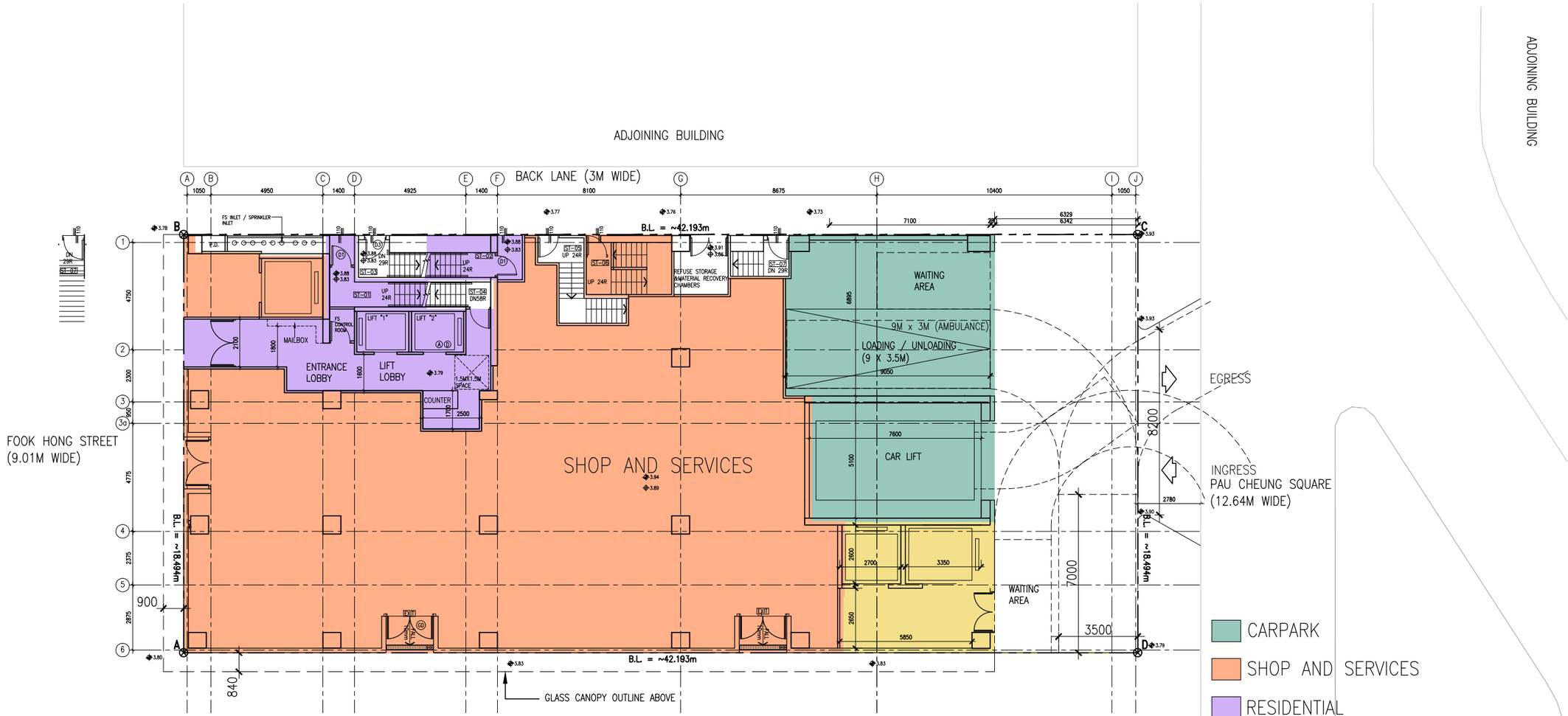
B1/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP002

Revision Letter



G/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:
G/F LAYOUT PLAN

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Drawn by:	JODY
Checked by:	CAL.
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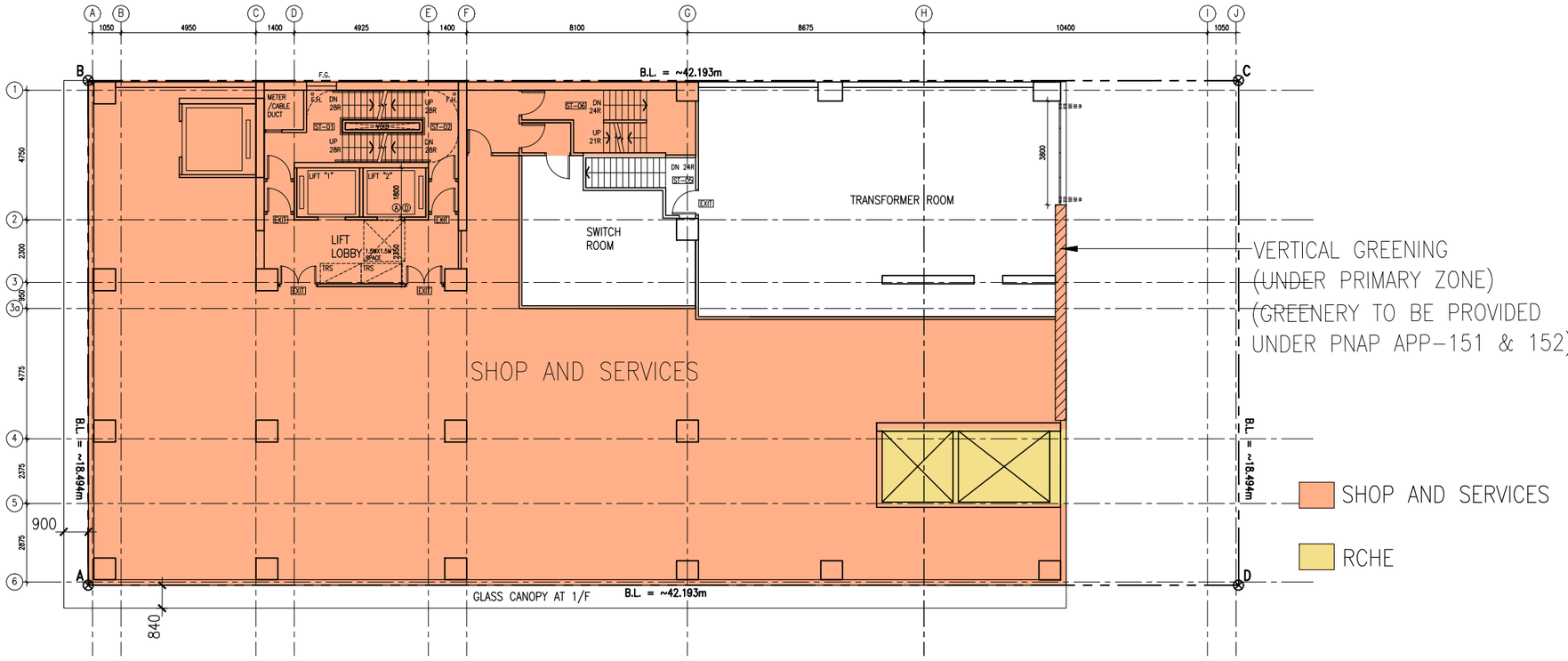
Drawing Number
GBP003

Revision Letter



1/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

1/F LAYOUT PLAN

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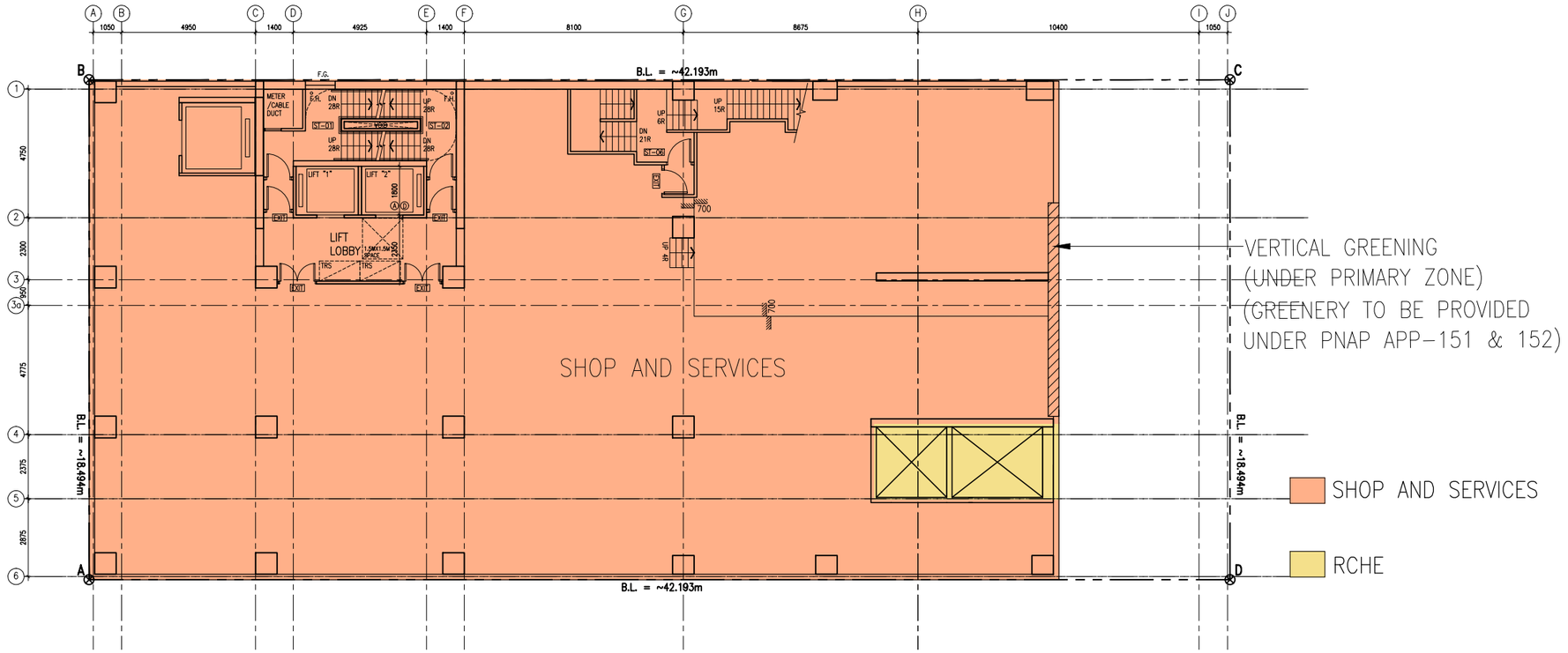
Drawing Number

GBP004A

Revison Letter



2/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

2/F LAYOUT PLAN

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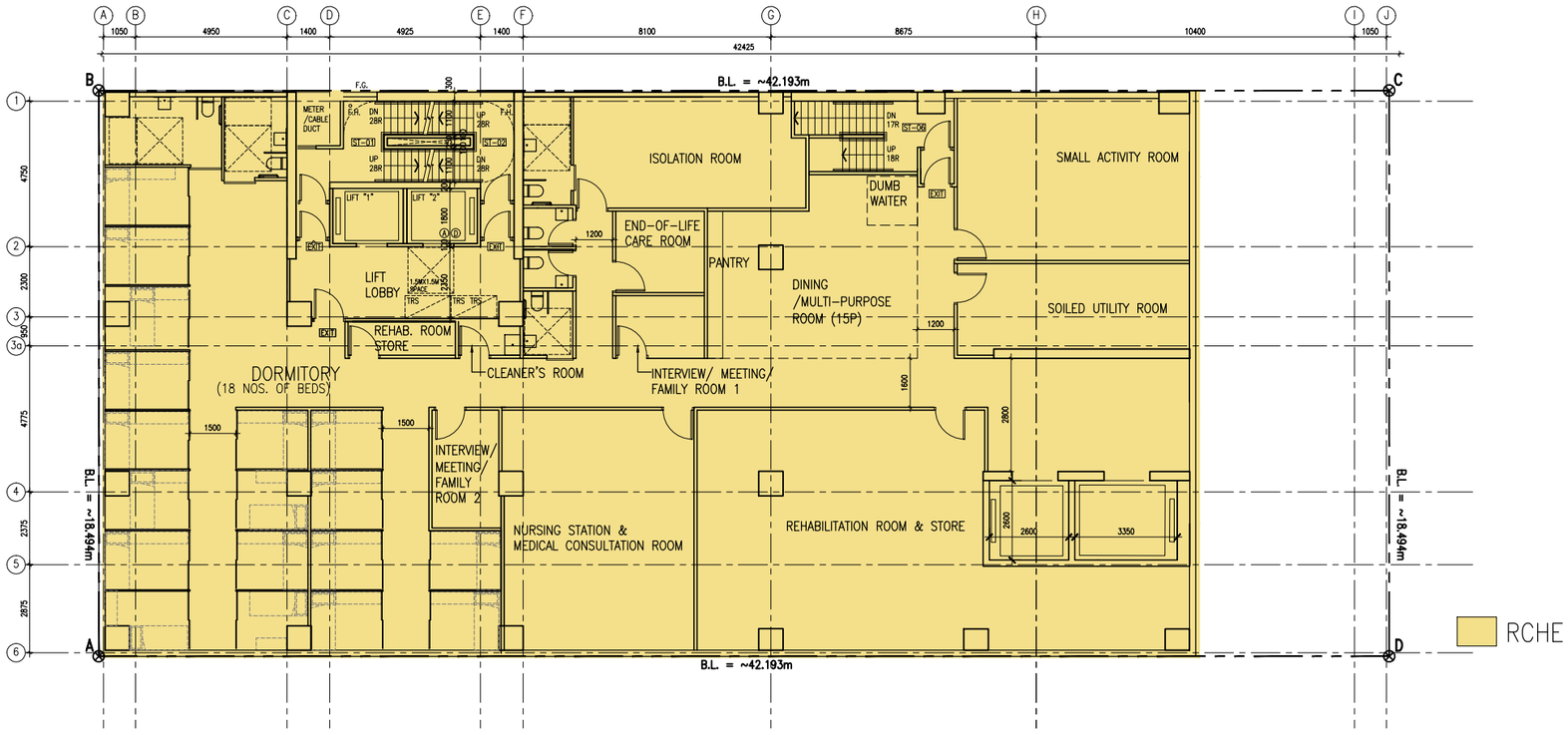
Drawing Number

