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BY HAND

24 January 2026

Environmental Protection Department
Environmental Assessment Division
Territory North Group Yuen Long
27/F., Southorn Centre,
130 Hennessy Road, Wan Chai,
Hong Kong

Attention: Ms. LI Yee Yuen, Yvette (Env Protection Offr(Territory N)32)

Your ref -
Our ref 278463/(YL/2023/03)/M45/620/B01456

Dear Madam,

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works

Environmental Permit No. EP-530/2017
Submission of Supplementary Contamination Assessment Plan (Batch 4)

With reference to the email correspondence received on 22 January 2026 (as attached), advising no further comments on the Supplementary Contamination Assessment Plan (Batch 4), on behalf of the Permit Holder, Civil Engineering and Development Department, we hereby to submit 4 hard copies and 1 electronic copy of the Supplementary Contamination Assessment Plan (Batch 4) for the Environmental Permit (EP) area to the Director of Environmental Protection according to Condition 2.6 of the captioned EP.

The submission complies with the requirements as stipulated in the EP and the Supplementary Contamination Assessment Plan has been certified by the Environmental Team Leader and verified by the IEC of the Project accordingly. The Environmental Team Leader's certification letter ref. PL-202610045 and the IEC's verification letter ref. EC/TC/kl/601100407/L065 dated 21 October 2025 are enclosed for your record.

Yours faithfully,

Rom LAM
Chief Resident Engineer
Project Manager's / *Supervisor*'s Delegate

RL/KL/IS/VC/yts
Encl.

cc CEDD/WDO – Mr. CHUNG Lok Chin, Ch Engr / West Division (3)
Arup – Mr. Ken CHAN (*PMD/S*)

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Email Reference

Ariana Sze Tung Chan

From: yvetteyyli@epd.gov.hk
Sent: 22 January, 2026 5:30 PM
To: Siu Wai Chun, Isaac
Cc: htmak@epd.gov.hk; 'sychan3@cedd.gov.hk'; John Pak Yuk Kung; Ariana Sze Tung Chan; Victor, Cheng Man Chun; Kelvin Lo
Subject: [E] Re: Fw: [For Comment] Fw: HSK/HT NDA - Contract 3 - Supplementary Contamination Assessment Plan (Batch 4)

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Dear Isaac/ Arup,

I refer to your email dated 18.12.2025 seeking our comment on the revised supplementary contamination assessment plan (SCAP) (Batch 4) under CEDD's contract No. YL/2023/03 HSK/HT NDA Second Phase Development Contract 3 - Site Formation and Engineering Infrastructure Works in accordance with Condition 2.6 of the Environmental Permit No. EP-530/2017.

We have no further comment on this SCAP. Please tidy up the draft revised SCAP and formally submit the SCAP as per the EP requirements (e.g., submission of hard copy and electronic copy; certification by ET and verification by IEC) set out in the relevant conditions in the EP No. EP-530/2017 for our approval. Thanks.

Regards,
Yvette Li / E(TN)32
Tel.: (852) 2835 2390
Environmental Protection Department

----- Forwarded by Yvette YY LI/EPD/HKSARG on 19/12/2025 15:38 -----

From: "Siu Wai Chun, Isaac" <isaac.siu@HSKHT-C3.COM>
To: "yvetteyyli@epd.gov.hk" <yvetteyyli@epd.gov.hk>
Cc: "htmak@epd.gov.hk" <htmak@epd.gov.hk>, "'sychan3@cedd.gov.hk'" <sychan3@cedd.gov.hk>, "John Pak Yuk Kung" <pakyuk.kung@gammonconstruction.com>, "Ariana Sze Tung Chan" <szetung.chan@gammonconstruction.com>, "Victor, Cheng Man Chun" <victor.cheng@HSKHT-C3.COM>, "Kelvin Lo" <kelvin.lo@HSKHT-C3.COM>
Date: 18/12/2025 13:40
Subject: RE: Fw: [For Comment] Fw: HSK/HT NDA - Contract 3 - Supplementary Contamination Assessment Plan (Batch 4)

Dear Yvette,

Please find attached RtoC table and updated set of submission in below link for your approval.
R9908_v4.0_all_Optimized.pdf

Thanks and Best Regards,
Isaac Siu

From: yvetteyyli@epd.gov.hk <yvetteyyli@epd.gov.hk>
Sent: Friday, December 12, 2025 9:37 AM
To: Siu Wai Chun, Isaac <isaac.siu@HSKHT-C3.COM>
Cc: htmak@epd.gov.hk; 'sychan3@cedd.gov.hk' <sychan3@cedd.gov.hk>; John Pak Yuk Kung <pakyuk.kung@gammonconstruction.com>; Ariana Sze Tung Chan <szetung.chan@gammonconstruction.com>; Victor, Cheng Man Chun <victor.cheng@HSKHT-C3.COM>; Kelvin Lo <kelvin.lo@HSKHT-C3.COM>
Subject: Re: Fw: [For Comment] Fw: HSK/HT NDA - Contract 3 - Supplementary Contamination Assessment Plan (Batch 4)

Dear Isaac / Arup,

I refer to your email dated 24.11.2025 seeking our comment on the **revised supplementary contamination assessment plan (SCAP) (Batch 4) under CEDD's contract No. YL/2023/03 HSK/HT NDA Second Phase Development Contract 3 - Site Formation and Engineering Infrastructure Works** in accordance with Condition 2.6 of the Environmental Permit No. EP-530/2017.

Please find our comments below for your follow-up and response.

1. Rtc (8) 8.1.4 The conclusion of COCs is incorrect. Please rectify.
2. Rtc (5) & (6) Table 5.1 & Appendix F Please illustrate the relative locations of C3-530a and 231a, indicating the batch number and sampling arrangement. Please clarify whether C3-530a and 231a are associated with the same potential contamination sources. If not, they should be considered and assessed separately.

If you have any further queries, please do not hesitate to contact me. Thanks.

Regards,
Yvette Li / E(TN)32
Tel.: (852) 2835 2390
Environmental Protection Department

----- Forwarded by Kin Wa WONG/EPD/HKSARG on 24/11/2025 16:15 -----

From: "Siu Wai Chun, Isaac" <isaac.siu@HSKHT-C3.COM>
To: "yvetteyyli@epd.gov.hk" <yvetteyyli@epd.gov.hk>
Cc: "htmak@epd.gov.hk" <htmak@epd.gov.hk>, "'sychan3@cedd.gov.hk'" <sychan3@cedd.gov.hk>, "John Pak Yuk Kung" <pakyuk.kung@gammonconstruction.com>, "Ariana Sze Tung Chan" <szetung.chan@gammonconstruction.com>, "Victor, Cheng Man Chun" <victor.cheng@HSKHT-C3.COM>, "Kelvin Lo" <kelvin.lo@HSKHT-C3.COM>
Date: 24/11/2025 16:01
Subject: RE: Fw: HSK/HT NDA - Contract 3 - Supplementary Contamination Assessment Plan (Batch 4)

Dear Yvette,

Please find attached RtoC table and updated set of submission in below link for your approval.

R9908_v3.0_All_Optimized (3).pdf

Thanks and Best Regards,
Isaac Siu

From: yvetteyyli@epd.gov.hk <yvetteyyli@epd.gov.hk>
Sent: Monday, November 17, 2025 9:29 AM
To: Siu Wai Chun, Isaac <isaac.siu@HSKHT-C3.COM>
Cc: htmak@epd.gov.hk; 'sychan3@cedd.gov.hk' <sychan3@cedd.gov.hk>; John Pak Yuk Kung <pakyuk.kung@gammonconstruction.com>; Ariana Sze Tung Chan <szetung.chan@gammonconstruction.com>; Victor, Cheng Man Chun <victor.cheng@HSKHT-C3.COM>; Kelvin Lo <kelvin.lo@HSKHT-C3.COM>
Subject: Re: Fw: HSK/HT NDA - Contract 3 - Supplementary Contamination Assessment Plan (Batch 4)

Dear Isaac / Arup,

I refer to your email dated 23.10.2025 seeking our comment on the **supplementary contamination assessment plan (SCAP) (Batch 4) under CEDD's contract No. YL/2023/03 HSK/HT NDA Second Phase Development Contract 3 - Site Formation and Engineering Infrastructure Works** in accordance with Condition 2.6 of the Environmental Permit No. EP-530/2017.

Please find our comments in the attached for your follow-up and response.

If you have any further queries, please do not hesitate to contact me. Thanks.

Regards,
Yvette Li / E(TN)32
Tel.: (852) 2835 2390
Environmental Protection Department

----- Forwarded by Yvette YY LI/EPD/HKSARG on 23/10/2025 17:43 -----

From: "Siu Wai Chun, Isaac" <isaac.siu@HSKHT-C3.COM>
To: "yvetteyyli@epd.gov.hk" <yvetteyyli@epd.gov.hk>
Cc: "htmak@epd.gov.hk" <htmak@epd.gov.hk>, "'sychan3@cedd.gov.hk'" <sychan3@cedd.gov.hk>, "John Pak Yuk Kung" <pakyuk.kung@gammonconstruction.com>, "Ariana Sze Tung Chan" <szetung.chan@gammonconstruction.com>, "Victor, Cheng Man Chun" <victor.cheng@HSKHT-C3.COM>, "Kelvin Lo" <kelvin.lo@HSKHT-C3.COM>
Date: 23/10/2025 13:36
Subject: HSK/HT NDA - Contract 3 - Supplementary Contamination Assessment Plan (Batch 4)

Dear Yvette,

Please see below link for Supplementary Contamination Assessment Plan (Batch 4) (DP area with contamination potential) for EPD review and approval.
R9908_v2.0_All_Optimized.pdf

Noted that 3 submissions (Batch 2 to Batch 4) of SCAPs were submitted recently, we would like to prioritize the submission as the following for your reference:

1. Batch 2 (Nullah Diversion area)
2. Batch 4 (This submission – EP-530/2017 Area)
3. Batch 2 (Remaining Area)
4. Batch 3 (MTR HSK Station Area)

1. Batch 2 (Nullah Diversion area)
2. Batch 4 (This submission - EP-530/2017 Area)
3. Batch 2 (Remaining Area)
4. Batch 3 (MTR HSK Station Area)

To facilitate the review of the submission, the following appendices have been extracted for easy reference:

1. Contamination Assessment Area Batch 4 Assessment Area.pdf
2. Layout Plan Illustrating Differences in Potentially Contaminated Areas between this SCAP and approved Final CAP Figure 2.pdf
   a. Area highlighted in green - No contamination potential from previous approved CAP and no changes of land use
   b. Area highlighted in green - Potential contamination from previous approved CAP but no potential contamination identified after site walkover and survey results (Photos records of the site surveys refer to Appendix B.pdf)
   c. Area highlighted in blue - Potential contamination from previous approved CAP and confirmed sampling location in this CAP submission(Photos records of the site surveys refer to Appendix B.pdf)

Submission schedule updated as below:-

CAP Submission Schedule for Contract YL/2023/03					
SCAPs Submission Schedule	**DP/Non-DP***	**Contam or Non-contam**	**Tentative Submission Date**	**Target Approval Date**	**Remark**
Site Appraisal Report - 1st Batch (Approved)	Non-EP	Non-contam	Approved on 2 Jul 2025	/	/
SCAPs - 2nd Batch (Non-DP Area)	Non-EP	Both	Submitted on 2 Oct 2025	17/10: Part N2 31/10: Nallah Diversion, C1a, G1h 26/11: Remaining Area	EPD replied with no comment on Part N2, C1a and G1h
SCAPs - 3rd Batch (Non-DP Area)	Non-EP	Non-contam	Submitted on 13 Oct 2025	31/Dec/25	HSK MTR Station
SCAPs - 4th Batch for EP no.: EP-530/2017	**EP**	**Both**	**22/Oct/25**	**14/Nov/25**	/
SCAPs - 5th Batch for EP no.: EP-528/2017	EP	Non-contam	14/Nov/25	29/Dec/25	A site appraisal report will be presented for areas identified as having no potential land contamination.
SCAPs - 6th Batch for EP no.: EP-529/2017	EP	Non-contam	28/Nov/25	27/Jan/26	
SCAPs - 7th Batch for EP no.: EP-527/2017	EP	Non-contam	19/Dec/25	18/Feb/26	
SCAPs - 8th Part A1c, A3, and G5 (Non-DP Area)	Non-EP	TBC	2026 Q2	/	/

Please feel free to contact me if any queries. Thanks!

Regards,
Isaac Siu

Resident Engineer
Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development
Arup
m +852 5284 8698[attachment "RtC_20251120.pdf" deleted by Kin Wa WONG/EPD/HKSARG] [attachment "RtC_20251218.pdf" deleted by Yvette YY LI/EPD/HKSARG]

SCAP (Batch 4)

(DP Areas for EP No.:EP-530/2017)

Contract No. YL/2023/03

Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development –

Contract 3 – Site Formation and Engineering Infrastructure Works

Supplementary Contamination Assessment Plan (Batch 4)

(DP Areas for EP No.: EP-530/2017)

(Ref.: R9908_v1.0)

Response to Comments (16 Oct 2025)

Comments	Responses
ET's Comments dated 15 Oct 2025	
1. Figure 2 – Please clarify the areas other than potentially contaminated sites and areas with no potentially contaminating activities identified.	Please be clarified that "potentially contaminated sites" denotes the sites identified with potential contamination issues in the Approved CAP and/or Final CAP and this SCAP. For the "areas with no potentially contaminating activities identified", it denotes the areas identified with potential contamination issues in the Approved CAP and/or Final CAP but not in this SCAP. For the areas not defined as the areas mentioned above, they are not identified with potential contaminated issues in the Approved CAP, Final CAP and this SCAP. Details of the site ID and its potential contamination activities have been presented in Appendix F. Remark is added in Figure 2.
2. Figure 3 – Please provide coordinates for the sampling locations.	Coordinates of proposed sampling locations have been added in Figure 3.

Contract No. YL/2023/03

Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development –

Contract 3 – Site Formation and Engineering Infrastructure Works

Supplementary Contamination Assessment Plan (Batch 4)

(DP Areas for EP No.: EP-530/2017)

(Ref.: R9908_v2.0)

Response to Comments (20 Nov 2025)

Comments	Responses
EPD's Comments dated 17 November 2025 (By email on 17 November 2025, 9:29am)	
I refer to your email dated 23.10.2025 seeking our comment on the **supplementary contamination assessment plan (SCAP) (Batch 4) under CEDD's contract No. YL/2023/03 HSK/HT NDA Second Phase Development Contract 3 - Site Formation and Engineering Infrastructure Works** in accordance with Condition 2.6 of the Environmental Permit No. EP-530/2017. Please find our comments in the attached for your follow-up and response.	Noted.
1. Please highlight all the changes/amendments in the next submission.	Noted.
2. C3-530c, C3-530b, Part E1a & E2: No comment.	Noted.
3. Appendix B: Please label each photo with the corresponding site name.	Noted and Appendix B has been updated.
4. Information from EPD: Please clarify whether the valid CWP record "Kanson Crane Service Company Limited" (Site ID 218) is within the assessment Area. If yes, please update in 3.4.3 to explain the relevance and implications.	Please be clarified that according to the address of the valid CWP record "Kanson Crane Service Company Limited", this CWP record is out of the assessment area. Appendix C has been updated.

Comments	Responses
5. Table 5.1 The meaning of the Remark (1) is unclear. Please clarify and justify why a 13m grid size is appropriate with reference Table 2.1 of Practice Guide.	Noted. The Remark (1) of Table 5.1 has been clarified.
6. Appendix F (Site C3-530a), please explain why propose grid sampling at this site. - Please explain why grid sampling is being proposed for this site. - Are there observable stains? If so, please provide a quantitative description (e.g. approximate area and quantity etc.). - What is the current paving condition? - Are there any concerns regarding chemicals or potential sources of contamination? - Please review whether "Open Area Storage," "Equipment Depot," or both could pose land contamination risks, and confirm whether a full suite of COCs is appropriate with reference to Table 2.3 of the Practice Guide.	Noted. The proposed grid samplings for Site C3-530a are explained in the Appendix F.
7. Appendix F: Please clarify the meaning of the Remark below the table.	Noted and the remark in the Appendix F has been removed.
8. Please include a conclusion for summary.	Noted. The conclusion for summary has been included as Section 8.

Contract No. YL/2023/03

Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development –

Contract 3 – Site Formation and Engineering Infrastructure Works

Supplementary Contamination Assessment Plan (Batch 4)

(DP Areas for EP No.: EP-530/2017)

(Ref.: R9908_v3.0)

Response to Comments (18 Dec 2025)

Comments	**Responses**
EPD's Comments dated 12 December 2025 (By email on 12 December 2025, 9:37am)	
I refer to your email dated 24.11.2025 seeking our comment on the **revised supplementary contamination assessment plan (SCAP) (Batch 4) under CEDD's contract No. YL/2023/03 HSK/HT NDA Second Phase Development Contract 3 - Site Formation and Engineering Infrastructure Works** in accordance with Condition 2.6 of the Environmental Permit No. EP-530/2017. Please find our comments below for your follow-up and response.	Noted.
1. Rtc (8) 8.1.4 The conclusion of COCs is incorrect. Please rectify.	Noted and S8.1.4 has been updated.
2. Rtc (5) & (6) Table 5.1 & Appendix F Please illustrate the relative locations of C3-530a and 231a, indicating the batch number and sampling arrangement. Please clarify whether C3-530a and 231a are associated with the same potential contamination sources. If not, they should be considered and assessed separately.	The relative locations of C3-530a and 231a are shown in Figure 3. Please be clarified that C3-530a and 231a are associated with the same potential contamination sources, therefore, these two sites should be considered and assessed together. Table 5.1 and Appendix F have been revised accordingly.

Prepared for

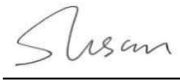
Gammon – Richwell Engineering Joint Venture

Prepared by

Ramboll Hong Kong Limited

CONTRACT NO. YL/2023/03
HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA SECOND PHASE DEVELOPMENT – CONTRACT 3 – SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS

SUPPLEMENTARY CONTAMINATION ASSESSMENT PLAN (DP Areas for EP No.: EP-530/2017)

Date	**18 December 2025**
Prepared by	**Susan Chan** **Environmental Consultant**
Signed	
Approved by	**Zoe Chan** **Senior Manager (Land Contamination Specialist)**
Signed	
Project Reference	**GAMHSKC3LD00**
Document No.	**R9908_v4.0**

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Ramboll Hong Kong Limited

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56 Gloucester Road, Wan Chai, Hong Kong

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Email: hkinfo@ramboll.com

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Appendix H Parameters of Laboratory Analysis for Soil and Groundwater

1. INTRODUCTION

1.1 Background

1.1.1 The study on Hong Kong 2030: Planning Vision and Strategy (HK2030 Study), completed in 2007, recommended the implementation of the New Development Areas (NDAs), including the NDAs at Fanling North, Kwu Tung North, Ping Che / Ta Kwu Ling and Hung Shui Kiu, which are developed for multiple purposes, including the provision of land for housing, education and community facilities, improvement of the degraded rural environment, better protection of resources of high conservation value, timely development of land for tertiary education, special industries and open storage uses, providing employment, etc. Particularly, NDAs can be an important source of public housing land to address part of the anticipated shortfall in the medium to longer term (i.e. towards the earlier part of the 2020s and thereafter).

1.1.2 It was announced in 2007-08 Policy Address that the implementation strategies of NDAs had to be worked out. Through comprehensive planning, the NDAs will provide quality living space and convenience to both residents and users.

1.1.3 Agreement No. CE 2/2011 (CE) – "Hung Shui Kiu New Development Area Planning & Engineering Study – Investigation" (the P&E Study), commissioned jointly by the CEDD and the PlanD, commenced in August 2011 and was completed in 2017. Various planning, engineering and environmental studies were completed to formulate a proposal for the Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA). The P&E Study confirmed the feasibility of implementing the proposal and formulated the implementation strategies and programme for the HSK/HT NDA. A planning and development framework for the HSK/HT NDA was established to meet the medium to long term demand for housing, especially public housing, and employment. Development of the HSK/HT NDA could cater for various land use needs arising from social and economic developments in Hong Kong.

1.1.4 Taking into account the public views on the Recommended Outline Development Plan (RODP) promulgated during Stage 3 Community Engagement and the findings of the planning and technical assessments in the P&E Study, the RODP for the HSK/HT NDA was subsequently revised and promulgated on 5 September 2016. Under the revised RODP, the HSK/HT NDA will have a total population of about 218,000 and new population of 176,000 upon full development. The HSK/HT NDA will be an integrated community with wide-ranging commercial, retail, community, recreational and cultural facilities as well as employment opportunities serving the larger population.

1.1.5 The new statutory draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) for the HSK/HT NDA was gazetted on 26 May 2017. The OZP indicates the broad land use zones and major road network for the HSK/HT NDA so that development and redevelopment of land within the area can be put under statutory planning control. The Chief Executive and the Executive Council approved the draft OZP on 16 October 2018, and the approved OZP No. S/HSK/2 was gazetted on 26 October 2018.

1.1.6 To ensure a balanced and incremental development with orderly rehousing/relocation of eligible clearees, the development of the HSK/HT NDA and the associated engineering infrastructure was proposed to be carried out in three phases, comprising First Phase Development, Second Phase Development and Remaining Phase Development. The site formation and engineering infrastructure works under First Phase Development and Second Phase Development commenced in 2020 and 2024 respectively.

1.1.7 Ramboll Hong Kong Limited (Ramboll) was commissioned by Gammon – Richwell Engineering Joint Venture (the Contractor) as the Land Contamination Consultant to conduct detailed land contamination assessment for Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works (the Project).

1.2 Project Scope

1.2.1 The scope of the Project comprises the following principal works elements:

(a) Site clearance and formation (including land decontamination works) for about 50 hectares of lands, together with provision of associated engineering infrastructure;

(b) Construction of district distributor and local roads connecting Hung Shui Kiu/Ha Tsuen New Development Area to Tin Ha Road and Castle Peak Road;

(c) Construction of a pedestrian footbridge and associated stairs and lifts;

(d) Construction of a vehicular underpass and associated depressed roads;

(e) Realignment and revitalisation of some sections of Tin Sam Channel;

(f) Construction of a sewage pumping station;

(g) Construction of a common utility enclosure;

(h) Reprovision of a sitting-out area near Tung Lei Path;

(i) Modification of existing MTR Light Rail Transit junctions at Castle Peak Road;

(j) Modification of MTR Tuen Ma Line Emergency Access Point 26 in Tuen Mun;

(k) Construction of associated works including water mains, drainage and sewerage works, district cooling mains, cycle tracks, footpaths, box culverts, landscaping works, electrical and mechanical works and other ancillary works; and

(l) Implementation of environmental mitigation measures (including noise barriers) and environmental monitoring works for the works mentioned above.

1.3 Contamination Assessment Area

1.3.1 The Land Contamination Assessment Area (hereafter called the "Assessment Area") for this Supplementary Contamination Assessment Plan (SCAP) is indicated in **Figure 1**, which includes designated project (DP) areas under Environmental Permit (EP) no.: EP-530/2017.

1.3.2 Apart from the DP areas mentioned in **Section 1.3.1**, detailed land contamination assessment for other areas under Contract No. YL/2023/03 would be reported in separate Supplementary Contamination Assessment Plan(s) (SCAP(s)).

1.4 Objectives of Supplementary Contamination Assessment Plan

1.4.1 A Contamination Assessment Plan (CAP) was prepared under the Environmental Impact Assessment (EIA) for the HSK NDA (Register No.: AEIAR-203/2016) which was approved in 2016 (hereafter called the "Approved CAP"). Potentially contaminated sites at the HSK NDA were identified in the Approved CAP and site re-appraisal was considered necessary because many of the sites could not be accessed for investigation and these sites would still be in operation prior to land resumption by the Government and any change of land uses may also result in potential land contamination.

1.4.2 According to the approval condition (2) of the EIA report for the HSK NDA, it is stated that the Project Proponent (PP) should conduct detailed assessment of the land contamination of all development sites within the project area, devise and implement remediation action plan to ensure decontamination of the sites. Contaminated soil must not be used for planting and landscaping. In addition, according to the Approved CAP, the PP should appoint a consultant to re-appraise those sites to ascertain the initial evaluation and recommendation reported and update the corresponding findings (e.g. locations of hotspots) and sampling and testing requirements presented in the Approved CAP.

1.4.3 In 2020, a CAP was prepared under Agreement No. CE 1/2020 (CE) – "Hung Shui Kiu / Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction" (hereafter called the "Final CAP") to conduct site re-appraisal for the areas under Stage 2 Works within Package A and Advance Works Phase 3 and update the corresponding findings and sampling and testing requirements presented in the Approved CAP. However, detailed land contamination assessment for Stage 2 Works within Package A and Advance Works Phase 3 had yet to be completed at the design stage since the land had not been resumed and most of the sites were inaccessible during site surveys. As a result, the requirements mentioned in **Section 1.4.2** cannot be met at the design stage of the Project.

1.4.4 According to Condition 2.6 of EP-530/2017, detailed assessment of land contamination to the Project site(s) shall be carried out before the commencement of construction of the Project when access to the site(s) is available. The supplementary CAP shall be submitted to the Director of Environmental Protection (DEP) for approval. Site investigation (SI) and submission of Contamination Assessment Report (CAR) shall be conducted if potentially contaminated sites identified. Remediation Action Plan (RAP) shall be devised and implemented if necessary in order to fulfil the requirements mentioned in **Section 1.4.2**.

