

**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**

30 July 2024

Report No.: RT23508-EA-01_v3

Prepared By:



BeeXergy Consulting Limited (BXG)

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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_v3				
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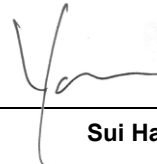
Prepared By:



Theo Lai

Senior Consultant

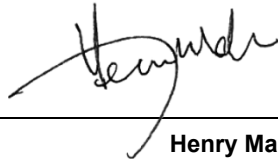
Checked by



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.

TABLE OF CONTENT

1.	INTRODUCTION.....	1
1.1.	BACKGROUND.....	1
1.2.	PROJECT LOCATION.....	1
1.3.	PROJECT DESCRIPTION.....	1
1.4.	SCOPE OF THE ENVIRONMENTAL ASSESSMENT.....	2
1.5.	STRUCTURE OF THE REPORT.....	2
2.	AIR QUALITY IMPACT.....	3
2.1.	INTRODUCTION.....	3
2.2.	RELEVANT LEGISLATION, STANDARDS AND GUIDELINES.....	3
2.3.	BASELINE CONDITION.....	5
2.4.	AIR SENSITIVE RECEIVERS.....	8
2.5.	CONSTRUCTION PHASE IMPACT REVIEW.....	8
2.6.	OPERATION PHASE IMPACT REVIEW.....	12
2.7.	CONCLUSION.....	14
3.	NOISE IMPACT.....	16
3.1.	INTRODUCTION.....	16
3.2.	RELEVANT LEGISLATION, STANDARDS AND GUIDELINES.....	16
3.3.	BASELINE CONDITION.....	20
3.4.	NOISE SENSITIVE RECEIVERS.....	20
3.5.	CONSTRUCTION PHASE IMPACT REVIEW.....	21
3.6.	OPERATION PHASE IMPACT REVIEW.....	22
3.7.	CONCLUSION.....	26
4.	WATER QUALITY IMPACT.....	28
4.1.	INTRODUCTION.....	28
4.2.	RELEVANT LEGISLATION, STANDARDS AND GUIDELINES.....	28
4.3.	WATER SENSITIVE RECEIVERS.....	28
4.4.	CONSTRUCTION PHASE IMPACT REVIEW.....	29
4.5.	OPERATION PHASE IMPACT REVIEW.....	31
4.6.	CONCLUSION.....	32
5.	WASTE MANAGEMENT.....	34
5.1.	INTRODUCTION.....	34
5.2.	RELEVANT LEGISLATION, STANDARDS AND GUIDELINES.....	34
5.3.	CONSTRUCTION PHASE IMPACT REVIEW.....	34
5.4.	OPERATION PHASE IMPACT REVIEW.....	37

5.5.	WASTE MANAGEMENT STRATEGIES.....	38
5.6.	CONCLUSION.....	41
6.	LAND CONTAMINATION	43
6.1.	INTRODUCTION	43
6.2.	RELEVANT LEGISLATION, STANDARDS AND GUIDELINES	43
6.3.	ACQUISITION OF LOCAL AUTHORITY	43
6.4.	SITE HISTORY	44
6.5.	CONCLUSION.....	44
7.	CONCLUSION	45

FIGURES

Figure 1.1	Location of Project Site
Figure 2.1	Location of Representative Air Sensitive Receivers
Figure 2.2	Location of Concurrent Projects
Figure 2.3	Buffer Distance between the Proposed Development and the Nearby Road Network
Figure 2.4	Location of the carpark and kitchen exhaust
Figure 3.1	Location of Representative Noise Sensitive Receivers
Figure 3.2a – 3.2e	Location of Noise Sensitive Receivers for Road Traffic Noise Assessment
Figure 3.3	Location of Major Fixed Noise Sources
Figure 3.4	Line of Sight from the Proposed Development to TML
Figure 4.1	Location of Water Sensitive Receiver
Figure 6.1	Aerial Photographs

APPENDICES

Appendix 1.1	Master Layout Plan
Appendix 2.1	Enquiry to Transport Department
Appendix 3.1	Traffic Forecast for Year 2042
Appendix 3.2	Predicted Road Traffic Noise Levels for AM Peak Hour (Base Case Scenario)
Appendix 6.1	Enquiries to Governmental Authority

- Appendix 6.2 Photo records of Site Survey on 25 June 2024
- Appendix 6.3 Site Walkover Checklist

could comply with the prevailing AQOs except for the annual NO₂ concentrations in 2018 and 2019, and the 8-hour average O₃ 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 O₃ concentrations.