GBP004B

Revision Letter



3/F LAYOUT PLAN
(DORMITORY FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

3/F LAYOUT PLAN

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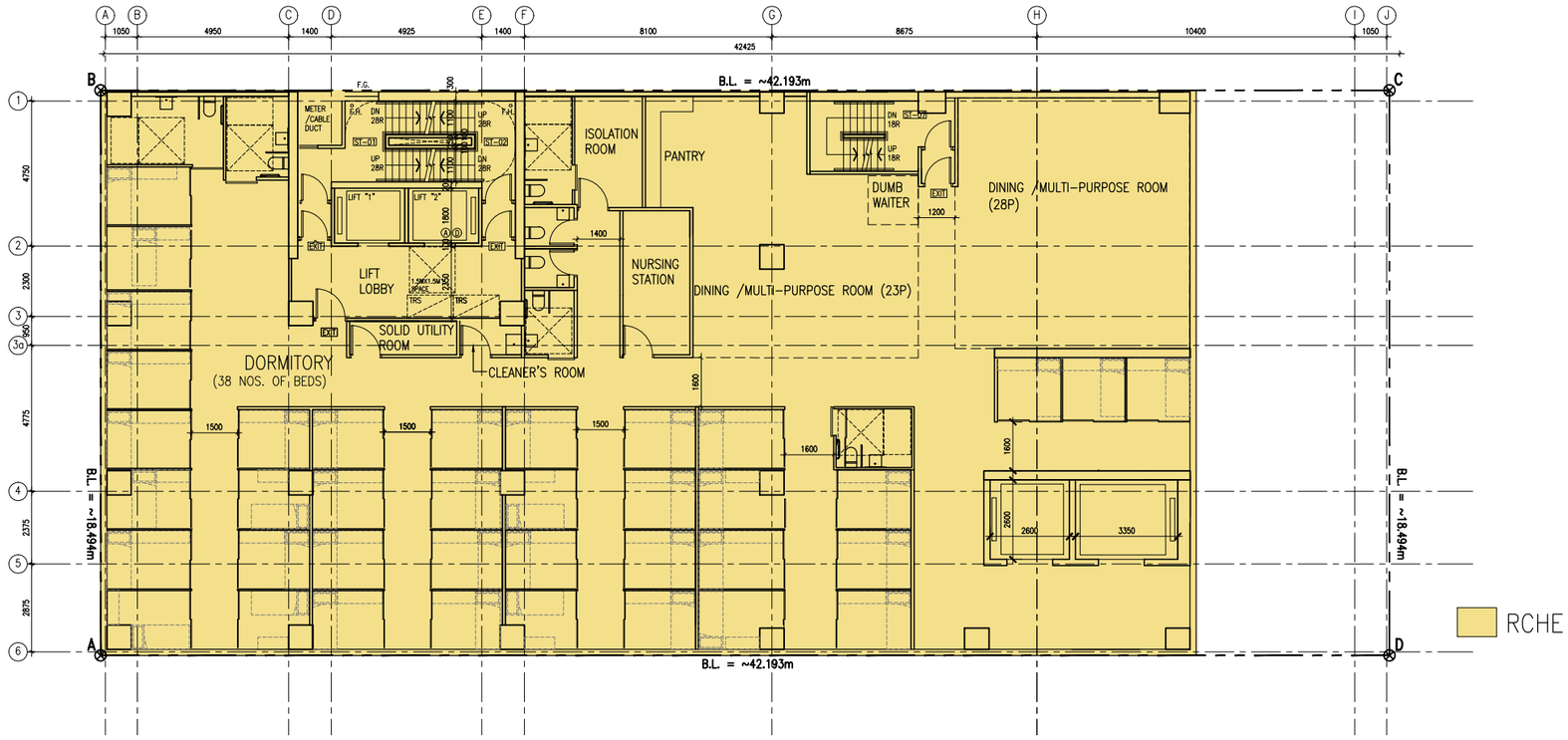
Drawing Number

GBP005

Revision Letter



4/F TO 7/F LAYOUT PLAN
(DORMITORY FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

4/F TO 7/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
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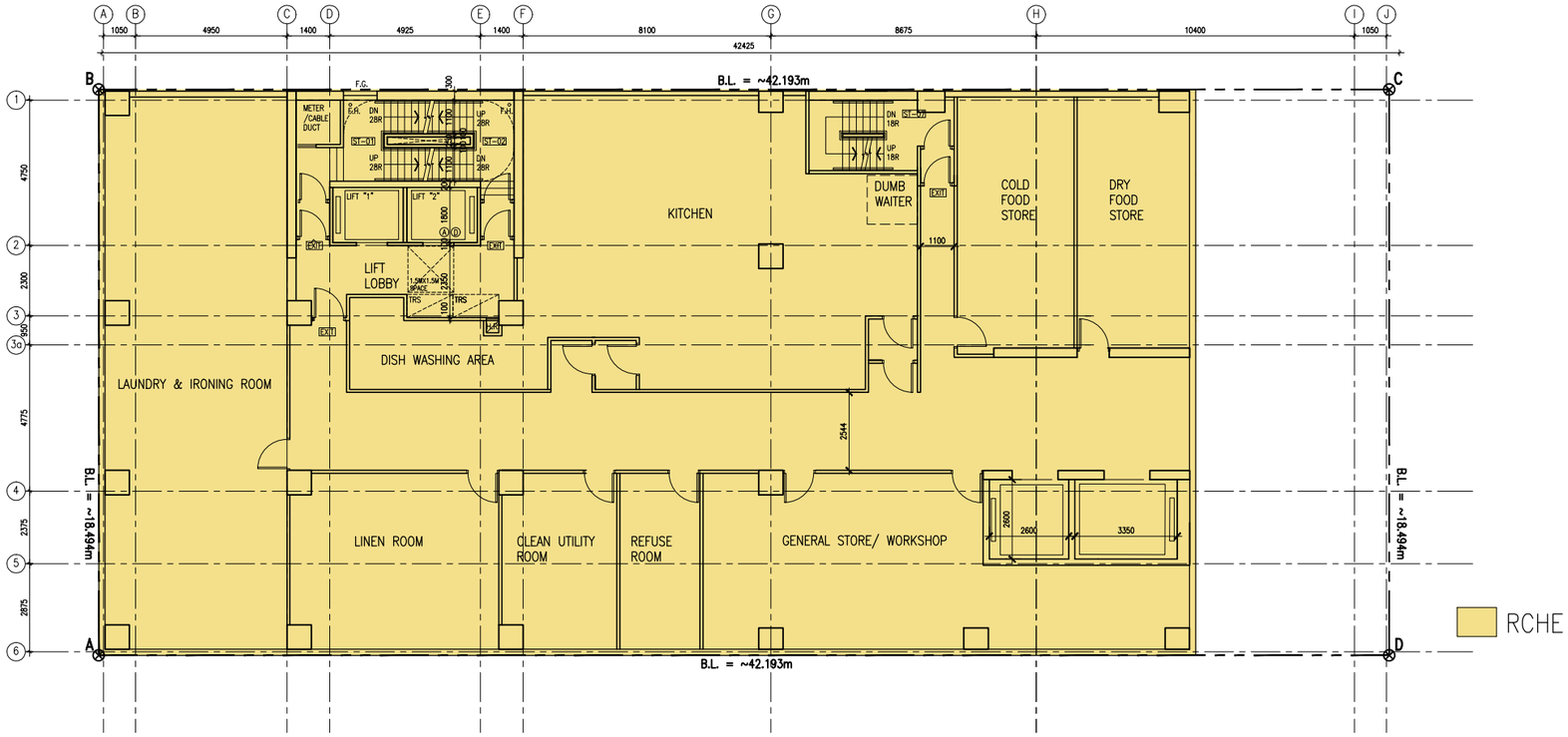
Drawing Number

GBP006

Revision Letter



8/F LAYOUT PLAN
(OFFICE & BOH FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

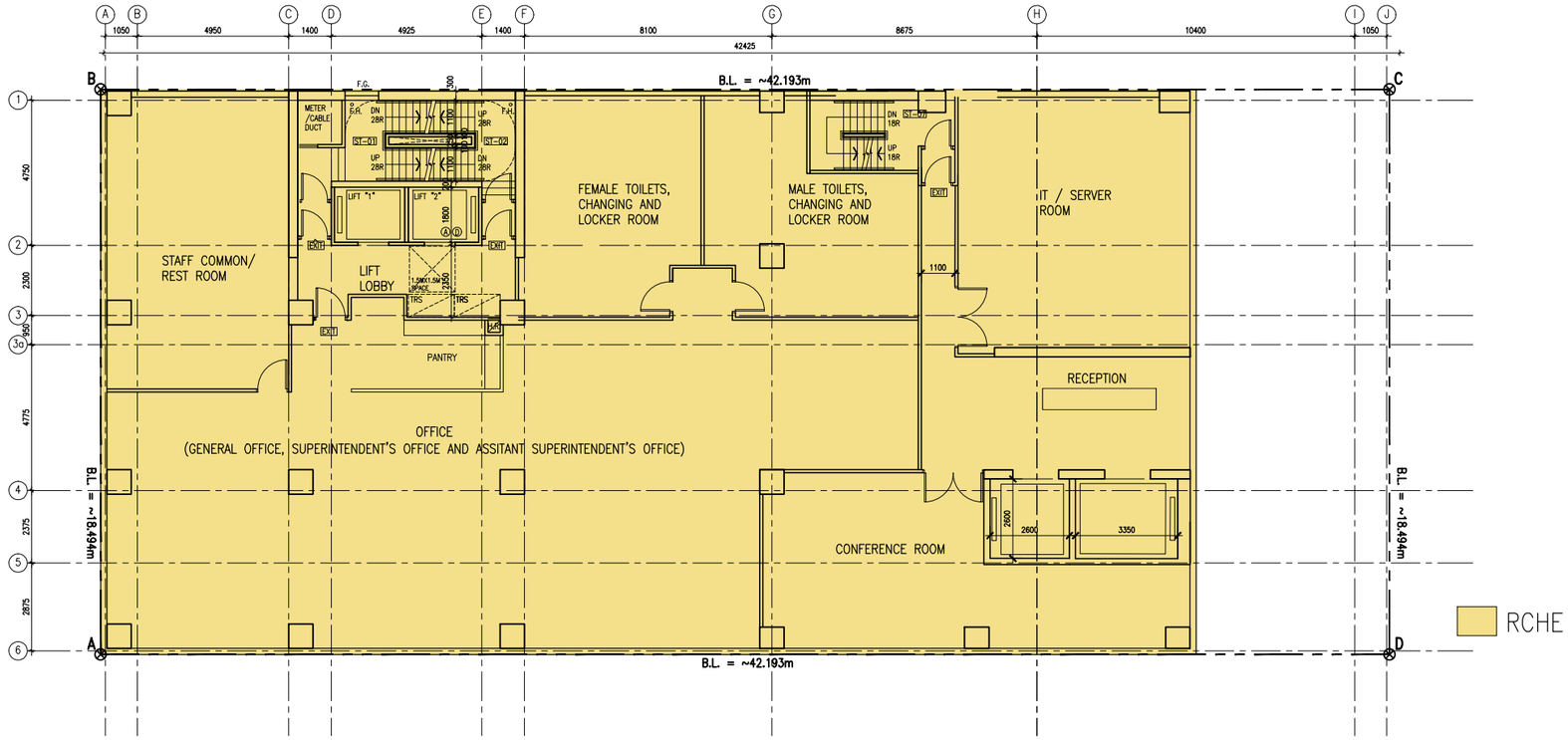
8/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP007

Revision Letter



9/F LAYOUT PLAN
(OFFICE & BOH FOR RCHE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

