

Annex D

Replacement Pages of Environmental Assessment

Table 6-5 Representative Air Sensitive Receivers

ASR ID	Location	Land Use	Shortest Horizontal Distance (m)	Maximum Building Height (mPD)
ASR1	Ching Chung Taoist Association Of Hong Kong Limited Ching Chung Care And Attention Home For The Aged	RCHE	9	16
ASR2	Shek Po Tsuen	Village	430	14
ASR3*	Planned Public Housing	Residential	90	120
ASR4*	Planned Education Development	Educational	120	140
ASR5	Ha Tsuen	Village	190	18
ASR6	Sha Chau Lei Tsuen Village	Village	20	17
ASR7	Sha Chau Lei Sitting Out Area	Recreational	67	17

Note: *Planned Development, according to HSK NDA Planning and Engineering Study

6.5. Potential Air Quality Impact - Construction Phase

- 6.5.1. **Demolition, foundation and superstructure works would be anticipated in the construction phase.** It is anticipated that the demolition of the 3-storey high existing building will generate a total of 246 m³ of demolished material. As advised by the Project team, the excavation area is around 2,000 m³, and 2,885 m³ of excavated material is estimated to be generated for the foundation.

Table 6-6 Estimated Quantity of Waste

Construction Stage	Amount of materials to be handled
Demolition	246 m ³
Foundation and Excavation	2,885 m ³

- 6.5.2. During the construction, the Contractor(s) will be required to transport the excavated materials out from the site to avoid the cumulation of materials on site. Excavated materials will be reused as fill materials within the Project Site to minimize dust emission due to transportation of materials. In case temporary stockpiling of small amount of materials is required, the stockpiling location will be covered by tarpaulin sheets and backfilled as soon as possible.
- 6.5.3. Under the Air Pollution Control (non-road Mobile Machinery)(Emission), only approved or exempted non-road mobile machineries with a proper label are allowed to be used in the

- Restricting heights from which materials are to be dropped, as far as practicable, to minimise the fugitive dust arising from unloading / loading.
- Where the public can be affected by exhaust fumes or smoke emission from any construction plants or activities, shielding the related activities by an incombustible screen such as corrugated sheet of at least 2m in width and 1.8m in height.
- Using enclosed chutes for dropping construction materials to ground level and the chutes are dampened regularly, if applicable.
- The foundation work can be carried out either by percussive piling method or non-percussive piling method. For this project, adoption of non-percussive piling method is anticipated which helps generating lower dust emissions.
- 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.
- Vehicles within the site are restricted to a maximum speed of 10 kph.
- Vehicles are inspected regularly and well maintained to ensure that they are operating efficiently and that exhaust emissions are not causing nuisance.
- Vehicle engines are turned off when they are not in use.
- Haul road of the Application Site is located as far as possible from nearby ASRs.
- Provide electric power supply for on-site machinery as far as practicable and diesel generators and machinery shall be avoided to minimise the gaseous and PM emissions
- Erect higher hoarding at the locations with ASRs in immediate proximity to the project site boundary
- Avoid using exempted NRMMS

6.5.5. Contractors shall also implement the recommended air pollution control measures set out in "Recommended Pollution Control Clauses for Construction Contracts" available on EPD website.

6.5.6. Due to the small development scale, the construction works to be involved the Application Site would be very limited. Also, requirements set out in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation to control potential emissions from non-road mobile machinery will need to be fully complied with. Therefore, gaseous emissions from diesel-fueled construction equipment would be minor and would not cause any significant adverse air quality impact.

6.6. Potential Air Quality Impact - Operation Phase

Industrial Emissions from chimney

Period / Year	Land Use / Description	Sources of Information
1987	Condition at site similar to that in 1984 Village settlements (Sha Chau Lei Tseun) found to the West of the Application Site.	Aerial photo from LandsD
1991	No significant changes in land use are observed within the Application Site. Car park to the North of the Application Site established	Aerial photo from LandsD
1998	Some greeneries at the northern corner within the Application Site became paved, no significant change observed within the Application Site.	Aerial photo from LandsD
2007	Greeneries at the northern boundary of the Application Site paved, no significant change observed within the Application Site.	Aerial photo from LandsD
2015	No significant changes in land use are observed within the Application Site.	Aerial photo from LandsD
2022	A planter found to north of the building block, no significant change observed within the Application Site and the surrounding.	Aerial photo from LandsD

9.3.3. In view of the activities observed from the aerial photos, there is no significant changes in land use, land contamination is expected to be unlikely.

