

Prepared for
Capital Chance Ltd.

Prepared by
Ramboll Hong Kong Limited

**PROPOSED RESIDENTIAL DEVELOPMENT IN "RESIDENTIAL (GROUP
C)1" ZONE AT VARIOUS LOTS IN D.D. 104 & ADJACENT G.L. AT KAM
POK ROAD IN YUEN LONG, N.T.**

PROJECT PROFILE

In association with
AECOM Asia Co. Ltd.
Arup
Urbis Limited

Date **29 July 2026**

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Signed

Approved by **David Yeung**
Managing Director



Signed

Project Reference **SHKFVPRDEI02**

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1. BASIC INFORMATION

1.1 Project Title

- 1.1.1 Proposed Residential Development in "Residential (Group C)1" Zone at Various Lots in D.D. 104 & Adjacent G.L. at Kam Pok Road in Yuen Long, N.T. (hereinafter referred to as "the Project").

1.2 Purpose and Nature of the Project

- 1.2.1 The Project is a comprehensive residential development. It mainly includes a medium-density residential development, residents' clubhouses, a Government, Institution and Community (GIC) facility, a kindergarten, a retail facility, a transport layby, and a proposed landscape pond, etc. The location of the Project is shown in **Figure 1.1**.
- 1.2.2 An Environmental Impact Assessment (EIA) study brief (EIA Study Brief No. ESB-204/2009) was previously issued on 18 May 2009 for the Project (hereinafter referred to as "the previous study brief"). However, the EIA study of the Project did not commence after the issuance of the previous study brief due to the updates on the Project boundary and comprehensive review of the development proposal and infrastructural provision in the area by the Project Proponent in relation to the change in the planning context in this part of Yuen Long within the Northern Metropolis.
- 1.2.3 In view of the above and the recent amendments to the Environmental Impact Assessment Ordinance (Cap. 499) and the revised Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) which took effect on 30 June 2023, the Project Proponent applies for a fresh EIA study brief for the Project with a view to ensuring the upcoming EIA study of the Project and the associated works will be conducted in accordance with the latest requirements under the amended EIAO and revised EIAO-TM based on the latest Project boundary and site context.
- 1.2.4 The purpose of this document is to facilitate the application for a fresh EIA Study Brief under the amended EIAO (Cap.499). Details of relevant assessments and recommendations will be carried out in the later EIA study stage.

1.3 Name of Project Proponent

- 1.3.1 Capital Chance Ltd.

1.4 Location and Scale of the Project and History

- 1.4.1 The Project is currently zoned as "Residential (Group C)1" on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 (the OZP). It is located to the south and east of the Ngau Tam Mei Channel and to the west of San Tin Highway and Castle Peak Road – Tam Mi Section. The site is bounded by the said drainage channel and Kam Pok Road to its immediate north and west; Ha Chuk Yuen Road and a "Village Type Development" (i.e. "V") zone (including Chuk Yuen Tsuen, Tai Yuen Villa and Hang Fook Garden) to its immediate east; and Fung Chuk Road to its south. **Figure 1.1** shows the location and the environs of the Project.
- 1.4.2 The Project covers various lots in D.D.104 and the adjacent Government Land (G.L.) at Kam Pok Road in Yuen Long. It comprises a developable area of about 6.8 ha (**Figure 1.2** refers). The Project mainly includes a medium-density residential development, residents' clubhouses, a GIC facility (i.e. a Neighbourhood Elderly Centre), a kindergarten, a retail facility, a transport layby, and a proposed landscape pond, etc. There is also a sewage pumping station (SPS) provided at the basement within the Project area, sewer, as well as a localized road junction improvement works including a branch access road near the main entrance of the Project and at nearby

Kam Pok Road (a Rural Road). There will be no population intake until availability of sewer in the area. The indicative locations of the proposed SPS and the road junction improvement works nearby main entrance are shown in **Figure 1.1** and **Figure 1.2** for reference only, which are subject to later detailed design of the Project.

- 1.4.3 The Project and its surrounding areas are characterized by rural uses. It used to be a farmland and then abandoned. It is currently largely covered by grassland, with a small patch of plantation and reed.
- 1.4.4 The Project is also the subject of a section (s.) 12A application No. Y/YL-MP/10 under the Town Planning Ordinance (TPO) agreed by the Town Planning Board (TPB) on 4 July 2025 (hereinafter referred to as Previous Planning Application). An indicative scheme of the Previous Planning Application is provided in **Appendix 1-1** for reference only, while the proposed development parameters will be subject to later detailed design of the Project. The Project has conducted comprehensive surveys and assessments with proposed mitigation measures under the Previous Planning Application (refer to **Appendix 1-2** –Letter from the TPB). Subsequently, the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9, incorporating an amendment item reflecting the agreed s.12A application No. Y/YL-MP/10, was exhibited for public inspection under s.5 of the TPO on 6.3.2026. Various technical aspects of the Project have been duly considered previously, and it was found that there should be no insurmountable problem due to the Project. During EIA study stage, relevant surveys and assessments will be updated based on the latest development proposal. The Project will be connected to planned sewers and manholes at existing Kam Pok Road for sewage discharge. The planned sewers and manholes run underneath Kam Pok Road along Pok Wai South Road up to Nam Sang Wai SPS, which is subject to a separate study. Under the Previous Planning Application, a reserved sewage capacity of 1,973m³/day (average dry weather flow) at Nam Sang Wai SPS has previously been submitted and agreed under the Sewerage Impact Assessment (SIA). According to the SIA of the Previous Planning Application, with the sewerage facilities proposed in place, there will be no insurmountable sewerage impact due to the Project. As mentioned above, the exact development parameters to be adopted in the EIA study will be subject to further review and there is an anticipated increase in estimated sewage flow from the Project. Relevant sewerage impact will be further assessed in EIA study and mitigation measures will be recommended if necessary, making sure there is no adverse sewerage impact as a result.

1.5 Number and Types of Designated Projects Covered by the Project Profile

- 1.5.1 The proposed residential development is a designated project (DP) by virtue of Item P.1 (i.e., *A residential or recreational development, other than New Territories exempted houses within Deep Bay Buffer Zone 1 or 2*) in Part I, Schedule 2 of the EIAO, and an Environmental Permit is required for the construction and operation of the Project.

1.6 Name and Telephone Number of Contact Person(s)

- 1.6.1 All queries regarding the Project can be addressed to:
Ms. Crystal Lui, Ramboll Hong Kong Limited, Tel.: 3465 2888.

2. OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAMME

2.1 Project Planning and Implementation

- 2.1.1 The Project will be planned, implemented and constructed by Capital Chance Ltd, together with its consultants and contractors.

2.2 Project Timetable

- 2.2.1 The proposed construction of the Project is tentatively scheduled to commence in later of 2027 the earliest, and for completion and operation after 2031.

2.3 Interactions with Other Projects

- 2.3.1 The Project may potentially interface with the following known approved or planned major projects:
- Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long (B875CL)
 - Northern Link (NOL) project (AEIAR-259/2024)
 - Development at Ngau Tam Mei Area (AEIAR-271/2025)
 - Proposed Ngau Tam Mei Water Treatment Works Extension (proposed water mains portion) (AEIAR-262/2024)
 - Proposed Northern Metropolis Highway – San Tin Section (EIA-322/2026)
 - Comprehensive Development and Wetland Protection near Yau Mei San Tsuen (AEIAR-189/2015)
 - Proposed Residential Cum Passive Recreation Development within "Recreation" Zone and "Residential (Group C)" Zone at Various Lots in DD 104, Yuen Long, N.T. (AEIAR-182/2014)
 - Proposed Low-rise and Low-density Residential Development at Various Lots and their Adjoining Government Land in D.D. 104, East of Kam Pok Road, Mai Po, Yuen Long, N.T. (AEIAR-205/2017)
 - Establishment of Sam Po Shue Wetland Conservation Park
- 2.3.2 The list of concurrent projects is preliminary which will be reviewed and confirmed again during the course of EIA Study. Any cumulative impact from the construction and operational phases of the identified concurrent project(s) will be addressed in the EIA Report, subject to the availability of such information for assessment and appropriateness during EIA stage.
- 2.3.3 Some of these projects have already been approved, while others are EIA projects and/or subject to planning permission or public works projects procedures. It is anticipated that relevant identified concurrent projects would undergo proper assessment and evaluate the environmental impacts arising from the construction and operation phases. Appropriate mitigation measures will be recommended and implemented to ensure the relevant impacts are under control.

3. MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT

3.1 Air Quality

- 3.1.1 The Project is located at a roadside site abutting Kam Pok Road and is mainly bounded by the existing or planned residential uses, e.g. Yau Mei San Tsuen, Chuk Yuen Tsuen and Hang Fook Garden located to its northeast and east, the Yau Pok Road Light Public Housing and Fairview Park located to its west and southwest across the Ngau Tam Mei Channel (NTMC), and the planned residential development in a "R(D)" zone with s.12A application no. Y/YL-MP/11 under the TPO partially agreed by the TPB on 10.7.2026 located to its south. The potential existing and planned emission sources within 500m assessment area of the Project boundary include exhaust from vehicular road network, such as Yau Pok Road, Kam Pok Road, Ha Chuk Yuen Road, Castle Peak Road – Tam Mi, San Tin Highway, Ha San Wai Road, any existing and planned public transport interchanges, bus and minibus termini, heavy goods vehicles and coach parking sites, etc., which will be identified and subject to further review in the EIA study stage. No chimneys are identified within 500m assessment area of the Project boundary during a site survey in February 2025, and the findings will be further reviewed and confirmed in the EIA study. There are also other nearby water ponds and NTMC within 500m assessment area of the Project boundary in which any potential odour impact will be further reviewed in the EIA study. Identification of all potential existing and planned emission sources and assessment on its potential impact will be further carried out during the course of EIA study. Any cumulative air quality impact shall be considered and evaluated in the EIA study.
- 3.1.2 The first layer of Air Sensitive Receivers (ASRs) nearest to the Project boundary including those within the Project are representative ASRs, which are shown in **Table 3.1** for reference. This is preliminary only, and the list of all existing, committed and planned ASRs will be further reviewed and assessed during the EIA stage to cope with any changes on-site.

Table 3.1 Representative ASRs

Description	Land use	Existing/ Committed
260 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
261 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
251 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
253 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
257 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
210 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
216 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
Block 9, Hang Fook Garden	Residential	Existing
Block 1, Hang Fook Garden	Residential	Existing
Fairview Park, Man Yuen Chuen	Residential	Existing
348, 437 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
Ha San Wai Tsuen, San Wai Tsuen, and Wah On Villa	Village house/ Residential	Existing
Meister House, Greenery Garden, Villa Camellia	Residential	Existing
Yau Mei San Tsuen	Village house	Existing
161 – 163 Chuk Yuen Tsuen (Happy Home for The Healthy Care)	Residential Care Homes	Existing
Planned development (AEIAR-189/2015)	Residential	Planned
Planned development (AEIAR-182/2014 / Y/YL-MP/7 & Y/YL-MP/8 / A/YL-MP/413 *)	Residential	Planned / Existing*
Planned development (AEIAR-205/2017 / Y/YL-MP/11)	Residential	Planned
Residential flats of the Project	Residential	Planned

Description	Land use	Existing/ Committed
Remark: * The concerned site is also the subject of an approved light public housing development by the government (3 storeys high) under application no. A/YL-MP/413, which is a temporary use only.		

3.2 Noise

- 3.2.1 The first layer of Noise Sensitive Receivers (NSRs) nearest to the Project boundary including those within the Project have been identified as representative NSRs, which are shown in **Table 3.2**. The list of all existing, committed and planned NSRs will be further reviewed and assessed during the EIA stage to cope with any changes on-site. Relevant noise impact assessment will also be carried out accordingly.

Table 3.2 Representative NSRs

Description	Land use	Existing/ Planned
260 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
261 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
251 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
253 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
257 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
210 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
216 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
Block 9, Hang Fook Garden	Residential	Existing
Block 1, Hang Fook Garden	Residential	Existing
Fairview Park, Man Yuen Chuen	Residential	Existing
348, 437 Ha Chuk Yuen Rd, Tam Mei	Village house	Existing
Ha San Wai Tsuen, San Wai Tsuen, and Wah On Villa	Village house/ Residential	Existing
Meister House, Greenery Garden, Villa Camellia	Residential	Existing
Yau Mei San Tsuen	Village house	Existing
161 – 163 Chuk Yuen Tsuen (Happy Home for The Healthy Care)	Residential Care Homes	Existing
Planned development (AEIAR-189/2015)	Residential	Planned
Planned development (AEIAR-182/2014) / Y/YL-MP/7 & Y/YL-MP/8 / A/YL-MP/413 *)	Residential	Planned / Existing*
Planned development (AEIAR-205/2017 / Y/YL-MP/11)	Residential	Planned
Residential flats of the Project	Residential	Planned
Remark: * The concerned site is also the subject of an approved light public housing development by the government (3 storeys high) under application no. A/YL-MP/413, which is a temporary use only.		

3.3 Water Quality

- 3.3.1 There are existing nullahs/drainage channels, and ponds adjacent to the Project and within 500m assessment area of the Project boundary, which are potential water sensitive receivers (WSRs) during the construction and operation phases of the Project. Based on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9, there is an area zoned as "Conservation Area" ("CA") marginally within the assessment area to the northwest of the Project. Please refer to **Figure 1.2** for the locations of CA zones. In addition, the Planned Sam Po Shue Wetland Conservation Park is located to the north of the Project (about 90m). These are potential WSRs as well. The list of WSRs including other ponds, nullahs, watercourses that may be affected by the Project will be further reviewed and identified during the course of the EIA study. Relevant water quality impact will also be evaluated and with necessary mitigation measures proposed accordingly.
- 3.3.2 During construction of the proposed landscape pond, the landscape pond itself will be part of a construction site, which is not a WSR yet. Once the landscape pond is fully

functional during operation phase, the proposed landscape pond will be considered as WSR.

3.4 Ecology

- 3.4.1 The Project falls within the Deep Bay Buffer Zone 2 but outside Deep Bay Buffer Zone 1. The Deep Bay Wetland Outside Ramsar Site Priority Site is located to the north of the Project (about 320m). The Mai Po Inner Deep Bay Ramsar Site is located about 1.2km from the Project. The Planned Sam Po Shue Wetland Conservation Park is located about 90m to the north of the Project. A "Conservation Area" zone under the OZP is marginally within the 500m assessment area.
- 3.4.2 As mentioned in Section 1.4.4, the Project is the subject of a previously approved planning application, and site surveys have been conducted. Within the Project, it is currently largely covered by grassland with a small patch of plantation and reed.
- 3.4.3 Outside the Project, the habitats mainly consist of developed areas (Fairview Park, Palm Springs, Yau Pok Road Light Public Housing Site), ponds (to the north of Fairview Park), drainage channels (i.e., Ngau Tam Mei Channel), plantation, agricultural land, grassland/shrubland, etc. The locations and nature of habitats in surrounding areas and those that may be affected by the Project will be further identified and assessed during the EIA study.

3.5 Fisheries

- 3.5.1 Literature review and a site visit in Jun 2026 were conducted to verify the condition of ponds and their associated fisheries activities. Based on current information, no ponds nor aquaculture activities were identified within the Project. Outside the Project, there are a total of 36 ponds within the Assessment Area of 500m radius from the Project boundary. These include ponds on the opposite side of Ngau Tam Mei Channel between Fairview Park and Palm Springs, ponds next to Ha San Wai Road and ponds to the east of San Tam Road. The pond abutting to the southern side of the Project is a flood retention pond which is not a fisheries resource. The pond adjacent to the Light Public Housing Site is a temporary mitigation wetland established under the "Comprehensive Development and Wetland Protection near Yau Mei San Tsuen" (AEIAR-189/2015), therefore, it is not a fisheries resource either. The status and area of ponds within the Assessment Area are summarised in **Table 3.3** Status and Area (ha) of Ponds within the Assessment Area.