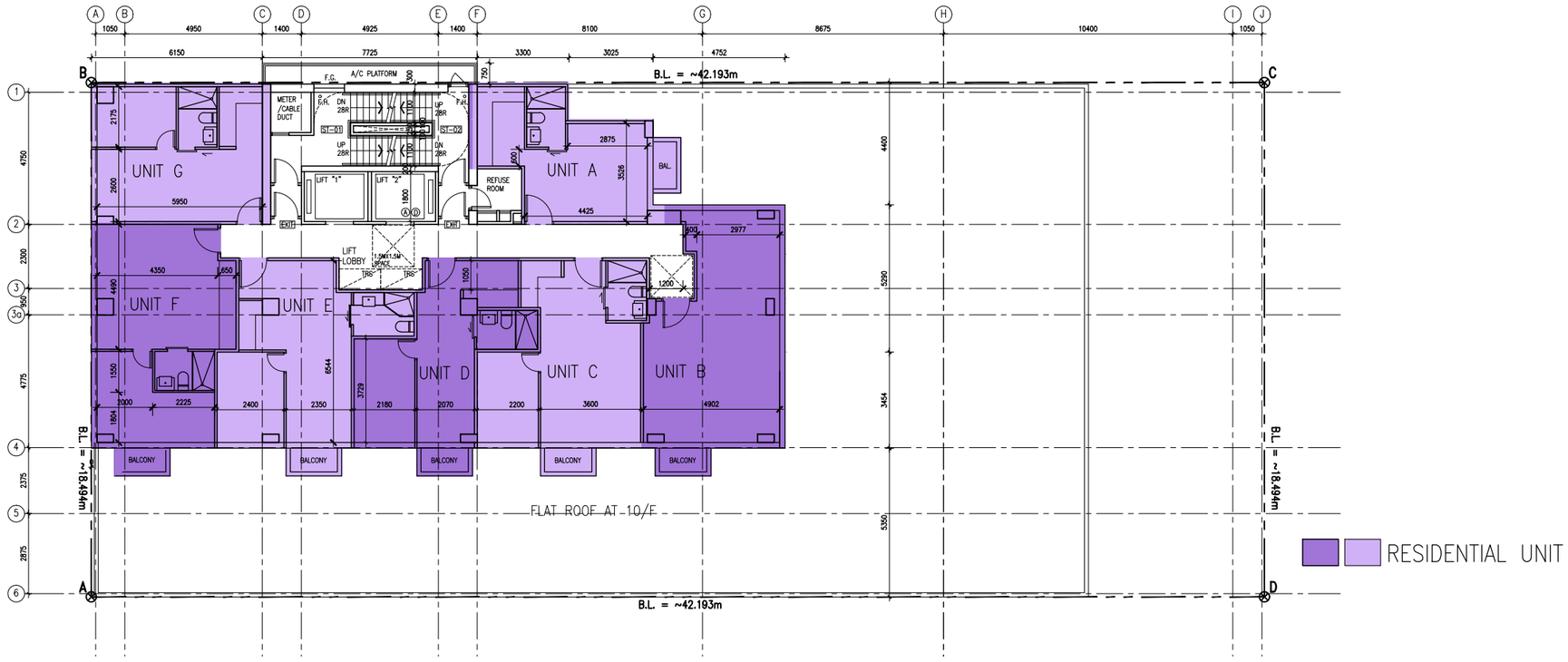
9/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP008

Revision Letter



10/F TO 19/F LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

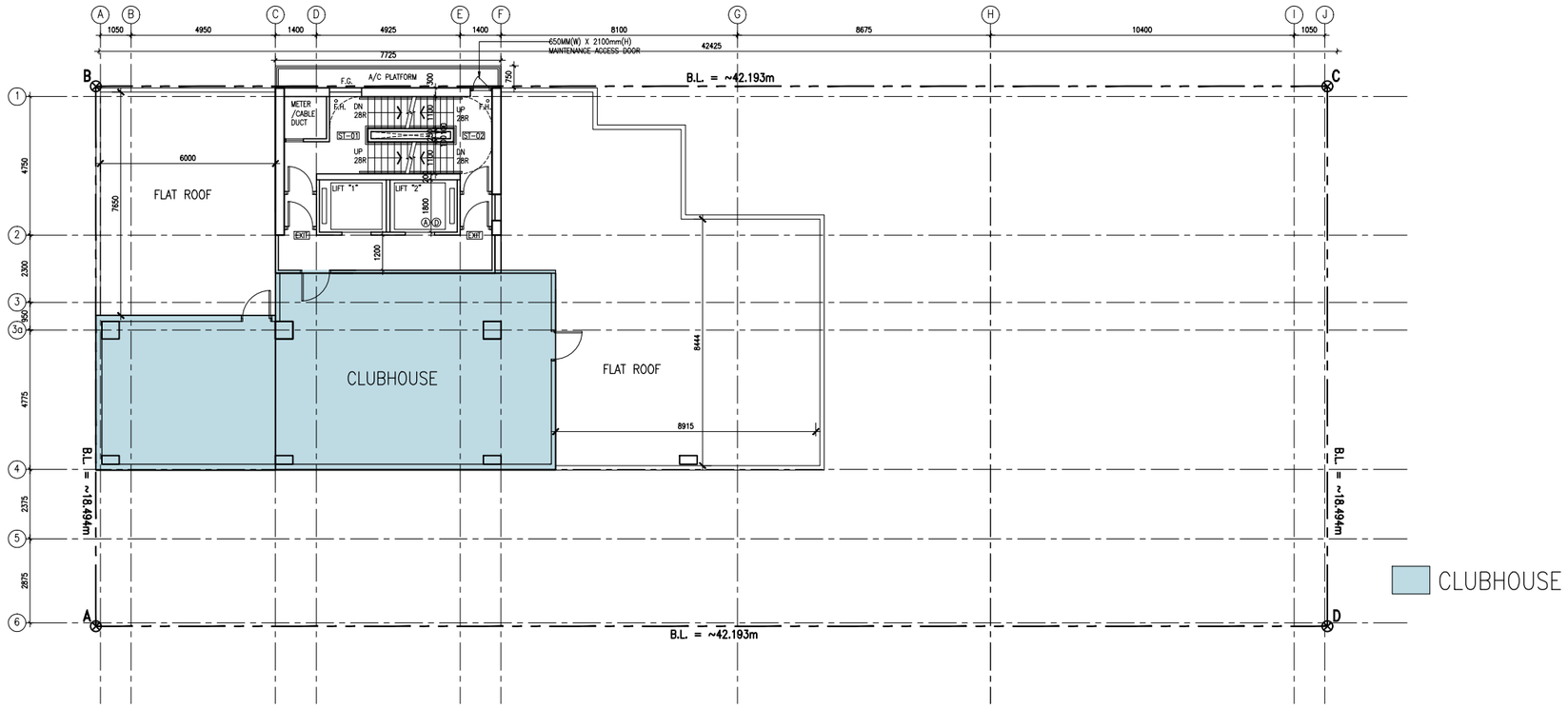
10/F TO 17/F LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP009

Revision Letter



20/F (CLUBHOUSE) LAYOUT PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

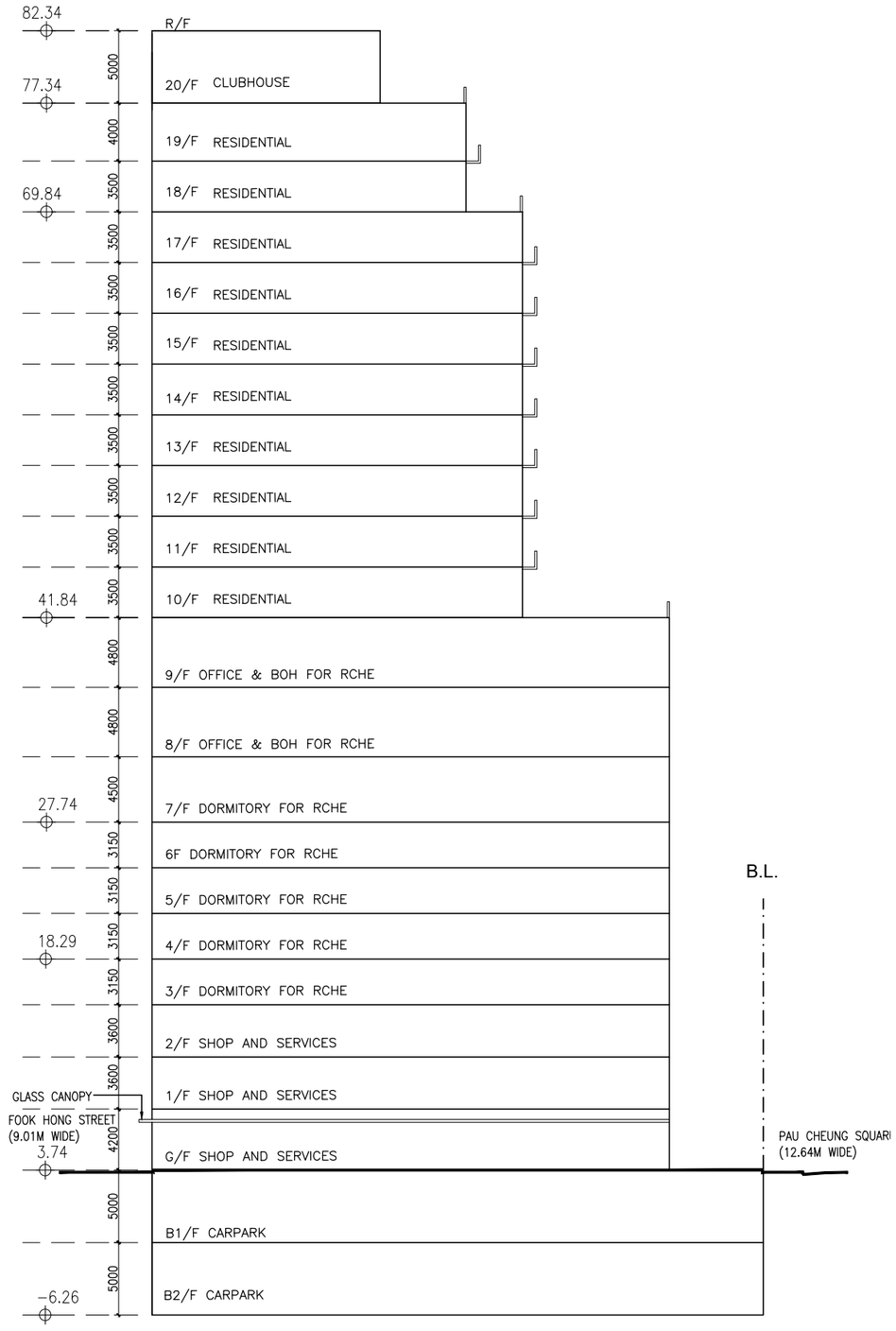
20/F (CLUBHOUSE)
LAYOUT PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

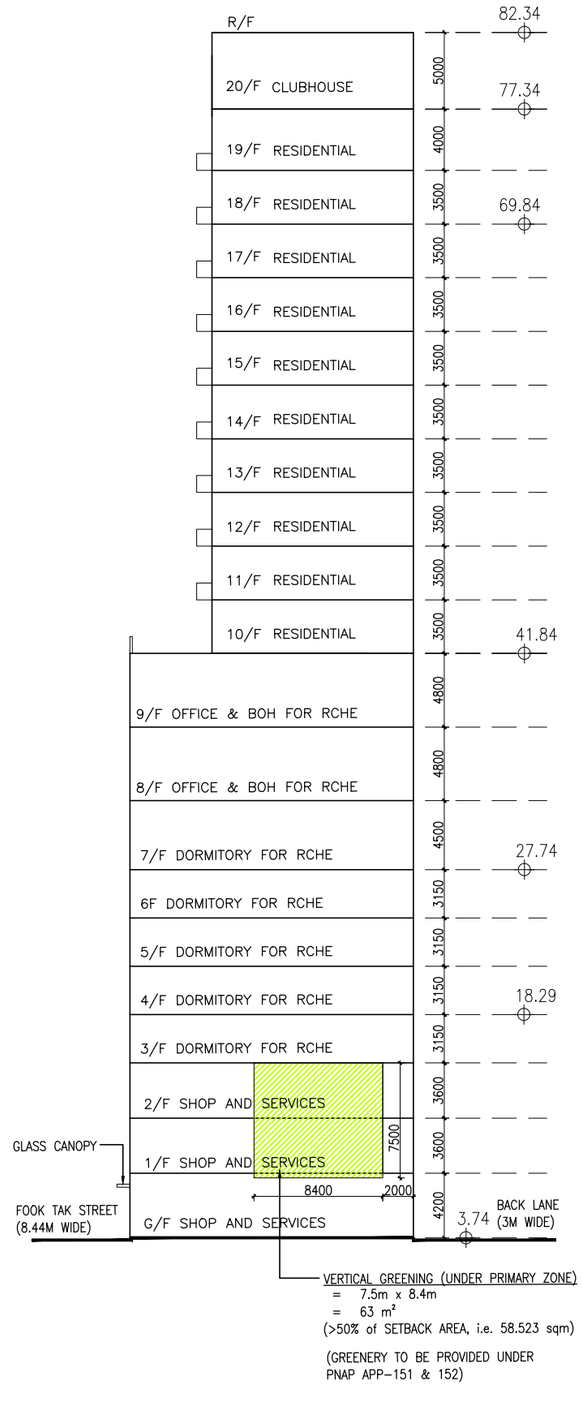
Drawing Number

GBP011

Revision Letter



SCHEMATIC SECTION
(FACING FOOK TAK STREET)



SCHEMATIC ELEVATION
(FACING PAU CHEUNG SQUARE)