1.4.5 The objectives of this SCAP are to:

- Review and extract relevant findings applicable to the Assessment Area from the Approved CAP and Final CAP;
- Conduct site re-appraisal of the sites within the Assessment Area, including the potentially contaminated sites as well as the non-contaminated land uses identified in the Approved CAP and Final CAP;
- Review the present and historical land uses in relation to possible land contamination within or in the proximity of the Assessment Area;
- Present the findings of desktop study and site appraisal for the Assessment Area;
- Identify locations for assessment of potential contamination and associated risks or hazards; and
- Identify potential chemicals of concern (COC) and scoping of sampling and laboratory testing requirements of soil and groundwater samples to determine the nature and extent of any potential land contamination identified.

1.5 Report Structure

1.5.1 The structure of this SCAP is as follows:

- Section 1 provides an introduction of the Project background and this SCAP;

- Section 2 presents the guidelines adopted for the land contamination assessment;
- Section 3 presents the findings of site appraisal;
- Section 4 identifies the potentially contaminated sites;
- Section 5 provides the Site Investigation (SI) Plan;
- Section 6 presents the laboratory analytical requirements;
- Section 7 presents the reporting programme; and
- Section 8 concludes the findings of this SCAP.

2. ASSESSMENT CRITERIA AND METHODOLOGY

2.1 Guidelines and Evaluation Criteria

2.1.1 This SCAP has been prepared in accordance with the following guidelines published by the EPD:

- Section 3 of Annex 19 of the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM);
- Guidance Note for Contaminated Land Assessment and Remediation ("Guidance Note"), dated 15 August 2007 (Revised in April 2023);
- Guidance Manual for Use of Risk-Based Remediation Goals for Contaminated Land Management ("Guidance Manual"), dated December 2007 (Revised in April 2023); and
- Practice Guide for Investigation and Remediation of Contaminated Land ("Practice Guide"), dated August 2011 (Revised in April 2023).

2.1.2 As the Assessment Area includes DP areas under EP-530/2017 and as mentioned in **Sections 1.4.2** and **1.4.4**, this SCAP has been prepared to fulfil the approval condition (2) of the EIA report for the HSK NDA and the EP Condition 2.6 of EP-530/2017.

3. SITE APPRAISAL

3.1 Findings from the Approved CAP and Final CAP

3.1.1 As mentioned in **Section 1.4**, site appraisal had been conducted and findings had been presented in the Approved CAP and Final CAP to ascertain the land uses within the project boundary during the time of preparation of the respective CAP.

3.1.2 As stated in the Approved CAP, helicopter reconnaissance of the Assessment Area was undertaken in September 2014 followed by site visits conducted in December 2014. Only two sites fall within the Assessment Area were identified as potentially contaminated sites and both sites were inaccessible for conducting site walkover.

3.1.3 According to the Final CAP, site surveys were conducted in December 2020, January 2021 and May 2021 to re-appraise the sites identified in the Approved CAP, which includes the potentially contaminated sites as well as the non-contaminated land uses. Only two sites fall within the Assessment Area were identified as potentially contaminated sites and both sites were inaccessible for conducting site walkover.

3.1.4 Relevant site findings for the Assessment Area are extracted from the Approved CAP and Final CAP and presented in **Appendix F**.

3.2 Site Re-appraisal

3.2.1 Site re-appraisal for the identified potentially contaminated sites as well as the non-contaminated land uses identified in the Approved CAP and Final CAP was carried out.

3.2.2 Site surveys were conducted from January to April 2025 to re-appraise the Assessment Area for the potential land contamination. The present land uses/ activities identified within the Assessment Area are detailed in **Appendix F**. Comparison of the site ID adopted in the Approved CAP, Final CAP and this SCAP for the identified potentially contaminated sites is also provided in **Appendix F**.

3.2.3 The site walkover checklists and site survey photos for the parts within the Assessment Area are presented in **Appendix A** and **Appendix B** respectively.

3.3 Site Geology

3.3.1 The Assessment Area consists of low flat flood plains surrounded by natural terrain in the south and west. Fill deposits beneath developed areas within the Assessment Area vary in thickness from 1m to 5m. The majority of the Assessment Area is covered with a layer of terraced alluvium. The thickness of alluvium encountered within the Assessment Area typically varies from 0.3m to over 24m. A layer of in-situ soil, predominately saprolite and in places Grade IV rock is located between the alluvium and rockhead. The predominant unit of the saprolite is Grade V materials derived from weathered rocks. The thickness of saprolite varies from less than 1m to over 115m.

3.4 Information from Relevant Government Departments

3.4.1 Information on the accidental spillage/leakage records, Dangerous Goods Licenses and incident records was requested from the EPD and Fire Services Department (FSD) in the Approved CAP and Final CAP to identify the potential land contamination within the Assessment Area.

3.4.2 Further information request to EPD and FSD for any latest records (from Year 2020 to the time of preparation of this SCAP) within the Assessment Area have been sent in January and February 2025. Information request letters to EPD and FSD are enclosed in **Appendix C** and **Appendix D** respectively.

3.4.3 Response from the EPD (Batch 1 on 15 Feb 2025 and Batch 2 on 30 Mar 2025) and the chemical waste producer registration records are enclosed in **Appendix C**. As mentioned in the chemical waste producer registration record, only one invalid record is relevant to the Assessment Area. However, it is not possible to verify the valid / invalid record with the site operator. It is only available to check with the registered address. Considering no record of reported accidents of spillage/leakage of chemicals within the Assessment Area since the time of preparation of the Approved CAP, land contamination impact due to chemical waste handling and storage in the Assessment Area is considered unlikely.

3.4.4 Response from FSD (Batch 1 on 6 Feb 2025 and Batch 2 on 10 Apr 2025) is enclosed in **Appendix D**. Based on the information provided by the FSD, no record of Dangerous Goods License was found within the Assessment Area. A total of 39 incidents (i.e. rubbish fire, No.1 fire alarm, late call fire, trapped, vehicle fire, animal rescue, fell from height, lift case, vegetation fire and electrical fire) from Year 2022 to February 2025 was recorded. However, among the 39 incidents, there is no incident identified within the Assessment Area. Since no dangerous goods spillage/leakage within the Assessment Area was reported since the time of preparation of the Approved CAP, land contamination impact dur to incidents in the Assessment Area is considered unlikely.

3.5 Review of Aerial Photos

3.5.1 Historical aerial photos available between Year 1978 and 2024 have been reviewed. The development history of the Assessment Area and the surrounding environs is summarized in **Table 3.1** and the selected aerial photos are presented in **Appendix E**.

Table 3.1 Summary of Historical Land Uses for the Assessment Area and the Surrounding Environs

Year	Historical Land Use	
	Assessment Area	**Surrounding Environs**
1978	• Agricultural lands • Fishponds • Vegetation	• Agricultural lands • Fishponds • Rural residential areas • Vegetation
1985	• C3-530b was converted to open space • Yick Yuen Road was identified • No significant change in land use was observed for other site parts in comparison with land use from the 1978 aerial photos	• Agricultural lands • Fishponds • Rural residential areas • Vegetation • Some areas were converted to open space
1995	• C3-530a and C3-530b were converted to open area storage • No significant change in land use was observed for other site parts in comparison with land use from the 1985 aerial photos	• More areas were converted to open area storage and rural residential areas
2010	• More areas in C3-530a and C3-530b were converted to open area storage • Southern part of C3-530c was converted to vegetation, while the northern part of was converted to open area storage • Other site parts were converted to nullah, roads and vegetation	• MTR Tuen Ma Line was observed • More areas were converted to open area storage and rural residential areas
2013	• No significant change in land use was observed in comparison with land use from the 2010 aerial photos	• More areas were converted to open area storage, equipment depot and rural residential areas

Year	Historical Land Use	
	Assessment Area	**Surrounding Environs**
2018	• No significant change in land use was observed in comparison with land use from the 2013 aerial photos	• No significant change in land use was observed in comparison with land use from the 2013 aerial photos
2020	• C3-530a was converted to equipment depot • No significant change in land use was observed for other site parts in comparison with land use from the 2018 aerial photos	• Some areas were observed to be vacant in comparison with land use from the 2018 aerial photos
2022	• No significant change in land use was observed in comparison with land use from the 2020 aerial photos	• No significant change in land use was observed in comparison with land use from the 2020 aerial photos
2024	• Southern part of C3-530c was observed to be vacant • No significant change in land use was observed for other site parts in comparison with land use from the 2022 aerial photos	• More areas were observed to be vacant • No significant change in land use was observed for other areas in comparison with land use from the 2022 aerial photos

4. POTENTIALLY CONTAMINATED SITES

4.1 Identification of Potentially Contaminated Sites

4.1.1 According to the Approved CAP and Final CAP, some land uses/ activities with the potential to cause land contamination issues were identified at the potentially contaminated sites within the Assessment Area. These land uses/ activities comprise the following:

- Open area storage; and
- Construction material storage & equipment depot.

4.1.2 Based on the site re-appraisal findings, land uses/ activities at some potentially contaminated sites were changed, while no new potentially contaminated sites were identified. **Appendix F** presents the comparison of site findings of the potentially contaminated sites between the land uses/ activities identified in the Approved CAP and Final CAP and the latest status at the time of preparation of this SCAP, while the locations of the identified potentially contaminated sites are shown in **Figure 2**. One (1) site in this SCAP has been identified with potential land contamination within the Assessment Area.

5. SITE INVESTIGATION PLAN

5.1 Proposed Site Investigation

5.1.1 SI with sampling locations under regular girds is proposed at one (1) site in this SCAP to assess the potential land contamination within the Assessment Area.

5.1.2 Sampling approach is proposed based on EPD's Practice Guide. Regular grid pattern of sampling approach should be adopted to provide a representation of the extent and nature of contamination at the identified potential contaminated site. All the regular grid sampling point should be located with the grid area. The sampling plan for the potentially contaminated sites in which SI is recommended is summarised in **Table 5.1** and illustrated in **Figure 3**. A total of three (3) sampling locations is proposed for soil and groundwater sampling. Either trial pit or borehole sampling could be adopted for sampling, subject to site conditions.

Table 5.1 Sampling Plan for the Potentially Contaminated Sites

Site Area	Site ID adopted in this SCAP	Approx. Potentially Contaminated Area (m^2)	Grid Size (m)	No. of Boreholes under Regular Grids Proposed	No. of Boreholes under Hot Spots Proposed	Borehole No.
Part E1a	C3-530a	390	13 (1)	3	0	EBH231-05, EBH231-08 & EBH231-09 (1)

Remark:
(1) C3-530a falls within the area of Site 231a of Batch 2 Assessment Area under the same project. The relative locations of C3-530a and Site 231a are shown in **Figure 3.** Since the land use, potential contamination sources and potentially contaminating activities are the same, the sampling grid size and the proposed sampling locations for C3-530a have been assessed along with Site 231a of Batch 2 Assessment Area under the same project with reference to Table 2.1 of Practice Guide.

5.1.3 The collected soil and groundwater samples should be analysed for the parameters which have been selected with reference to EPD's Practice Guide and based on the potentially contaminated sources. All samples should be analysed by a Hong Kong Laboratory Accreditation Scheme (HOKLAS) accredited laboratory. The proposed sampling and testing schedule is shown in **Table 5.2**.

Table 5.2 Proposed Soil and Groundwater Sampling and Testing Schedule

Borehole in Site	Sampling Matrix		Testing Parameters			
			VOCs	SVOCs (4)	Metals (4)	PCRs
C3-530a	Soil	0.5m bgl 1.5m bgl 3.0m bgl (if exceedance found at 0.5m bgl / 1.5m bgl)	✓ (Acetone, BTEX, MTBE, Trichloroethene only)	✓ (PAHs (3) only)	✓ (Chromium, Copper, Lead, Manganese, Nickel, Zinc only)	✓
	Groundwater	If present	✓ (Acetone, BTEX, MTBE, Trichloroethene only)	✓ (PAHs (3) only)	-	✓

Notes:
(1) Details of laboratory testing parameters are referred to **Appendix H**.
(2) "bgl" denotes below ground level.

(3) Polyaromatic hydrocarbons (PAHs) in the RBRGs include, acenaphthene, acenaphthylene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene and pyrene.
(4) Only COCs with RBRG criteria will be tested.

5.2 Soil Sampling Methodology

Sampling Location

5.2.1 A total of three (3) sampling locations are proposed as shown in **Figure 3**.

5.2.2 The exact sampling locations of the SI will be determined on site and subject to fine adjustment due to site specific conditions (e.g. presence of foundations, underground utilities, etc.). The locations shall be agreed with the Land Contamination Specialist prior to excavation, drilling and sampling.

Sampling Method and Depth of Sampling

5.2.3 Soil samples will be taken using inspection pits and/or trial pits/boreholes. All soil sampling shall be supervised by a Land Contamination Specialist.

5.2.4 Trial pits digging should be undertaken by separate hand digging tools. Trial pits should not be entered by anyone once the depth has equalled or exceeded 1.2m unless appropriate safety precautions (i.e. shoring, stepping and/or sloping of sides) are taken. Trial pits should be designed to ensure safety and to prevent the pits from collapsing.

5.2.5 All boreholes will be undertaken by means of dry rotary drilling method (i.e. without the use of flushing medium). For safety reasons, a 0.5m x 0.5m inspection pit or trial pit should be excavated down to 1.5m bgl to inspect for underground utilities at the proposed borehole location.

5.2.6 Among the Assessment Area, the potentially contaminated areas are sites in question primarily originate from surface-level activities, with no underground sources present. Disturbed soil samples will be collected at the depth of 0.5m and 1.5m bgl using a hand-driven decontaminated sampler. Soil samples at 0.5m and 1.5m bgl will be collected for laboratory analysis as the initial screening. If exceedance found, soil sample at 3.0m bgl will also be collected for laboratory analysis. Trial pits excavation will be continued if possible to collect the soil sample at 3.0m bgl using a hand-driven decontaminated sampler. Otherwise, soil boring using drill rigs should then be performed for depth from 1.5m to the maximum boring depth. U76/U100 samplers (stainless steel) will be used to collect soil samples during borehole drilling. At least three soil samples should be collected from each sampling location for laboratory analysis if exceedance found at 0.5m and 1.5m bgl soil samples subject to the geographic profile.

5.2.7 During SI, as a preliminary scanning for drillholes, soil colour, odour and visual inspection will be used as in-situ measure for determining the vertical extent of contamination.

5.2.8 In case of significant soil contamination (such as stained, unnaturally coloured soil and/or petroleum or solvent odours in soil, and etc.) is encountered, additional soil samples at the vertical directions should be taken so as to obtain an accurate estimation of the extent of soil contamination.

5.2.9 All equipment in contact with the soil will be thoroughly decontaminated prior to use by cleansing with laboratory-grade (non-phosphate) detergent and rinsed thoroughly by distilled water. A clean area immediately adjacent to the sampling location will be

established, using a plastic sheet or tarpaulin, on which all cleaned equipment, will be placed.

5.2.10 The proposed sampling depths for each sampling location are summarized in **Table 5.2** above.

5.2.11 One groundwater sample should be collected by grab sampling at the trial pit as initial screening if groundwater is encountered at the sampling location. If exceedance found, a groundwater sampling well should be installed for the boreholes and groundwater sample should then be collected. (see **Section 5.3** below).

5.2.12 All soil samples will be stored at a temperature range between 0°C and 4°C in the dark but not frozen, labelled and delivered to the HOKLAS accredited laboratory on the same day.

5.2.13 The collected soil samples will be accompanied with the following information as a minimum:

(a) Sample identification number;

(b) Borehole number where sample collected;

(c) Sampling depth (m bgl);

(d) Date and time of sample collection;

(e) Physical appearance (colour, odour, etc.); and

(f) Colour photograph and other pertinent information.

5.2.14 Trial pits / Boreholes will be logged by the geologist of the SI Contractor. Trial pits / Boreholes logs will be maintained for all sampling locations for the SI. The logs will be used to record the following sampling information for each sampling location:

(a) Site name;

(b) Borehole or trial pit / inspection pit number and location;

(c) Name of supervising site geologist, engineer, or consultant;

(d) Date and time excavation and boring was started and completed and time each sample was collected;

(e) Weather conditions, especially any inclement conditions that may affect sample integrity;

(f) Sample identification numbers;

(g) Sample depths;

(h) Groundwater level encountered;

(i) Lithologic description for soils encountered and for each sample collected in accordance with the Unified Soils Classifications System (USCS): and

(j) Odour, if any, or other indication.

5.2.15 The proposed and as-constructed coordinates (i.e. Northings and Eastings according to HK1980 Grid) will be surveyed by the SI Contractor.

5.3 Groundwater Sampling Methodology

5.3.1 Groundwater sample should be collected by grab sampling at the trial pit as initial screening if groundwater is encountered at the sampling location. The groundwater sampling well should be installed at the sampling location and groundwater sample will be collected if exceedance found during initial screening. The trial pit should be pumped

to near dry and allowed to settle and to reach equilibrium. Groundwater sample should then be taken within 24 hours. In addition, the trial pit should be protected with bunds at four sides with impervious sheeting at the end of each day to avoid potential contamination such as dust or site run off from the surrounding environment.

5.3.2 If exceedance found at the groundwater samples collected at trial pits during initial screening, sampling locations will be further excavated / drilled to 2m bgl below groundwater level encountered or as advised by the Land Contamination Specialist and installed with well materials to allow for groundwater sampling. PVC pipe will be used for the groundwater sampling well. All PVC pipes will be decontaminated prior to installation. PVC pipe sections should be connected together using appropriate methods such as pre-fabricated threaded joints or rivets and not connected using solvent based glues. Empty voids between the PVC pipe and the sampling location will be packed with clean gravels and/or sand. The groundwater sampling wells should be secured to prevent contamination from the surface. Bentonite and cement will be used to fill up the top of the void and well caps will be used to close the pipe. A schematic diagram of the groundwater sampling well is provided in **Figure 4**.

5.3.3 Prior to sampling, the groundwater will be purged five times the volume of groundwater within the borehole to remove fine-grained materials and to collect freshly recharged representative samples using a Telfon/stainless steel bailer, stainless steel spoon or mechanical pump or similar device.

5.3.4 During the purging exercise, the time for groundwater recharge to the original level will be recorded by the SI Contractor as an indication of groundwater flow and velocity. The groundwater sampling location will then be allowed to stabilize to permit groundwater to settle and to reach equilibrium. Groundwater samples should then be taken within 24 hours of the wells after purged.

5.3.5 For analysis of NAPL, the groundwater level and thickness of any light non-aqueous phase liquid (LNAPL) floating on top of the groundwater will be measured after 2 hours of purging and before the collection of groundwater samples.

5.3.6 Prior to sampling, at least three consecutive stable readings of temperature, electrical conductivity and pH value will be obtained.

5.3.7 Between sampling events, all sampling equipment used shall be thoroughly decontaminated with laboratory-grade (non-phosphate) detergent and rinsed thoroughly by distilled water.

5.3.8 In taking the samples from the groundwater sampling wells, a Telfon/stainless steel bailer or mechanical pump or similar device will be lowered to the groundwater sampling well until the water table is encountered.

5.3.9 Groundwater samples should be put into bottles provided by the HOKLAS accredited laboratory. A sufficient volume of groundwater as per the advice of the HOKLAS accredited laboratory shall be obtained. Sampling of LNAPL, if present, will also be required to allow identification by the laboratory.

5.3.10 The samples will be stored at a temperature range between 0°C and 4ºC in the dark but not frozen, labelled and delivered to the HOKLAS accredited laboratory on the same day.

5.3.11 The collected groundwater samples will be accompanied with the following information as a minimum:

(a) Sample identification number;

(b) Borehole number and location where sample collected;

(c) Date and time of sample collection;

(d) Physical appearance (colour, odour, etc.); and

(e) Colour photograph and other pertinent information.

5.4 Sample Handling Requirements

5.4.1 All soil samples are to be taken by stainless steel spoon and placed into the containers provided by the HOKLAS accredited laboratory. The samples will be properly stored at a temperature range between 0°C and 4°C in the dark but not frozen, labelled and delivered to the HOKLAS accredited laboratory on the same day.

5.4.2 Similarly, all groundwater samples collected will be treated and preserved in the identical manner as that for soil samples.

5.4.3 A chain-of-custody (COC) form, including the description of the sample containers, will be completed by the SI Contractor and counter-signed by the Land Contamination Specialist for all samples delivered to the HOKLAS accredited laboratory as part of the laboratory quality control and quality assurance (QA/QC) requirements. The COC form will always be accompanied the samples during the delivery.

5.4.4 Samples should be representative of field conditions to demonstrate accuracy and reliability of analysis results of the collected samples. At each sampling location, soil and groundwater samples will be collected using de-contaminated sampling equipment. All sample containers will be provided by the HOKLAS accredited laboratory who guarantee their sterilization and preservative contents.

5.4.5 The following QA/QC programme will be adopted:

(a) One trip blank per trip. The testing parameters of the trip blank will be PCRs (C6-C8) and VOCs for soil and groundwater samples to detect any cross contamination during transport. Laboratory prepared spiked VOC samples should be stored, handled and transported in exactly the same way as the soil and groundwater samples collected;

(b) One field blank for every twenty soil samples and every twenty groundwater samples. The testing parameters of the field blank will be same as the associated soil or groundwater samples;

(c) One equipment blank per set of hand tools, per machine sampler and per bailer. The testing parameters of the equipment blank will be same as the associated soil or groundwater samples; and

(d) One duplicate sample for every twenty soil samples and every twenty groundwater samples. Precision will be calculated as the relative percent difference (RPD) between the original sample and the blind duplicate. The testing parameters of the duplicate sample will be same as the associated soil and groundwater samples. The RPD will be used to assess the sampling and laboratory reproducibility and precision. The United States Environmental Protection Agency (USEPA) sets the acceptance limits for RPD of less than 30% for groundwater and less than 50% for soil. RPD is only applicable for the results that are more than double of the laboratory reporting limit.

5.4.6 All solid and liquid wastes introduced by the SI Contractor (e.g. solvents, cleaners, etc.) will be handled and/or disposed of in full compliance with the applicable environmental Regulations, Ordinances, rules and Code of Practice. Upon the works are completed, the SI Contractor will clear all the debris, waste materials and equipment remaining, as may be generated during the course of SI works.

5.4.7 On completion of the fieldwork, the SI Contractor will as soon as practicable backfill and compact all inspection pits, trial pits and boreholes with the original material from corresponding inspection pits, trial pits and boreholes, level and reinstate the site areas to its original condition.

5.5 Fieldwork Health and Safety Precautions

5.5.1 The following measures are to be implemented to minimize risks to all field personnel during the SI stage:

- Sweep at and in the vicinity of the sampling locations with a metal detector to check for the presence of any unexploded ordnance and underground utilities prior to soil sampling works. If there is any metal scrap discovered under the ground during the course of SI, the SI Contractor is to cease work immediately until the identity is confirmed. For areas suspect of ordnance, the SI Contractor should inform the Resident Engineer and Land Contamination Specialist immediately for necessary notification to the Hong Kong Police Force for subsequent action;
- Minimize the exposure to any contaminated material by wearing appropriate clothing and personal protective equipment (PPE) but not limited to high-visibility clothing, a safety helmet, protective boots, gloves, safety glasses and hearing protection (especially when interacting directly with suspected contaminated material);
- Provide information to all workers on the potential hazards in the vicinity of sampling locations;
- Provide adequate hygiene and washing facilities; and
- Prohibit smoking or eating during activities with potential exposure to contaminated soil and/or groundwater.

5.5.2 Extreme care should be exercised when toxic gases or other hazardous materials are encountered. Any abnormal conditions found shall be reported immediately to the Resident Engineer and Land Contamination Specialist immediately.

5.5.3 The SI Contractor shall maintain equipment and supplies reasonably required in an emergency, including lifesaving, evacuation, rescue and medical equipment in good working order and condition at all times.

5.6 Reinstatement

5.6.1 The proposed SI for soil and groundwater contamination assessment involve considerable earthwork including excavation of inspection pits and drilling of boreholes. In order to minimize the import and use of fill material, it is recommended to backfill inspection pits and boreholes with the original material from corresponding inspection pits and boreholes.

5.6.2 Since the proposed locations for SI are potentially contaminated and to avoid possible cross-contamination, it is also recommended to place the excavated material on impervious sheeting adjacent to inspection pits / trial pits / boreholes. For each individual inspection pit, trial pit and borehole, it can only be backfilled with excavated material from its own corresponding inspection pit / trial pit / borehole. No backfilling with cross inspection pits / trial pits / boreholes shall be allowed.

6. LABORATORY ANALYTICAL REQUIREMENTS

6.1 Laboratory Testing Specifications

6.1.1 According to the Guidance Manual, all laboratory test methods must be accredited by the HOKLAS or one of its Mutual Recognition Arrangement partners.

6.1.2 Samples should be representative of field conditions. At each sampling location, soil samples will be collected using decontaminated sampling equipment. All sample containers will be provided by the HOKLAS accredited laboratory who guarantee their sterilization and preservative contents.

6.1.3 The COC forms for the samples delivered from the field will be endorsed by the HOKLAS accredited laboratory, with documentation of such faxed or emailed to the Land Contamination Specialist on a daily basis. This is performed to ensure all the samples collected from the field are safely delivered to the laboratory for analysis.