Table 3.3 Status and Area (ha) of Ponds within the Assessment Area

Pond Category	Fisheries Status	Number of Ponds		Total Area (ha)	
		Within Project	Outside of Project	Within Project	Outside of Project
Active	Commercial aquaculture activities	0	7 ¹	0	3.84

¹ All the seven active ponds were in the area between Fairview Park and Palm Springs.

Inactive	No current commercial aquaculture activities and management	0	24 ²	0	4.14
Other Ponds	Ponds for purposes other than commercial aquaculture	0	5 ³	0	2.20
Total		0	36	0	10.18

3.6 Landscape and Visual

- 3.6.1 The Project will encourage the phasing out of the visually unpleasant uses in the landscape and visual context. The local landscape context and resources of the Project are highly disturbed by human activity.
- 3.6.2 The Project is a vacant, open land area generally covered in self-seeded grasses. There are groups of trees along the north-western edge and south-eastern edge of the Project. The Project abuts a plantation along the NTMC. No protected tree species, old and valuable trees, or trees of particular interests were found under the previously approved planning application. There are also plantations and trees alongside Kam Pok Road and Yau Pok Road. Landscape character areas, such as pond, and area zoned as "Conversation Area" are found within the assessment area of the Project. Regarding the land parcel located opposite Ha Chuk Yuen Road, no protected tree species, old and valuable trees, or trees of particular interests were found under the previously approved planning application. However, the site boundary has since been expanded with reference to the latest boundary of the Project. The additional area is vegetated, and due to site access constraint it is currently not possible to confirm the presence of tree of particular interest or watercourse within the additional area. Consequently, the Project may result in direct impacts on landscape with distinctive landscape character/resources. The locations and types of landscape characters/resources will be further reviewed, identified, and confirmed based on the latest boundary of the Project during the course of the EIA study.
- 3.6.3 Landscape resources, such as trees, and landscape character areas, will also be further reviewed during the course of the EIA study. Part of the Project will be converted from existing land areas into a landscape pond, while the remaining area will be developed. The exact layout arrangement, design considerations, and recommendations will be subject to the EIA study.
- 3.6.4 There are no important visual resources within the Project. The key visual resources lie outside the Project in the surrounding landscape. Furthermore, visual impact of the Project has been duly considered during the Previous Planning Application as stated in **Section 1.4.4** above, which can be mitigated to an acceptable level. During the course

² Eleven inactive fishponds were near Yau Mei San Tsuen. The other ten were clustered to the south of Chun Shin Road, east of San Tam Road near the transitional housing site "The NAScent 2". Three inactive ponds were between Ha Chun Yuen Road and Castle Peak Road – Tam Mei adjacent to several godowns.

³ The temporary mitigation wetland established under the "Comprehensive Development and Wetland Protection near Yau Mei San Tsuen" (AEIAR-189/2015) consisted of four ponds. They were to the northeast of the Light Public Housing Site. The remaining pond under this category refers to the stormwater storage pond associated with Chuk Yuen Stormwater Pumping Station which was adjacent to the Project Site in the south.

of EIA study, further information will be provided to illustrate existing conditions, presence of the Project with and without mitigation measures at the operation stage.

- 3.6.5 Key visual resources and key public viewing points of the Project are briefly described below. These key visual resources and key public viewing points will be further reviewed as mentioned in **Section 3.6.4**.

Key Visual Resources:

- Mountain backdrop from Yau Tam Mei Hill and Lam Tsuen Country Park Hill;
- NTMC;
- Vegetation in developed area; and
- Roadside amenity planting.

Key Public Viewing Points:

- View Northeast of Pedestrians, Cyclists and Drivers, from Yau Pok Road and Cycle Track;
- View Northeast of Pedestrians and Drivers, from Fairview Park Boulevard;
- View Southwest of Pedestrians and Drivers, from the Junction of Kam Pok Road/ Castle Peak Road;
- View Northwest of Visitors, from Ha Chuk Yuen Sitting Out Area at Castle Peak Road;
- View Southwest of Hikers, from at Yau Tam Mei Hill; and
- View Southwest to Northeast of Hikers, from Lam Tsuen Country Park Hill

3.7 Land Contamination

- 3.7.1 The Project is zoned "Residential (Group C)1" under the Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/9. It is bounded by Kam Pok Road and NTMC to its west, Ha Chuk Yuen Road and Chuk Yuen Tsuen to its east, Chuk Yuen Stormwater Pumping Station, water storage pond of the pumping station and Fung Chuk Road to its south. the Project used to be farmland and then abandoned. It is currently largely covered by grassland with a small patch of plantation and reed. The land contamination potential will be further reviewed and assessed in the EIA study.

3.8 Cultural Heritage

- 3.8.1 A review was conducted by the Project using the most recent publicly available information published on the Antiquities and Monuments Office (AMO) website (www.amo.gov.hk). No declared or proposed monuments and/ or graded historic buildings and/ or sites of archaeological interest and/ or government historic site identified by Antiquities and Monuments Office and/or new items for grading assessment as listed in below documents/lists are identified within 300m radius from the boundary of the Project:

- a) List of Declared Monuments and Proposed Monuments, "List of Declared Monuments and Proposed Monuments (as at 30 January 2026)";
- b) List of Graded Historic Buildings, "List of Graded Historic Buildings (as at 11 June 2026)";
- c) List of New Items for Grading Assessment, "List of New Items for Grading Assessment (as at 11 June 2026)";

- d) List of Sites of Archaeological Interest in Hong Kong, "List of Sites of Archaeological Interest in Hong Kong (as at Nov 2012)" and;
- e) List of Government Historic Sites Identified by Antiquities and Monuments Office, "Government Historic Sites Identified by AMO (as at May 2022),.

4. POSSIBLE IMPACTS ON THE ENVIRONMENT

4.1 Construction Phase

- 4.1.1 Relevant assessments will be carried out in later EIA study stage, and the required mitigation measures will also be recommended. The following sections briefly discuss potential environmental impacts arising from construction of the Project.

Air Quality

- 4.1.2 Potential air quality impacts during construction phase of the Project include:

- fugitive dust emission arising from site formation, excavation and backfilling, vehicular movement on open site, construction and demolition works, as well as wind erosion of open sites and stockpiling areas;
- air pollutants emissions from construction vehicles and powered mechanical equipment;
- cumulative air quality impacts from any identified concurrent projects; and
- potential odour impact in case excavated sediment or malodourous materials are encountered

- 4.1.3 The nearest existing ASRs to the Project will be village houses in Chuk Yuen Tsuen and Yau Mei San Tsuen and residential dwellings in Fairview Park. Given that the works involved are transient and localised, it is expected potential construction air quality impact to these ASRs could be controlled with adoption of appropriate control measures as stipulated in the Air Pollution Control (Construction Dust) Regulation as well as implementation of best practices by workers via contractual requirements. Any cumulative air quality impact during the construction phase should be considered and assessed.

Noise

- 4.1.4 The major source of construction noise impact will be the operation of powered mechanical equipment (PMEs) for carrying out construction/demolition activities. The activities will normally be conducted from 7am to 7pm every day except on Sundays and public holidays. In view of the location and scale of the Project, the associated construction and demolition works would be controllable and localised. Appropriate mitigation measures recommended in **Sections 5.1.4 to 5.1.5** would be adopted to mitigate any potential noise impact during the construction phase.

Water Quality

- 4.1.5 During construction phase, construction activities such as excavation, site formation, foundation and superstructure works will be carried out. Potential sources of water pollution due to the construction activities will be associated with site surface runoff and erosion of exposed soil/ stockpiles, wastewater and sewage generated from construction workforce, etc. Construction site runoff may contain increased loads of sediments, other suspended solids and contaminants. Wastewater generated from construction activities, such as general cleaning, wheel washing, dust suppression, often contains significant concentrations of suspended solid (SS). Sewage will also be generated from construction workforce. The Project will not involve any diversion or alteration of watercourse, or construction works occurring within or partly within any WSR. With implementation of the site practices outlined in EPD's Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 2/24 – "Construction Site Drainage" and mitigation measures recommended in **Section 5.1.6**,

the potential surface runoff and the associated water quality impacts would be minimized during construction phase. Effluent produced from construction stage, should be pre-treated to comply with Water Pollution Control Ordinance (WPCO) requirement, and the discharge point should be sited away from natural section of water courses.