9.4. Information from Government Departments

9.4.1. 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 8.2** below. Copy of the letters replied from various Government Departments are included in **Appendix 9.2** for reference.

Table 9-2 Enquiries and Responses on Land Contamination Related Records in the Application Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
819.4524/23-0001	Environmental Protection Department (EPD)	Nil. Through Email	10 Nov 2023	no record of reported accidents of spillage / leakage of chemicals at the area specified
819.4524/23-0002	Fire Services Department (FSD)	(205) in FSD GR 6-5/4 R Pt.49	10 Nov 2023	The case is being handled. The following information will be furnished as soon as possible: <ul style="list-style-type: none"> • Dangerous Goods License Record: from the year of 1990 to present moment. • Incident Record: Past three years

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
				of fire and special services incidents. Consultant's follow up action has been taken and appointment letter was submitted in 29 November 2023.
		(91) in FSD GR 6-5/4 R Pt.50	13 Dec 2023	Neither records of dangerous goods license, fire accidents nor incidents of spillage/ leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.
		(81) in FSD GR 6-5/4 R Pt. 54	30 Jul 2024	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.
819.4524/23-0003	Planning Department	Nil. Through Email	3 Nov 2023	The subject Sha Chau Lei Tsuen Pok Oi Hospital Yeung Chun Pui Care and Attention Home was completed in 1984, and no development/redevelopment proposal at the site has been approved since then
819.4524/23-0004	Lands Department	Nil. Through Email	25 Oct 2023	The subject site is held under Lot 2273 and the Extension thereto in D.D. 125 ("the Lot") which was granted to Pok Oi Hospital under New Grant No. 2882 dated 21.5.1980 by way of Private Treaty Grant at nil premium and an Extension Letter dated 8.6.1984 registered by Memorial No. YL289856. The Lot was also varied or modified by two modification letters dated 1.3.1982 and 4.7.1983 registered by Memorial No. YL259362 and YL279198 respectively. The user of the subject site is a non-profit making residential care and attention home for the aged and such ancillary and amenity purposes. No information/record on spillage accidents, illegal/contaminating land uses or uncontrolled dumping uses of the subject site.
819.4524/233-0005	Hong Kong Police Force	Nil. Through Email	1 Nov 2023	We do not hold record of any current and historical explosive storage locations for the mentioned site, as well as any explosive spillage and incident reports.

Table 10-1 Summary of Quantities of Waste Generated

Type of Waste	Quantity	Handling Arrangement and Outlets	Remark
Inert C&D Materials Delivered to Public Fill Reception Facilities [1]	2,320m ³	- Delivered to the public fill reception facilities	/
Inert C&D Materials For Onsite Reused	580m ³	- Onsite reused before delivery to public fill reception facilities	/
Non-inert C&D Materials (or C&D waste) Generated [2]	4,122m ³	- Recycled and reused (e.g. Timber and Woody material to Y-Park etc.) before disposed of at the landfill	GFA:17,922m ² Housing Projects: 0.250m ³ /m ² GFA Hong Kong-wide proportion of inert C&D materials in construction waste:0.92 (Hong Kong –Waste Statistics 2022) Waste Index*: 0.92x0.25 per m ² GFA
General Refuse	45.5 kg/day	-Recycling bins for waste papers, plastic packaging should be provide - Collected by waste collector for the disposal of at WENT	/
Chemical Waste[3]	~ 0.1 m ³ (on a monthly basis)	- Collected by licensed chemical waste collector for the disposal of at licensed treatment facilities (e.g. Chemical Waste Treatment Centre (CWTC) at Tsing Yi)	/

Note:

[1] Includes, but not limited to excavated soil, broken concrete, granular materials etc.

[2] Includes, but not limited to, bamboo, timber, paper and plastic, etc.

[3] Includes, but not limited to, scrap batteries or acid/alkali from construction plant maintenance activities; used paints, engine oils, hydraulic fluids and waste fuel, etc.

*Waste Index referenced to Section 3.2 of A Guide for Managing and Minimizing Building and Demolition Waste published by the Hong Kong Polytechnic University in May 2001

10.4. Mitigation Measures to Control Construction Waste Impact

General

10.4.1. Inert C&D materials will be reused on-site and the remaining materials will be sent to public fill reception facilities. In order to facilitate process of transferring the construction waste to Government waste disposal facilities (e.g. public fill reception facilities, sorting facilities and landfills), waste sorting and segregation shall be carried out on site in accordance with the following categories:

- Hard rock and large broken concrete suitable for reuse on the Site or recycling;
- Metals (i.e. aluminium can, steel metal, ferrous metal, and non-ferrous metal);