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

SCHEMATIC SECTION
AND ELEVATION

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 400	Paper: A3

Drawing Number
GBP013

Revision Letter

LEGEND

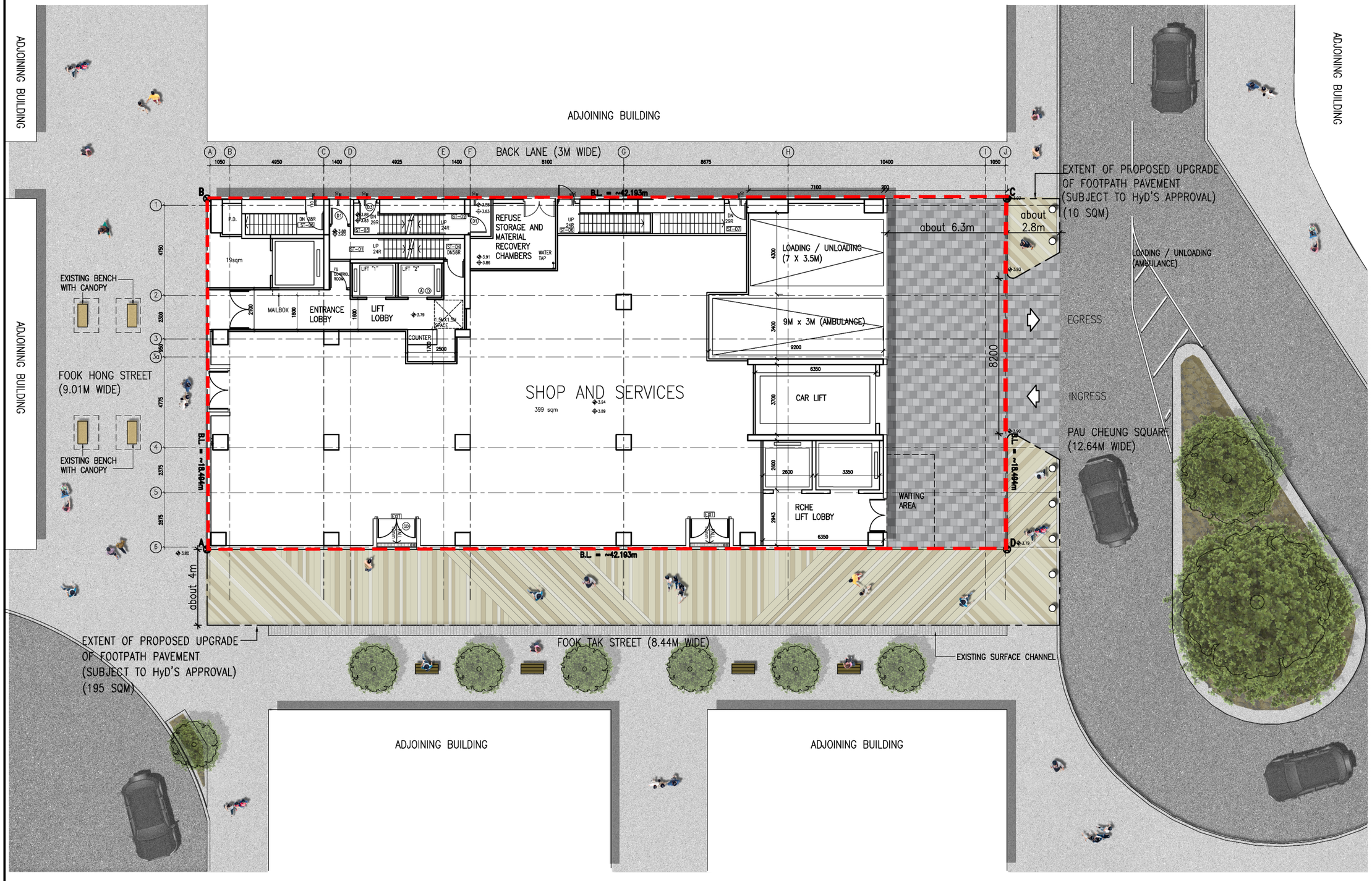
EXISTING TREE

NEW BENCH

NEW BOLLARD

PAVING AREA (205 M^2)

SITE BOUNDARY



PROPOSED STREETSCAPE PLAN

Rev.	Date	Description

Project Name:

Redevelopment of
Yuen Long Theatre
at Lot No. 3678 in
D.D. 120, Yuen Long, N.T.

Planning Consultant :
DeSPACE (International) Limited

Architect :
I Consultants & Contracting Company Limited

Traffic Consultant :
CTA Consultants Limited

Environmental Consultant :
BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
S. T. Wong & Partners Limited

Drawing Title:

PROPOSED
STREETSCAPE PLAN

Designed by:	JODY
Drawn by:	JODY
Checked by:	CAL.
Scale: 1 : 200	Paper: A3

Drawing Number

GBP012

Revision Letter

APPENDIX 2.1
ENQUIRY TO TRANSPORT DEPARTMENT

Gmail Chi Chung Heung <caltondespace@gmail.com>

S16 Town Planning Application Planning Application Yuen Long Theatre DD 120 Lots 3678- Road Type Classification

1 封郵件

Claudia Yim <claudiayim@ctaconsultants.com> 2024年5月16日 下午6:03
收件者: Sai Tung CHAN <saitungchan@td.gov.hk>
副本: kelvinleung@ctaconsultants.com

Dear Ms Chan,

We, CTA Consultants Ltd (CTA) are commissioned by the Applicant as the traffic consultant of the captioned project.

According to the comments from EPD issued on 16/04/2024, classification of road types for Fook Tak Street and Yuen Long Pau Cheung Square are required to be endorsed by TD. Comments from EPD is attached and highlighted for your reference.

Hence, we would like to seek for your confirmation and endorsement of the classification road types for both Fook Tak Street and Yuen Long Pau Cheung Square of the proposed development as follows:

Road Link	Road Name	Proposed Road Type	Justification for Road Type
70,40,71,68	Fook Tak Street	Local Distributor	Connects to Yuen Long On Ning Road (ATC5837) and others developments
34	Yuen Long Pau Cheung Square	Local Distributor	Connects to Wang Chau Road (ATC 5011) and others developments

Thanks and regards,

Claudia Yim

CTA Consultants Limited

Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong

Tel: (852) 2214 0849 Fax: (852) 2214 0817

Email : cta@ctaconsultants.com

2 個附件

20240416 A_YL_319_Departmental Comments to Applicant EPD.PDF
306K

FIG 1 - INDEX PLAN FOR TNIA.PDF
3291K

規劃署

屯門及元朗西規劃處
新界沙田上禾輋路一號
沙田政府合署 14 樓

Planning Department

Tuen Mun & Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No. 1 Sheung Wo Che Road, Sha Tin, N.T.

FAX COVER SHEET

From : District Planning Officer/ Tuen Mun and Yuen Long West, Planning Department	**To : Suite 1601, 16/F, Tower II, Lippo Centre, Admiralty, Hong Kong (Attn.: Mr. Greg LAM)**
Sender : Ms. Avis POON	**Fax No. : 3590 6233 (greg@despacehk.com)**
Ref. : TPB/A/YL/319	**Total No. of Pages (including this) : 5**
Tel. No. : 2158 6331 Fax. No.: 2489 9711	**Date : 16 April 2024**

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in "Residential (Group A)" Zone at Lot 3678 in D.D. 120, Yuen Long, New Territories

(Application No. A/YL/319 under s.16 of the Town Planning Ordinance)

The captioned application was received by the Town Planning Board on 18.3.2024. Please find the departmental comments at **Annex I** for your further clarification and/or responses.

2. The provided departmental comments on the planning application may be subject to revision should there be a change in circumstances.

3. Should you have any enquiries, please contact me or Ms. Carol KAN at 2158 6291.

Annex I

Comments of Director of Social Welfare (DSW), Social Welfare Department
(Contact Person: Ms. Doris LEUNG)

(a) As mentioned in Para 4.3 of Supplementary Planning Statement, the applicant stated that "it is well-noted that the proposed RCHE(s) can be managed and operated by more than one licensed RCHE operators". For clarify sake, we would like the applicant to confirm the number of the RCHE(s) intended to be provided in the subject development for SWD's consideration.

(b) If more than one number of RCHE is confirmed to be constructed, the applicant should take note that **NO** division of each of the RCHE premises will be allowed and assignment, mortgage, underletting, or other disposal of each of the RCHE premises will be prohibited except as a whole unit in accordance with Para 3(ii) in the Practice Note No. 5/2023.

Comments of Director of Environmental Protection (DEP), Environmental Protection Department
(Contact Person: Mr. William WONG)

Please find the comments from **air quality, waste management/land contamination** and **sewerage perspectives** below and **highlight** all the changes/amendments in the next submission for easy review. Comments related to the aspects of **water quality and noise impacts** will be provided in due course.

(a) Comments on Air Quality

1. Section 2.5.1 - The consultant should provide more details of the dusty activities, including area of site formation/excavation and amount of excavated materials to be handled at a time, no. of construction/dump trucks and machinery to be used on-site per time, etc. to address if adverse construction air quality impact on the nearby ASRs is not anticipated with mitigation measures in place.

2. Sections 2.5.2 and 2.5.3 –

   (i) Apart from Yuen Long Barrage and Nullah Improvement Schemes and Construction of Elevated Pedestrian Corridor in Yuen Long Town connecting with Long Ping Station, please clarify if there is any other concurrent projects within 500m from the project site boundary and their cumulative impacts (if any) should be addressed in the report.

   (ii) Please address if close liaison with the contractor of the concurrent projects shall be conducted to avoid any dusty activities to be taken place at the same time to minimize the cumulative dust impact.

3. Section 2.5.4 - Suggest to remove "dust" in last line of 1st paragraph.

4. Section 2.5.5 - Suggest to revise "dust" to "above"

5. Table 2.6 - Please check with Transport Department to confirm if the road type of Fook Tak Street and Yuen Long Pau Cheung Square is Local Distributor or provide the peak traffic flow of these 2 roads to justify they can be considered as LD with limited traffic, and hence to determine the appropriate recommended buffer distance.

6. Section 2.6.3 - Please address if there is any adverse air quality impact arising from the nearby minibus terminus on the proposed development and whether the air-sensitive uses of the proposed development will be located away from the minibus terminus as far as practicable.

7. Section 2.6.4 -

   (iii) Please provide the date of site survey to ensure that the site survey is conducted recently. We would like to remind the applicant that it should be the responsibility of the applicant and their consultants 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 application would be invalidated.

   (iv) Please address if there is any air/odour impact arising from the nearby areas on the proposed development and whether any odour detected around the site boundary of the proposed development during the site survey.

8. Section 2.6.5 - Please revise "excessive" to "adverse air quality" in line 5.

9. Sections 2.6.5 and 2.6.6 – Please show the potential locations of the exhaust for the proposed underground carpark and kitchen in a map to demonstrate that these exhausts will be located away from all nearby ASRs.

10. Section 2.7.1 - Please revise "is anticipated to be insignificant" to "is not anticipated to be adverse" in the last line.

11. Figure 2.3 -

   (i) Please provide a remark to state that no air-sensitive uses including openable window, fresh air intake and recreational uses in open space shall be located within the buffer zones.

   (ii) Please indicate clearly on the figure that the sections of Fook Tak Street and Fook Hong Street along the project site boundary are pedestrian walkway/ footpath and hence no buffer distance is required.

(b) Comments on Waste Management

1. The assessment methodology shall include but not limited to :

   (i) identification/estimation of the types and quantities of waste arising from the Project

   (ii) addressing impacts caused by handling (including stockpiling, labelling, packaging and storage), collection, transportation and reuse/disposal of wastes in detail and propose appropriate mitigation measures

   (iii) adoption of waste management hierarchy with priorities towards waste reduction, on-site or off-site reuse and recycling

(iv) estimation of the types and quantities of wastes required to be disposed of and their disposal method; and

(v) assessment of the impacts on the capacity of waste collection, transfer and disposal facilities. Please supplement as appropriate.

2. Section 5.2.1 - Given that this project does not require reclamation and the proposed development is not situated on reclaimed land, no marine or land-based sediments are anticipated. Please review the relevance of "Dumping at Sea Ordinance (Cap.466)". If not, the Consultant is advised to remove it to avoid confusion.

3. Section 5.3.3 –

(i) The Consultant is advised to incorporate all major construction activities that would be considered in the quantity estimation and evaluation of waste impacts during the construction phase

(ii) The Consultant is advised to specify the definition and nature of inert C&D materials and non-inert C&D wastes for clarity

(iii) Please provide the specific disposal outlets for each of the identified waste types; and

(iv) Since surplus inert C&D materials will be delivered to Public Fill Reception Facilities for beneficial reuse in other projects, please avoid using the terms "dispose" and "disposal" in this connection.

4. Section 5.3.4 - Please provide estimated quantity of chemical waste.

5. Section 5.3.9 - Please provide estimated quantity of general refuse during construction phase.

6. Section 5.4.1 & Section 5.4.4 - Please provide estimated quantity for the identified waste types during operation phase.

7. Section 5.5 - Please supplement the recommended practices and mitigation measures based on the waste management hierarchy principles. Recommendations of good site practices, waste reduction measures as well as the waste transportation, storage and collection should be included.

(c) Comment on Land Contamination

Please supplement a section on site appraisal to evaluate if there is any potential issues in relation to land contamination.

(d) Comment on Sewerage Planning

Please carry out detailed Sewerage Impact Assessment in a separate appendix with proper calculation and drawings to identify the existing and planned sewerage systems, and assess if there are any potential adverse sewerage impacts arising from the proposed development.