Waste Management Implication

- 4.1.6 Generally speaking, waste generated by general construction works are likely to be inert construction and demolition (C&D) materials such as excavated soil and rock and unusable concrete, and non-inert C&D materials such as wood, vegetation, packaging waste as a result of site formation activities, foundation, and building construction activities, etc. There are also other waste such as general refuse and chemical waste due to workforce, equipment maintenance and excavation respectively.
- 4.1.7 Provided that good site practices, mitigation measures, and sorting and recycling as stated in **Section 5.1.7** will be strictly followed during handling and transportation of construction wastes generated, potential environmental impact would be minimized during the construction of the Project.

Ecology

- 4.1.8 There will be no loss of ponds, and only minor impacts are anticipated due to grassland loss and limited loss of plantation and reeds within the Project.
- 4.1.9 Direct impact to fauna species of conservation importance is expected to be low, as only very few individuals were recorded within the Project area during the survey conducted for ecological impact assessment of the Previous Planning Application.
- 4.1.10 Disturbance to NTMC including the associated waterbirds are anticipated, and will be assessed in the EIA study.

Fisheries

No Direct Impact on Sites of Fisheries Importance

- 4.1.11 The Project Site is not located in any recognised sites of fisheries importance. No direct impact to sites of fisheries importance is anticipated.

No Direct impact to fisheries resources

- 4.1.12 Since there is no pond within the Project Site, there would not be direct impact to fisheries resources.

Land-based Construction and Site Runoff

- 4.1.13 Land-based construction works, e.g., general cleaning, dust suppression, wheel washing etc., and erosion of exposed earth surfaces are potential sources of indirect water quality impact to fisheries resources. The nearest active fishpond area is located about 300m northwest from the Project Site on the opposite side of NTMC between Fairview Park and Palm Springs. The land-based construction works would be confined within the Project Site which is far away from the nearest active fishpond. The nearest inactive fishpond from the Project Site is about 80m to the north of the Project Site on the opposite side of NTMC. Although closer to the Project Site, it is still separated by the NTMC. Due to the physical barrier of the channel, indirect impact due to the Project to the nearest active and inactive fishpond are not anticipated.

Accidental spillage and potential contamination of surface water and groundwater

- 4.1.14 Chemicals such as engine oil, lubricants etc., water contaminated by these chemicals, any other contaminated and silt laden runoff are potential sources of surface water pollutants. Groundwater pollution would arise if any pollutant infiltrated into an

aquifer. Construction works would be confined within the Project Site. There would be standard good site practices and handling protocols for the chemicals and wastewater and temporary drainage system to be implemented during the construction phase. Chemical waste would be collected by a licensed contractor and to be transferred to designated treatment facility for disposal. In addition, given the large separation distance from the nearest active fishponds which are about 300m away, and the presence of a physical barrier from the nearest inactive fishpond, water quality impact in this aspect is not anticipated.

Drawdown of Water Table

- 4.1.15 It is of standard engineering practices to provide waterproofing system and hydraulic cut-off whenever deep excavation is required to avoid the ingress of groundwater into the excavation zone. The chance of water table drawdown would be low. Impact due to potential drawdown of groundwater table of fishponds adjacent to the Project Site is not anticipated. In case of any unlikely events of abnormal drawdown, dewatering will be stopped and water will be pumped into the recharge wells to recover the normal groundwater table with reference to the relevant practices under s.7.250 – 254 of GS for Civil Engineering Works published by CEDD (2020 edition).

Landscape

- 4.1.16 Temporary landscape impacts during the construction phase would arise as a result of disturbance to the existing landscape resources and character areas of the Project due to the presence of construction plant and temporary works, such as hoardings and false work for structural elements.
- 4.1.17 Sources of permanent potential landscape impact will include the proposed comprehensive residential units, their associated driveways, and clubhouses, etc. The potential creation of a landscape ponds and other landscape features will likely represent a source of positive landscape/visual impact in the longer term.
- 4.1.18 During the construction phase, existing landscape resources within the Project such as shrubland/ grassland, and existing amenity planting, etc. would potentially be affected by the construction works, but the Project will not have any direct impact on the landscape with distinctive character/resources, except the additional area located opposite of Hau Chuk Yuen Road which will be subject to further site survey. These potential impacts will be assessed during the EIA study.
- 4.1.19 Broad-brush trees survey data will be further reviewed to identify the presence of landscape resources/ trees, as well as landscape characters, during the course of the EIA study.

Land Contamination

- 4.1.20 The Project is currently largely covered by grassland with a small patch of plantation and reed. Historically, the Project was used mainly as farmlands and then abandoned.
- 4.1.21 To confirm whether there is potential land contamination from existing and historic land uses, the land contamination issue and its impact within the Project due to existing and historic land uses will be further evaluated and reviewed in the EIA study.

Cultural Heritage

- 4.1.22 No declared or proposed monuments and/ or graded historic buildings and/ or sites of archaeological interest and/ or government historic site identified by Antiquities and Monuments Office and/or new items for grading assessment are located within or immediately adjacent to the Project. Thus, no cultural heritage impact is anticipated

during the construction phase of the Project and hence no cultural heritage impact assessment is required.

Hazard to Life

- 4.1.23 An underground high pressure gas pipeline is located to the east of the Project running along San Tam Road and extended to the junction of Fairview Park Boulevard and Fairview Park Roundabout (**Figure 1.2 refers**). The Project is over 290m from the said high pressure gas pipeline, and does not involve construction activities immediately adjacent to the high pressure gas pipeline. No potential impact is anticipated and no quantitative risk assessment will be required.

4.2 Operation Phase

- 4.2.1 Relevant assessments will be carried out in later EIA study stage, and the required mitigation measures will also be recommended. The following sections briefly discuss potential environmental impacts arising from the operation of the Project.

Air Quality

- 4.2.2 Air quality impact may arise from the vehicular emissions in the vicinity of the Project, including all the existing and planned road links within 500m assessment area, existing and planned public transport interchange (PTI)/ bus terminus (if any), heavy goods vehicles (HGVs) and coach parking site, if any within the assessment area. These pollution sources will be further reviewed and assessed in the EIA study to address the air quality impacts during operation phase. The cumulative air quality impact assessment would be carried out during the EIA study.
- 4.2.3 Other potential air pollution sources within 500m assessment area such as the existing and planned chimney or industrial emissions associated with nearby industrial premises, vehicular emission from proposed transport layby, odour from existing and planned emission sources such as livestock farms, sewage treatment works, proposed SPS and sewer, etc., if any, will be reviewed and assessed during the EIA stage. Where necessary, relevant mitigation measures will be recommended.

Noise

- 4.2.4 During operation, the Project may be subject to traffic noise impact. With appropriate measures in design such as adjusting orientation of residential towers, and adoption of baffle type acoustic windows/ balconies according to the ProPECC PN 5/23 "Application of Innovative Noise Mitigation Designs in Planning Private Residential Developments against Road Traffic Noise Impact", it is anticipated that the noise impact can be mitigated to acceptable levels and no potential noise impact is expected.
- 4.2.5 As mentioned in **Section 4.2.1**, a noise impact assessment will be carried out in later EIA Study stage. Appropriate mitigation measures such as silencers, acoustic louvres etc. will be adopted in design as necessary to minimize the potential fixed noise impact from the operation of the Project to the nearby sensitive receivers.