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

Pollutant	Averaging Time	Concentration (µg/m ³)				Prevailing AQOs (µg/m ³)
		PATH Grid (25,46)	PATH Grid (25,47)	PATH Grid (26,46)	PATH Grid (26,47)	
Nitrogen Dioxide (NO ₂)	1-hour (19 th highest)	84.48	88.73	82.6	86.41	200
	Annual	20.03	21.07	19.03	20.06	40
Respirable Suspended Particulates (PM ₁₀)	24-hour (10 th highest)	58.69	58.77	60.72	59.03	100
	Annual	22.05	22.33	22.64	22.51	50
Fine Suspended Particulates (PM _{2.5})	24-hour (36 th highest)	30.34	30.28	31.7	30.53	50
	Annual	14.11	14.31	14.61	14.44	25
Sulphur Dioxide (SO ₂)	10-minute (4 th highest)	24.35	24.55	29.03	27.9	500
	24-hour (4 th highest)	7.66	7.63	7.64	7.63	50
Ozone (O ₃)	8-hour (10 th highest)	<u>191</u>	<u>191.18</u>	<u>186.15</u>	<u>189.82</u>	160
Carbon Monoxide (CO)	1-hour (1 st highest)	607.76	607.61	611.58	611.49	30,000
	8-hour (1 st highest)	590.05	589.8	590.86	591.66	10,000

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)	945m 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 **cumulative air quality** 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 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 **air quality** 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 **cumulative air quality** 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 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 **air quality** 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 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

Road Name	Road Type	Recommended Buffer Distance in HKPSG	Buffer Distance allowed for the Proposed Development
[1] Reference from the Annual Traffic Census 2022 published by the Transport Department.			
[2] Road classification not identified in the Annual Traffic Census 2022 have been confirmed with the Transport Department as presented in Appendix 2.1 .			

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. Moreover, the minibus terminus is an open air design and located at a relatively open area which could disperse any air pollutant easily. Meanwhile, air sensitive uses of the Proposed Development will be located away from this minibus terminus as far as practicable. Thus, no adverse air quality impact associated with 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.

Odour from Nullah

2.6.7. Yuen Long Town Nullah is situated approximately 300m from the Project Site. Location of the nullah can be found in **Figure 4.1**. It is a stormwater nullah connecting to Shan Pui River. Given the nature is a stormwater nullah and adequate separation distance between the nullah and the Proposed Development, any odour will be dispersed, and no potential odour issue is anticipated.

Recommended Mitigation Measures

2.6.8. 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

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.