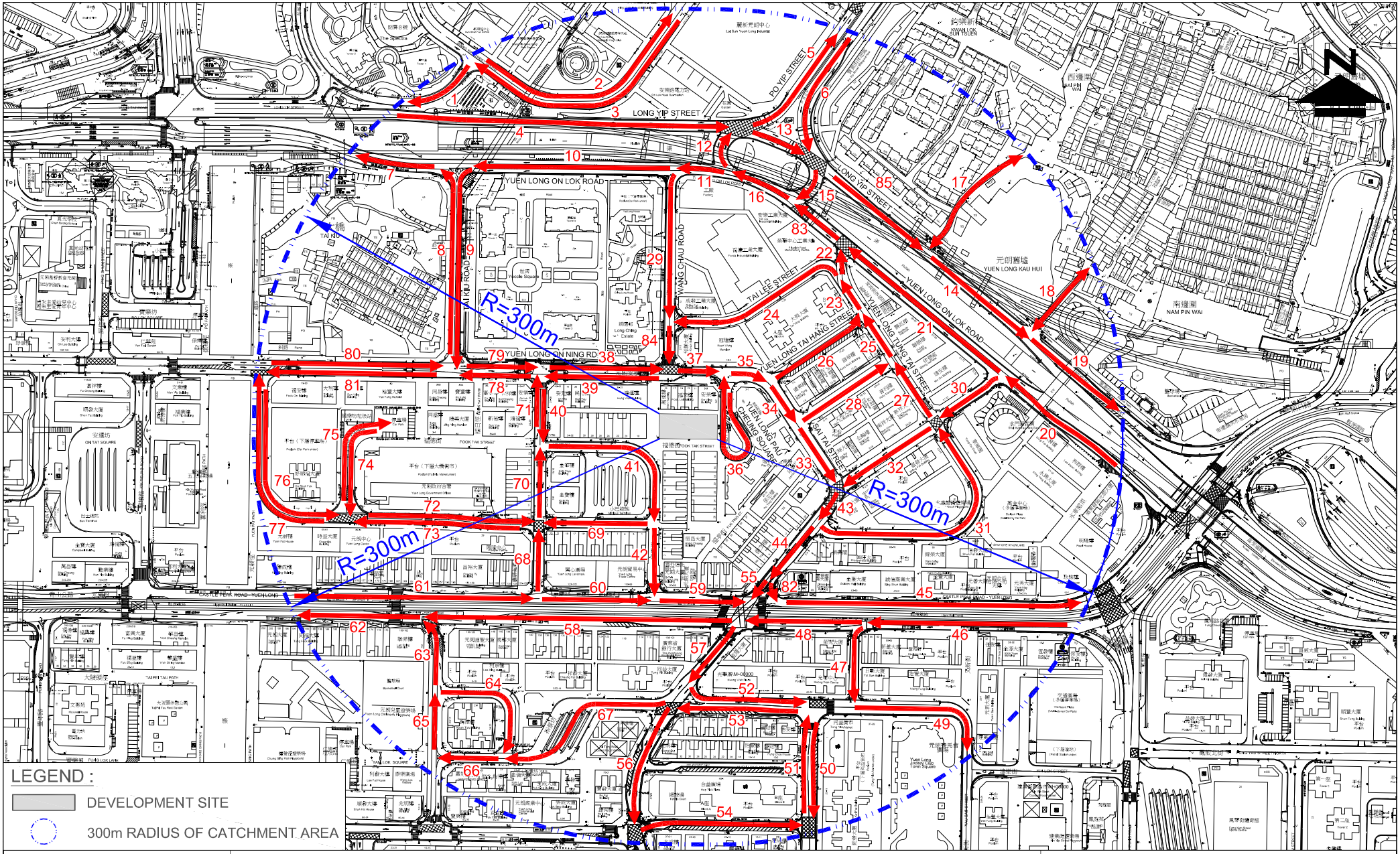
Comments of Chief Town Planner/Urban Design & Landscape (CTP/UD&L), Planning Department (Contact Person: Ms. Loreen CHUI)

Please find the comments below from the **urban design and visual perspectives**. Comments from the Landscape Unit will be provided in due course.

(a) While the proposed building height (BH) is 78.6mPD as indicated in Table 4.1 - Major Development Parameters of the Supplementary Planning Statement, it should be an absolute BH of 78.6m above ground as shown on Drawing No. GBP013 - Schematic Section. Besides, as 3/F and above is proposed for RCHE and residential uses (which are presumably the domestic part of the proposed composite building), it seems that the proposed site coverage (SC) of not more than 85% would exceed the permitted SC in the First Schedule of the Building (Planning) Regulations.

Comments of District Planning Officer/Tuen Mun and Yuen Long West (DPO/TM&YLW), Planning Department (Contact Person: Mr. Ajyum CHAN)

(a) With respect to CTP/UD&L's comments above, please check the major development parameters (including but not limited to the site coverage and building height in mPD as per CTP/UD&L's observation) and ensure that the major development parameters are in order. If negative, please make necessary changes to the indicative scheme and revise the submitted plans/drawings as appropriate.



LEGEND :

DEVELOPMENT SITE

300m RADIUS OF CATCHMENT AREA

FIGURE NO.: 1	PROJECT TITLE: Yuen Long Theatre DD120 Lot 3678	
PROJECT NO.: 23122HK	DRAWING TITLE: INDEX PLAN FOR TNIA	
SCALE: 1 : 3750 @A4	DATE: 15 FEB 2024	

CTA Consultants Limited
志達顧問有限公司

APPENDIX 3.1
TRAFFIC FORECAST FOR YEAR 2042

CTA Consultants Limited
Transportation, Planning, Engineering, Research and Development
We commit We deliver
用心以誠

Our Ref: 23122HK/kvl/mwy/01

By E-mail & Post
(E-mail: saitungchan@td.gov.hk)

29th April 2024

Transport Department,
NT Regional Office,
Traffic Engineering (NTW) Division
Yuen Long 2 Section
7/F, Mong Kok Government Office,
30 Luen Wan Street, Mong Kok,
Kowloon

Attn: Ms Chan Sai Tung (Engr/ Yuen Long Central)

Dear Ms Chan,

S16 Town Planning Application Planning Application
Yuen Long Theatre Lot 3678 DD 120

Technical Note on Methodology for Estimating Traffic Forecast for Traffic Noise Impact Assessment (TNIA)

We, CTA Consultants Ltd, are commissioned as the Traffic Consultant for the captioned project.

The Traffic Noise Impact Assessment has already been submitted by the environmental consultant to Environmental Protection Department (EPD). Written endorsement from your department on the use of predicted traffic flow adopted for TNIA is required. Yet, we are pleased to submit herewith a technical note. It summarises the methodology and traffic result forecast for the TNIA for your consideration and approval.

The proposed development is planned to be occupied by 2027. The 2042 traffic forecast (i.e. OP of the proposed development at year 2027+15 years) is required for TNIA.

Thank you very much for your kind attention and we are looking forward to receive your favourable reply at your earliest convenience. Should you have any queries or require further information, please do not hesitate to contact Ms Claudia Yim or the undersigned at 2214 0849.

Yours faithfully,
For and on behalf of
CTA Consultants Limited

Kelvin Leung
CEO
Encl

CTA Consultants Limited 志達顧問有限公司
Unit 2108, 21/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong
香港鰂魚涌華蘭路 20 號華蘭中心 21 樓 2108 室
Tel: (852) 2214 0849 / Fax: (852) 2214 0817
Email: cta@ctaconsultants.com / website: www.ctaconsultants.com