Water Quality

- 4.2.6 Sewage is expected to be generated from the Project due to domestic and non-domestic uses (e.g. commercial, retail, clubhouse, kindergarten and GIC, etc). As mentioned in **Section 4.2.1**, a water quality impact assessment will be carried out in later EIA Study stage.
- 4.2.7 An on-site SPS and its sewer is proposed within the Project. Collected sewage will then be conveyed into planned sewers in the area. There will be no population intake until availability of sewer in the area. The impact of the proposed SPS have been duly

considered in the Previous Planning Application, which will be further reviewed in the EIA stage and relevant mitigation measures will be recommended. There will be no insurmountable sewerage impact due to the Project. Proper stormwater drainage system with screening facilities will also be provided and stormwater will be pre-treated before discharge, and the discharge point should be sited away from natural section of water courses as far as possible.

Waste Management Implication

- 4.2.8 The key issues with respect to waste are anticipated to be related to the management of municipal solid waste generated from residential, GIC (including Neighbourhood Elderly Centre), kindergarten and retail facilities. A small amount of chemical waste, screening waste and grits may also be generated from the regular maintenance of SPS.

Ecology

- 4.2.9 The Project is a residential development which has low level of disturbance to the surrounding habitats. There would be low impact to waterbird flight lines since the waterbirds seldom crossed the Project with reference to previous assessment for the Previous Planning Application. The primary flight line utilized by the waterbirds along NTMC, will remain unaffected. There is also a low risk of bird collisions, as the Project will not feature extensive reflective glass façades. Furthermore, the impact on habitat fragmentation is minimal.

Fisheries

- 4.2.10 No existing fisheries resources are identified within Project. There are active and inactive fishponds identified within the Assessment Area. Potential fisheries impacts of the Project would be potential disturbance and deterioration of water quality due to surface runoff. However, the active fishponds are located on the opposite side of Ngau Tam Mei Channel and are about 300m from the Project, water quality impact to these fisheries resources is not anticipated. Given the separation distance, there would not be impact due to blocking of access and destabilising pond bunds neither. Since there would be sewerage system for the Project, operational phase impact to fisheries due to sewage discharge is also not anticipated.

Landscape and Visual

- 4.2.11 During the operational phase, the potential landscape and visual impact of the Project would be the potential visual intrusion and obstruction created, as well as visual quality of the proposed new development. Relevant survey data on landscape resources, such as trees, and landscape character areas and assessment will be further reviewed based on the latest boundary of OZP, and landscape proposal will be further developed during the EIA study. Further information will be provided to illustrate existing conditions and the Project with and without mitigation measures at the operation stage during the course of the EIA study.

Land Contamination

- 4.2.12 As the primary use of the Project is for residential purpose, potential land contamination impact due to residential use is unlikely to occur during the operation phase.

Cultural Heritage

- 4.2.13 No declared or proposed monuments and/ or graded historic buildings and/or sites of archaeological interest and/ or government historic site identified by Antiquities and Monuments Office and/or new items for grading assessment are located within or

immediately adjacent to the Project. Thus, no cultural heritage impact is anticipated during the operation phase of the Project and hence no cultural heritage impact assessment is required.

Impact from Electric and Magnetic Field

- 4.2.14 There are existing high voltage overhead transmission lines to the southeast of the Project. However, it is far away from the Project (over 750m away), which can already satisfy relevant physical separation and preferred working corridor requirements as set out under Chapter 7 of the Hong Kong Planning Standards and Guidelines (HKPSG) which is established in line with the guidelines issued by International Commission on Non-ionizing Radiation Protection (ICNIRP) in 1998. The Project will duly observe the requirements as stipulated in Chapter 7 of the HKPSG. Given that the Project is not in vicinity to existing high voltage overhead transmission lines and the existing long separation distance, no health impact would be expected due to the Project.

Hazard to Life

- 4.2.15 An underground high pressure gas pipeline is located to the east of the Project running along San Tam Road and extended to the junction of Fairview Park Boulevard and Fairview Park Roundabout (**Figure 1.2 refers**). The Project is over 290m from the said high pressure gas pipeline. As major population would fall outside the consultation zone of high pressure town gas pipeline near San Tam Road, there is no anticipated hazard impact given such long separation distance. No quantitative risk assessment will be required.

5. ENVIRONMENTAL MITIGATION MEASURES TO BE INCORPORATED

5.1 Construction Phase

Air Quality

5.1.1 Construction dust would be controlled with the implementation of proper air quality control measures as stipulated in the Air Pollution Control (Construction Dust) Regulation. Relevant EIAO Guidance Notes and EPD's Practice Note for Professional Persons (ProPECC PNs) shall be referred and followed, and list of relevant requirements and guidance notes will be further reviewed and provided in the EIA study stage. The following examples of mitigation measures should be carried out, where applicable, to control construction air quality impact:

- any excavated dusty materials or stockpiles of dusty materials should be covered by impervious sheeting or sprayed with water so as to maintain the entire surface wet;
- all dusty materials to be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty material wet;
- the load of dusty materials carried by vehicle leaving a construction site should be covered by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle;
- the excavation area should be sprayed with water immediately before, during and immediately after the works to maintain the entire surface wet; and
- wheel washing facilities at the exit points of the site.

5.1.2 Requirements stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations should also be followed to control potential emissions from non-road mobile machinery (NRMM) and construction equipment respectively during construction phase where appropriate. Availability of electricity supply for the construction plant and equipment during construction phase, deploying electrified NRMM, and restricting the use of exempted NRMM, should also be considered as proposed mitigation measures as far as practicable in later stage of development, which is subject to further review and confirmation.

5.1.3 Reference should be made to the Air Pollution Control Ordinance (APCO) (Cap. 311) and the prevailing Hong Kong Air Quality Objectives (AQOs) for the acceptable levels of pollutants at the sensitive receivers. Mitigation measures will be subject to the findings of the EIA study.

Noise

5.1.4 Relevant EIAO Guidance Notes⁴ (e.g. GN 9/2023 & GN 12/2023 etc.) and ProPECC PNs (e.g. ProPECC PN 1/24 etc.), shall be referred and followed. Application of quieter construction methods/equipment⁵ and Quality Powered Mechanical Equipment (QPME), etc. should be prioritized as far as practicable for mitigating the construction noise impact. The list of relevant requirements and guidance notes will be further reviewed and provided in the EIA study stage.

⁴ https://www.epd.gov.hk/eia/tc_chi/guid/index.html

⁵ https://www.epd.gov.hk/epd/misc/construction_noise/contents/index.php/en/index.html

5.1.5 To minimize the construction noise impact to the nearby sensitive receivers, the following examples of good site practices and noise management should be considered, where applicable, during construction phase:

- only well-maintained plant should be operated on-site and the plant should be serviced regularly during the construction programme;
- machines and plant that may be intermittent in use should be shut down between work periods or should be throttled back to a minimum;
- plant known to emit noise strongly in one direction, should, where possible, be oriented so that the noise is directed away from nearby NSRs;
- silencers or mufflers on construction equipment should be utilised and should be properly maintained during the construction period;
- mobile plant should be sited as far away from NSRs as possible;
- material stockpiles and other structures should be effectively utilised, where practicable, to screen noise from on-site construction activities;
- use of quiet PMEs and minimize the use of PMEs as far as practicable;
- movable and temporary barriers to screen particular items of plant or noisy operations; and
- the Contractor shall at all times comply with all current statutory environmental legislation.

Water Quality

5.1.6 During construction phase of the Project, the practices outlined in EPD's ProPECC PN 2/24, as well as other good site management practices to avoid site runoff and minimize the potential water pollution will be implemented. The list of relevant requirements will be further reviewed and provided in the EIA study stage. Recommended examples of mitigation measures for minimizing potential water quality impact listed below should be considered throughout the construction phase:

- the site should be confined to avoid silt runoff from the site;
- no discharge of silty water into the drainage channel within and in the vicinity of the site;
- surface run-off from construction sites should be discharged into storm drains via adequately designed sand/silt removal facilities such as sand traps, silt traps and sedimentation basins;
- 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;
- any soil contaminated with chemicals/oils shall be removed from site and the void created shall be filled with suitable materials;
- excavated soil which needs to be temporarily stockpiled should be stored in a specially designated area that should not obstruct existing overland flow. Tarpaulin sheet should also be provided to cover and avoid runoff into the drainage channels;
- open stockpiles to be covered by tarpaulin sheet to avoid spreading of materials during rainstorms;

- storage areas of fill/ excavation materials shall be selected at safe locations on site and adequate space shall be allocated to the storage area to prevent or minimize the risk of accidental releases via surface runoff;
- any construction plant which causes pollution to the water system due to leakage of oil or fuel shall be removed off-site immediately;
- regular clearance of domestic waste generated in the temporary sanitary facilities to avoid waste water spillage;
- temporary sanitary facilities to be provided for on-site workers during construction;
- works should avoid impacting on nullahs/drainage channels/ streams, where practicable, and properly control and direct surface runoff away; and
- Proper management of the drained water and sediment, if any, shall be implemented to prevent release to existing watercourses.