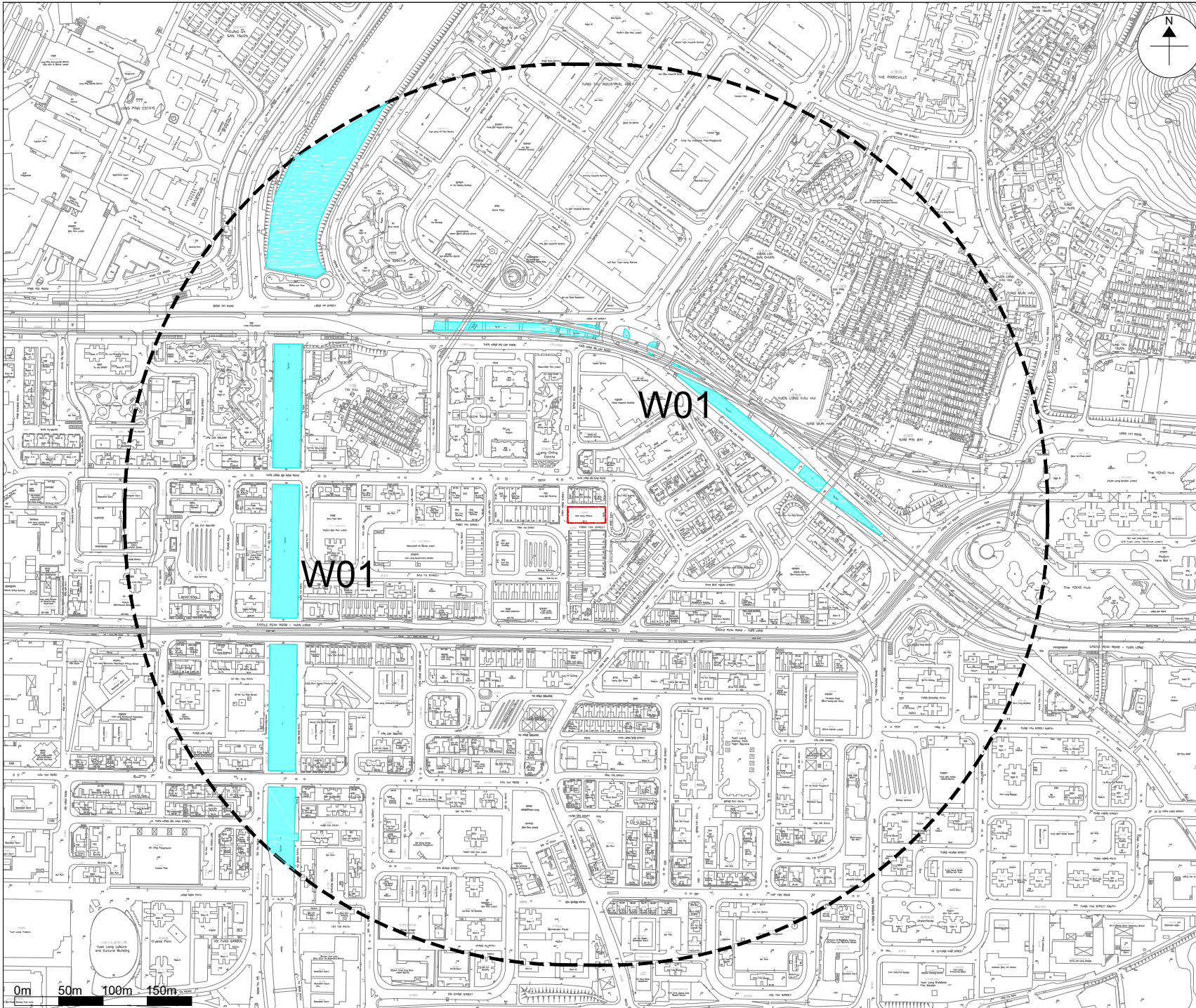
6.3. ACQUISITION OF LOCAL AUTHORITY

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. No record of registered chemical waste producers was found on 30/7/2024 during the visit to the EPD Territory Control Office.
W23508/24-0001	Fire Services Department	(70) in FSD GR 6-5/4 R Pt. 53	17 May 2024	No record of dangerous goods license, fire incidents, incident of spillage/leakage of dangerous goods was found.

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

APPENDIX 6.1

ENQUIRIES TO GOVERNMENTAL AUTHORITY

消防處

香港九龍尖沙咀東部康莊道 1 號
消防處總部大廈



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

本處檔號 **OUR REF.** : (70) in FSD GR 6-5/4 R Pt. 53
來函檔號 **YOUR REF.** : W23508/24-0001
電子郵件 **E-mail** : hkfsdenq@hkfsd.gov.hk
圖文傳真 **FAX NO.** : 2988 1196
電話 **TEL NO.** : 2733 7570

17 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 Dangerous Goods & Incident Records**

I refer to your letter of 2.5.2024 regarding the captioned request and reply below in response to your questions:-

Please be advised that neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.

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

Yours sincerely,

(LAI Kin-man)
for Director of Fire Services



Our Ref.: W23508/24-0001
2 May 2024

By fax (2739 5879) & email

Fire Services Department
3rd Floor, Fire Services Headquarters Building,
1 Hong Chong Road,
Tsim Sha Tsui East, Kowloon

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 Square & 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 request could be available by 9 May 2024.