6.2 Laboratory Testing Parameters

6.2.1 The parameters of laboratory analysis for the soil and groundwater (if any) samples from each of the sampling locations are detailed in **Table 5.2** above. The corresponding reporting limits, RBRGs criteria and determination methods are also detailed in **Appendix H**. All the reporting limits of the corresponding chemical parameters shown in **Appendix H** are below the respective RBRGs criteria.

6.2.2 RBRGs criteria are currently used in the land contamination assessment as the remediation target in Hong Kong. The future land uses of the potentially contaminated sites within the Assessment Area and their corresponding RBRGs land uses to be adopted for the assessment are provided in **Appendix G**.

6.3 Interpretation of Laboratory Analytical Results

6.3.1 Land contamination assessment process typically summarized in **Table 6.1** below.

Table 6.1 Land Contamination Assessment Process

Step	Necessary Information
1. Identify land use and select Chemical of Concerns (COCs)	• Past land uses and activities • Current use of site and activities • Future use of site and expected activities • Maps and aerial photos of historic, current and future (if available) site layout and operations • COCs selection based on past and current activities • Previous Site Investigation Report
2. Assess laboratory data for COCs	• Soil and groundwater analytical data with method reporting limits less than RBRGs • Soil and groundwater COCs concentrations to be representative of vertical and horizontal extent of contamination • Basic QA/QC evaluation of laboratory data noting spurious results or other reported problems

Step	Necessary Information
3. Compare maximum detected concentrations to RBRGs and NAPL trigger criteria	• Sample concentrations reported as mass/mass (soil) and mass/volume (water) • Comparison of maximum concentrations in soil samples to RBRGs and Soil Saturation Limit (C_{sat}) • Comparison of maximum concentrations in groundwater samples to RBRGs and solubility limits
4. Point-by-point comparison	• Point-by-point tabulation of all chemicals, sample numbers, locations, and depths and indicate any exceedance of the soil RBRGs and C_{sat} • Point-by-point tabulation of all chemicals, sample numbers, locations, and depths and indicate any exceedance of the groundwater RBRGs and solubility limits
5. Establish whether Non-Aqueous Phase Liquid (NAPL) is present	• Record of field observations including visual and odour evidence of NAPL plus field instrument readings
6. Incorporate results into Contamination Assessment Report (CAR)	• Conclusions regarding need for remediation • Discussion of information gaps and uncertainties, if applicable

6.3.2 Once the laboratory data for COCs are available, laboratory analytical results shall be interpreted following Step 3 to Step 6 for incorporation into the Contamination Assessment Report (CAR).

Step 3 - Compare maximum detected concentrations to RBRGs and NAPL trigger criteria

6.3.3 Data summary tables for soil and/or groundwater will be included. All detected chemicals will be listed by chemical category, e.g. volatile organic chemicals, semi-volatile organic chemicals, etc. Additional statistics and information shall be included as follow:

- Frequency of Detection – the number of times a chemical was detected divided by total number of samples collected and analysed for that parameter.
- Range of Detected Concentration – the minimum and maximum detected concentrations for each chemical.
- Range of Method Reporting Limits – the minimum and maximum method reporting limits reported by the laboratory for each chemical.
- Analytical Method – reference for the method used to analyze each chemical.
- Land Use Category – list the relevant land use categories.
- RBRG – list the lowest of the appropriate RBRG(s) for soil and groundwater for all the land use categories applicable for a site.
- C_{sat} or solubility limit – for the soil and groundwater data summary, list the soil saturation or solubility limit.

Step 4 - Point-by-point comparison

6.3.4 A point-by-point comparison involves tabulation of all sample numbers, concentrations, locations and depths of all samples. Checks are to be performed for samples that exceed the soil RBRG or C_{sat} and the groundwater RBRG or solubility limit. A site figure will be submitted indicating the distribution of contamination for samples that exceed an RBRG or NAPL trigger criterion.

Step 5 - Establish whether NAPL is present

6.3.5 If the maximum detected chemical concentrations in soil exceed the C_{sat}, or the maximum detected chemical concentrations in groundwater exceed the solubility limit, additional assessment is required to determine whether NAPL may be present.

6.3.6 C_{sat} and solubility limits represent the initial NAPL screen for soil in unsaturated subsurface zones and groundwater, respectively. The decision on whether or not the soil or groundwater at site contains NAPL or other non-natural free liquids will likely require professional judgment and a weight-of-evidence approach to balance out potentially conflicting information. The evidence may include information on the historic land use activities at the Subject Site, soil boring logs, as well as soil, groundwater and soil vapour concentrations of various chemicals. An industry "rule of thumb" for groundwater dense non-aqueous phase liquid (DNAPL) contamination is that DNAPL may be present where groundwater concentrations have been observed in excess of 1% of the effective solubility of the compound detected. This is an approximation and should be considered as an indicator of the likely presence of DNAPL, it should be used in conjunction with the site specific details listed above.

6.3.7 Field observations are considered in determining the potential occurrence of NAPL. Records should be kept to indicate whether any of the following three field conditions was observed during sampling collection:

- Stained, unnaturally coloured, or wet soil above the water table. The presence of NAPL may be obvious based on visual evidence of liquids in the soil, especially if the appearance is of a coloured (or opaque) liquid or of a viscous liquid.
- Petroleum or solvent odours in soil or groundwater samples.
- Presence of sheen on water samples or bailer, or oily residual on soil samples or split spoon sampler.

6.3.8 If any of the above field conditions was observed, NAPL is likely to be present and remediation is required. In this instance the rules below are likely to apply (see **Figure 5**) although situations may vary on a site by site basis:

(1) Site concentration greater than RBRG

If the field assessment indicates no trace of NAPL then the remediation goal will be the RBRG. If the field assessment indicates NAPL as present, then NAPL removal will be necessary and the lower of the RBRG or C_{sat} or solubility limit will be the clean-up criterion.

(2) Site concentration less than RBRG

If the field assessment indicates no trace of NAPL then remediation is not required. If the field assessment indicates NAPL as present, then NAPL removal will be necessary and the lower of the RBRG or C_{sat} or solubility limit will be the clean-up criterion.

Step 6 - Incorporate results into CAR

6.3.9 The contamination assessment results will be included in the CAR along with recommendations for further actions. The presence of the following conditions indicates that contamination exists and remedial action is required at the site:

- Any detected chemical concentration in soil or groundwater exceeded an RBRG;
- Any detected chemical concentration in soil exceeds a NAPL trigger criterion and/or a chemical concentration in groundwater exceeds the solubility limit, as well as other evidence suggests that NAPL is of concern.

7. REPORTING PROGRAMME

7.1.1 The fieldwork and laboratory analysis will be conducted according to the requirements stated in this SCAP to be agreed with the EPD. As described in **Sections 5.2** and **5.3**, the fieldwork will be supervised by the Land Contamination Specialist to ensure overall control of the quality.

7.1.2 Upon availability of the SI results, including field observations and laboratory analytical results, the Consultant will complete the land contamination assessment (i.e. results interpretation) to ascertain the nature and extent of contamination, if any. All the SI results will be presented in the CAR, for the submission to EPD for agreement. If land contamination is confirmed, a combined Contamination Assessment Report and Remedial Action Plan (CAR-RAP) should also be submitted to the EPD for agreement to formulate necessary remedial measures. Then, remediation works should be carried out according to the CAR-RAP. **Figure 6** summarized the land contamination assessment and remediation procedure and the necessary reporting requirement for reference.

8. CONCLUSION

8.1.1 The Land Contamination Assessment Area for this SCAP includes DP areas under EP-530/2017.

8.1.2 According to the Approved CAP and Final CAP, site re-appraisal is required before the commencement of construction of the Project to ascertain the initial evaluation and locations of the potentially contaminated sites, if any.

8.1.3 Site re-appraisal for the Assessment Area was carried out from January to April 2025. Based on the findings of desktop study and site re-appraisal, one (1) site in this SCAP has been identified with potential land contamination within the Assessment Area.

8.1.4 The site investigation plan with the sampling and testing schedule has been proposed based on EPD's Practice Guide. A total of three (3) sampling locations is proposed for soil and groundwater sampling in the potentially contaminated site located in the DP areas under EP-530/2017. The collected soil samples will be tested with potential COCs, including VOCs (Acetone, BTEX, MTBE, Trichloroethene only), SVOCs (PAHs only), metals (Chromium, Copper, Lead, Manganese, Nickel, Zinc only) and PCRs, while the collected groundwater samples will be tested with potential COCs, including VOCs (Acetone, BTEX, MTBE, Trichloroethene only), SVOCs (PAHs only) and PCRs.

8.1.5 The SI works will be carried out according to the methodology stipulated in this SCAP. All the SI results will be presented in the CAR, for the submission to EPD for agreement. If land contamination is confirmed, a combined Contamination Assessment Report and Remedial Action Plan (CAR-RAP) should also be submitted to the EPD for agreement to formulate necessary remedial measures. Then, remediation works should be carried out according to the CAR-RAP.

8.1.6 The land contamination assessment and remediation work (if any) should follow Guidance Manual, Guidance Note and Practice Guide published by EPD. No construction works shall be commenced prior to the EPD's approval.

Figure 1 Contamination Assessment Area



Figure: 1	RAMBOLL
Title: Contamination Assessment Area	Drawn by: SC Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0 Date: Oct 2025

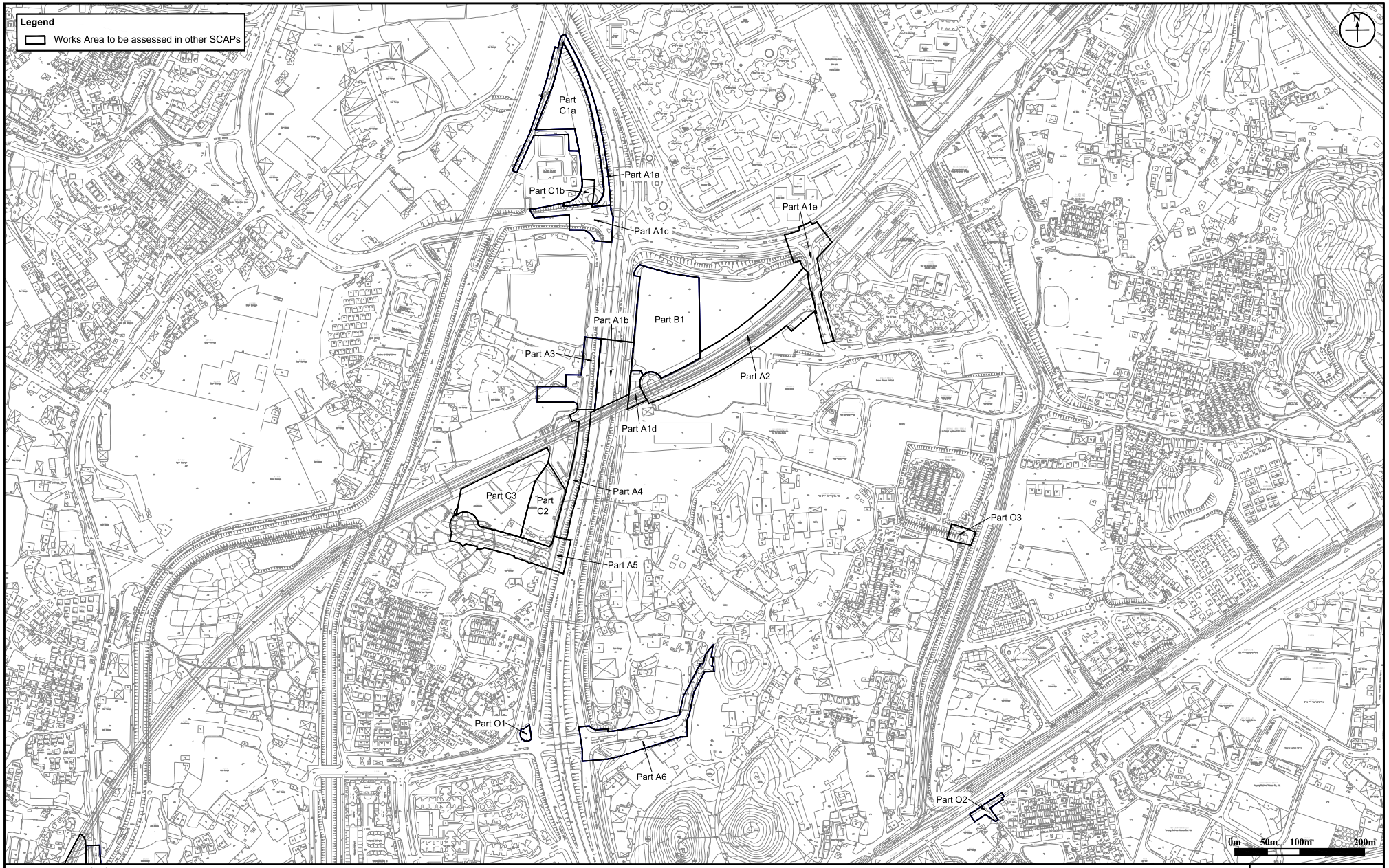


Figure: 1-1

Title: Contamination Assessment Area

Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works

RAMBOLL

Drawn by:	SC
Checked by:	ZC
Rev.:	1.0
Date:	Oct 2025



Figure: 1-2

Title: Contamination Assessment Area

Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works

RAMBOLL

Drawn by:	SC
Checked by:	ZC
Rev.:	1.0
Date:	Oct 2025

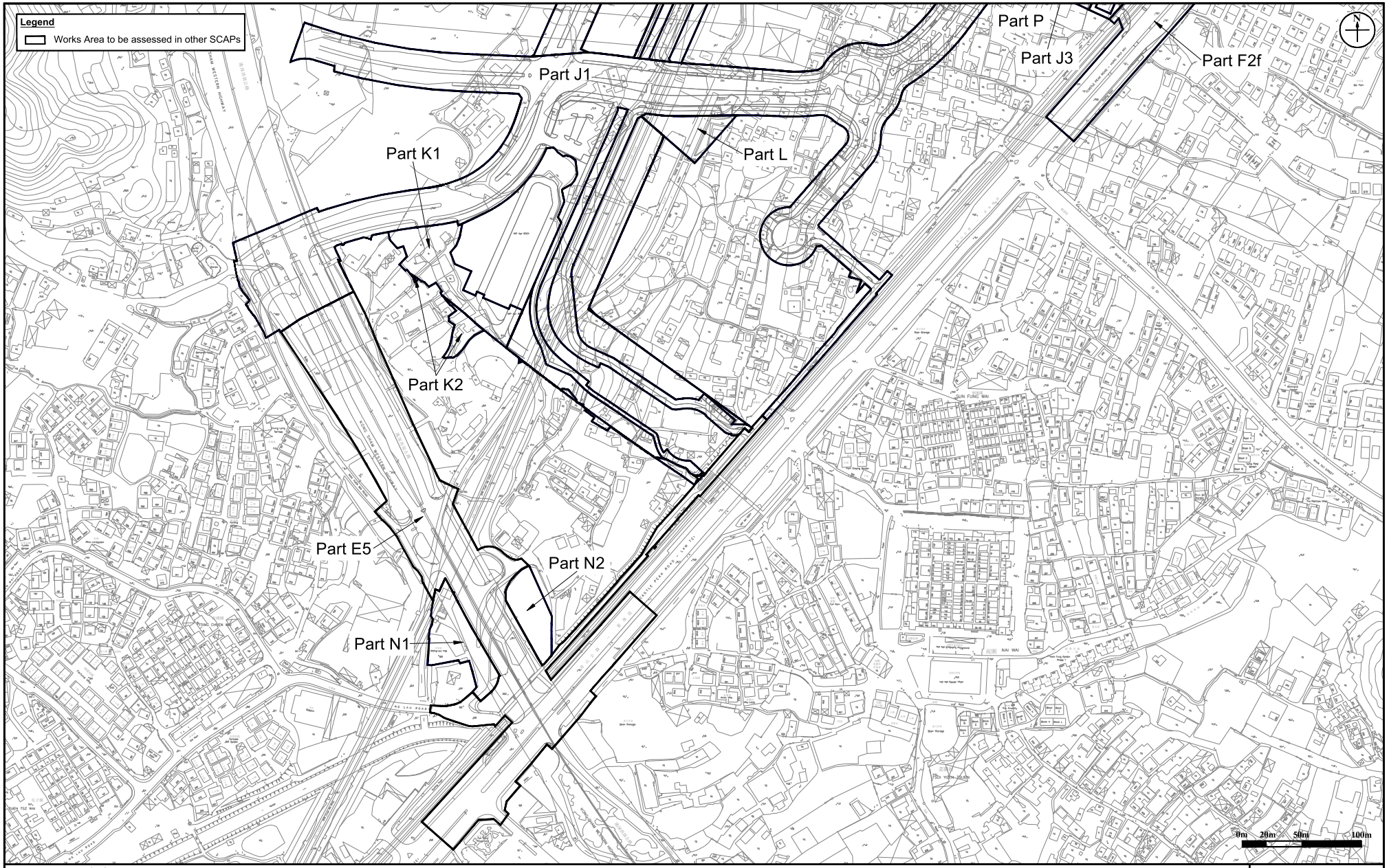
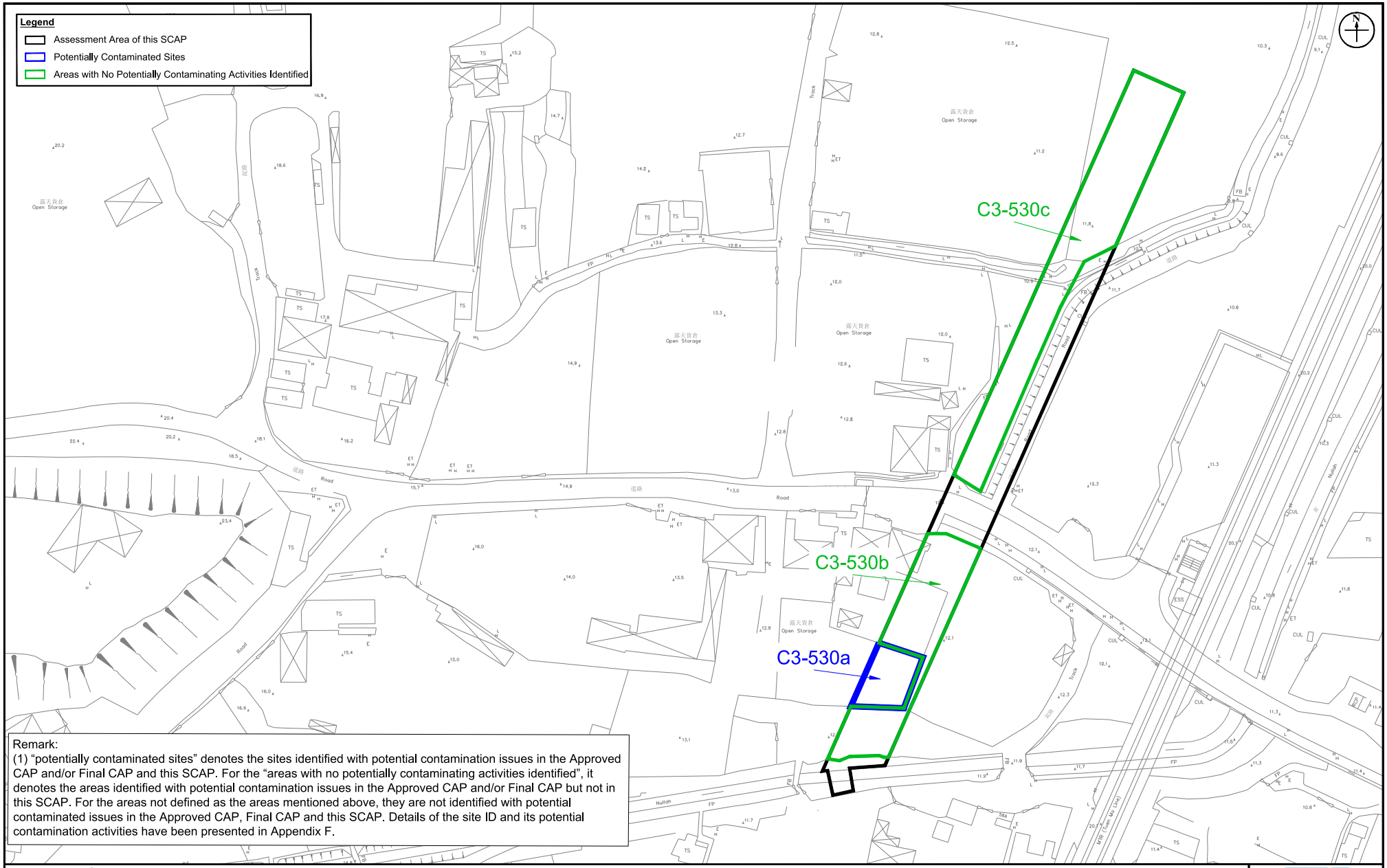


Figure: 1-3	RAMBOLL
Title: Contamination Assessment Area	Drawn by: SC
	Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
	Date: Oct 2025

Figure 2 Locations of Potentially Contaminated Sites



Remark:
(1) "potentially contaminated sites" denotes the sites identified with potential contamination issues in the Approved CAP and/or Final CAP and this SCAP. For the "areas with no potentially contaminating activities identified", it denotes the areas identified with potential contamination issues in the Approved CAP and/or Final CAP but not in this SCAP. For the areas not defined as the areas mentioned above, they are not identified with potential contaminated issues in the Approved CAP, Final CAP and this SCAP. Details of the site ID and its potential contamination activities have been presented in Appendix F.