Waste Management Implication

- 5.1.7 To minimize generation of waste and C&D materials, standard waste management measures and good site practices in waste handling, disposal and transportation as stated below will be implemented. Relevant requirements will be further reviewed and provided in the EIA study stage. Waste sorting, recycling, as well as on-site reuse of inert C&D materials should also be considered such as reuse as fill materials during site formation stage and transportation of surplus materials to public fill reception facilities.

Excavated Material/Construction & Demolition Materials

- stockpiling of excavation material during the wet season should be avoided as far as possible;
- careful design, planning and good site management can minimize over-ordering and generation of waste materials such as concrete, mortars and cement grouts. The design of formwork should maximise the use of standard wooden panels so that high reuse levels can be achieved. Alternatives such as steel formwork or plastic facing should be considered to increase the potential for reuse;
- contractor should prioritize the reuse of the C&D material on-site. Surplus C&D materials should be delivered to public fill reception facilities or collected by recycling contractor. Inert C&D materials will be delivered to public fill reception facilities, and non-inert C&D materials will be recycled and disposed of at landfill as a last resort. Proper segregation of wastes on site will increase the feasibility of recovery of certain components of the waste stream by recycling contractors; and
- ticket-trip system should be adopted with proper record system. Arrangement to monitor disposal by trucks such as using GPS or other method should also be explored/ considered in EIA stage.

General Refuse

- general refuse should be stored and disposed of separately from general construction waste and chemical waste;

- separated storage bins for different types of waste should be provided with lids to facilitate waste sorting and recycling, which should be kept closed to avoid nuisance and windblown litter. For example, recyclable materials should be collected and recycled by a licenced contractor;
- general refuse would be removed regularly and disposed of at designated landfills;
- the Contractor should employ a reputable waste collector to remove general refuse from the Project Area, separate from C&D materials and chemical wastes, on a regular basis to minimize odour, pest and litter impacts; and
- handle by registered and licensed waste hauliers under Waste Disposal Ordinance (Cap. 354).

Chemical Waste

- handle by registered and licensed waste hauliers under Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C); and
- chemical wastes should be stored and separated from other wastes. It should be properly stored, and collected by licenced chemical waste collector on regular basis and treated at licensed facilities.

Ecology

5.1.8 Subject to findings of the EIA study, the following mitigation measures / good practices during construction phase will be considered to avoid, minimise and compensate the ecological impacts:

- Provide 3m tall opaque non-reflective noise barriers during the construction phase.
- Consider implementing at-source mitigation measures for noise control during piling works by opting for quieter piling methods instead of the traditional steel hammer percussive piling methods.
- Fully enclose the piling head by noise shield.
- Noise absorption material to be added to noise shield.
- Good site practices and noise management.
- Silencers or mufflers to be provided for construction equipment.
- When in operation, locate noise emitting but mobile mechanical plants away from NTMC or areas of high waterbird activities as far as possible.
- Machines, plants and vehicles in intermittent use to be shut down.
- Orientate operating plants which emit directional noise away from NTMC or areas of high waterbird activities.
- Use of QPME.
- Use temporary movable noise barriers whenever necessary.
- Use of enclosures for certain PMEs e.g., generators and compressors for noise reduction purpose.
- As part of the standard construction site temporary drainage plan, contain untreated construction site runoff within site boundaries and treat properly before discharge.

Fisheries

- 5.1.9 Direct impact to recognised sites of fisheries importance and fisheries resources including commercial fishponds are not anticipated for the current Project. The fisheries impact is not anticipated due to the large separation distance from the nearest active fishpond area. Nevertheless, standard good site practices for the control of construction site runoff should be fully implemented to minimize impacts on the ponds within the assessment area.

Landscape

- 5.1.10 During the construction phase, the following measures will be considered for minimizing the potential landscape impacts associated with the Project :
- No old and Valuable Trees and Landscape Resources Elements with high landscape value found on Site. Broad-brush trees survey data will be further reviewed to identify and mitigate the presence of landscape resources/ trees during the course of the EIA study.
 - Good Construction Practice – Landscape impacts during construction will be minimized by regulation of working hours and minimization of the duration of the works;
 - Tree Protection - Trees to be retained within or adjacent to the works area shall be carefully protected to avoid damage by machinery as well as to prevent dumping of materials or compaction of soil around tree roots; and
 - Tree Transplanting - Any trees identified as affected by the Project shall be considered for transplanting to other areas within the Project or nearby suitable sites. The feasibility of transplantation will depend on a number of factors such as the size, health and tree species, as well as the condition of the local terrain. Adequate time will be allowed to prepare trees for transplantation.
- 5.1.11 The relevant mitigation measures will be included in the contract clauses for the works and the implementation of these measures will also be audited as part of the EM&A programme during the construction phase.

Land Contamination

- 5.1.12 In the event that there is any potential exposure to contaminated materials, workers should wear protective clothing. Further assessment will be conducted in the EIA study to review and confirm any trace of land contamination issues due to historical and existing land uses, and formulate appropriate contamination assessment plans and remediation action plans if required. Relevant guidelines and EIAO Guidance Notes shall be referred and followed. The requirements will be further reviewed and provided in the EIA study stage.

Cultural Heritage

- 5.1.13 No cultural heritage impact is anticipated during the construction phase of the Project and hence no mitigation measure is required.

Hazard to Life

- 5.1.14 No potential impact is anticipated and no quantitative risk assessment will be required.

5.2 Operation Phase

Air Quality

- 5.2.1 Air quality impact during operation phase of the Project due to identified emission sources will be further assessed in the EIA stage. Relevant air quality mitigation measures and consideration of better design in layout will be recommended in order to alleviate any potential air quality impact. Relevant guidelines and EIAO Guidance Notes shall be referred and followed, and the requirements will be further reviewed and provided in later EIA study stage.
- 5.2.2 To minimize potential odour impact during operation phase of the Project, the proposed SPS should be designed underground or inside enclosed structure. There should be sufficient buffer distance between air sensitive uses and emission sources where appropriate. Inlet chamber and wet well should be underground where possible and enclosed by airtight covers. It is recommended that the proposed emission exhausts from the proposed SPS would be treated by deodorizers and/or other air pollution treatment systems before discharging into the atmosphere. Details and extent of air quality mitigation measures will be subject to the EIA results.

Noise

- 5.2.3 In order to mitigate potential road traffic noise impact, provision of setback distance from nearby public roads should be considered in design. Also incorporation of special building design and mitigation measures such as acoustic window, acoustic balcony, etc. of noise sensitive premises will be considered as appropriate. Relevant EIAO Guidance Notes (e.g. GN 12/2023) and ProPECC PNs (e.g. ProPECC PN 4/23 & PN 5/23), shall be referred and followed.
- 5.2.4 To minimize potential operational noise impacts from the fixed plant noise sources, these noise sources will be located in such a way to avoid direct line of sight to nearby NSRs and with adequate buffer distance as far as practicable. The exhaust fans of the ventilation system are also proposed to be located away from the NSRs as far as practicable.
- 5.2.5 The noise mitigation treatment, if required, could be provided in the form of silencers, acoustic louvers and acoustic enclosure, fitted to the discharge sides of fans to ensure that the noise levels at NSRs comply with the stipulated noise criteria. Relevant guidelines and EIAO Guidance Notes (e.g. GN 16/2023) and ProPECC PNs, shall be referred to and followed, and the requirements will be further reviewed and provided in the EIA study stage.