23122HK

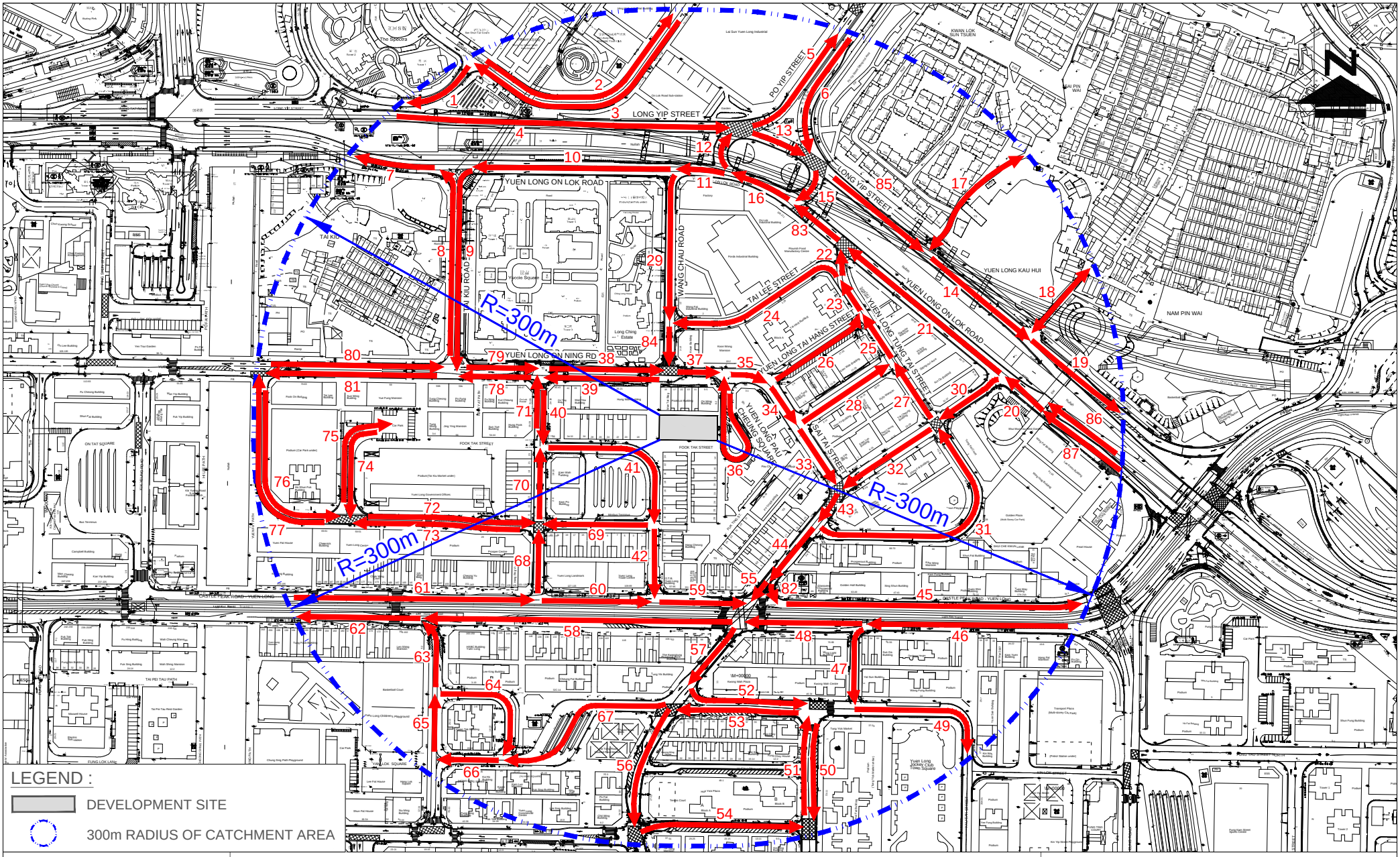
Yuen Long Theatre DD 120 Lot 3678

TRAFFIC FORECAST FOR TRAFFIC NOISE IMPACT ASSESSMENT

CTA Consultants Limited 志達顧問有限公司

Link No.	Road Name	Speed	Direction	Year 2042			
				AM Peak		PM Peak	
				Traffic Flow (veh/hr)	HV%	Traffic Flow (veh/hr)	HV%
1	Kwong Yip Street	50	WB	30	18%	30	19%
2	Wang Yip Street South / Wang Yip Street East	50	NB	50	24%	80	10%
3	Wang Yip Street South / Wang Yip Street East	50	WB	30	36%	60	12%
4	Long Yip Street	50	EB	2,450	22%	2,030	13%
5	Po Yip Street	50	NB	480	22%	450	17%
6	Po Yip Street	50	SB	1,340	32%	1,040	13%
7	Yuen Long On Lok Road	50	WB	2,340	25%	2,310	15%
8	Tai Kiu Road	50	NB	280	44%	310	28%
9	Tai Kiu Road	50	SB	390	14%	380	14%
10	Yuen Long On Lok Road	50	WB	2,420	19%	2,380	13%
11	Yuen Long On Lok Road	50	WB	2,740	19%	2,830	13%
12	Yuen Long On Lok Road/Long Yip Street	50	Roundabout	630	22%	630	16%
13	Long Yip Street	50	Roundabout	2,600	22%	2,180	13%
14	Long Yip Street	50	EB	3,280	26%	2,600	14%
15	Yuen Long On Lok Road/Long Yip Street	50	Roundabout	680	22%	650	12%
16	Yuen Long On Lok Road	50	Roundabout	3,370	23%	3,460	15%
17	Sai Kai Road	50	2-way	50	15%	50	12%
18	Cheung Shing Street	50	2-way	50	13%	50	11%
19	Long Yip Street	50	EB	3,310	24%	2,620	10%
20	Yuen Long On Lok Road	50	WB	2,520	18%	2,640	11%
21	Yuen Long On Lok Road	50	WB	2,300	19%	2,350	13%
22	Yuen Long Tung Tai Street	50	NB	390	20%	460	14%
23	Yuen Long Tung Tai Street	50	NB	490	20%	550	13%
24	Tai Lee Street	50	WB	100	25%	90	18%
25	Yuen Long Tung Tai Street	50	NB	250	24%	280	17%
26	Yuen Long Tai Hang Street	50	EB	240	16%	270	10%
27	Yuen Long Tung Tai Street	50	NB	200	26%	210	16%
28	Tai Fung Street	50	EB	50	24%	70	17%
29	Wang Chau Road	50	SB	320	15%	450	10%
30	Yuen Long Tai Cheung Street	50	WB	220	26%	290	22%
31	Shui Che Kwun Street	50	NB	210	35%	230	25%
32	Yuen Long Tai Cheung Street	50	WB	230	34%	300	20%
33	Sai Tai Street	50	SB	400	19%	460	10%
34	Sai Tai Street	50	SB	450	17%	530	10%
35	Yuen Long On Ning Road	50	EB	690	17%	790	10%
36	Yuen Long Pau Cheung Square	50	NB	80	10%	60	10%
37	Yuen Long On Ning Road	50	EB	610	17%	730	10%
38	Yuen Long On Ning Road	50	EB	580	17%	660	10%
39	Yuen Long On Ning Road	50	WB	490	15%	490	10%
40	Tung Lok Street	50	SB	150	30%	230	22%
41	Fook Tak Street	50	SB	150	30%	230	22%
42	Fook Hong Street	50	SB	60	20%	90	25%
43	Kuk Ting Street	50	WB	630	25%	760	16%
44	Kuk Ting Street	50	WB	420	20%	530	12%
45	Castle Peak Road - Yuen Long	50	EB	550	53%	570	32%
46	Castle Peak Road - Yuen Long	50	WB	870	36%	690	32%
47	Yat San Street	50	SB	90	41%	130	18%
48	Castle Peak Road - Yuen Long	50	WB	780	36%	560	34%
49	Fau Tsoi Street/Yau San Street	50	SB	410	37%	500	23%
50	Hop Choi Street	50	SB	5	75%	20	10%
51	Hop Choi Street	50	NB	260	17%	290	6%
52	Fau Tsoi Street	50	EB	130	35%	80	26%
53	Fau Tsoi Street	50	WB	60	10%	90	17%
54	Mau Tan Street	50	EB	420	25%	350	22%
55	Kuk Ting Street	50	SB	360	17%	440	11%
56	Tai Tong Road	50	SB	290	16%	360	10%
57	Tai Tong Road	50	SB	610	22%	760	16%
58	Castle Peak Road - Yuen Long	50	WB	510	40%	470	44%
59	Castle Peak Road - Yuen Long	50	EB	490	58%	480	37%

Link No.	Road Name	Speed	Direction	Year 2042			
				AM Peak		PM Peak	
				Traffic Flow (veh/hr)	HV%	Traffic Flow (veh/hr)	HV%
60	Castle Peak Road - Yuen Long	50	EB	430	55%	390	31%
61	Castle Peak Road - Yuen Long	50	EB	460	52%	400	29%
62	Castle Peak Road - Yuen Long	50	WB	650	38%	630	36%
63	Yuen Long Hong Lok Road	50	NB	140	29%	160	20%
64	Hong King Street	50	SB	50	23%	50	10%
65	Yuen Long Hong Lok Road	50	NB	120	34%	150	12%
66	Hong King Street	50	WB	130	34%	180	23%
67	Yu King Square	50	WB	80	36%	130	24%
68	Tung Lok Street	50	NB	30	33%	10	17%
69	Sau Fu Street	50	WB	90	48%	140	26%
70	Tung Lok Street	50	NB	200	39%	250	18%
71	Tung Lok Street	50	NB	180	26%	230	16%
72	Sau Fu Street	50	EB	130	34%	160	12%
73	Sau Fu Street	50	WB	150	34%	150	23%
74	Kiu Lok Square	50	SB	50	18%	50	15%
75	Kiu Lok Square	50	NB	50	15%	50	15%
76	Sau Fu Street	50	EB	170	11%	200	17%
77	Sau Fu Street	50	NB	180	23%	180	14%
78	Yuen Long On Ning Road	50	WB	340	28%	260	10%
79	Yuen Long On Ning Road	50	EB	400	10%	430	10%
80	Yuen Long On Ning Road	50	EB	520	23%	570	15%
81	Yuen Long On Ning Road	50	WB	550	19%	560	10%
82	Kuk Ting Street	50	SB	60	22%	90	14%
83	Yuen Long On Lok Road	50	WB	2,690	22%	2,810	15%
84	Wang Chau Road	50	SB	420	16%	540	11%
85	Long Yip Street	50	EB	3260	28%	2570	16%
86	Castle Peak Road - Yuen Long Section (Elevated)	50	WB	1950	18%	1940	10%
87	Castle Peak Road - Yuen Long Section (at grade)	50	WB	570	20%	700	18%



LEGEND :

DEVELOPMENT SITE

300m RADIUS OF CATCHMENT AREA

FIGURE NO.: 1	PROJECT TITLE: Yuen Long Theatre DD120 Lot 3678	CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 23122HK	DRAWING TITLE: INDEX PLAN FOR TNIA	
SCALE: 1 : 3750 @A4 / DATE: 20 FEB 2024		

APPENDIX 3.2

PREDICTED ROAD TRAFFIC NOISE LEVELS FOR AM PEAK HOUR (BASE CASE SCENARIO)

Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)

Floor	NAP ID	Description	Floor Height, mPD	Assessment Height, mPD	Noise Criteria, dB(A)	Predicted Road Traffic Noise Level, $L_{10\ (1\ hour)}$, dB(A)	Compliance
3/F	3F_N01	Dormitory	+15.14	+16.3	70	65	Yes
	3F_N02	Dormitory			70	65	Yes
	3F_N03	Dormitory			70	65	Yes
	3F_N04	Dormitory			70	65	Yes
	3F_N05	Dormitory			70	65	Yes
	3F_N06	Dormitory			70	66	Yes
	3F_N07	Dormitory			70	66	Yes
	3F_N08	Dormitory			70	67	Yes
	3F_N09	Dormitory			70	66	Yes
	3F_N10	Dormitory			70	64	Yes
	3F_N11	Dormitory			70	62	Yes
	3F_N12	Nursing Station & Medical Consultation Room			70	61	Yes
	3F_N13	Rehabilitation Room & Store			70	61	Yes
	3F_N14	Rehabilitation Room & Store			70	61	Yes
	3F_N15	Rehabilitation Room & Store			70	61	Yes
	3F_N16	Rehabilitation Room & Store			70	65	Yes
4/F	4F_N01	Dormitory	+18.29	+19.5	70	65	Yes
	4F_N02	Dormitory			70	65	Yes
	4F_N03	Dormitory			70	65	Yes
	4F_N04	Dormitory			70	65	Yes
	4F_N05	Dormitory			70	65	Yes
	4F_N06	Dormitory			70	65	Yes
	4F_N07	Dormitory			70	66	Yes
	4F_N08	Dormitory			70	66	Yes
	4F_N09	Dormitory			70	66	Yes
	4F_N10	Dormitory			70	63	Yes
	4F_N11	Dormitory			70	61	Yes
	4F_N12	Dormitory			70	61	Yes
	4F_N13	Dormitory			70	60	Yes
	4F_N14	Dormitory			70	65	Yes
5/F	5F_N01	Dormitory	+21.44	+22.6	70	65	Yes
	5F_N02	Dormitory			70	65	Yes
	5F_N03	Dormitory			70	65	Yes
	5F_N04	Dormitory			70	65	Yes
	5F_N05	Dormitory			70	65	Yes
	5F_N06	Dormitory			70	65	Yes
	5F_N07	Dormitory			70	66	Yes
	5F_N08	Dormitory			70	66	Yes
	5F_N09	Dormitory			70	65	Yes
	5F_N10	Dormitory			70	63	Yes
	5F_N11	Dormitory			70	61	Yes
	5F_N12	Dormitory			70	61	Yes
	5F_N13	Dormitory			70	60	Yes
	5F_N14	Dormitory			70	65	Yes
6/F	6F_N01	Dormitory	+24.59	+25.8	70	65	Yes
	6F_N02	Dormitory			70	65	Yes
	6F_N03	Dormitory			70	65	Yes
	6F_N04	Dormitory			70	65	Yes
	6F_N05	Dormitory			70	65	Yes
	6F_N06	Dormitory			70	65	Yes
	6F_N07	Dormitory			70	65	Yes
	6F_N08	Dormitory			70	66	Yes
	6F_N09	Dormitory			70	65	Yes
	6F_N10	Dormitory			70	64	Yes
	6F_N11	Dormitory			70	62	Yes
	6F_N12	Dormitory			70	61	Yes
	6F_N13	Dormitory			70	60	Yes
	6F_N14	Dormitory			70	64	Yes
7/F	7F_N01	Dormitory	+27.74	+28.9	70	65	Yes
	7F_N02	Dormitory			70	65	Yes
	7F_N03	Dormitory			70	65	Yes
	7F_N04	Dormitory			70	65	Yes
	7F_N05	Dormitory			70	65	Yes
	7F_N06	Dormitory			70	65	Yes
	7F_N07	Dormitory			70	65	Yes
	7F_N08	Dormitory			70	66	Yes
	7F_N09	Dormitory			70	65	Yes
	7F_N10	Dormitory			70	64	Yes
	7F_N11	Dormitory			70	62	Yes
	7F_N12	Dormitory			70	61	Yes
	7F_N13	Dormitory			70	61	Yes
	7F_N14	Dormitory			70	64	Yes

Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)

Floor	NAP ID	Description	Floor Height, mPD	Assessment Height, mPD	Noise Criteria, dB(A)	Predicted Road Traffic Noise Level, $L_{10\ (1\ hour)}$, dB(A)	Compliance
9/F	9F_N01	Staff Common / Rest Room	+37.04	+38.2	70	65	Yes
	9F_N02	Staff Common / Rest Room			70	65	Yes
	9F_N03	Staff Common / Rest Room			70	65	Yes
	9F_N04	Office			70	65	Yes
	9F_N05	Office			70	65	Yes
	9F_N06	Office			70	64	Yes
	9F_N07	Office			70	63	Yes
	9F_N08	Office			70	62	Yes
	9F_N09	Conference Room			70	61	Yes
	9F_N10	Conference Room			70	61	Yes
	9F_N11	Conference Room			70	64	Yes
	9F_N12	Reception			70	64	Yes
10/F	10F_A1	Residential Unit A	+41.84	+43.0	70	58	Yes
	10F_B1	Residential Unit B			70	56	Yes
	10F_B2	Residential Unit B			70	56	Yes
	10F_B3	Residential Unit B			70	55	Yes
	10F_B4	Residential Unit B			70	55	Yes
	10F_B5	Residential Unit B			70	55	Yes
	10F_B6	Residential Unit B			70	58	Yes
	10F_C1	Residential Unit C			70	56	Yes
	10F_C2	Residential Unit C			70	56	Yes
	10F_D1	Residential Unit D			70	56	Yes
	10F_D2	Residential Unit D			70	56	Yes
	10F_E1	Residential Unit E			70	57	Yes
	10F_E2	Residential Unit E			70	57	Yes
	10F_F1	Residential Unit F			70	65	Yes
	10F_F2	Residential Unit F			70	65	Yes
	10F_F3	Residential Unit F			70	65	Yes
	10F_F4	Residential Unit F			70	59	Yes
	10F_F5	Residential Unit F			70	57	Yes
	10F_G1	Residential Unit G			70	65	Yes
	10F_G2	Residential Unit G			70	65	Yes
11/F	11F_A1	Residential Unit A	+45.34	+46.5	70	61	Yes
	11F_B1	Residential Unit B			70	61	Yes
	11F_B2	Residential Unit B			70	61	Yes
	11F_B3	Residential Unit B			70	61	Yes
	11F_B4	Residential Unit B			70	60	Yes
	11F_B5	Residential Unit B			70	60	Yes
	11F_B6	Residential Unit B			70	62	Yes
	11F_C1	Residential Unit C			70	61	Yes
	11F_C2	Residential Unit C			70	61	Yes
	11F_D1	Residential Unit D			70	61	Yes
	11F_D2	Residential Unit D			70	61	Yes
	11F_E1	Residential Unit E			70	62	Yes
	11F_E2	Residential Unit E			70	62	Yes
	11F_F1	Residential Unit F			70	65	Yes
	11F_F2	Residential Unit F			70	65	Yes
	11F_F3	Residential Unit F			70	65	Yes
	11F_F4	Residential Unit F			70	62	Yes
	11F_F5	Residential Unit F			70	62	Yes
	11F_G1	Residential Unit G			70	65	Yes
	11F_G2	Residential Unit G			70	65	Yes

Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)