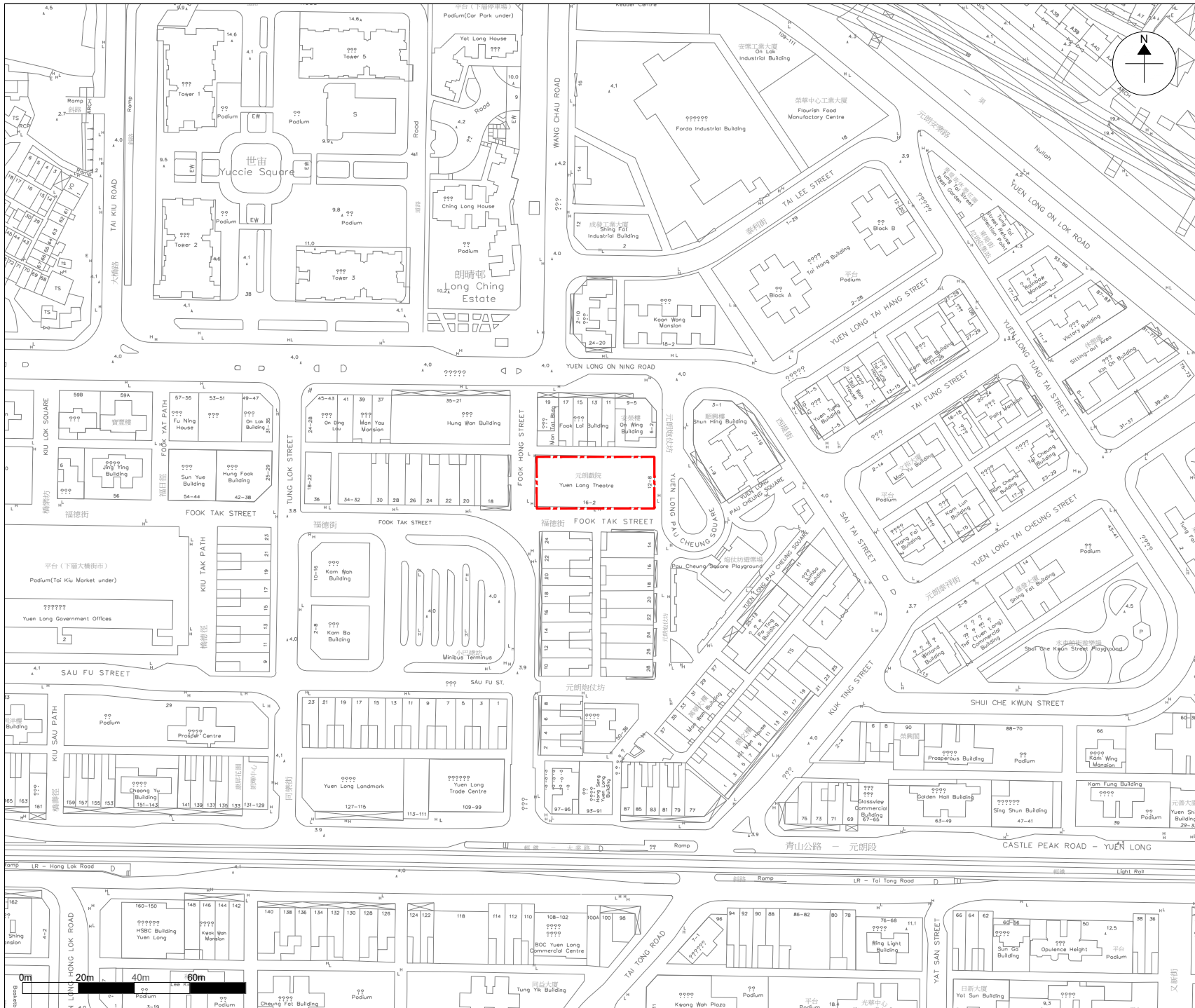
Thank you for your kind assistance. Should you have any queries, please feel free to contact the undersigned at (852) 3568 4701 or through email: theo.lai@beexergy.com

Yours sincerely,

Ms. Theo Lai
Senior Consultant
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.

Figure 1.1

Rev.

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BeeXergy Consulting Limited

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
上禾輦路一號
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,

A handwritten signature in black ink, appearing to read 'Cheung Pui-ming'.

(CHEUNG Pui-ming)

Regional Office (North)

for Director of Environmental Protection



Our Ref.: W23508/24-0002
2 May 2024

By fax (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 Square & 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 request could be available by 9 May 2024.