Figure: 2

Title: Locations of Potentially Contaminated Sites

Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works

RAMBOLL

Drawn by: SC
Checked by: ZC
Rev.: 2.0
Date: Oct 2025

Figure 3 Proposed Sampling Locations

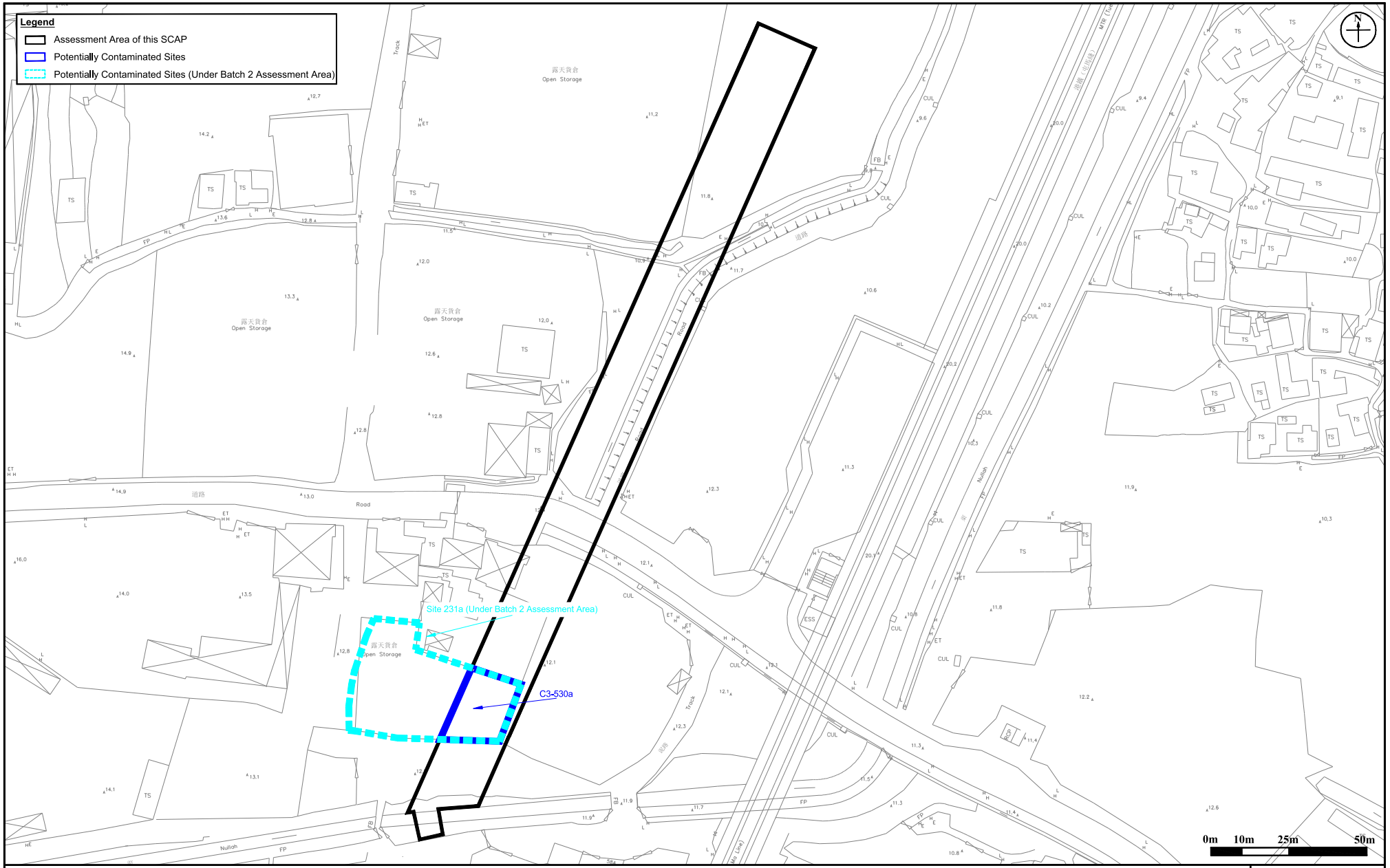
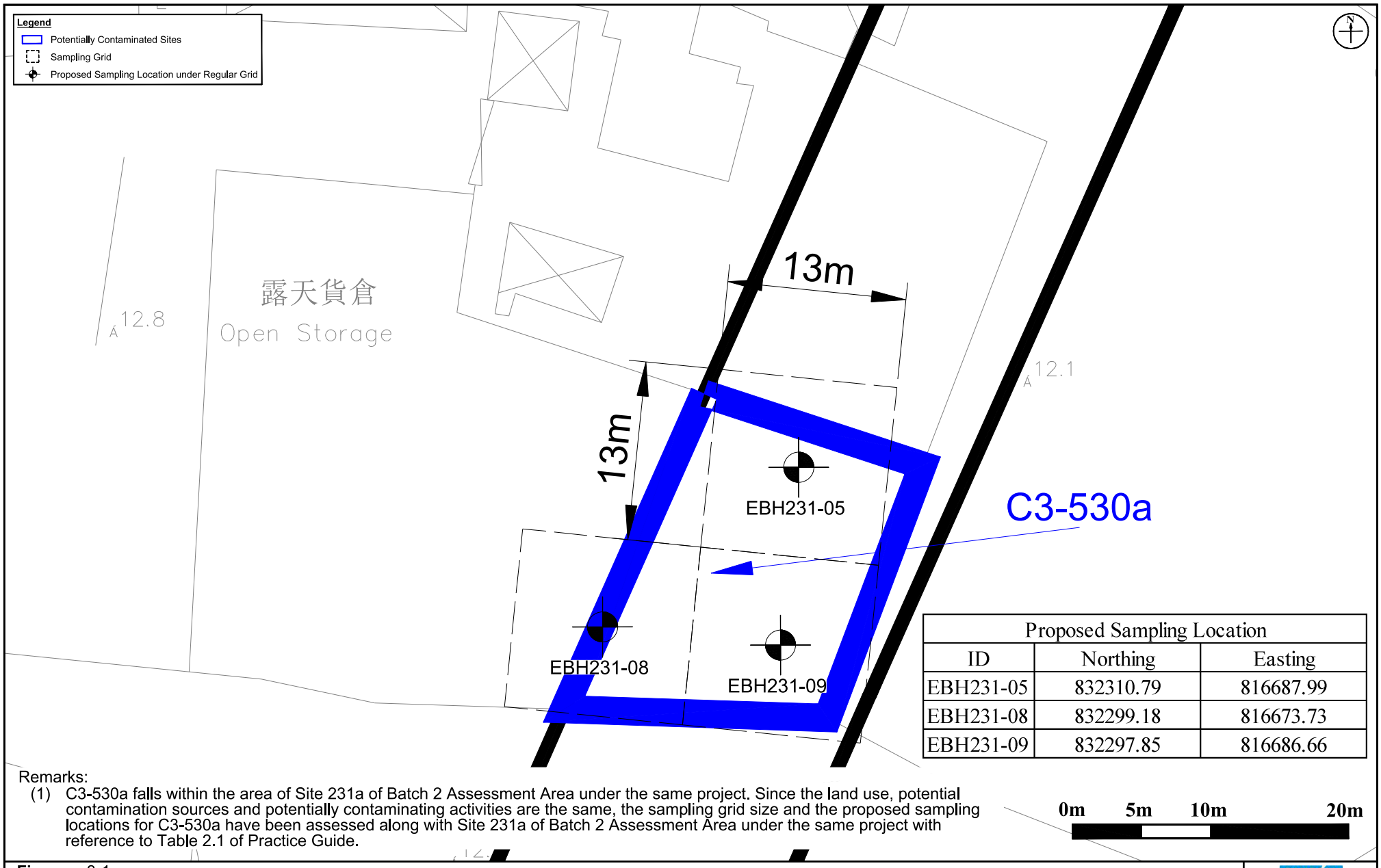


Figure: 3	RAMBOLL
Title: Proposed Sampling Locations	Drawn by: SC Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 4.0 Date: Dec 2025



Proposed Sampling Location		
ID	Northing	Easting
EBH231-05	832310.79	816687.99
EBH231-08	832299.18	816673.73
EBH231-09	832297.85	816686.66

Remarks:

(1) C3-530a falls within the area of Site 231a of Batch 2 Assessment Area under the same project. Since the land use, potential contamination sources and potentially contaminating activities are the same, the sampling grid size and the proposed sampling locations for C3-530a have been assessed along with Site 231a of Batch 2 Assessment Area under the same project with reference to Table 2.1 of Practice Guide.

0m 5m 10m 20m

Figure: 3-1

Title: Proposed Sampling Locations - C3-530a

Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works

RAMBOLL

Drawn by: SC

Checked by: ZC

Rev.: 4.0

Date: Dec 2025

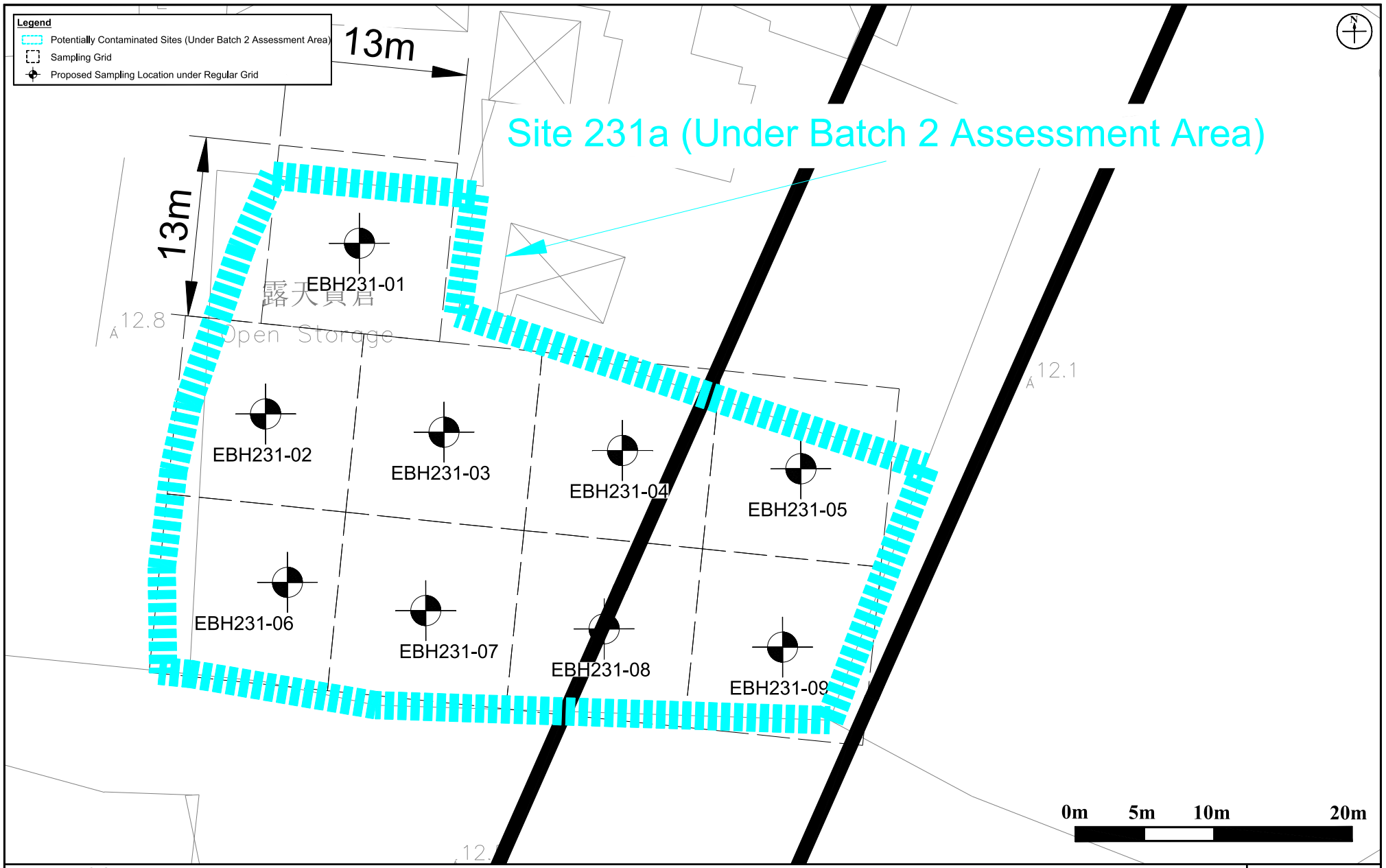
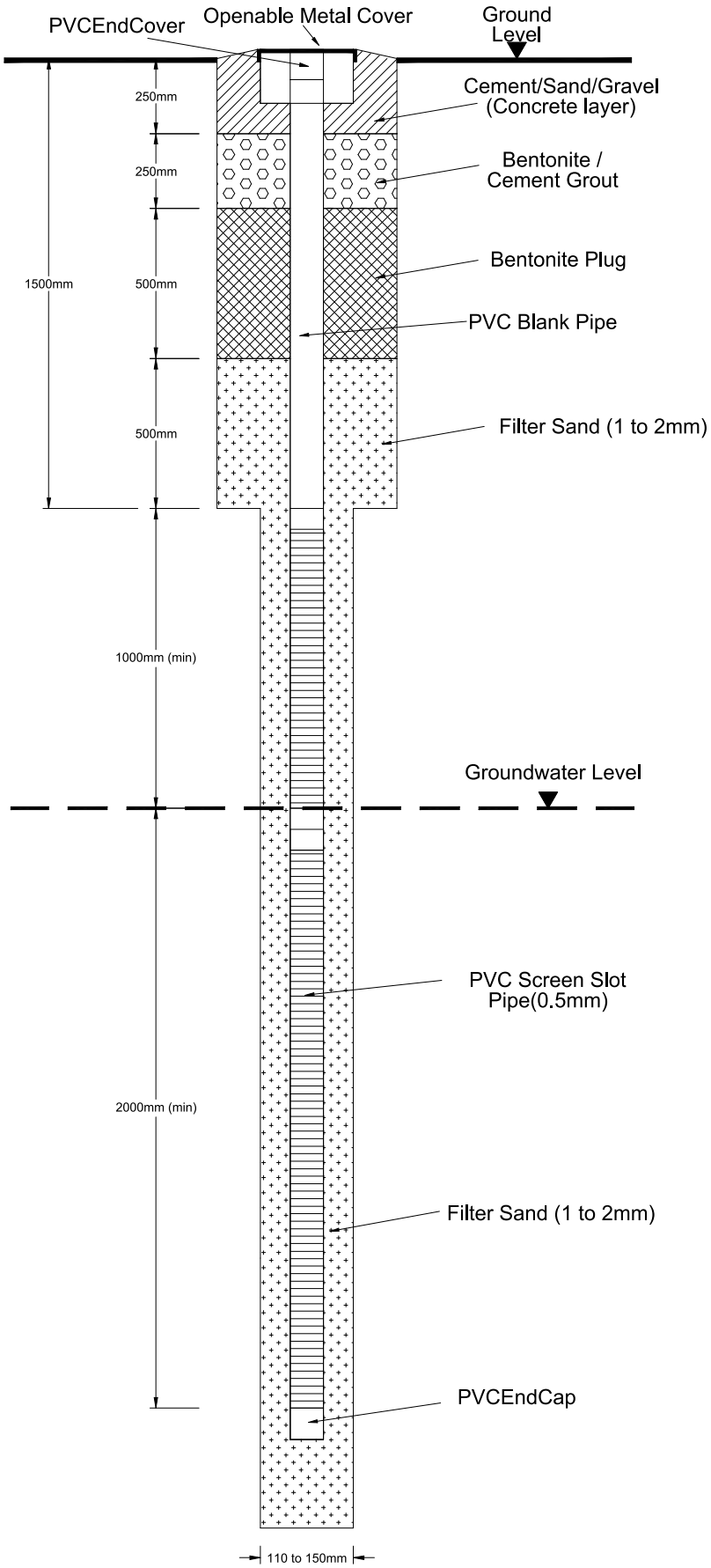


Figure: 3-2	RAMBOLL
Title: Proposed Sampling Locations - Site 231a (Under Batch 2 Assessment Area)	Drawn by: SC Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 4.0 Date: Dec 2025

Figure 4 Schematic Groundwater Sampling Well

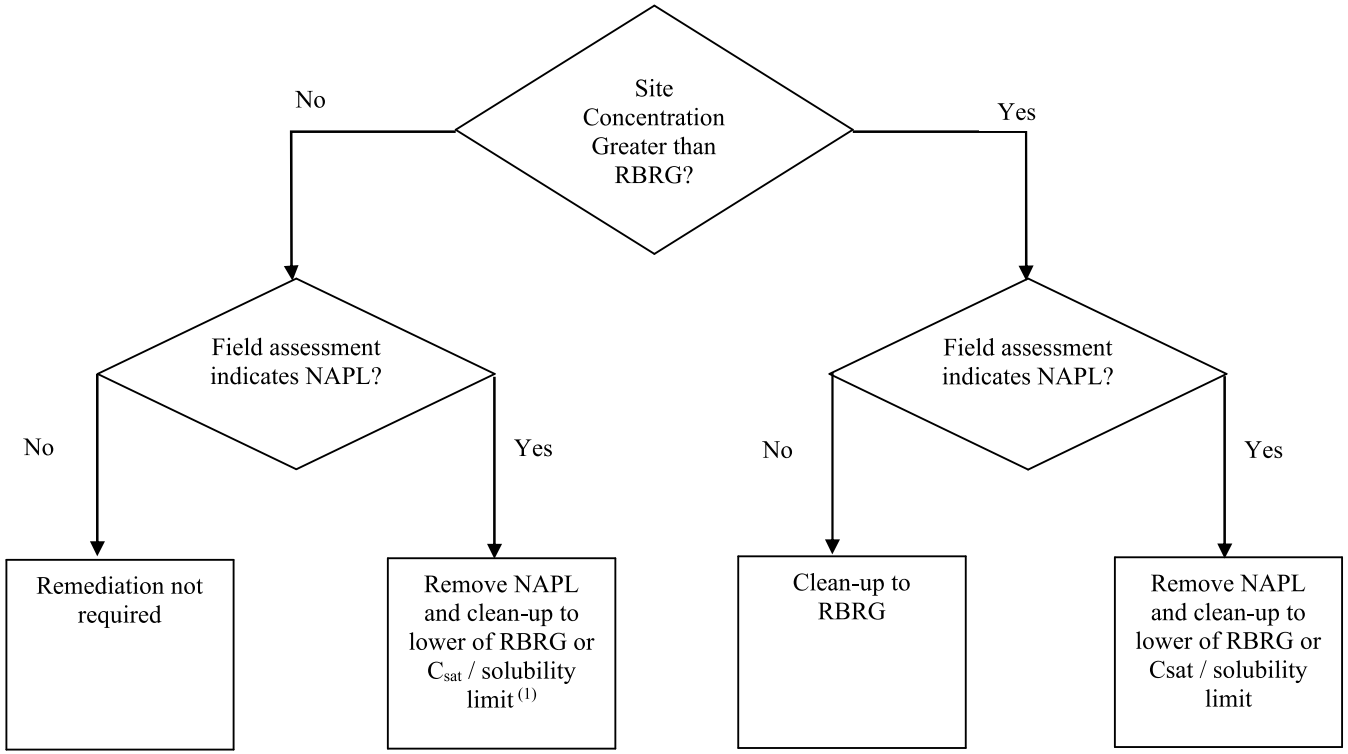


Note:
Not to scale

Figure: 4	RAMBOLL
Title: Schematic Groundwater Sampling Well	Drawn by: SC
	Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
	Date: Oct 2025

Q:\Projects\GAMHSKC3LD00\04 Deliverables\03 Supplementary CAP\Batch 4 Areas\R9908_v1.0\Figure\Working\Fig 4_GW Well.dwg

Figure 5 NAPL Assessment Flow Chart



Note:
(1) If site concentration is less than both the RBRG and C_{sat} / solubility limit, only removal of NAPL is necessary.

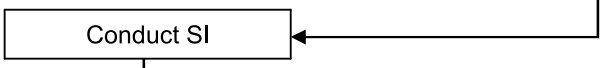
Figure: 5	RAMBOLL
Title: NAPL Assessment Flowchart	Drawn by: SC
	Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works	Rev.: 1.0
	Date: Oct 2025

Figure 6 **Summary of Land Contamination Assessment Procedures and Necessary Reporting Requirement**

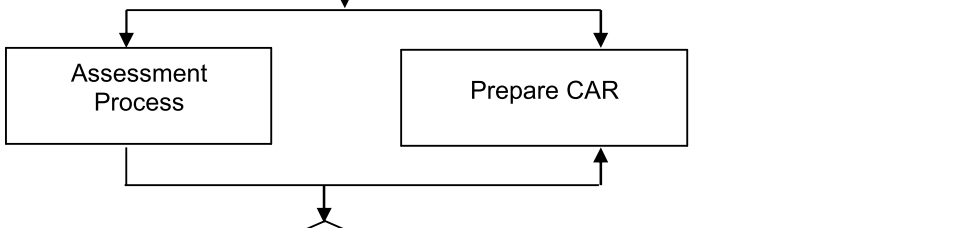
I. Contamination Assessment Plan (CAP)



II. Site Investigation (SI)



III. Contamination Assessment Report (CAR)



IV. Remediation Action Plan (RAP)

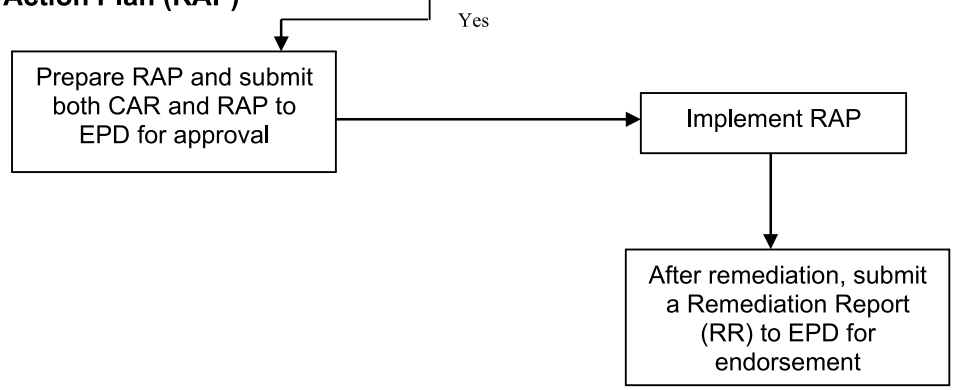


Figure:	6	RAMBOLL
Title:	Summary of Land Contamination Assessment Procedure and Necessary Reporting Requirement	Drawn by: SC Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works	Rev.: 1.0 Date: Oct 2025

Appendix A Site Walkover Checklists

Site Walkover Checklist (Date: 14 January 2025)

GENERAL SITE DETAILS

SITE OWNER/CLIENT N/A

PROPERTY ADDRESS C3-530a as shown in Figure 2

PERSON CONDUCTING THE QUESTIONNAIRE

NAME & POSITION Rachel Wong (Senior Environmental Consultant)
Kelvin Yung (Assistant Environmental Consultant)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME N/A

POSITION N/A

TELEPHONE N/A

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled.
Obtain a flow schematic if possible.

		Equipment Depot
Number of employees:	Full-time:	N/A
	Part-time:	N/A
	Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:		N/A
Typical hours of operation:		N/A
Number of shifts:		N/A
Days per week:		N/A
Weeks per year:		N/A
Scheduled plant shut-down:		N/A

Detail the main sources of energy at the site:

Gas	~~Yes / No /~~ N/A
Electricity	~~Yes / No /~~ N/A
Coal	~~Yes / No /~~ N/A
Oil	~~Yes / No /~~ N/A
Other	~~Yes / No /~~ N/A

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: ~390m^2

What area of the site is covered by buildings (%): 0%

Please list all current and previous owners/occupiers if possible. N/A

Is a site plan available? If yes, please attach. ~~Yes / No /~~ N/A

Are there any other parties on site as tenants or sub-tenants? ~~Yes / No /~~ N/A

If yes, identify those parties: N/A

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Fruit Warehouse

South: Vegetation

East: Construction Material Storage

West: Open area storage

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Flat terrain

State the size and location of the nearest residential communities.

Yick Yuen Tsuen to the south

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

		Yes/No	Notes
1.	What are the main activities/operations at the above address?	-	N/A
2.	How long have you been occupying the site?	-	N/A
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	-	N/A
4.	Prior to your occupancy, who occupied the site?	-	N/A
5.	What were the main activities/operations during their occupancy?	-	N/A
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	-	N/A
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	-	N/A
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	-	N/A
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	-	N/A
10.	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	-	N/A
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	-	N/A
	• Where do you store these chemicals?	-	N/A
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	-	N/A
13.	Has the facility produced a separate hazardous substance inventory?	-	N/A
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	-	N/A

		Yes/No	Notes
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	-	N/A
16.	Do you have any underground storage tanks? (If yes, please provide details.)	-	N/A
	• How many underground storage tanks do you have on site?	-	N/A
	• What are the tanks constructed of?	-	N/A
	• What are the contents of these tanks?	-	N/A
	• Are the pipelines above or below ground?	-	N/A
	• If the pipelines are below ground, has any leak and integrity testing been performed?	-	N/A
	• Have there been any spills associated with these tanks?	-	N/A
17.	Are there any disused underground storage tanks?	-	N/A
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	N/A
19.	How are the wastes disposed of?	-	N/A
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	-	N/A
21.	Have any spills occurred on site? (If yes, please provide details.)	-	N/A
	• When did the spill occur?	-	N/A
	• What were the substances spilled?	-	N/A
	• What was the quantity of material spilled?	-	N/A
	• Did you notify the relevant departments of the spill?	-	N/A
	• What were the actions taken to clean up the spill?	-	N/A
	• What were the areas affected?	-	N/A
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	-	N/A
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	N/A
24.	Are there any known contaminations on site? (If yes, please provide details.)	-	N/A
25.	Has the site ever been remediated? (If yes, please provide details.)	-	N/A

Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	-	No chemical storage area observed.
2.	What are the conditions of the bund walls and floors?	-	N/A
3.	Are any surface water drains located near to drum storage and unloading areas?	-	N/A
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	General refuse
5.	Is there a storage site for the wastes?	Yes	
6.	Is there an on-site landfill?	No	
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9.	Are there any potential off-site sources of contamination?	No	
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12.	Any noticeable odours during site walkover?	No	
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Site Walkover Checklist (Date: 14 January 2025)

GENERAL SITE DETAILS

SITE OWNER/CLIENT: N/A

PROPERTY ADDRESS: C3-530b as shown in Figure 2

PERSON CONDUCTING THE QUESTIONNAIRE

NAME & POSITION: Rachel Wong (Senior Environmental Consultant)
Kelvin Yung (Assistant Environmental Consultant)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME: N/A

POSITION: N/A

TELEPHONE: N/A

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled. **Obtain a flow schematic if possible.**		Construction Material Storage & Vegetation
Number of employees:	Full-time:	N/A
	Part-time:	N/A
	Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:		N/A
Typical hours of operation:		N/A
Number of shifts:		N/A
Days per week:		N/A
Weeks per year:		N/A
Scheduled plant shut-down:		N/A

Detail the main sources of energy at the site:

Gas	~~Yes / No /~~ N/A
Electricity	~~Yes / No /~~ N/A
Coal	~~Yes / No /~~ N/A
Oil	~~Yes / No /~~ N/A
Other	~~Yes / No /~~ N/A

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: ~1,335m^2

What area of the site is covered by buildings (%): 0%

Please list all current and previous owners/occupiers if possible. N/A

Is a site plan available? If yes, please attach. ~~Yes / No /~~ N/A

Are there any other parties on site as tenants or sub-tenants? ~~Yes / No /~~ N/A

If yes, identify those parties: N/A

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Yick Yuen Road

South: Yick Yuen Tsuen

East: Yick Yuen Road

West: Equipment Depot

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Flat terrain

State the size and location of the nearest residential communities.