Floor	NAP ID	Description	Floor Height, mPD	Assessment Height, mPD	Noise Criteria, dB(A)	Predicted Road Traffic Noise Level, $L_{10\ (1\ hour)}$, dB(A)	Compliance
12/F	12F_A1	Residential Unit A	+48.84	+50.0	70	62	Yes
	12F_B1	Residential Unit B			70	62	Yes
	12F_B2	Residential Unit B			70	62	Yes
	12F_B3	Residential Unit B			70	62	Yes
	12F_B4	Residential Unit B			70	61	Yes
	12F_B5	Residential Unit B			70	62	Yes
	12F_B6	Residential Unit B			70	63	Yes
	12F_C1	Residential Unit C			70	62	Yes
	12F_C2	Residential Unit C			70	62	Yes
	12F_D1	Residential Unit D			70	62	Yes
	12F_D2	Residential Unit D			70	62	Yes
	12F_E1	Residential Unit E			70	62	Yes
	12F_E2	Residential Unit E			70	62	Yes
	12F_F1	Residential Unit F			70	65	Yes
	12F_F2	Residential Unit F			70	65	Yes
	12F_F3	Residential Unit F			70	65	Yes
	12F_F4	Residential Unit F			70	63	Yes
	12F_F5	Residential Unit F			70	63	Yes
	12F_G1	Residential Unit G			70	65	Yes
	12F_G2	Residential Unit G			70	65	Yes
13/F	13F_A1	Residential Unit A	+52.34	+53.5	70	63	Yes
	13F_B1	Residential Unit B			70	62	Yes
	13F_B2	Residential Unit B			70	62	Yes
	13F_B3	Residential Unit B			70	63	Yes
	13F_B4	Residential Unit B			70	63	Yes
	13F_B5	Residential Unit B			70	63	Yes
	13F_B6	Residential Unit B			70	64	Yes
	13F_C1	Residential Unit C			70	63	Yes
	13F_C2	Residential Unit C			70	62	Yes
	13F_D1	Residential Unit D			70	63	Yes
	13F_D2	Residential Unit D			70	63	Yes
	13F_E1	Residential Unit E			70	63	Yes
	13F_E2	Residential Unit E			70	63	Yes
	13F_F1	Residential Unit F			70	65	Yes
	13F_F2	Residential Unit F			70	65	Yes
	13F_F3	Residential Unit F			70	65	Yes
	13F_F4	Residential Unit F			70	64	Yes
	13F_F5	Residential Unit F			70	63	Yes
	13F_G1	Residential Unit G			70	65	Yes
	13F_G2	Residential Unit G			70	65	Yes
14/F	14F_A1	Residential Unit A	+55.84	+57.0	70	64	Yes
	14F_B1	Residential Unit B			70	63	Yes
	14F_B2	Residential Unit B			70	63	Yes
	14F_B3	Residential Unit B			70	64	Yes
	14F_B4	Residential Unit B			70	63	Yes
	14F_B5	Residential Unit B			70	63	Yes
	14F_B6	Residential Unit B			70	64	Yes
	14F_C1	Residential Unit C			70	63	Yes
	14F_C2	Residential Unit C			70	63	Yes
	14F_D1	Residential Unit D			70	63	Yes
	14F_D2	Residential Unit D			70	63	Yes
	14F_E1	Residential Unit E			70	64	Yes
	14F_E2	Residential Unit E			70	63	Yes
	14F_F1	Residential Unit F			70	65	Yes
	14F_F2	Residential Unit F			70	65	Yes
	14F_F3	Residential Unit F			70	65	Yes
	14F_F4	Residential Unit F			70	64	Yes
	14F_F5	Residential Unit F			70	64	Yes
	14F_G1	Residential Unit H			70	65	Yes
	14F_G2	Residential Unit H			70	65	Yes

Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)

Floor	NAP ID	Description	Floor Height, mPD	Assessment Height, mPD	Noise Criteria, dB(A)	Predicted Road Traffic Noise Level, $L_{10\ (1\ hour)}$, dB(A)	Compliance
15/F	15F_A1	Residential Unit A	+59.34	+60.5	70	64	Yes
	15F_B1	Residential Unit B			70	63	Yes
	15F_B2	Residential Unit B			70	63	Yes
	15F_B3	Residential Unit B			70	64	Yes
	15F_B4	Residential Unit B			70	64	Yes
	15F_B5	Residential Unit B			70	64	Yes
	15F_B6	Residential Unit B			70	64	Yes
	15F_C1	Residential Unit C			70	64	Yes
	15F_C2	Residential Unit C			70	63	Yes
	15F_D1	Residential Unit D			70	64	Yes
	15F_D2	Residential Unit D			70	64	Yes
	15F_E1	Residential Unit E			70	64	Yes
	15F_E2	Residential Unit E			70	64	Yes
	15F_F1	Residential Unit F			70	65	Yes
	15F_F2	Residential Unit F			70	65	Yes
	15F_F3	Residential Unit F			70	65	Yes
	15F_F4	Residential Unit F			70	64	Yes
	15F_F5	Residential Unit F			70	64	Yes
	15F_G1	Residential Unit G			70	65	Yes
	15F_G2	Residential Unit G			70	65	Yes
16/F	16F_A1	Residential Unit A	+62.84	+64.0	70	64	Yes
	16F_B1	Residential Unit B			70	64	Yes
	16F_B2	Residential Unit B			70	64	Yes
	16F_B3	Residential Unit B			70	65	Yes
	16F_B4	Residential Unit B			70	64	Yes
	16F_B5	Residential Unit B			70	64	Yes
	16F_B6	Residential Unit B			70	65	Yes
	16F_C1	Residential Unit C			70	64	Yes
	16F_C2	Residential Unit C			70	64	Yes
	16F_D1	Residential Unit D			70	64	Yes
	16F_D2	Residential Unit D			70	64	Yes
	16F_E1	Residential Unit E			70	64	Yes
	16F_E2	Residential Unit E			70	64	Yes
	16F_F1	Residential Unit F			70	65	Yes
	16F_F2	Residential Unit F			70	65	Yes
	16F_F3	Residential Unit F			70	65	Yes
	16F_F4	Residential Unit F			70	64	Yes
	16F_F5	Residential Unit F			70	64	Yes
	16F_G1	Residential Unit G			70	66	Yes
	16F_G2	Residential Unit G			70	65	Yes
17/F	17F_A1	Residential Unit A	+66.34	+67.5	70	64	Yes
	17F_B1	Residential Unit B			70	64	Yes
	17F_B2	Residential Unit B			70	64	Yes
	17F_B3	Residential Unit B			70	65	Yes
	17F_B4	Residential Unit B			70	65	Yes
	17F_B5	Residential Unit B			70	64	Yes
	17F_B6	Residential Unit B			70	65	Yes
	17F_C1	Residential Unit C			70	64	Yes
	17F_C2	Residential Unit C			70	64	Yes
	17F_D1	Residential Unit D			70	64	Yes
	17F_D2	Residential Unit D			70	64	Yes
	17F_E1	Residential Unit E			70	64	Yes
	17F_E2	Residential Unit E			70	64	Yes
	17F_F1	Residential Unit F			70	65	Yes
	17F_F2	Residential Unit F			70	65	Yes
	17F_F3	Residential Unit F			70	66	Yes
	17F_F4	Residential Unit F			70	64	Yes
	17F_F5	Residential Unit F			70	64	Yes
	17F_G1	Residential Unit G			70	66	Yes
	17F_G2	Residential Unit G			70	65	Yes

Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)

Floor	NAP ID	Description	Floor Height, mPD	Assessment Height, mPD	Noise Criteria, dB(A)	Predicted Road Traffic Noise Level, $L_{10\ (1\ hour)}$, dB(A)	Compliance
18/F	18F_A1	Residential Unit A	+69.84	+71.0	70	65	Yes
	18F_B1	Residential Unit B			70	64	Yes
	18F_B2	Residential Unit B			70	65	Yes
	18F_B3	Residential Unit B			70	65	Yes
	18F_B4	Residential Unit B			70	65	Yes
	18F_B5	Residential Unit B			70	65	Yes
	18F_B6	Residential Unit B			70	65	Yes
	18F_C1	Residential Unit C			70	64	Yes
	18F_C2	Residential Unit C			70	64	Yes
	18F_D1	Residential Unit D			70	64	Yes
	18F_D2	Residential Unit D			70	64	Yes
	18F_E1	Residential Unit E			70	64	Yes
	18F_E2	Residential Unit E			70	64	Yes
	18F_F1	Residential Unit F			70	65	Yes
	18F_F2	Residential Unit F			70	65	Yes
	18F_F3	Residential Unit F			70	66	Yes
	18F_F4	Residential Unit F			70	65	Yes
	18F_F5	Residential Unit F			70	64	Yes
	18F_G1	Residential Unit G			70	66	Yes
	18F_G2	Residential Unit G			70	66	Yes
19/F	19F_A1	Residential Unit A	+73.34	+74.5	70	65	Yes
	19F_B1	Residential Unit B			70	65	Yes
	19F_B2	Residential Unit B			70	65	Yes
	19F_B3	Residential Unit B			70	66	Yes
	19F_B4	Residential Unit B			70	65	Yes
	19F_B5	Residential Unit B			70	65	Yes
	19F_B6	Residential Unit B			70	66	Yes
	19F_C1	Residential Unit C			70	64	Yes
	19F_C2	Residential Unit C			70	64	Yes
	19F_D1	Residential Unit D			70	65	Yes
	19F_D2	Residential Unit D			70	64	Yes
	19F_E1	Residential Unit E			70	65	Yes
	19F_E2	Residential Unit E			70	65	Yes
	19F_F1	Residential Unit F			70	65	Yes
	19F_F2	Residential Unit F			70	65	Yes
	19F_F3	Residential Unit F			70	66	Yes
	19F_F4	Residential Unit F			70	65	Yes
	19F_F5	Residential Unit F			70	65	Yes
	19F_G1	Residential Unit G			70	66	Yes
	19F_G2	Residential Unit G			70	66	Yes

Results Summary	
Total No. of NAPs	284
Total No. of NAPs with exceedance	0
Compliance Rate	100%

APPENDIX 6.1
ENQUIRIES TO GOVERNMENTAL AUTHORITY

本署檔案
OUR REF : ( ) EP910/E6/1
來函檔案
YOUR REF : W23508/24-0002
電 話
TEL NO : 2158 5728
圖文傳真
FAX NO : 2650 6033
網 址
HOMEPAGE : http://www.epd.gov.hk/

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
10/F., Shatin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories,
Hong Kong.

環境保護署
環保法規管理科
區域辦事處 (北)
香港新界沙田
上禾輋路一號
沙田政府合署 10 樓

By Email and Fax (3568 4704)

8 May 2024

BeeXergy Consulting Limited
Units 2501, 2503 & 2504, 25/F, AIA Financial Centre,
712 Prince Edward Road East, Kowloon, Hong Kong
(Attn: Ms. Theo Lai, Senior Consultant)

Dear Ms Lai,

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in Lot 3678 in D.D.120, Yuen Long, New Territories
Request for Information of Registered Chemical Waste Producers Records and Historical Records of Chemical Spillage / Leakage

I refer your letter dated 2 May 2024 on the captioned subject.

According to our records, this Regional Control Office has no record of chemical spillage / leakage at the concerned area in the past three years. You may need to check with other relevant parties/departments for such information as appropriate.

In addition, a registry is available at our Territory Control Office at Wan Chai for the register of Chemical Waste Producers. Please contact our Chief Environmental Protection Inspector (CI[TC]5), Mr. C.K. TSANG, at Tel: 2835 1017 for details when necessary.

While we have made a reasonable effort to ensure the completeness and accuracy of the information provided, you should comprehend that the information is provided as is and EPD is not responsible or liable for any claim, loss or damage resulting from the use of this information. Should you have any queries on the matter, please contact the undersigned at 2158 5728.

Yours faithfully,

(CHEUNG Pui-ming)
Regional Office (North)
for Director of Environmental Protection

Our Ref.: W23508/24 0001
2 May 2024

By fa (2739 5879) & email

Fire Services Department
3rd Floor Fire Services Head uarters Building
1 Hong Chong Road
Tsim Sha Tsui East owloon

Dear Sir/Madam

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in Lot 3678 in D.D. 120, Yuen Long, New Territories
Request for Information of Registered Dangerous Goods Records and Historical Records of Chemical Spillage / Leakage

We are commissioned by Full Year Limited to conduct Environmental Assessment to support the Planning Application No. A/YL/319 at the captioned location (as shown in the enclosed location plan). Information of the project location is as follows:

Lot No.: Lot No. 3678 in D.D.120
Street Number: 8 12 Yuen Long Pau Cheung S uare & 2 16 Fook Tak Street
Building Name: Yuen Long Theatre

We would be grateful if the following information of the Project Site can be provided:

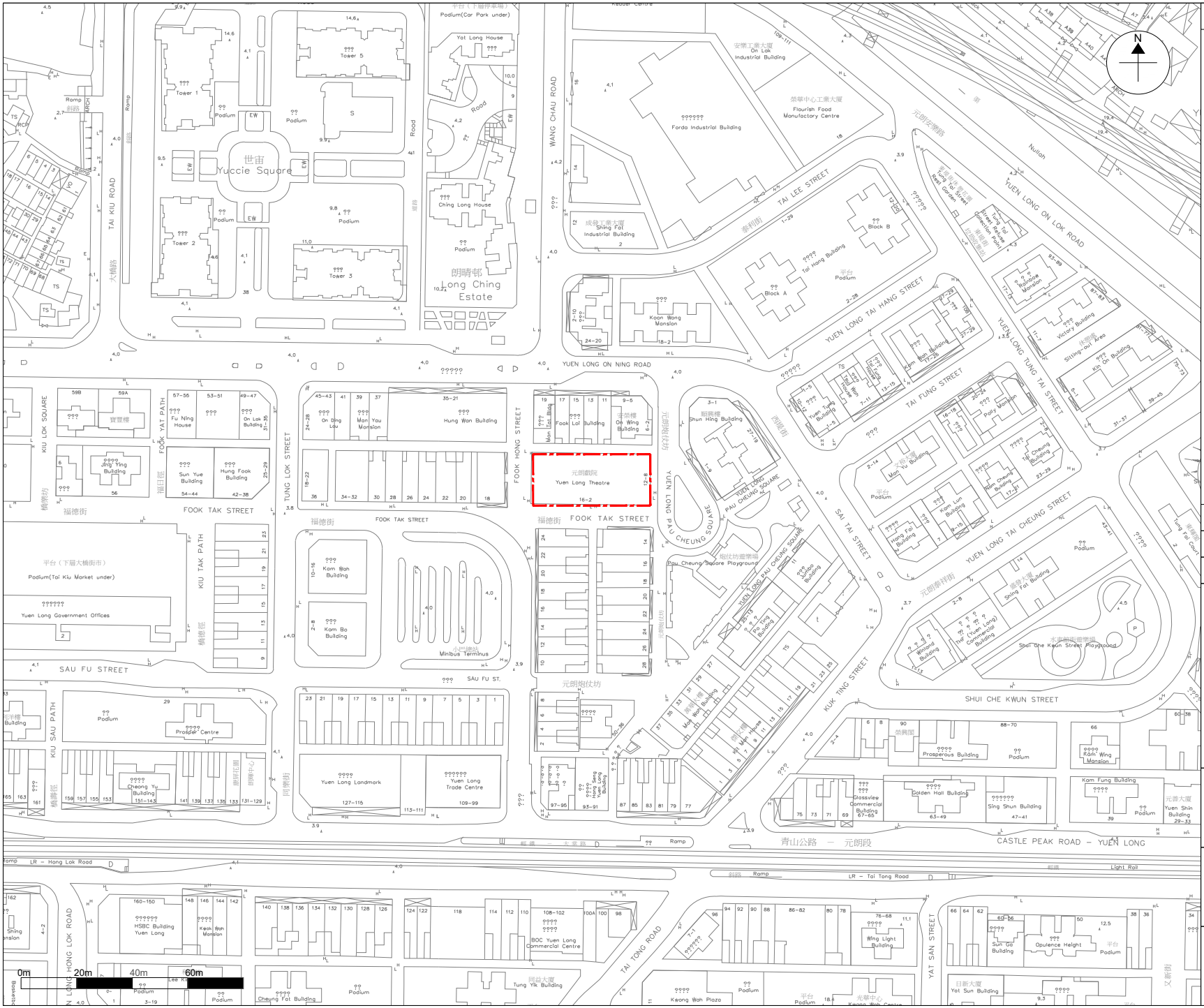
i. Current and past registration of dangerous goods records and
ii. Historical records of dangerous goods spillage / leakage.

Due to the tight programme it is highly appreciated if your reply to the above re uest could be available by 9 May 2024.

Thank you for your kind assistance. Should you have any ueries please feel free to contact the undersigned at (852) 3568 4701 or through email: theo.lai bee ergy.com

Yours sincerely

Ms. Theo Lai
Senior Consultant
BeeXergy Consulting Limited



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LEGEND:

Project Site

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240226	20240226	20240226

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Project Site

Figure No.	**Rev.**
Figure 1.1	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 1.1 Site Location.dwg

Our Ref.: W23508/24 0002
2 May 2024

By fa (2685 1155) & email

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
Yuen Long
10th floor Shatin Government Offices
No.1 Sheung Wo Che Road Sha Tin New Territories

(Attn.: Mr. Dominic Lui)

Dear Mr. Lui

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in Lot 3678 in D.D. 120, Yuen Long, New Territories
Request for Information of Registered Chemical Waste Producers Records and Historical Records of Chemical Spillage / Leakage

We are commissioned by Full Year Limited to conduct Environmental Assessment to support the Planning Application No. A/YL/319 at the captioned location (as shown in the enclosed location plan). Information of the project location is as follows:

Lot No.:	Lot No. 3678 in D.D.120
Street Number:	8 12 Yuen Long Pau Cheung S uare & 2 16 Fook Tak Street
Building Name:	Yuen Long Theatre

We would be grateful if the following information of the Project Site can be provided:

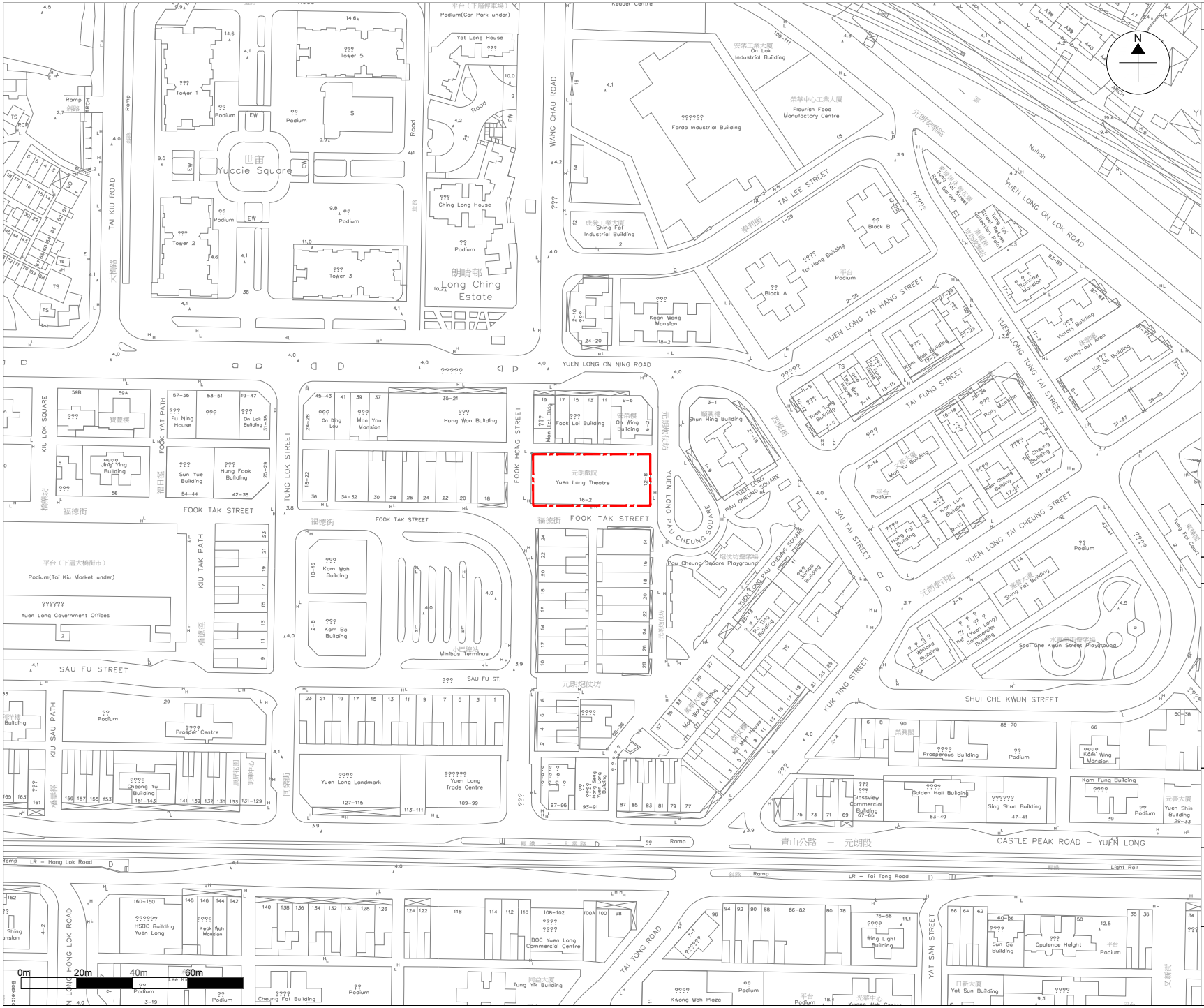
i. Current and past registration of registered chemical waste producer and
ii. Historical records of dangerous goods spillage / leakage.

Due to the tight programme it is highly appreciated if your reply on the above re uest could be available by 9 May 2024.

Thank you for your kind assistance. Should you have any ueries please feel free to contact the undersigned at (852) 3568 4701 or through email: theo.lai bee ergy.com

Yours sincerely

Ms. Theo Lai
Senior Consultant
BeeXergy Consulting Limited



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LEGEND:

Project Site

	Prepared	Checked	Approved
Initial	RW	ZC	HM
Date	20240226	20240226	20240226

Project Title

PROPOSED RELAXATION OF PLOT RATIO RESTRICTION FOR FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES

Figure Title

Location of Project Site

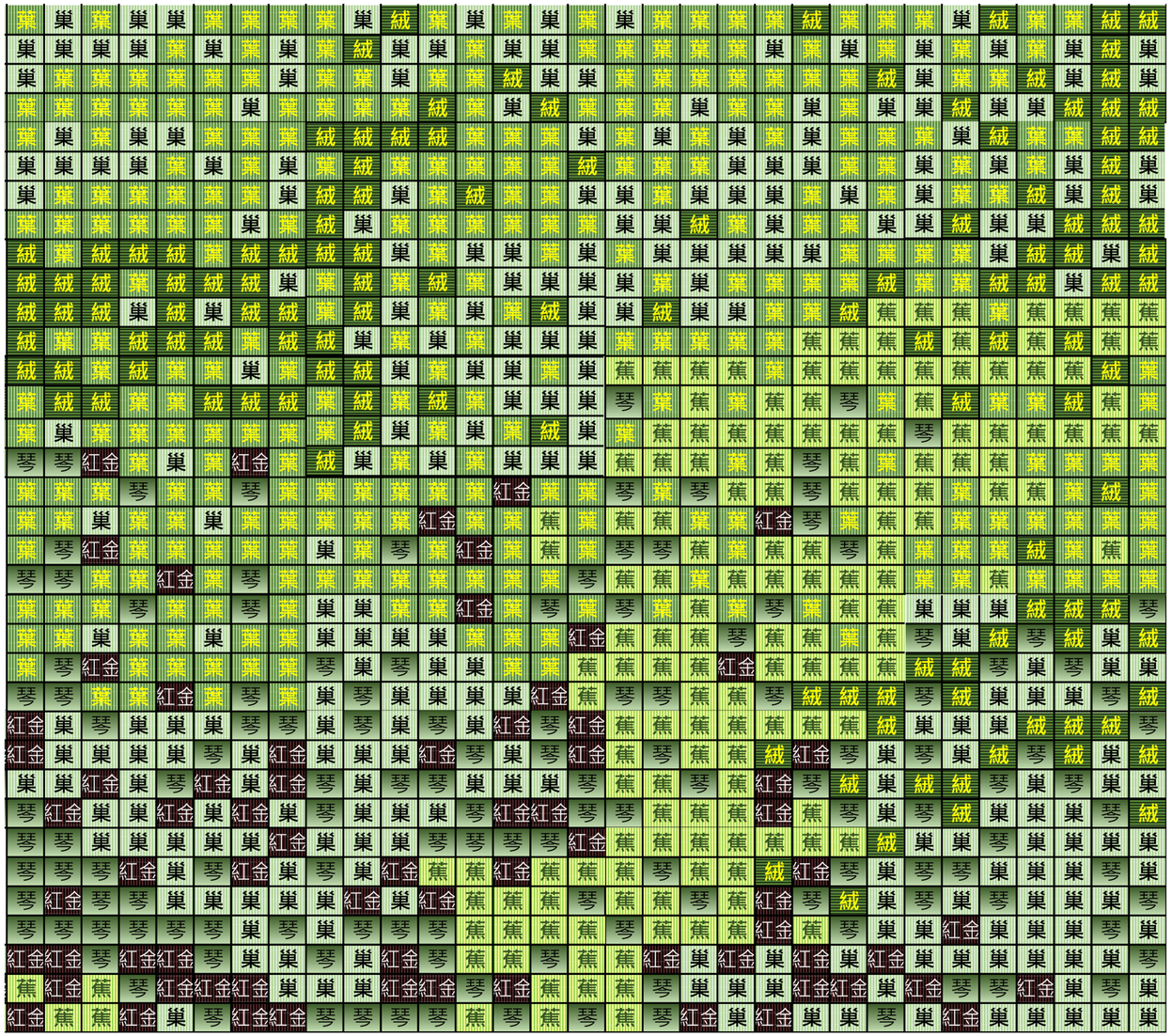
Figure No.	**Rev.**
Figure 1.1	0

BeeXergy Consulting Limited

\\BEEXERGY_NAS\Proj.Work\23_Work\DeSpace - EA for RCHE & Residential Development at Yuen Long Theatre (W23508)\PREP\EA Report\RT23508-EA-01_v0\Figure\Working\Figure 1.1 Site Location.dwg

Attachment 4

Vertical Greening Layout Design Intent and Plant Species



vertical greening layout design intent (for reference only)

黃綠紋竹蕉
琴葉榕
鳥巢蕨
花葉鴨腳木
紅金鑽
心葉蔓綠絨

plant species

黃綠紋竹蕉Dracaena fragrans “Roechrs gold”

琴葉榕
Ficus pandurata Hance

鳥巢蕨
Asplenium antiquum

花葉鴨腳木
Schefflera Arboricola

紅金鑽
Philodendron Red Congo

心葉蔓綠絨
Philodendron cordatum