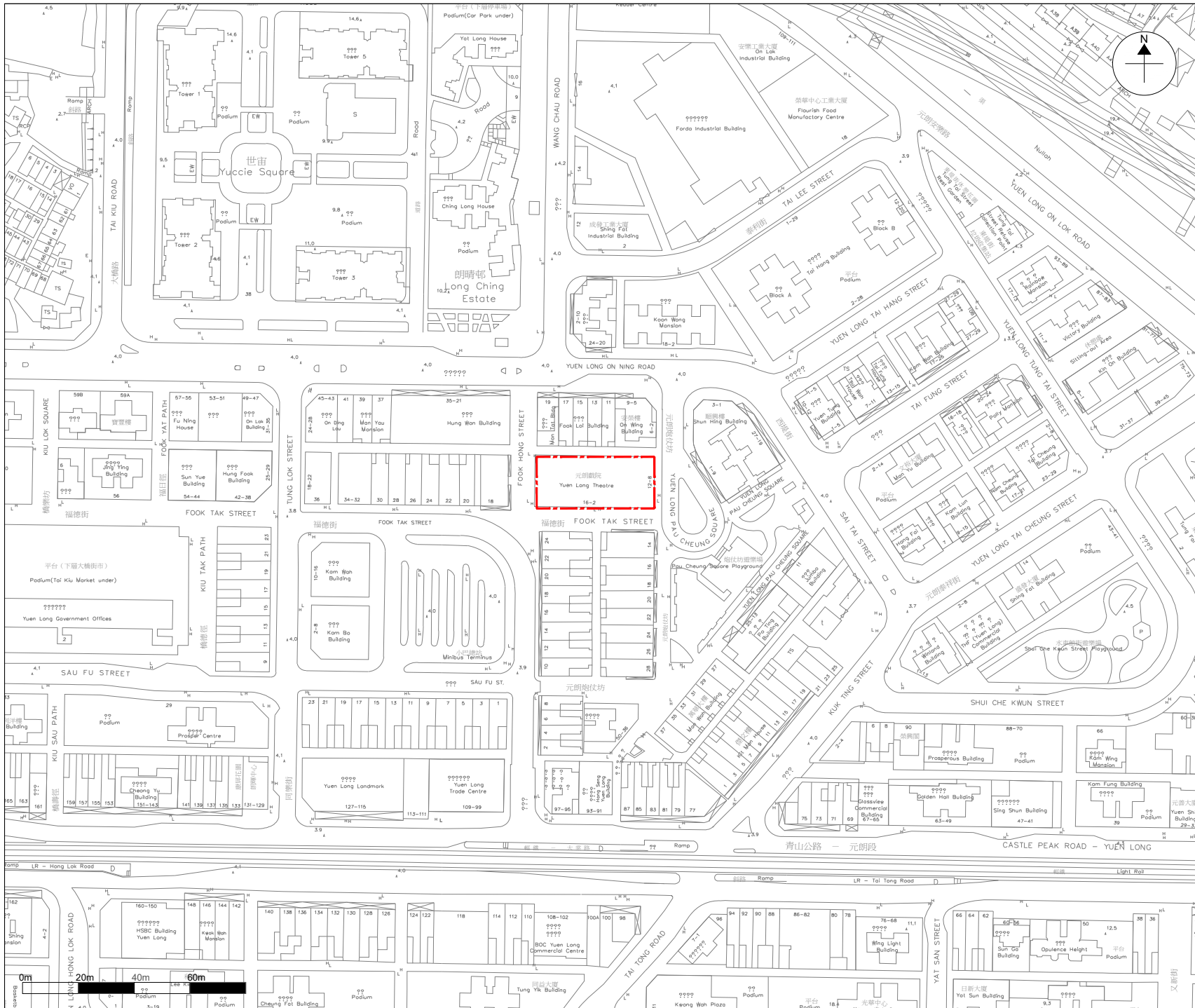
Thank you for your kind assistance. Should you have any queries, please feel free to contact the undersigned at (852) 3568 4701 or through email: theo.lai@beexergy.com

Yours sincerely,

Ms. Theo Lai
Senior Consultant
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.

Figure 1.1

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