Yick Yuen Tsuen to the south

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

		Yes/No	Notes
1.	What are the main activities/operations at the above address?	-	N/A
2.	How long have you been occupying the site?	-	N/A
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	-	N/A
4.	Prior to your occupancy, who occupied the site?	-	N/A
5.	What were the main activities/operations during their occupancy?	-	N/A
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	-	N/A
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	-	N/A
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	-	N/A
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	-	N/A
10.	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	-	N/A
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	-	N/A
	• Where do you store these chemicals?	-	N/A
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	-	N/A
13.	Has the facility produced a separate hazardous substance inventory?	-	N/A
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	-	N/A

		Yes/No	Notes
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	-	N/A
16.	Do you have any underground storage tanks? (If yes, please provide details.)	-	N/A
	• How many underground storage tanks do you have on site?	-	N/A
	• What are the tanks constructed of?	-	N/A
	• What are the contents of these tanks?	-	N/A
	• Are the pipelines above or below ground?	-	N/A
	• If the pipelines are below ground, has any leak and integrity testing been performed?	-	N/A
	• Have there been any spills associated with these tanks?	-	N/A
17.	Are there any disused underground storage tanks?	-	N/A
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	N/A
19.	How are the wastes disposed of?	-	N/A
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	-	N/A
21.	Have any spills occurred on site? (If yes, please provide details.)	-	N/A
	• When did the spill occur?	-	N/A
	• What were the substances spilled?	-	N/A
	• What was the quantity of material spilled?	-	N/A
	• Did you notify the relevant departments of the spill?	-	N/A
	• What were the actions taken to clean up the spill?	-	N/A
	• What were the areas affected?	-	N/A
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	-	N/A
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	N/A
24.	Are there any known contaminations on site? (If yes, please provide details.)	-	N/A
25.	Has the site ever been remediated? (If yes, please provide details.)	-	N/A

Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	-	No chemical storage area observed.
2.	What are the conditions of the bund walls and floors?	-	N/A
3.	Are any surface water drains located near to drum storage and unloading areas?	-	N/A
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	
5.	Is there a storage site for the wastes?	Yes	
6.	Is there an on-site landfill?	No	
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9.	Are there any potential off-site sources of contamination?	No	
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12.	Any noticeable odours during site walkover?	No	
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Site Walkover Checklist (Date: 14 January, 21 January and 5 February 2025)

GENERAL SITE DETAILS

SITE OWNER/CLIENT	N/A
PROPERTY ADDRESS	C3-530c as shown in Figure 2

PERSON CONDUCTING THE QUESTIONNAIRE

NAME & POSITION	Rachel Wong (Senior Environmental Consultant) Kelvin Yung (Assistant Environmental Consultant)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME	N/A
POSITION	N/A
TELEPHONE	N/A

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled.
Obtain a flow schematic if possible.

		Vacant & Vegetation
Number of employees:	Full-time:	N/A
	Part-time:	N/A
	Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:		N/A
Typical hours of operation:		N/A
Number of shifts:		N/A
Days per week:		N/A
Weeks per year:		N/A
Scheduled plant shut-down:		N/A

Detail the main sources of energy at the site:

Gas	~~Yes / No /~~ N/A
Electricity	~~Yes / No /~~ N/A
Coal	~~Yes / No /~~ N/A
Oil	~~Yes / No /~~ N/A
Other	~~Yes / No /~~ N/A

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: ~2,350

What area of the site is covered by buildings (%): 0%

Please list all current and previous owners/occupiers if possible. N/A

Is a site plan available? If yes, please attach. ~~Yes / No /~~ N/A

Are there any other parties on site as tenants or sub-tenants? ~~Yes / No /~~ N/A

If yes, identify those parties: N/A

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Vacant

South: Yick Yuen Road

East: Construction Site Office

West: Equipment depot

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Flat terrain

State the size and location of the nearest residential communities.

Tin Sam Tsuen to the east

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

		Yes/No	Notes
1.	What are the main activities/operations at the above address?	-	N/A
2.	How long have you been occupying the site?	-	N/A
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	-	N/A
4.	Prior to your occupancy, who occupied the site?	-	N/A
5.	What were the main activities/operations during their occupancy?	-	N/A
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	-	N/A
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	-	N/A
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	-	N/A
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	-	N/A
10.	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	-	N/A
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	-	N/A
	• Where do you store these chemicals?	-	N/A
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	-	N/A
13.	Has the facility produced a separate hazardous substance inventory?	-	N/A
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	-	N/A

		Yes/No	Notes
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	-	N/A
16.	Do you have any underground storage tanks? (If yes, please provide details.)	-	N/A
	• How many underground storage tanks do you have on site?	-	N/A
	• What are the tanks constructed of?	-	N/A
	• What are the contents of these tanks?	-	N/A
	• Are the pipelines above or below ground?	-	N/A
	• If the pipelines are below ground, has any leak and integrity testing been performed?	-	N/A
	• Have there been any spills associated with these tanks?	-	N/A
17.	Are there any disused underground storage tanks?	-	N/A
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	N/A
19.	How are the wastes disposed of?	-	N/A
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	-	N/A
21.	Have any spills occurred on site? (If yes, please provide details.)	-	N/A
	• When did the spill occur?	-	N/A
	• What were the substances spilled?	-	N/A
	• What was the quantity of material spilled?	-	N/A
	• Did you notify the relevant departments of the spill?	-	N/A
	• What were the actions taken to clean up the spill?	-	N/A
	• What were the areas affected?	-	N/A
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	-	N/A
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	N/A
24.	Are there any known contaminations on site? (If yes, please provide details.)	-	N/A
25.	Has the site ever been remediated? (If yes, please provide details.)	-	N/A

Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	No	
2.	What are the conditions of the bund walls and floors?	-	N/A
3.	Are any surface water drains located near to drum storage and unloading areas?	-	N/A
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	General refuse
5.	Is there a storage site for the wastes?	No	
6.	Is there an on-site landfill?	No	
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9.	Are there any potential off-site sources of contamination?	No	
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12.	Any noticeable odours during site walkover?	No	
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Site Walkover Checklist (Date: 14 January 2025)

GENERAL SITE DETAILS

SITE OWNER/CLIENT N/A

PROPERTY ADDRESS Part E1a&E2 under Environmental Permit (EP) no.: EP-530/2017

PERSON CONDUCTING THE QUESTIONNAIRE

NAME & POSITION Rachel Wong (Senior Environmental Consultant)
Kelvin Yung (Assistant Environmental Consultant)

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME N/A

POSITION N/A

TELEPHONE N/A

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled.
Obtain a flow schematic if possible. Road, Pedestrian Walkway and Nullah

Number of employees:	Full-time:	N/A
	Part-time:	N/A
	Temporary/Seasonal:	N/A
Maximum no. of people on site at any time:		N/A
Typical hours of operation:		N/A
Number of shifts:		N/A
Days per week:		N/A
Weeks per year:		N/A
Scheduled plant shut-down:		N/A

Detail the main sources of energy at the site:

Gas	~~Yes / No /~~ N/A
Electricity	~~Yes / No /~~ N/A
Coal	~~Yes / No /~~ N/A
Oil	~~Yes / No /~~ N/A
Other	~~Yes / No /~~ N/A

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: ~1,405m^2

What area of the site is covered by buildings (%): 0%

Please list all current and previous owners/occupiers if possible. N/A

Is a site plan available? If yes, please attach. ~~Yes / No /~~ N/A

Are there any other parties on site as tenants or sub-tenants? ~~Yes / No /~~ N/A

If yes, identify those parties: N/A

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Vacant & Vegetation

South: Construction Material Storage

East: Construction Site Office

West: Open Storage

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Flat terrain

State the size and location of the nearest residential communities.

Tin Sam Tsuen to the east

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

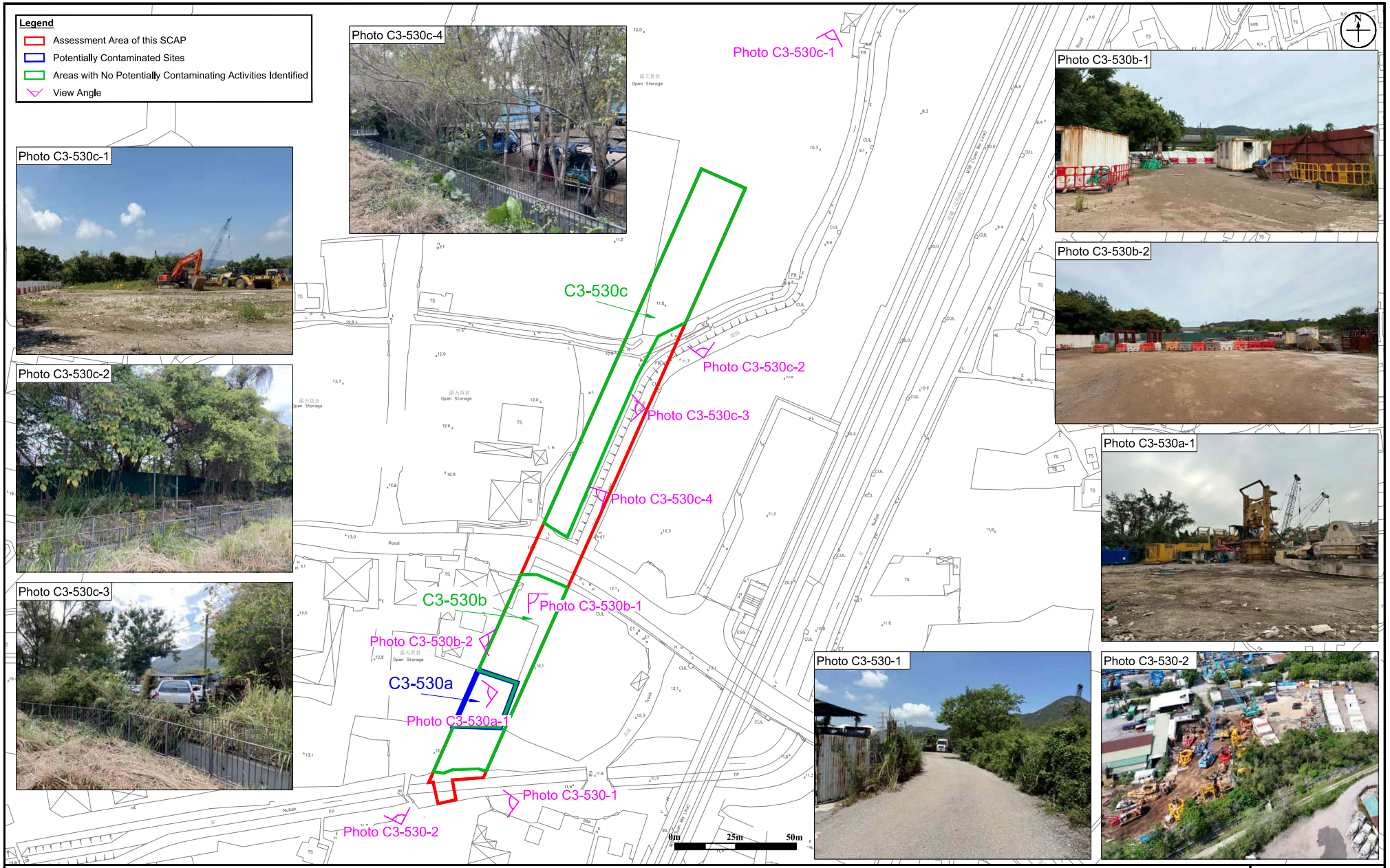
		Yes/No	Notes
1.	What are the main activities/operations at the above address?	-	N/A
2.	How long have you been occupying the site?	-	N/A
3.	Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy?)	-	N/A
4.	Prior to your occupancy, who occupied the site?	-	N/A
5.	What were the main activities/operations during their occupancy?	-	N/A
6.	Have there been any major changes in operations carried out at the site in the last 10 years?	-	N/A
7.	Have any polluting activities been carried out in the vicinity of the site in the past?	-	N/A
8.	To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	-	N/A
9.	Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	-	N/A
10.	Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	-	N/A
11.	Are any chemicals used in your daily operations? (If yes, please provide details.)	-	N/A
	• Where do you store these chemicals?	-	N/A
12.	Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	-	N/A
13.	Has the facility produced a separate hazardous substance inventory?	-	N/A
14.	Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	-	N/A

		Yes/No	Notes
15.	How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?	-	N/A
16.	Do you have any underground storage tanks? (If yes, please provide details.)	-	N/A
	• How many underground storage tanks do you have on site?	-	N/A
	• What are the tanks constructed of?	-	N/A
	• What are the contents of these tanks?	-	N/A
	• Are the pipelines above or below ground?	-	N/A
	• If the pipelines are below ground, has any leak and integrity testing been performed?	-	N/A
	• Have there been any spills associated with these tanks?	-	N/A
17.	Are there any disused underground storage tanks?	-	N/A
18.	Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	-	N/A
19.	How are the wastes disposed of?	-	N/A
20.	Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	-	N/A
21.	Have any spills occurred on site? (If yes, please provide details.)	-	N/A
	• When did the spill occur?	-	N/A
	• What were the substances spilled?	-	N/A
	• What was the quantity of material spilled?	-	N/A
	• Did you notify the relevant departments of the spill?	-	N/A
	• What were the actions taken to clean up the spill?	-	N/A
	• What were the areas affected?	-	N/A
22.	Do you have any records of major renovation of your site or rearrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	-	N/A
23.	Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	-	N/A
24.	Are there any known contaminations on site? (If yes, please provide details.)	-	N/A
25.	Has the site ever been remediated? (If yes, please provide details.)	-	N/A

Observations

1.	Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	-	No chemical storage area observed.
2.	What are the conditions of the bund walls and floors?	-	N/A
3.	Are any surface water drains located near to drum storage and unloading areas?	-	N/A
4.	Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	No	
5.	Is there a storage site for the wastes?	Yes	
6.	Is there an on-site landfill?	No	
7.	Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8.	Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	No	
9.	Are there any potential off-site sources of contamination?	No	
10.	Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	No	
11.	Are there any sumps, effluent pits, interceptors or lagoons on site?	No	
12.	Any noticeable odours during site walkover?	No	
13.	Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	No	

Appendix B Photo Records of the Site Surveys



Appendix: B	RAMBOLL
Title: Photo Records of Site Surveys	Drawn by: SC Checked by: ZC
Project: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.1 Date: Nov 2025

Appendix C Relevant Correspondence with EPD

Information Request Letter to EPD (Batch 1)

RAMBOLL

Ref.: GAMHSKC3LD00_0_0001L.25 13 January 2025

Environmental Protection Department
Environmental Compliance Division
Regional Office (North) Yuen Long
10/F., Sha Tin Government,
No.1 Sheung Wo Che Road, Sha Tin, N.T.
New Territories By Fax (2685 1155) & Post

Attention: Mr. LEUNG Cho Shing, Joe (Sr Env Protection Offr(Regional N)2)

Dear Sirs,

Re: Contract No. YL/2023/03
Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works
Request for Land Contamination Information

We are appointed by Main Contractor, Gammon – Richwell Engineering Joint Venture of the captioned Project as a consultant to conduct Land Contamination Assessment Works for the captioned.

As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of HKSAR (EPD), information pertaining to the change of land uses / past activities / incidents / accidents at the Subject Site are required as part of the vetting process.

Of particular interests, we would like to request for the following information from your office for the locations under this Land Contamination Assessment Works since year 2020 to facilitate the study:

(1) any registered chemical waste producers;
(2) any accidental spillage / leakage record;
(3) any record of notice of violation of environmental regulations and public complaints relating to land contamination; and
(4) any submission / information relating to land contamination assessment.

We enclosed herewith the site maps showing the locations under this Land Contamination Assessment Works for your reference.

Due to the urgency of the Project, we would be much appreciated if you could provide the requested information at your earliest convenience **by 24 January 2025**.

Q:\Projects\GAMHSKC3LD00\02 Project Management\02 Corr\GAMHSKC3LD00_0_0001L.25.docx

Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2803, or our Miss Rachel Wong at 3465 2857. We thank you in anticipation of your help in the matter.

Thank you for your attention.

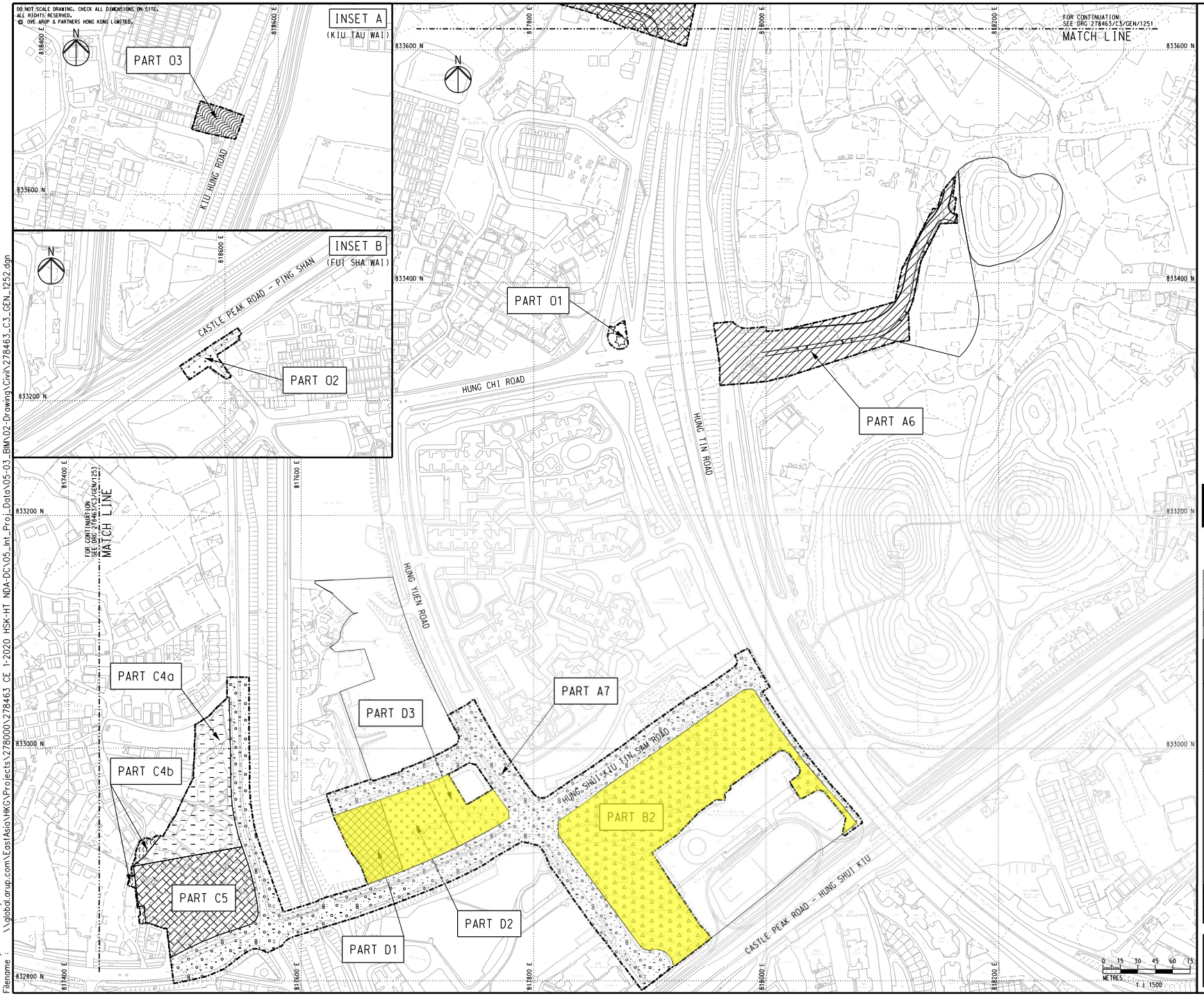
Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Zoe Chan
Senior Manager

Encl. Site Maps showing the locations of Land Contamination Assessment Works

c.c. *Gammon-Richwell Engineering JV* *Ms. Michelle Tang / Ms. Ariana Chan (by email)*

Confidential



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

LEGEND

- BOUNDARIES OF THE SITE
- PART A6
- PART A7
- PART B2
- PART C4a
- PART C4b
- PART C5
- PART D1
- PART D2
- PART D3
- PART O1
- PART O2
- PART O3

Locations under this Land Contamination Assessment Works

Rev	Description	By	Date
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 2)

Drawing no. 278463/C3/GEN/1252 Rev. 00

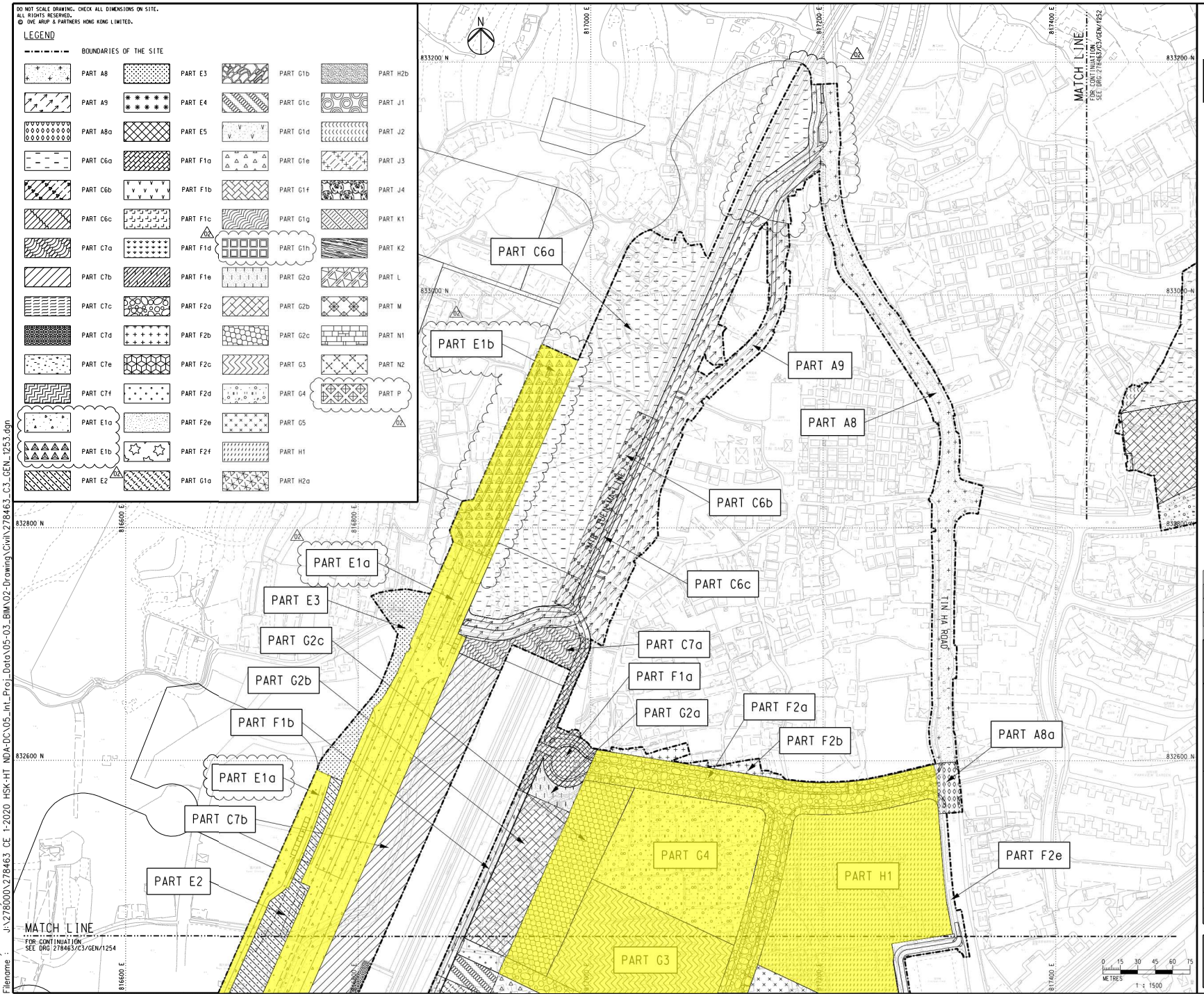
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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CEDD 土木工程拓展署 Civil Engineering and Development Department

Printed by : reman.yick Date : 4/11/2024
Filename : \\global.arup.com\EastAsia\HKG\Projects\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1252.dgn



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

Locations under this Land Contamination Assessment Works

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 3)

Drawing no. 278463/C3/GEN/1253 Rev. 02

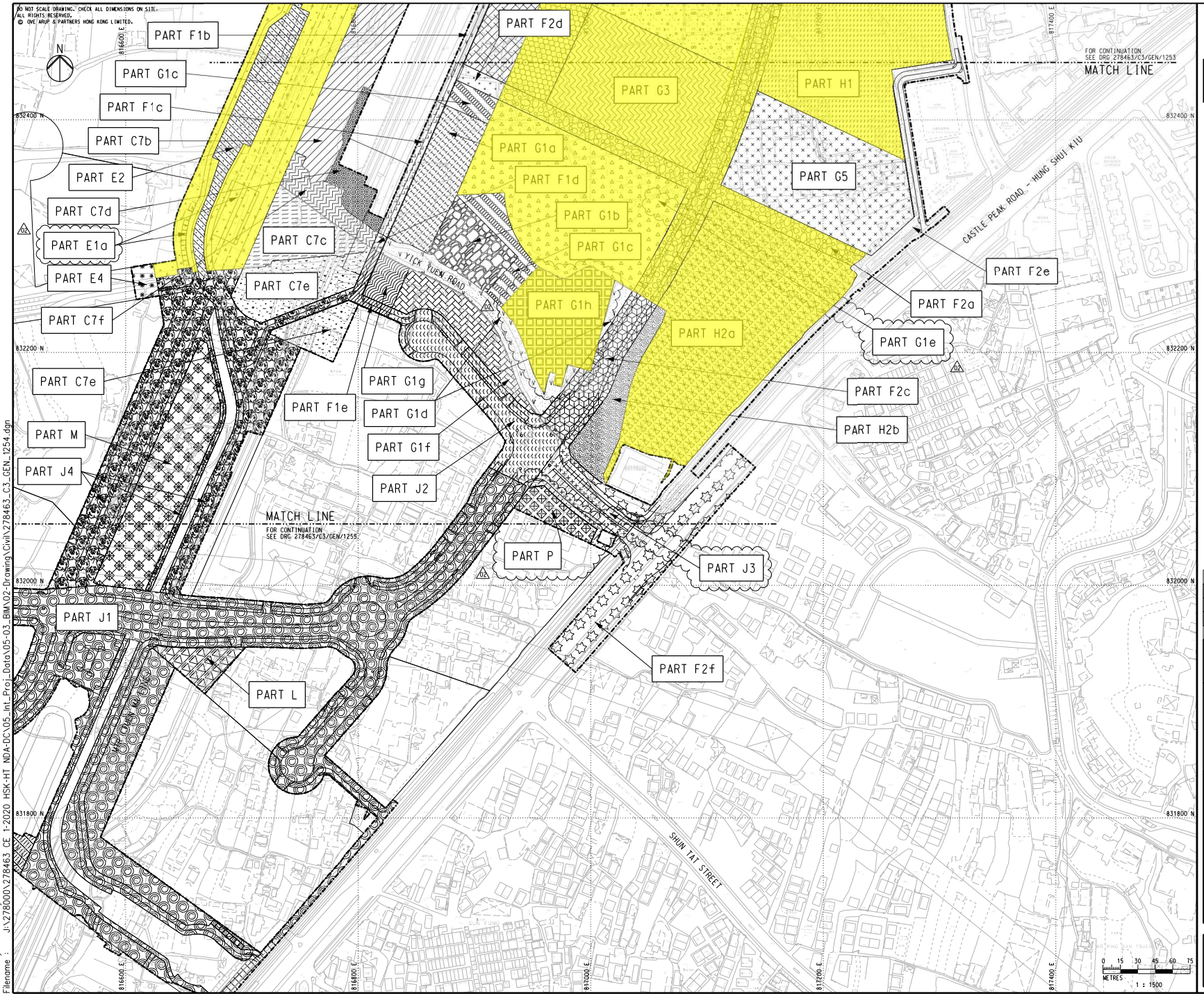
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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Printed by : reman.yick Date : 6/6/2024
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1253.dgn



NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/GEN/1253.