Water Quality

- 5.2.6 Sewage is expected to be generated from the Project. The volume of sewage shall be estimated based on the development parameters and be assessed in EIA stage.
- 5.2.7 During operation phase, mitigation measures for water quality impacts would be implemented in accordance with the Practice Note for Professional Persons on Drainage Plans (ProPECC PN) 1/23. Proper drainage and sewerage systems should be provided for serving the Project. Surface run-off from the open paved areas should be discharged into storm drains via adequately designed sand/silt removal facilities. 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.
- 5.2.8 Sewage from the Project will be properly collected, and delivered to the proposed SPS and then conveyed to the existing Nam Sang Wai SPS via planned sewers. No overflow of either raw sewage or treated effluent should be allowed and direct discharge of

untreated sewage should be avoided. The mitigation measures, discharge location and emergency response plan for emergency situation of on-site SPS will be further developed and proposed during the EIA study.

- 5.2.9 With the implementation of mitigation measures, adverse water quality impact of the Project during operational phase is not anticipated.

Waste Management Implications

- 5.2.10 During operation phase, municipal solid waste should be regularly collected and removed in appropriate covered containers to prevent odour and windblown litter. Adequate recycling facilities such as recycling bins shall be established in the Project Site to promote recycling activities and minimize the disposal of waste to landfills. Small amount of chemical waste should be handled, stored and disposed of properly and in accordance with the Waste Disposal Ordinance and its subsidiary Waste Disposal (Chemical Waste) (General) Regulation. It shall be collected and handled by licensed chemical waste collectors. Screening waste and grits should be handled, stored and disposed of properly e.g. stored in covered water-tight containers, collected by a reputable waste collector on a regular basis, etc. to minimise potential pest, odour and litter impacts and disposed of at landfill site.

Ecology

- 5.2.11 Ecological enhancement measures and good design to be incorporated into the Project, subject to EIA study, include a landscape pond with ecological features, building setback from Ngau Tam Mei Channel and buffer planting.

Fisheries

- 5.2.12 No operational phase fisheries impact is anticipated. Hence, no specific fisheries mitigation measures are required.

Landscape and Visual

- 5.2.13 During the operation phase, landscape and visual mitigation measures to be incorporated for the Project include the following, subject to EIA study :
- Preserved Natural Elements – tree preservation;
 - Establishment of a landscape pond will enhance the visual quality on site;
 - Compensatory and Amenity Planting – the implementation of planting will be one of the means for compensating loss of existing vegetation on site and will provide visual mitigation for the site by enhancing amenity;
 - Screen Planting - Planting of trees along the periphery of the Project will assist in screening visual impacts on VSRs;
 - Aesthetic Treatment of Buildings – consideration of sensitive treatment in terms of architectural form, and colour of the buildings will assist in reducing their visual impacts;
 - Responsive Site Planning - building design, building disposition, building separations, and setbacks arranged strategically during the design will minimize the visual impacts during the operation phase.

Land Contamination

- 5.2.14 As the Project is for residential use, potential land contamination from residential activities are not anticipated in operation phase. Mitigation measures are not considered necessary.

Cultural Heritage

- 5.2.15 No declared or proposed monuments and/ or graded historic buildings and/or sites of archaeological interest and/ or government historic site identified by Antiquities and Monuments Office and/or new items for grading assessment are located within or immediately adjacent to the Project Site. Thus, no potential impact to cultural heritage is anticipated during the operation phase of the Project. No mitigation measure is therefore required.

Impact from Electric and Magnetic Field

- 5.2.16 Given the Project is not in vicinity to existing high voltage overhead transmission lines and the long separation distance (over 750m away), no potential health impact from electric and magnetic field is anticipated during operation of the Project.

Hazard to Life

- 5.2.17 No potential impact is anticipated and no potential risk of hazard to life is anticipated during the operation of the Project.

5.3 Severity, Distribution and Duration of Environmental Effects and Further Implications

- 5.3.1 Subject to the findings of assessments, effective control and mitigation measures would be identified to ensure the impacts are at acceptable levels. The possible severity, distribution and duration of environmental effects such as beneficial and adverse effects; short and long term effects; secondary and induced effects; cumulative effects and trans-boundary effects, and further implications would be considered and addressed in the EIA, where applicable.

6. USE OF PREVIOUSLY APPROVED EIA REPORTS

- 6.1.1 There is no EIA report previously approved under the EIAO for this Project. However, references have been made to the following previously approved EIA reports with similar nature:

Table 6.1 Previously Approved EIA Reports With Similar Nature

Register No.	Project Title	Date of Approval
AEIAR-189/2015	Comprehensive Development and Wetland Protection near Yau Mei San Tsuen	6 Jul 2015
AEIAR-120/2008	Proposed Comprehensive Development at Wo Shang Wai, Yuen Long	31 Jul 2008
AEIAR-182/2014	Proposed Residential Cum Passive Recreation Development within "Recreation" Zone and "Residential (Group C)" Zone at Various Lots in DD 104, Yuen Long, N.T.	15 Jul 2014
AEIAR-205/2017	Proposed Low-rise and Low-density Residential Development at Various Lots and their Adjoining Government Land in D.D. 104, East of Kam Pok Road, Mai Po, Yuen Long, N.T.	10 Jan 2017

Figures



Figure: 1.1

Title: Location of Project

Project: Proposed Residential Development In "Residential (Group C)1" Zone At Various Lots In D.D. 104 & Adjacent G.L. At Kam Pok Road In Yuen Long, N.T.