Locations under this Land Contamination Assessment Works

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 4)

Drawing no. 278463/C3/GEN/1254 Rev. 02

Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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CEDD 土木工程拓展署 Civil Engineering and Development Department

Printed by : reman.yick Date : 6/6/2024
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1254.dgn

Reply from EPD (Batch 1)

Rachel Wong

From: hllai@epd.gov.hk
Sent: Saturday, 15 February, 2025 18:05
To: Rachel Wong
Subject: Re: Fw: Contract No. YL/2023/03 Hung Shui Kiu Development Contract 3 - Request for Land Contamination Information

You don't often get email from hllai@epd.gov.hk. Learn why this is important

Dear Ms. WONG,

I refer to your email below about the captioned. Our reply is as below:-

(a) This Regional Office has no record of reported accidents of spillage / leakage of chemicals at the concerned site. You may also need to check with other parties / departments for such information as appropriate.

(b) For the register of Chemical Waste Producers, a registry is available at our Territory Control Office at Wan Chai. Please contact our Mr. KWAN, Senior Environmental Protection Inspector, at Tel : 2835 1027 for details;

Should you have any enquiry, you may contact me at 2158 5825.

Best Regards,
LAI Ho-leung, LEO
EPD, Tel :2158 5825

----- Forwarded by Albert CH CHAN/EPD/HKSARG on 14/02/2025 10:30 -----

From: "Rachel Wong" <RWONG@ramboll.com>
To: "albertchan@epd.gov.hk" <albertchan@epd.gov.hk>
Cc: "Michelle Shuk Han Tang" <Michelle.Tang@gammonconstruction.com>, "Ariana Sze Tung Chan" <SzeTung.Chan@gammonconstruction.com>, "Zoe Chan" <ZCHAN@ramboll.com>, "Kelvin Yung" <KHYYUNG@ramboll.com>
Date: 14/02/2025 10:28
Subject: Contract No. YL/2023/03 Hung Shui Kiu Development Contract 3 - Request for Land Contamination Information

---

Dear Albert,

As spoken, please find attached the soft copy of the letter sent to your office on 13 January 2025 for your information. Grateful if you could advise the current status of our case.

Should you have any questions, please feel free to contact me. Thank you.

Kind regards
Rachel Wong
Senior Environmental Consultant

D +852 3465 2857
rwong@ramboll.com
_____
Ramboll
21st Floor
BEA Harbour View Centre
56 Gloucester Road
Wan Chai

Information Request Letter to EPD (Batch 2)

RAMBOLL

Ref.: GAMHSKC3LD00_0_0005L.25 20 February 2025

Environmental Protection Department
Environmental Compliance Division
Regional Office (North) - Yuen Long West and San Tin
10/F, Shatin Government Offices
No.1 Sheung Wo Che Road
Sha Tin, New Territories

By Fax (2650 6033) & Post

Attention: Mr. CHAN Ching Ho, Albert (Sr Env Protection Offr(Regional N)5)

Dear Mr. Chan,

Re: Contract No. YL/2023/03
Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development –
Contract 3 – Site Formation and Engineering Infrastructure Works

Request for Land Contamination Information (Batch 2)

We are appointed by the Main Contractor, Gammon – Richwell Engineering Joint Venture, of the captioned Project as the consultant to conduct Land Contamination Assessment Works for the captioned.

As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of HKSAR (EPD), information pertaining to the change of land uses / past activities / incidents / accidents at the Subject Site are required as part of the vetting process.

Of particular interests, we would like to request for the following information from your office for the locations under this Land Contamination Assessment Works since Year 2020 to facilitate the study:

(1) any registered chemical waste producers;
(2) any accidental spillage / leakage record;
(3) any record of notice of violation of environmental regulations and public complaints relating to land contamination; and
(4) any submission / information relating to land contamination assessment.

We enclosed herewith the site maps showing the locations under this Land Contamination Assessment Works (Batch 2 Areas: Parts A1a-b, A1d-e, A2, A4-6, A7-8a, A9, C1a-b, C2, C3, C4a-6a, C7f, E2-5, F1d, F2b-c, F2e-f, G1d, H2b, N1-2 and O1-3) and the appointment letter for your reference.

Q:\Projects\GAMHSKC3LD00\02 Project Management\02 Corr\GAMHSKC3LD00_0_0005L.25.docx

Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com

RAMBOLL

Due to the urgency of the Project, we would be much appreciated if you could provide the requested information at your earliest convenience **by 5 March 2025**.

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2803, or our Miss Rachel Wong at 3465 2857. We thank you in anticipation of your help on the matter.

Thank you for your attention.

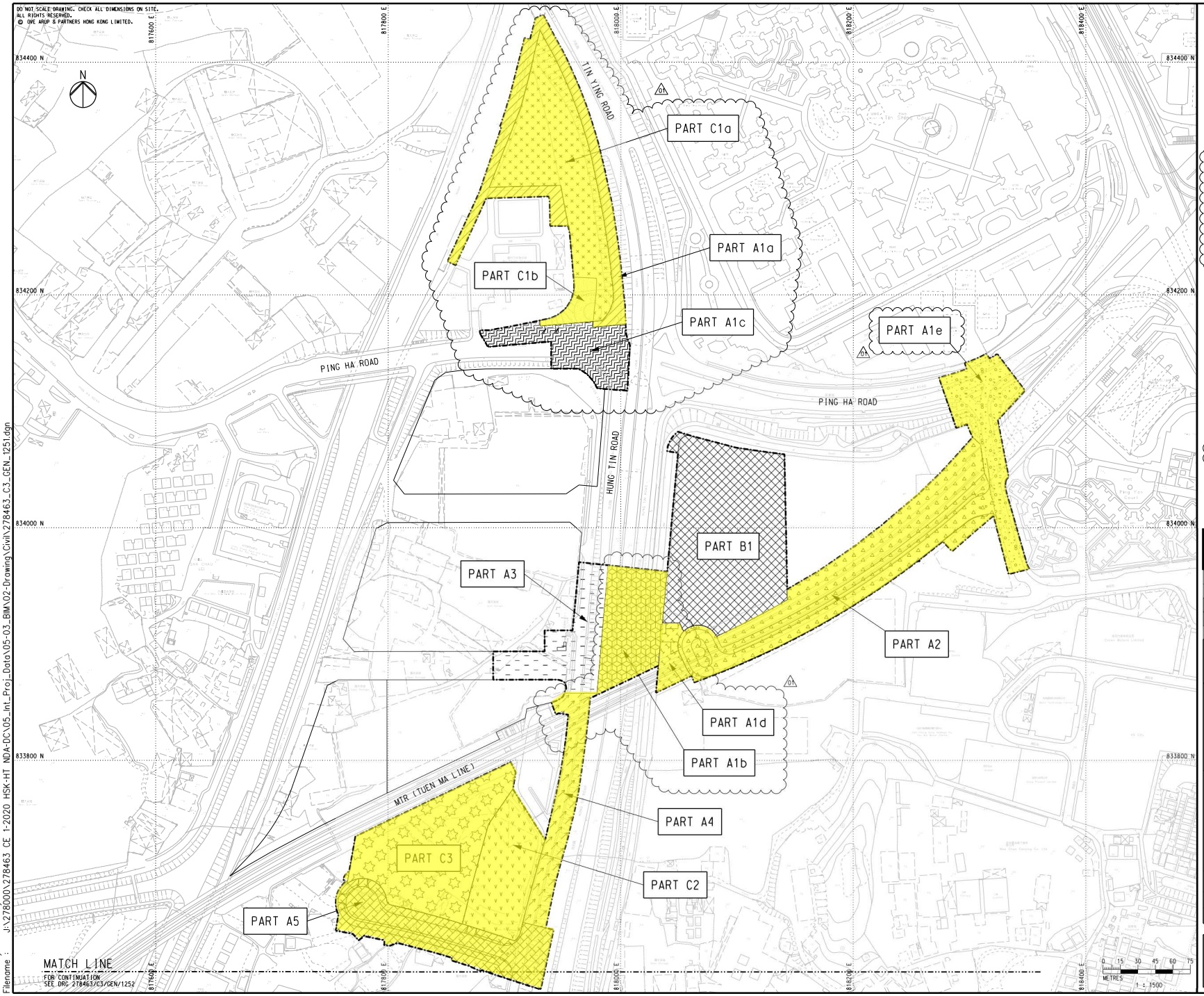
Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

Zoe Chan
Senior Manager

Encl. Site Maps showing the locations of Land Contamination Assessment Works & Appointment Letter

c.c. *Gammon-Richwell Engineering JV* *Ms. Michelle Tang / Ms. Ariana Chan (By email)*

Confidential



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

LEGEND

- BOUNDARIES OF THE SITE
- PART A1a
- PART A1b
- PART A1c
- PART A1d
- PART A1e
- PART A2
- PART A3
- PART A4
- PART A5
- PART B1
- PART C1a
- PART C1b
- PART C2
- PART C3

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 3	PY	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 1)

Drawing no. 278463/C3/GEN/1251 Rev. 01

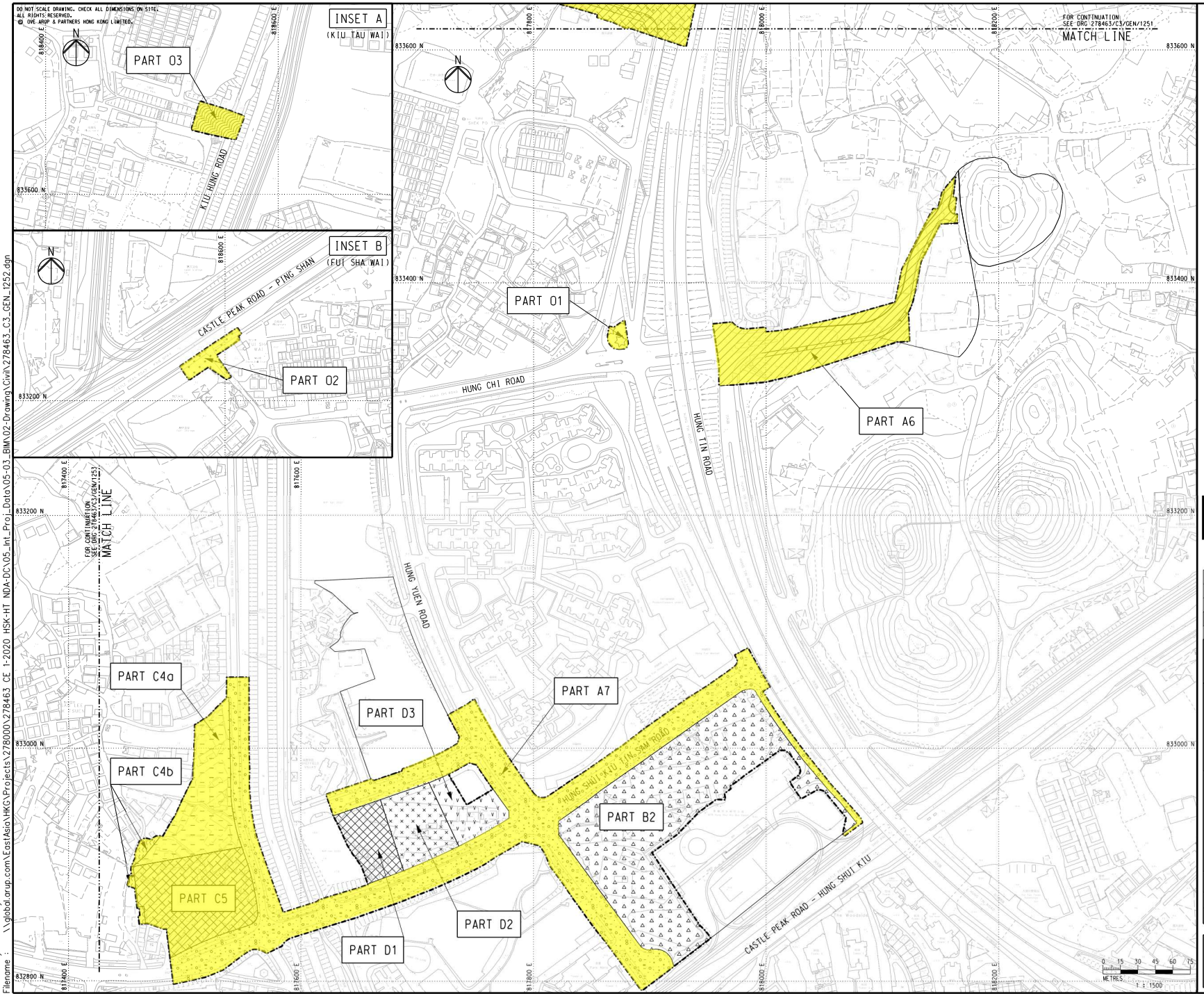
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DT	03/24	EH	DL

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NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

LEGEND

- BOUNDARIES OF THE SITE
- PART A6
- PART A7
- PART B2
- PART C4a
- PART C4b
- PART C5
- PART D1
- PART D2
- PART D3
- PART 01
- PART 02
- PART 03

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 2)

Drawing no.	Rev.
278463/C3/GEN/1252	00

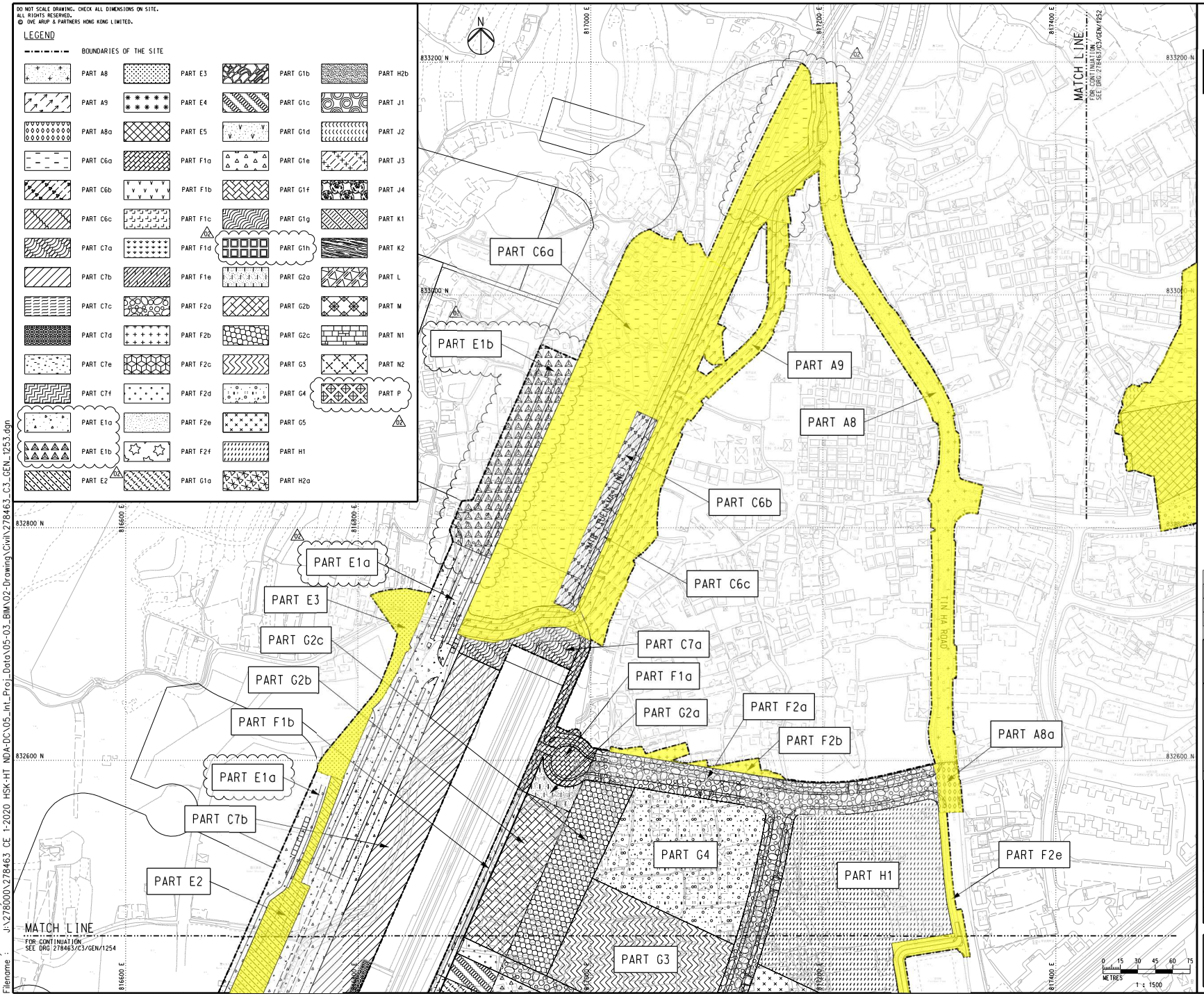
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

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Date : 4/11/2024



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 3)

Drawing no. 278463/C3/GEN/1253 Rev. 02

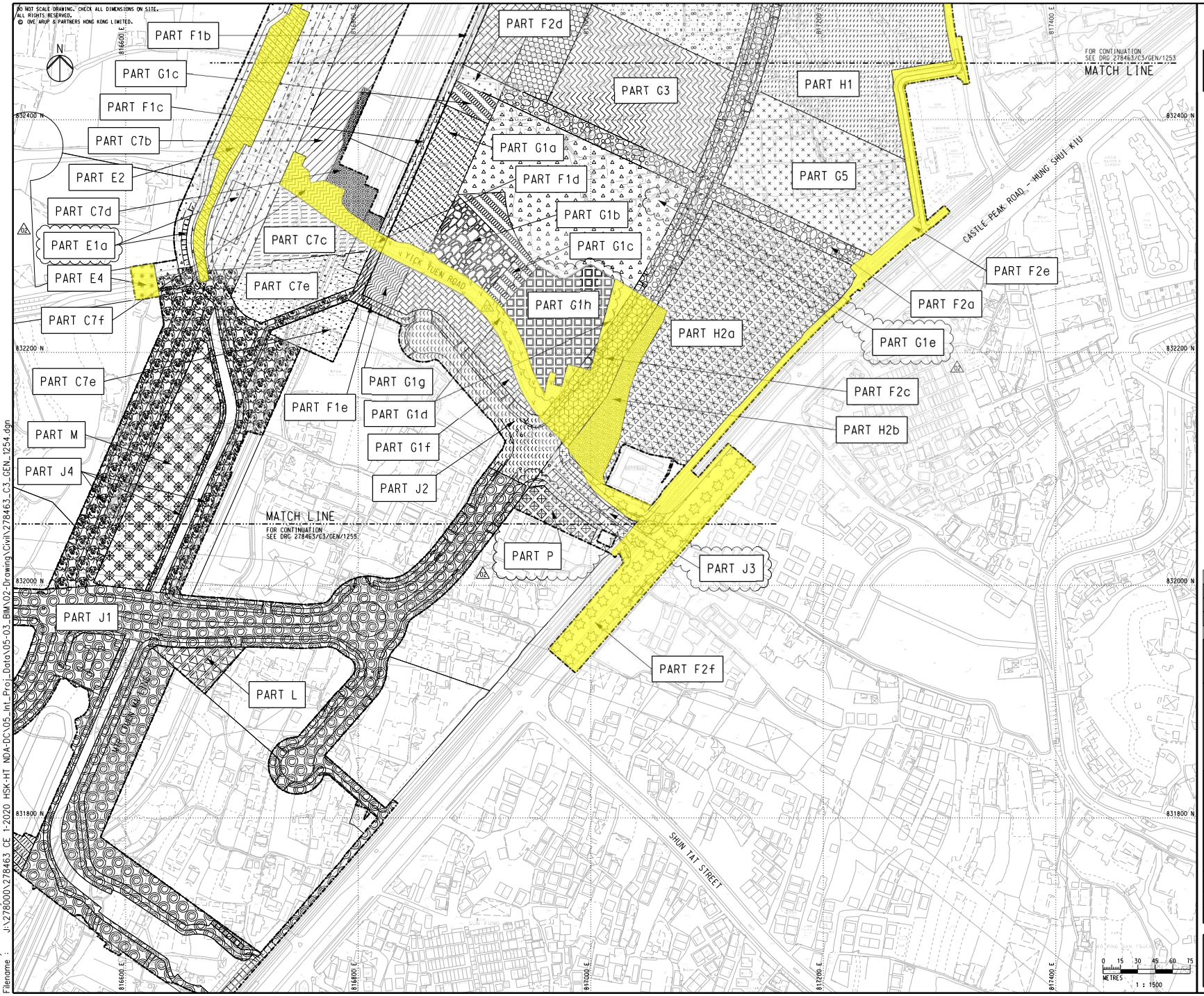
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1253.dgn



NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/GEN/1253.

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 4)

Drawing no. 278463/C3/GEN/1254 Rev. 02

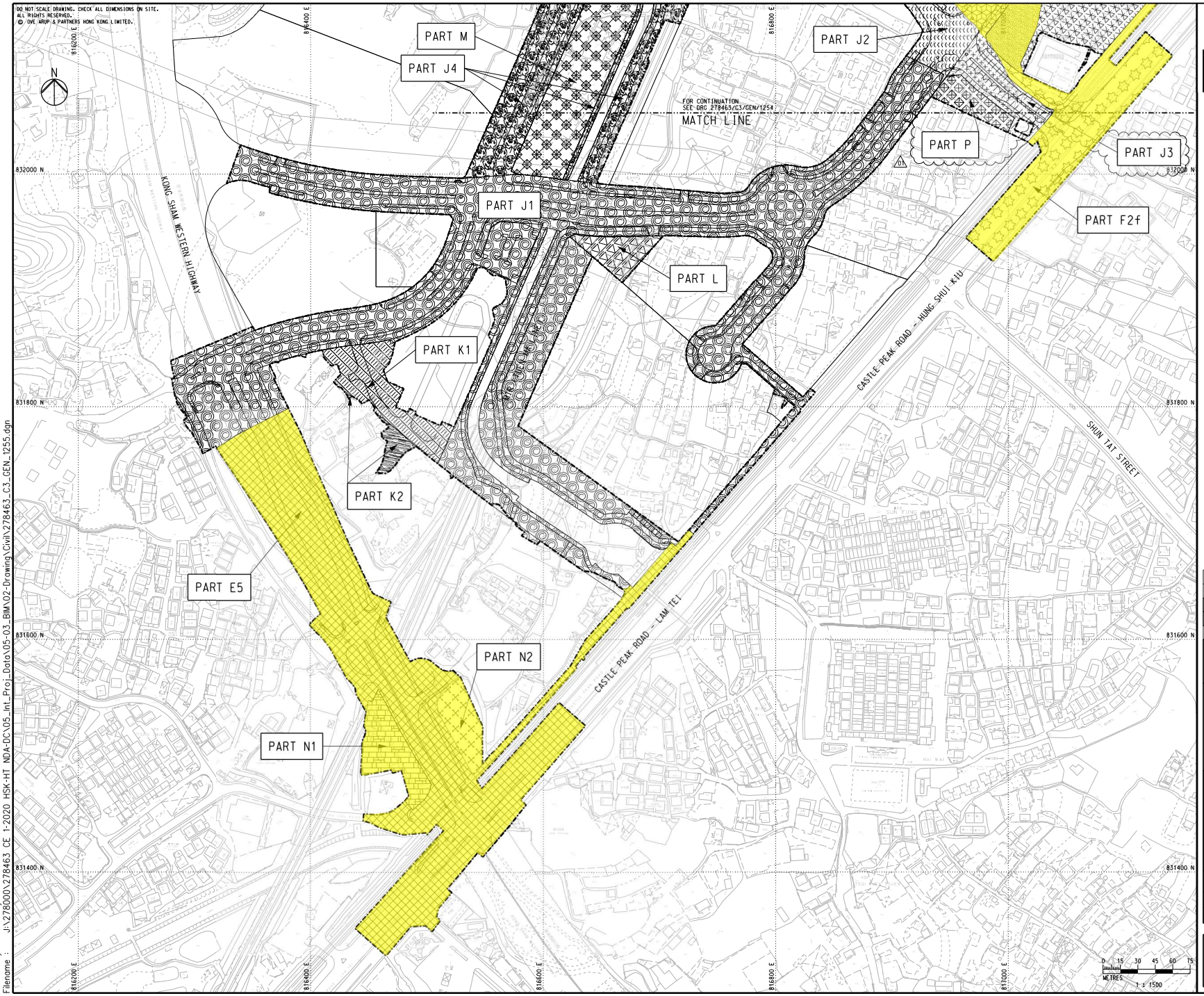
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

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Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1254.dgn



NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/GEN/1253.

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 3	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 5)

Drawing no.	Rev.
278463/C3/GEN/1255	01

Drawn	Date	Checked	Approved
DT	03/24	EH	DL

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Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1255.dgn

Reply from EPD (Batch 2)

Rachel Wong

From: hllai@epd.gov.hk
Sent: Sunday, 30 March, 2025 15:34
To: Rachel Wong
Cc: albertchan@epd.gov.hk
Subject: Re: Fw: Contract No. YL/2023/03 Hung Shui Kiu Development Contract 3 - Request for Land Contamination Information (Batch 2)

You don't often get email from hllai@epd.gov.hk. Learn why this is important

Dear Rachel,

I refer to your email below about the captioned. Our reply is as below:-

(a) This Regional Office has no record of reported accidents of spillage / leakage of chemicals at the concerned site. You may also need to check with other parties / departments for such information as appropriate.

(b) For the register of Chemical Waste Producers, a registry is available at our Territory Control Office at Wan Chai. Please contact our Mr. KWAN, Senior Environmental Protection Inspector, at Tel : 2835 1027 for details;

Should you have any enquiry, you may contact me at 2158 5825.

Best Regards,
LAI Ho-leung, LEO
EPD, Tel :2158 5825

----- Forwarded by Albert CH CHAN/EPD/HKSARG on 28/03/2025 10:40 -----

From: "Rachel Wong" <RWONG@ramboll.com>
To: "albertchan@epd.gov.hk" <albertchan@epd.gov.hk>
Cc: "Michelle Shuk Han Tang" <Michelle.Tang@gammonconstruction.com>, "Ariana Sze Tung Chan" <SzeTung.Chan@gammonconstruction.com>, "Zoe Chan" <ZCHAN@ramboll.com>
Date: 28/03/2025 10:19
Subject: Contract No. YL/2023/03 Hung Shui Kiu Development Contract 3 - Request for Land Contamination Information (Batch 2)

Dear Albert,

As per our phone conversation just now, please find attached the soft copy of our information request letter for Batch 2 areas of the captioned project for your further action.

Should you have any queries, please feel free to contact me. Thanks.

Kind regards
Rachel Wong
Senior Environmental Consultant

D +852 3465 2857
rwong@ramboll.com

Relevant Chemical Waste Producer Registration Records Provided by EPD

Valid Registration Records (Batch 1 & Batch 2)

Licensee Name (English)	Licensee Name (Chinese)	Address	Site ID
Wai Ming Engineering Co., Ltd.	N/A	Lot 1850 AZRP in D.D. 124, Hung Shui Kiu Main Street, Hung Shui Kiu, New Territories	034 (Outside Assessment Area)
Success Grand Environmental Limited	俊成環保有限公司	Lots 2422RP (Part), 2424RP and 2425RP in D.D. 124, No. 5-6 Hung Yuen Road, Hung Shui Kiu, Yuen Long, New Territories	040 – 043 (Outside Assessment Area)
Kanson Crane Service Company Limited	力營重運有限公司	Lot Nos. 3370-3376 in D.D.124, Yick Yuen Tsuen, Hung Shui Kiu, Yuen Long, New Territories	218 (Outside Assessment Area)
Pui Hing Construction Company Limited	培興工程有限公司	Lot 3087 in D.D. 124, Tuen Mun, New Territories	226 (Outside Assessment Area)
Kuly Construction & Engineering Co. Ltd.	豐利建築工程有限公司	DSD Site Office, Yick Yuen Road, Tuen Mun, New Territories	237 (Outside Assessment Area)
Director of Drainage Services	N/A	Tin Ha Road, Ha Tsuen, Yuen Long, New Territories	N/A (Information provided in the registration record showed the road name only but not the exact site location)

Note:
[1] N/A – Not Applicable

Invalid Registration Records (Batch 1 & Batch 2)

Licensee Name (English)	Licensee Name (Chinese)	Address	Site ID
On Fat Lung Electrical & Metal Company Limited	安發隆電器五金有限公司	Lot 4102 in D.D. 124, Tin Ha Road / Tin Sum Road, Yuen Long	224 (Outside Assessment Area)
Hoi Kee Repair Service	海記汽車服務	Lot 3429 in D.D. 124, Yick Yuen Road, Tuen Mun, New Territories	C3-530b
Lee & Co. Engineering	李氏工程公司	Lot 3433-3437 in D.D. 124, Yick Yuen Road, Hung Shui Kiu, Tuen Mun, New Territories	231b (Outside Assessment Area)

Appendix D Relevant Correspondence with FSD

Information Request Letter to FSD (Batch 1)

RAMBOLL

Ref.: GAMHSKC3LD00_0_0002L.25 13 January 2025

Fire Services Department / Corporate Strategy Command
Corporate Services Division
9/F, Fire Services Headquarters Building
1 Hong Chong Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong

By Fax (2739 5879) & Post

Attention: Mr. LAI Kin Man (Div Offr (Legal Affairs and Discipline) (Ag.)

Dear Sirs,

Re: Contract No. YL/2023/03
Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works
Request for Land Contamination Information

We are appointed by Main Contractor, Gammon – Richwell Engineering Joint Venture of the captioned Project as a consultant to conduct Land Contamination Assessment Works for the captioned.

As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of HKSAR (EPD), information pertaining to the change of land uses / past activities / incidents / accidents at the Subject Site are required as part of the vetting process.

Of particular interests, we would like to request for the following information from your office for the locations under this Land Contamination Assessment Works (Subject Locations) since year 2020 to facilitate the study:

(1) any spill and incident reports (including records of fire at the Subject Locations); and
(2) anywhere of the Subject Locations had applied or possessed licence for dangerous goods storage.

We enclosed herewith the site maps showing the locations under this Land Contamination Assessment Works for your reference.

Due to the urgency of the Project, we would be much appreciated if you could provide the requested information at your earliest convenience **by 24 January 2025**.

Q:\Projects\GAMHSKC3LD00\02 Project Management\02 Corr\GAMHSKC3LD00_0_0002L.25.docx

Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com

RAMBOLL

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2803, or our Miss Rachel Wong at 3465 2857. We thank you in anticipation of your help in the matter.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

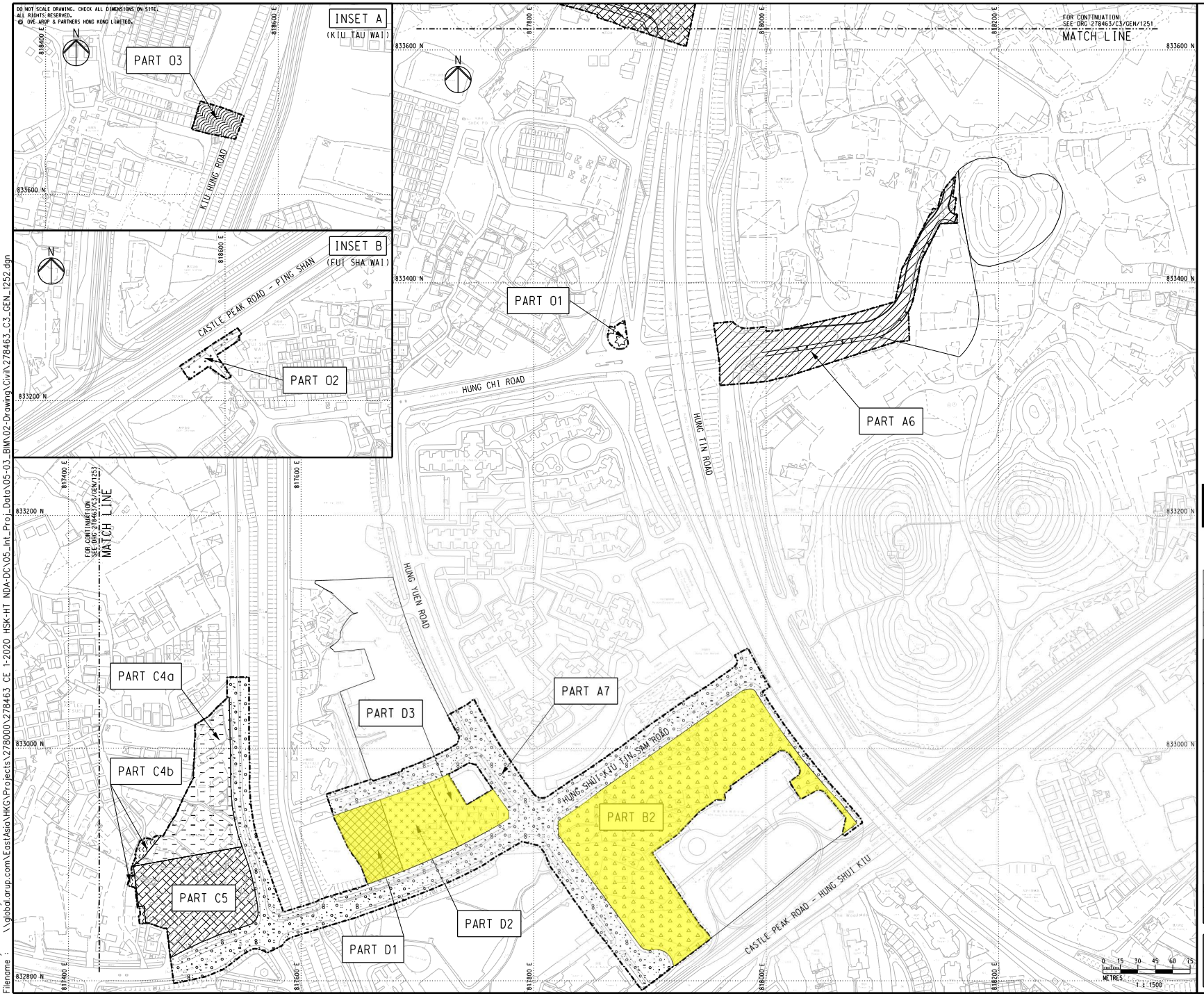
Zoe Chan

Zoe Chan
Senior Manager

Encl. Site Maps showing the locations of Land Contamination Assessment Works

c.c. *Gammon-Richwell Engineering JV* *Ms. Michelle Tang / Ms. Ariana Chan (by email)*

Confidential



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

LEGEND

- BOUNDARIES OF THE SITE
- PART A6
- PART A7
- PART B2
- PART C4a
- PART C4b
- PART C5
- PART D1
- PART D2
- PART D3
- PART O1
- PART O2
- PART O3

Locations under this Land Contamination Assessment Works

Rev	Description	By	Date
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 2)

Drawing no. 278463/C3/GEN/1252 Rev. 00

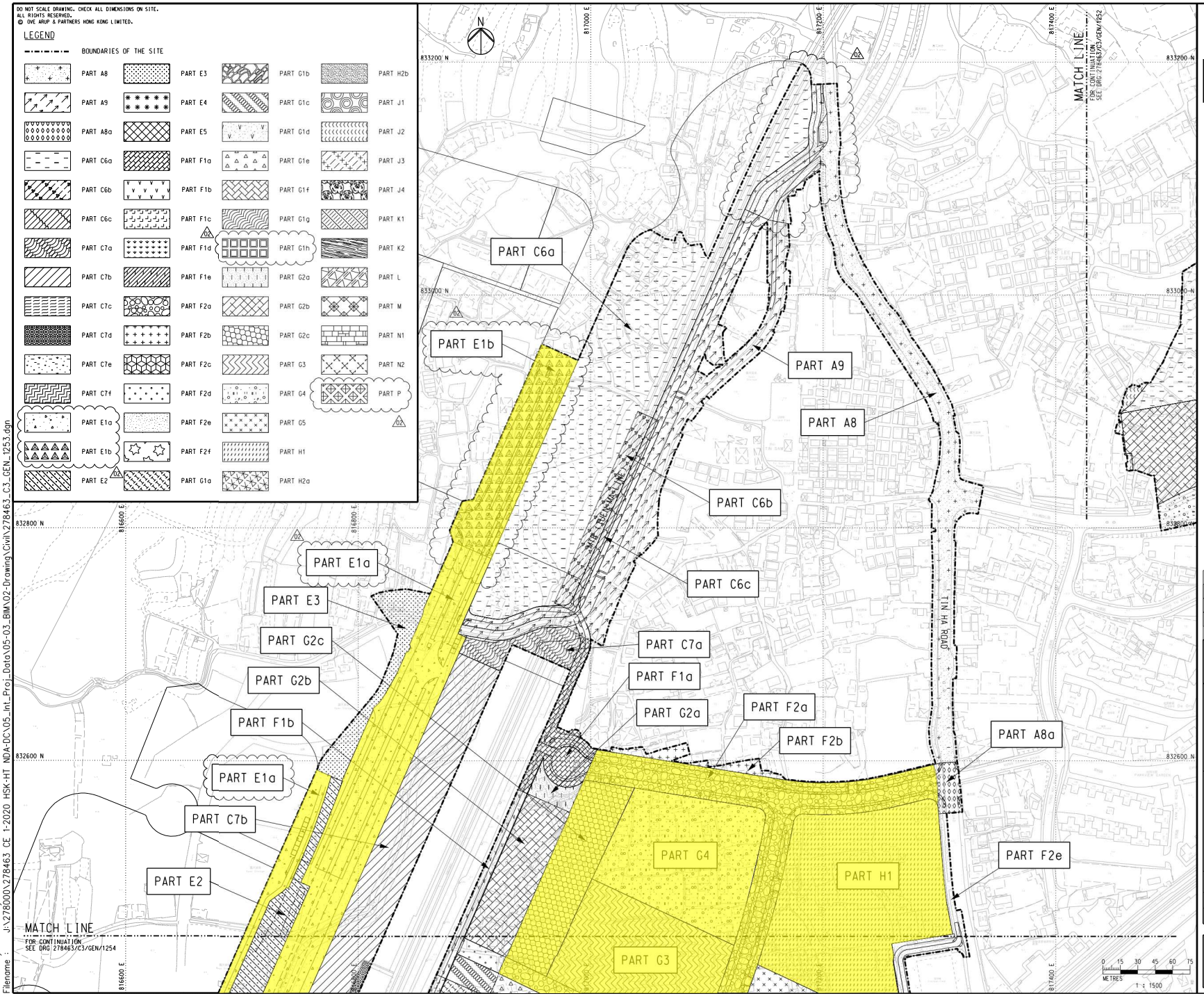
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DT	03/24	EH	DL

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NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

Locations under this Land Contamination Assessment Works

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 3)

Drawing no. 278463/C3/GEN/1253 Rev. 02

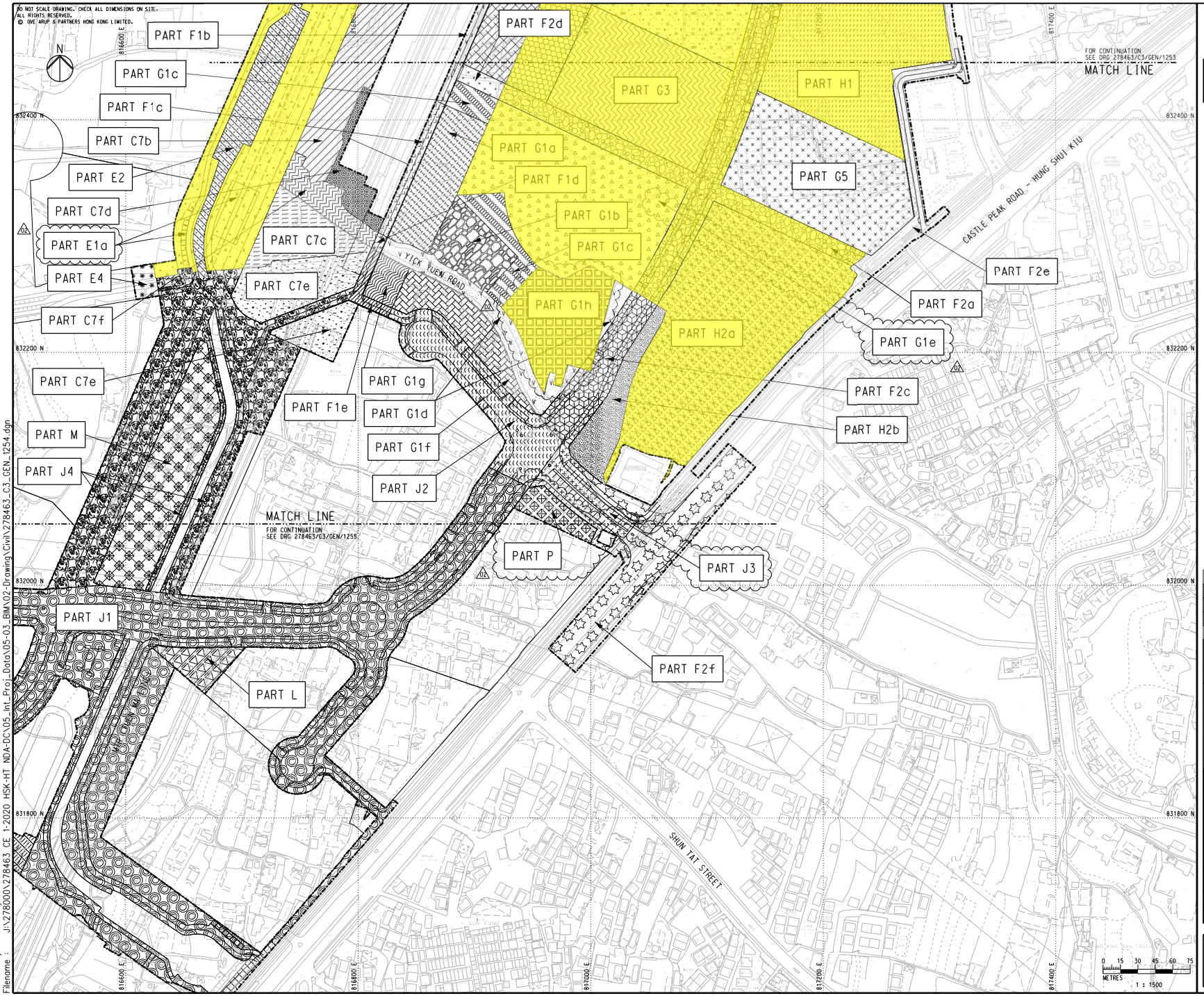
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DT	03/24	EH	DL

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NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/GEN/1253.

Locations under this Land Contamination Assessment Works

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 4)

Drawing no. 278463/C3/GEN/1254 Rev. 02

Drawn	Date	Checked	Approved
DT	03/24	EH	DL

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Reply from FSD (Batch 1)

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.

RECEIVED
10 FEB 2025
BY:.....

本處檔號 **OUR REF.** : (211) in FSD GR 6-5/4 R Pt. 56
來函檔號 **YOUR REF.** : SHKCDA12EI02_0_0012L.24
電子郵件 **E-mail** : hkfsdenq@hkfsd.gov.hk
圖文傳真 **FAX NO.** : 2988 1196
電 話 **TEL NO.** : 2733 7896

6 February 2025

Ramboll Hong Kong Limited
21/F, BEA Harbour View Centre,
56 Gloucester Road,
Wanchai, Hong Kong.
(Attn: Ms Zoe CHAN, Senior Manager)

Dear Ms CHAN,

Contract No. YL/2023/03_
Hung Shui Kiu/ Ha Tsuen New Development Area Second Phase Development
- Contract 3 – Site Formation and Engineering Infrastructure Works
Request for Information of Dangerous Goods & Incident Records

I refer to your letter of 13.1.2025 regarding the captioned request and reply below in response to your questions:-

1. No Dangerous Goods Licence was issued in respect of the captioned address.

2. A total of 18 incident records were found at the subject location. Please refer to **Appendix A** for details.

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

...on Hong Kong Ltd.
GAMHSKC3LD00-0_00041.25
...mmy no.: 328001494
...ation: Read Action
2C
Yes No
...cument Scan
...o Hard Copy

Yours sincerely,

(AU Ting-hin)
for Director of Fire Services

Contract No. YL/2023/03_
Hung Shui Kiu/ Ha Tsuen New Development Area Second Phase Development
- Contract 3 – Site Formation and Engineering Infrastructure Works
Request for Information of Dangerous Goods & Incident Records

No.	Date	Type of Incident	Address
1	11/3/2022	Rubbish Fire	Near Lamp Post No. VA6792 of Tin Sam Tsuen
2.	11/4/2022	Rubbish Fire	Roadside Near Lamp Post No. AD4139 of Tin Sam San Tsuen
3.	19/4/2022	Rubbish Fire	\LT DD124 Lot 3154 of Yick Yuen Tsuen
4.	26/5/2022	Rubbish Fire	Openground Near Lamp Post No. VA8985 of Tin Sam San Tsuen
5.	23/12/2022	Rubbish Fire	Near Lamp Post No. VA0950 of Tin Sam San Tsuen
6.	22/2/2023	No. 1 Fire Alarm	Openground Outside Fehd Refuse Collection Point TM-48 of Yick Yuen Road
7.	23/2/2023	Late call fire	Openground Outside Fehd Refuse Collection Point TM-48 of Yick Yuen Road
8.	2/4/2023	No. 1 Fire Alarm	Near Lamp Post No. FB0022 of Yick Yuen Road
9.	4/7/2023	No. 1 Fire Alarm	55 Hung Yuen Road of Hung Shui Kiu
10.	3/9/2023	No. 1 Fire Alarm	Openground Near Lamp Post No. VA7136 of Yick Yuen Tsuen
11.	21/9/2023	Trapped	Hong Kong Housing Society Construction of Dedicated Rehousing Estate, Hung Shui Kiu
12.	30/10/2023	Vehicle Fire	Near Lamp Post No. AD7208 of Hung Shui Kiu Tin Sam Road;
13.	18/1/2024	Animal Rescue	Roadside Near Lamp Post No. GD0435 of Castle Peak Road - Hung Shui Kiu
14.	22/1/2024	Fell From Height	Near Lamp Post No. AD6008 of Hung Ping Road

No.	Date	Type of Incident	Address
15.	5/2/2024	Rubbish Fire	Near Lamp Post No. GD0435 of Castle Peak Road - Hung Shui Kiu
16.	17/5/2024	Rubbish Fire	Near Lamp Post No. AD4139 of Yick Yuen Road
17.	6/6/2024	Vehicle Fire	Near Lamp Post No. AD4137 of Yik Yuen Road
18.	25/10/2024	No. 1 Fire Alarm	Openground Near Lamp Post No. AD7201 of Hung Shui Kiu Tin Sam Road

Information Request Letter to FSD (Batch 2)

RAMBOLL

Ref.: GAMHSKC3LD00_0_0006L.25

20 February 2025

Fire Services Department
Corporate Strategy Command
Corporate Services Division
9/F, Fire Services Headquarters Building
1 Hong Chong Road, Tsim Sha Tsui East
Kowloon, Hong Kong

By Fax (2739 5879) & Post

Attention: Mr. AU Ting Hin (Asst Div Offr (Legal Affairs and Discipline))

Dear Mr. Au,

Re: Contract No. YL/2023/03
Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development –
Contract 3 – Site Formation and Engineering Infrastructure Works

Request for Land Contamination Information (Batch 2)

We are appointed by the Main Contractor, Gammon – Richwell Engineering Joint Venture, of the captioned Project as the consultant to conduct Land Contamination Assessment Works for the captioned.

As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the Government of HKSAR (EPD), information pertaining to the change of land uses / past activities / incidents / accidents at the Subject Site are required as part of the vetting process.

Of particular interests, we would like to request for the following information from your office for the locations under this Land Contamination Assessment Works since Year 2020 to facilitate the study:

(1) any spill and incident reports (including records of fire at the Subject Locations); and
(2) anywhere of the Subject Locations had applied or possessed licence for dangerous goods storage.

We enclosed herewith the site maps showing the locations under this Land Contamination Assessment Works (Batch 2 Areas: Parts A1a-b, A1d-e, A2, A4-6, A7-8a, A9, C1a-b, C2, C3, C4a-6a, C7f, E2-5, F1d, F2b-c, F2e-f, G1d, H2b, N1-2 and O1-3) and the appointment letter for your reference.

Q:\Projects\GAMHSKC3LD00\02 Project Management\02 Corr\GAMHSKC3LD00_0_0006L.25.docx

Ramboll Hong Kong Limited 英環香港有限公司
21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong Tel: 852.3465 2888 Fax: 852.3465 2899
www.ramboll.com

RAMBOLL

Due to the urgency of the Project, we would be much appreciated if you could provide the requested information at your earliest convenience **by 5 March 2025**.