RAMBOLL

Drawn by: CL

Checked by: HN

Rev.: 2.5

Date: Jul 2026

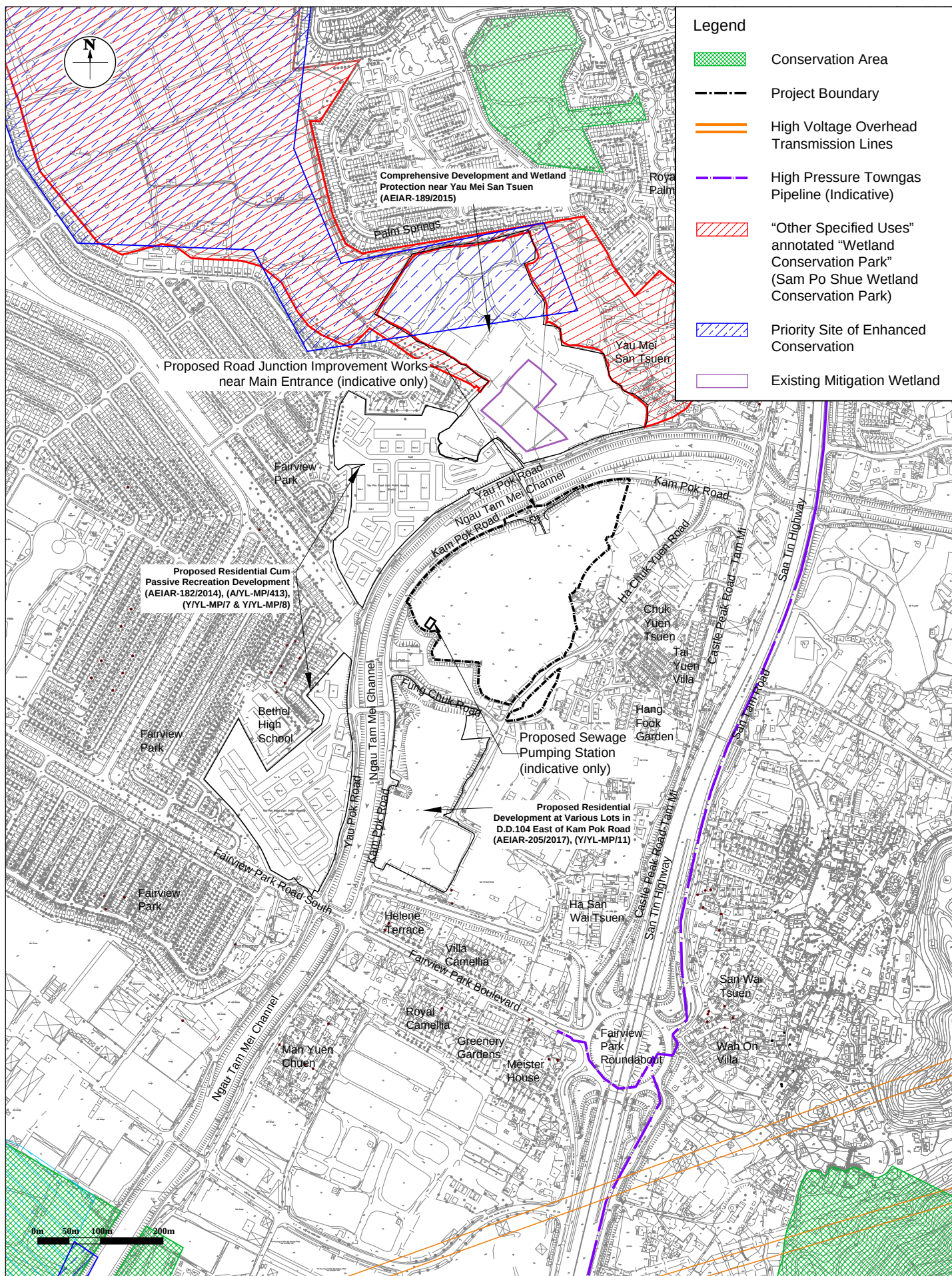


Figure: 1.2

Title: The Project and its Surrounding Environs

Project: Proposed Residential Development In "Residential (Group C)1" Zone At Various Lots In D.D. 104 & Adjacent G.L. At Kam Pok Road In Yuen Long, N.T.

RAMBOLL

Drawn by: CL

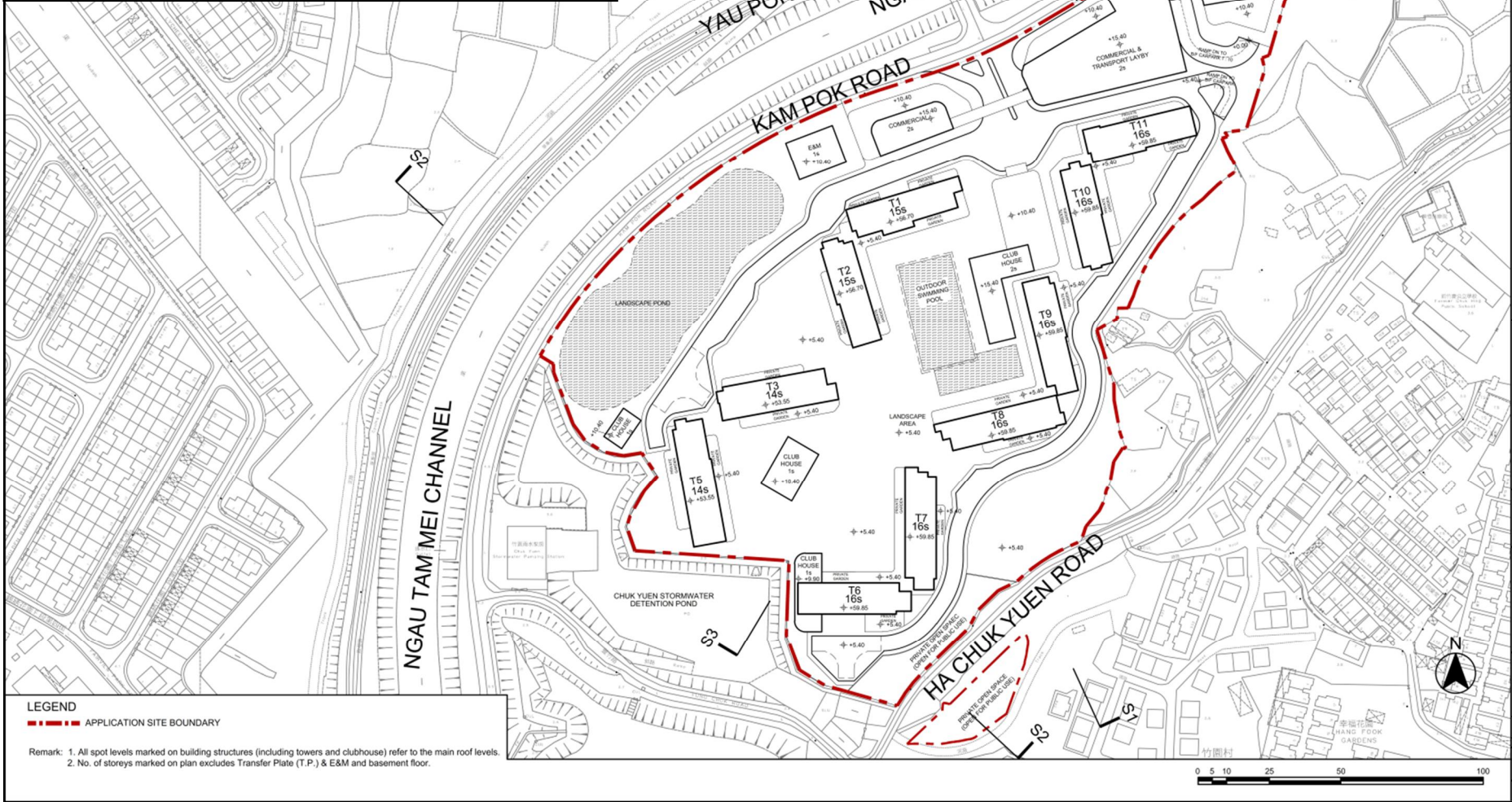
Checked by: HN

Rev.: 2.5

Date: Jul 2026

Appendix 1-1
Indicative Layout Plan of Previous Planning Application
(for Reference Only)

Remark:
The schematic design as per previous approved planning application No. Y/YL-MP/10 is for indicative purpose only and shall not be binding to the EIA study, nor be construed as the final design/layout of the Project.



NOTE:
DETAIL DESIGN INCLUDING BARRIER FREE ACCESS, F.S. REQUIREMENT, STRUCTURAL REQUIREMENT, ETC. TO BE DETERMINED IN GBP STAGE.

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PROJECT :
SECTION 12A PLANNING APPLICATION FOR REZONING FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)" 1* ZONE FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 104 AND THE ADJOINING GOVERNMENT LAND IN YUEN LONG, THE NEW TERRITORIES

DRAWING TITLE :
INDICATIVE MASTER LAYOUT PLAN

DATE : APR 2025 PAPER SIZE : A3
SCALE : 1:2000 DRAWN : AIL

PROJECT NO. : 767
DWG. NO. : (767)S16-A-02

Appendix 1-2
Letter From TPB

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/Y/YL-MP/10

By Post & Fax (3426 9737)

18 July 2025

KTA Planning Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn.: Kenneth To / Gladys Ng)

Dear Sir/Madam,

**Application for Amendment to the Approved Mai Po & Fairview Park
Outline Zoning Plan No. S/YL-MP/8, To rezone the application site from
“Residential (Group D)” to “Residential (Group C) 1” and amend the
Notes of the zone applicable to the site, Lots 3152, 3153 RP, 3156 S.B and
4805 in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long**

I refer to your attendance at the Town Planning Board (TPB) meeting held on 4.7.2025.

After giving consideration to the application, the TPB decided to agree to the application. The relevant proposed amendments to the Mai Po & Fairview Park Outline Zoning Plan (including the appropriate development restrictions and requirements for the application site), together with the revised Notes and Explanatory Statement, will be worked out in consultation with relevant government departments and submitted to the TPB for consideration prior to gazetting under the Town Planning Ordinance.

A copy of the relevant extract of minutes of the TPB meeting held on 4.7.2025 is enclosed herewith for your reference.

The amendments accepted by the TPB will be incorporated into a draft plan for exhibition in accordance with the provisions of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please contact Mr. Kimson Chiu of the Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board