Should you have any queries, please do not hesitate to contact the undersigned at 3465 2803, or our Miss Rachel Wong at 3465 2857. We thank you in anticipation of your help on the matter.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Ramboll Hong Kong Limited

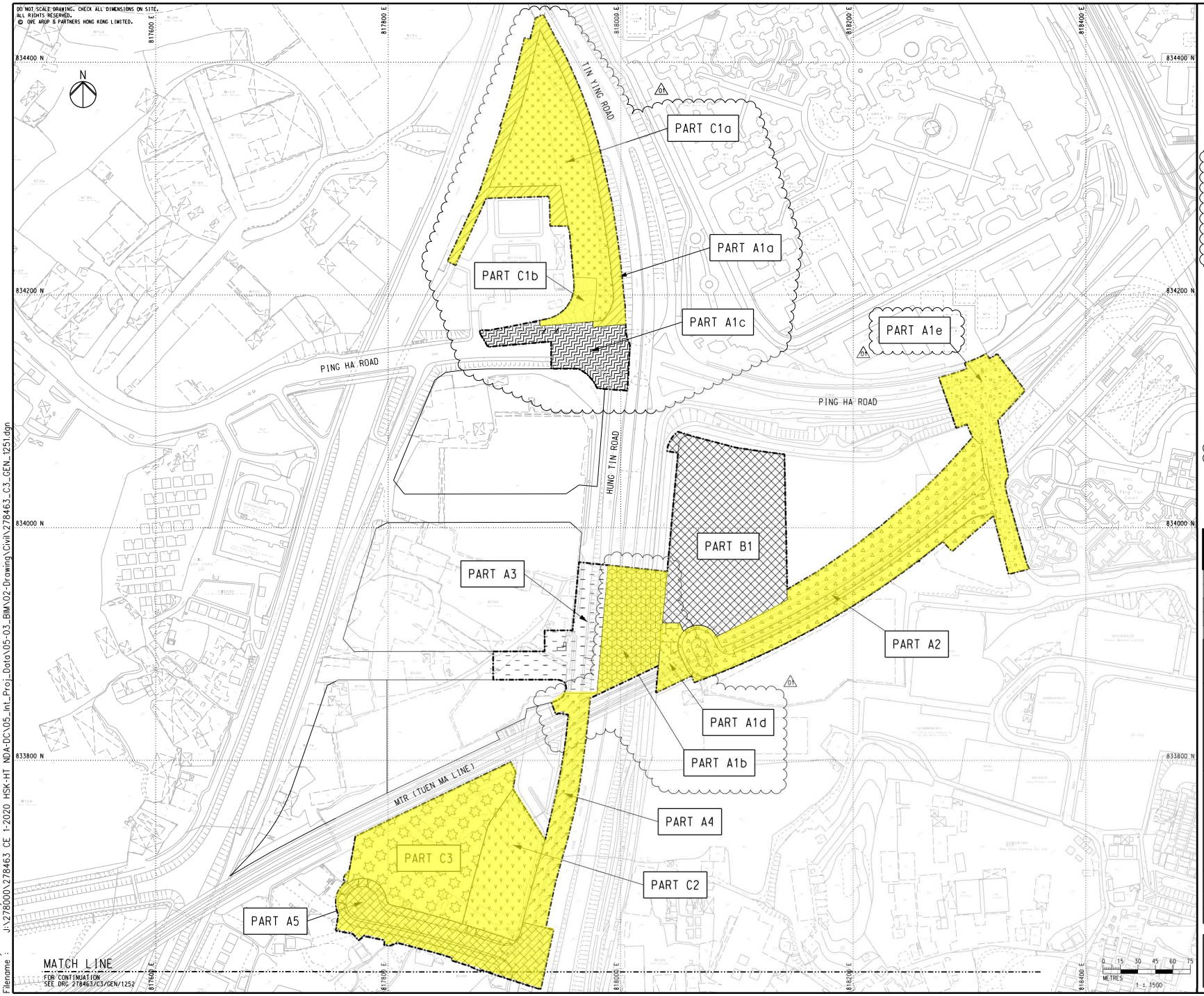
Zoe Chan

Zoe Chan
Senior Manager

Encl. Site Maps showing the locations of Land Contamination Assessment Works & Appointment Letter

c.c. *Gammon-Richwell Engineering JV* *Ms. Michelle Tang / Ms. Ariana Chan (By email)*

Confidential



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

LEGEND

- BOUNDARIES OF THE SITE
- PART A1a
- PART A1b
- PART A1c
- PART A1d
- PART A1e
- PART A2
- PART A3
- PART A4
- PART A5
- PART B1
- PART C1a
- PART C1b
- PART C2
- PART C3

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 3	PY	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 1)

Drawing no. 278463/C3/GEN/1251 Rev. 01

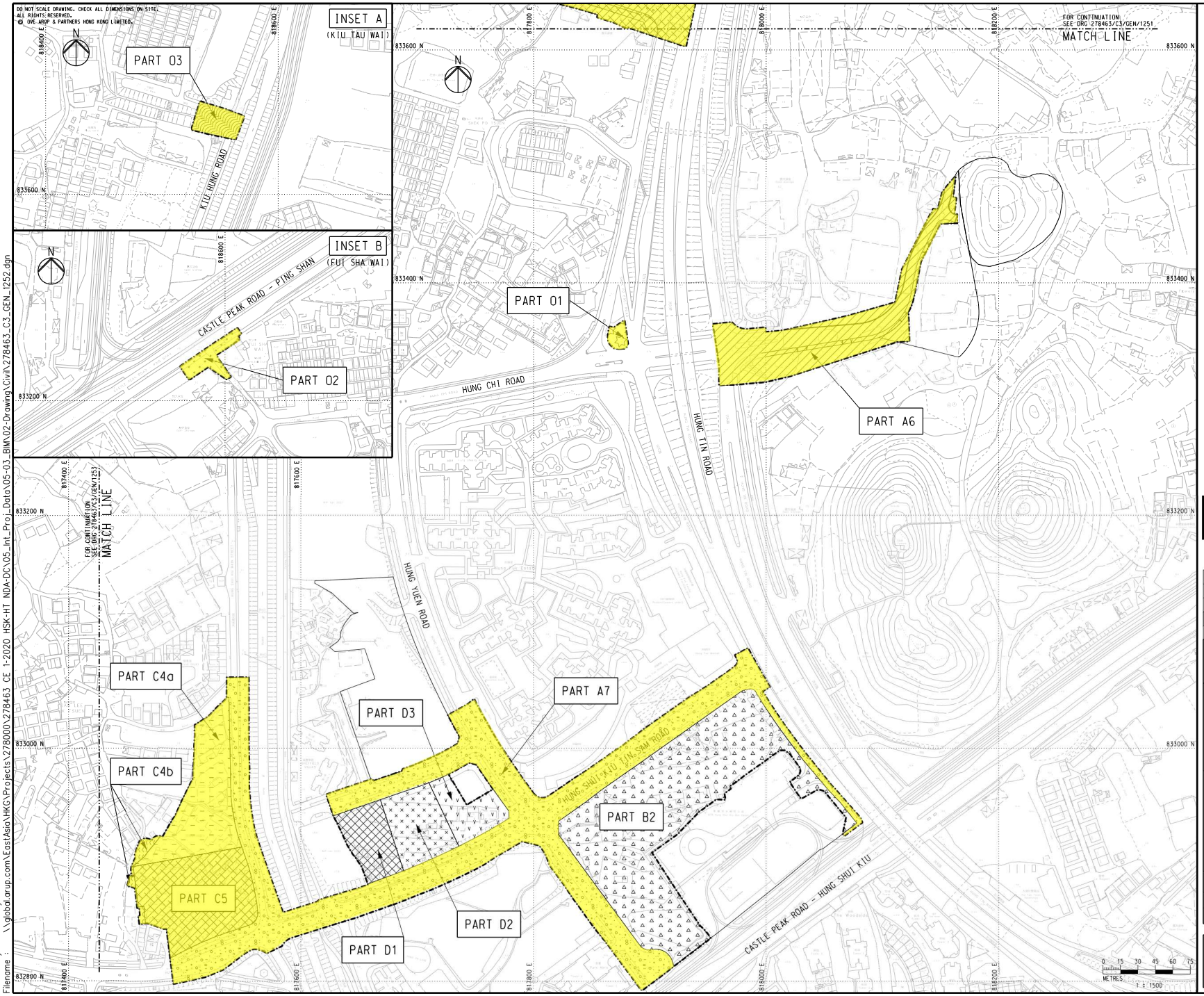
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DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1251.dgn



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

LEGEND

- BOUNDARIES OF THE SITE
- PART A6
- PART A7
- PART B2
- PART C4a
- PART C4b
- PART C5
- PART D1
- PART D2
- PART D3
- PART 01
- PART 02
- PART 03

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 2)

Drawing no.	Rev.
278463/C3/GEN/1252	00

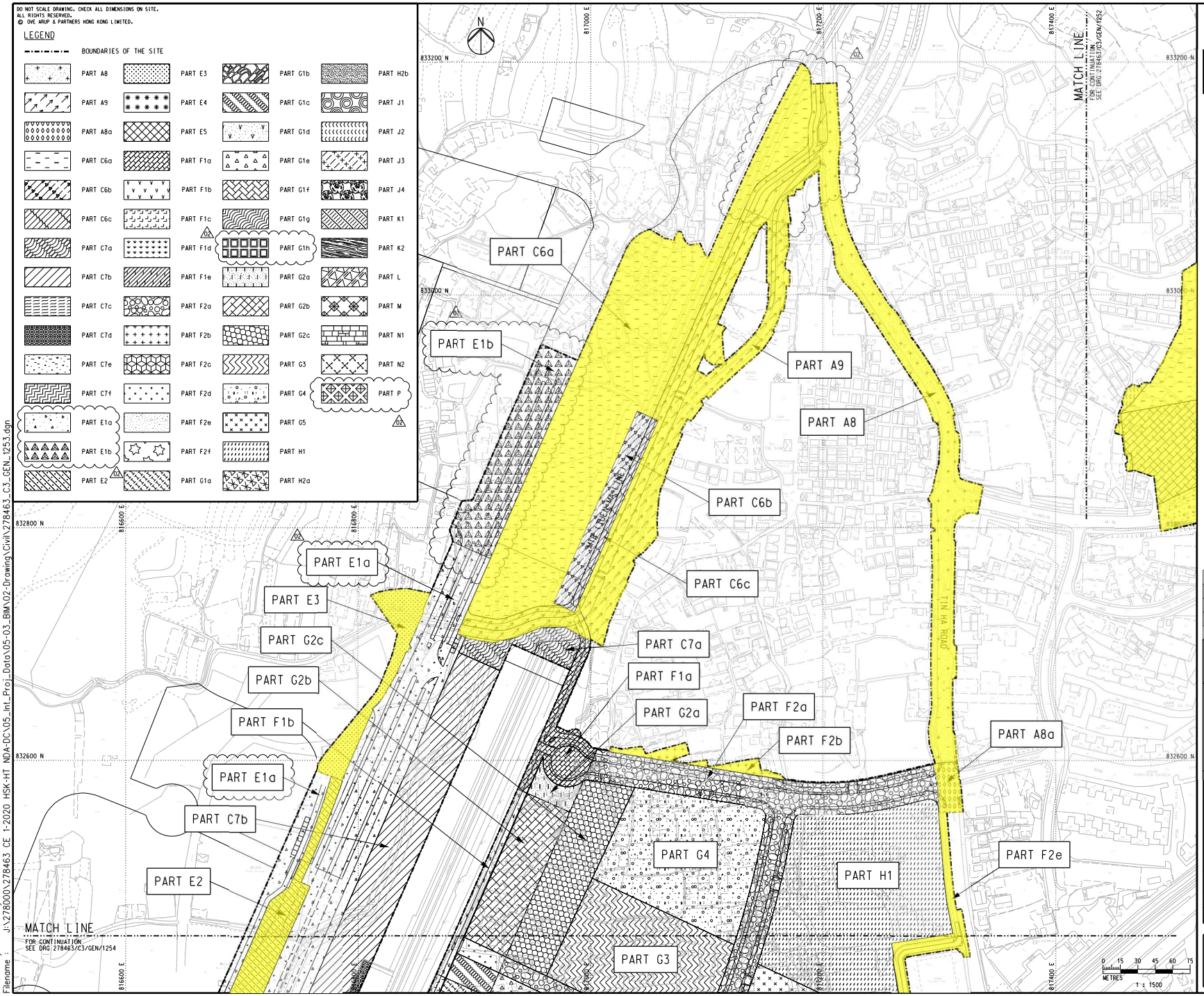
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

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Civil Engineering and Development Department

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Date : 4/11/2024



NOTES

1. FOR BOUNDARY OF THE SITE, REFER TO DRAWING NOS. 278463/C3/GEN/1201 TO 1205.

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 3)

Drawing no. 278463/C3/GEN/1253 Rev. 02

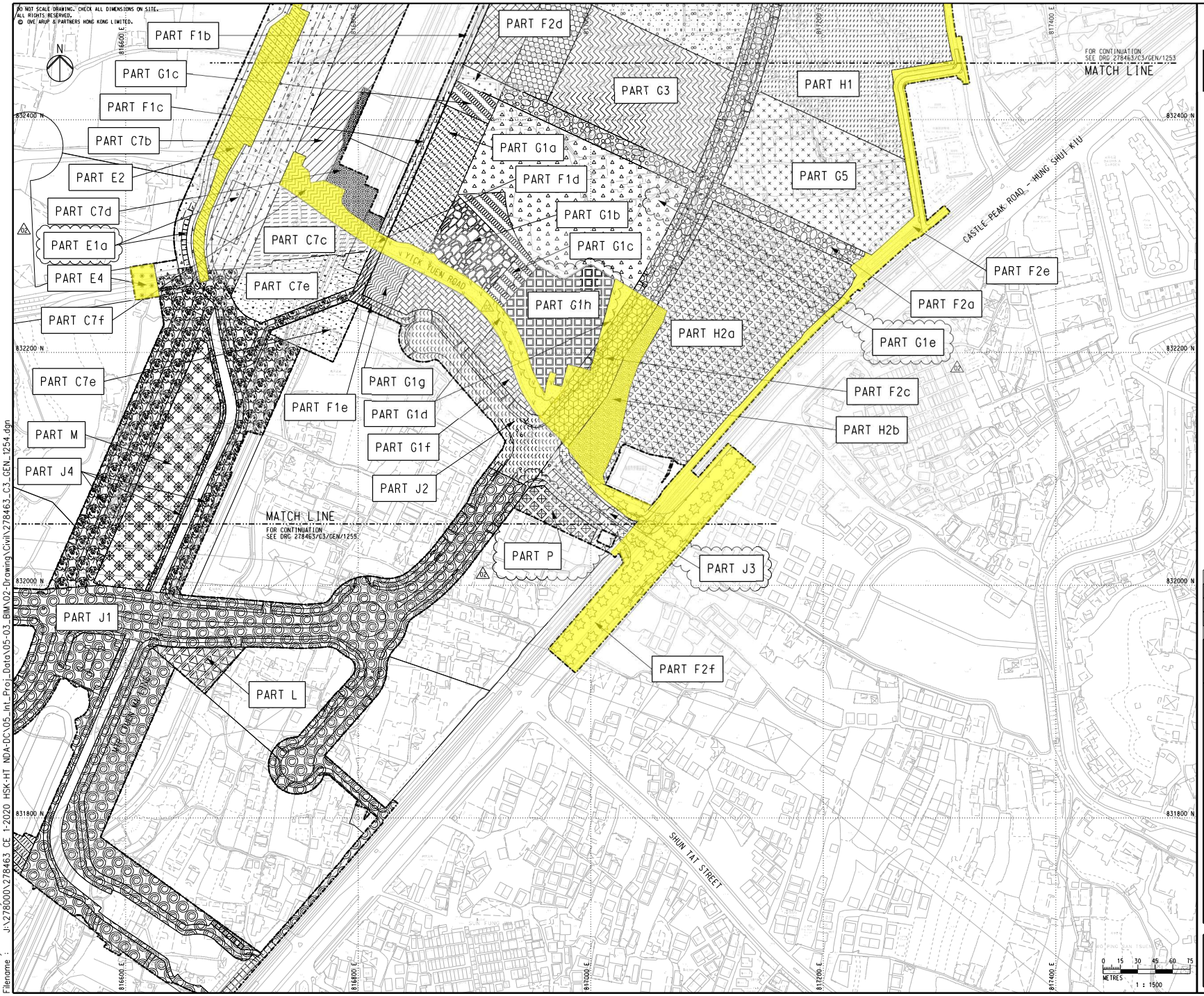
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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Printed by : reman.yick Date : 6/6/2024
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1253.dgn



NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/GEN/1253.

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 3	JT	05/24
01	TENDER ADDENDUM NO. 2	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 4)

Drawing no. 278463/C3/GEN/1254 Rev. 02

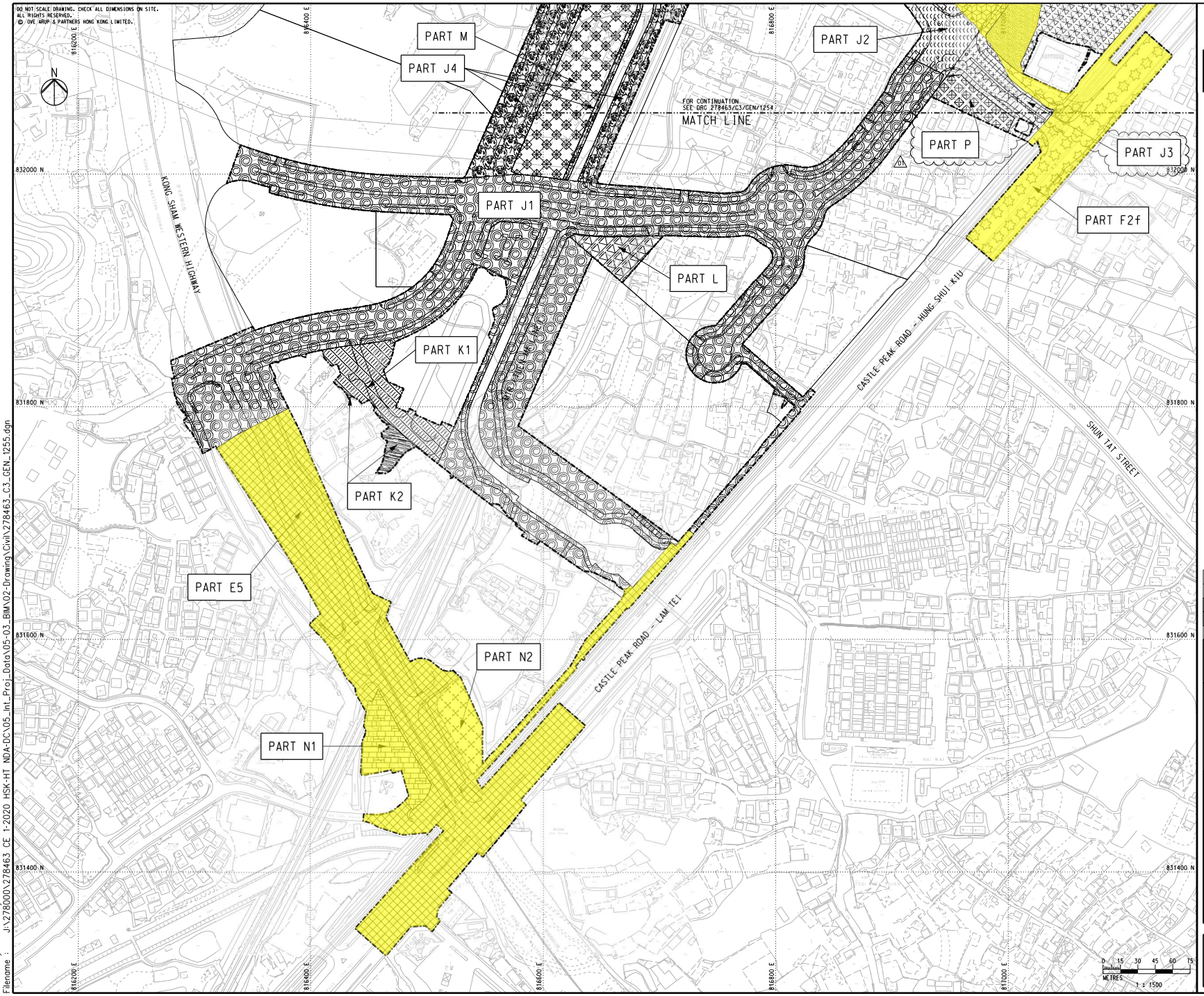
Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 Status TENDER

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Printed by : reman.yick Date : 6/6/2024
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1254.dgn



NOTES

1. FOR NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C3/GEN/1253.

Locations under this Land Contamination Assessment Works (Batch 2 Areas)

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 3	JT	05/24
00	TENDER ISSUE	PY	03/24

Consultant

ARUP

Project Title

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 3 -
Site Formation and Engineering
Infrastructure Works

Drawing title

PART OF SITE
(SHEET 5)

Drawing no.	Rev.
278463/C3/GEN/1255	01

Drawn	Date	Checked	Approved
DT	03/24	EH	DL

Scale 1:1500 @ A1 | Status TENDER

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Printed by : reman.yick Date : 6/6/2024
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil\278463_C3_GEN_1255.dgn

Reply from FSD (Batch 2)

Rachel Wong

From: yin_hei_chow@hkfsd.gov.hk on behalf of ado_lea_cs@hkfsd.gov.hk
Sent: Thursday, 10 April, 2025 14:47
To: Zoe Chan
Cc: OE8 CS/FSD; Rachel Wong
Subject: Re: Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works - Request for Land Contamination Information (Batch 2)
Attachments: (40) in 4R Pt.57_Letter from Ramboll.pdf; (23)_Pt.58_Incident_Appendix B.pdf; (23)_Pt.58_DG_Appendix A.pdf

Some people who received this message don't often get email from ado_lea_cs@hkfsd.gov.hk. Learn why this is important

Our reference: (23) in FSD GR 6-5/4 R Pt. 58
Your reference: GAMHSKC3LD00_0_0006L.25

Dear Ms. CHAN,

Contract No. YL/2023/03
Hung Shui Kiu/Ha Tsuen New Development Area Second Phase Development –
Contract 3 – Site Formation and Engineering Infrastructure Works
Request for Information of Dangerous Goods & Incident Records (Batch 2)

I refer to your letter dated 20.2.2025 (as attached) regarding the captioned request and reply below in response to your questions:

1. According to our record, from the year of 1990 to present moment, dangerous goods licenses have been issued by this department to the subject address, with details as shown in Appendix A.

2. A total of 29 incident records (excluding lift incidents and locked-in case) were found at the subject location. Please refer to Appendix B for details.

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

Best regards,

CHOW Yin-hei
Assistant Divisional Officer (Legal Affairs)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

Disclaimer:
**Fire Services Department uses its best endeavor to ensure the accuracy and reliability of the information provided, but cannot guarantee its accuracy and reliability and accepts no liability of any nature for any loss or damage arising from any inaccuracies or omissions that may from the information provided.*

Appendix A

Contract No. YL/2023/03
Hung Shui Kiu/ Ha Tsuen New Development Area Second Phase Development - Contract 3 – Site Formation and Engineering Infrastructure Works (Batch2)
Request for Information of Dangerous Goods & Incident Records

Item	Type of DG	Quantity	Storage Location
1.	Petrol	22,500 L	Lot 367 RP and 3904 in DD 124, Shek Po Tsuen, Tin Shui Wai, Long Long

Contract No. YL/2023/03_
Hung Shui Kiu/ Ha Tsuen New Development Area Second Phase Development
- Contract 3 – Site Formation and Engineering Infrastructure Works (Batch2)
Request for Information of Dangerous Goods & Incident Records

No.	Date	Type of Incident	Address
1	1/2/2025	Lift Case	Footbridge near Lamppost No. FA7463 of LRT Nai Wai Stop
2	25/10/2024	No. 1 Fire Alarm	Openground near Lamppost No. AD7201 of Hung Shui Kiu Tin Sam Road
3	7/5/2024	Vehicle Fire	Near Lamppost No. AD6939 of Hung Tin Road,
4	9/3/2024	Rubbish Fire	Outside LRT Nai Wai Stop
5	6/3/2024	Vehicle Fire	Roadside near Lamppost No. AD6015 of Hung Yuen Road
6	5/2/2024	Rubbish Fire	Near Lamppost No. GD0435, Castle Peak Road - Hung Shui Kiu
7	22/1/2024	Fell from height	Near Lamppost No. AD6008 of Hung Ping Road
8	18/1/2024	Animal Rescue	Roadside near Lamppost No. GD0435 of Castle Peak Road - Hung Shui Kiu
9	13/1/2024	Vegetation Fire	Near Lamppost No. AD4113 of Yick Yuen Road,
10	7/12/2023	Vehicle Fire	Openground near Lamppost No. FB0029 of Tin Sam Tsuen
11	7/11/2023	Rubbish Fire	Near Lamppost No. AD7212 of Hung Shui Kiu Tin Sam Road
12	1/11/2023	Rubbish Fire	Openground Carpark, No88 Hung Shui Kiu Tin Sam Road
13	30/10/2023	Vehicle Fire	Near Lamppost No. AD7208 of Hung Shui Kiu Tin Sam Road
14	24/7/2023	No. 1 Fire Alarm	HSKTL 2 C/S, Hung Yuen Road
15	28/5/2023	No. 1 Fire Alarm	Roadside of TMN Bound near Lamppost FA8098b of Castle Peak Road - Lam Tei
16	20/5/2023	Fell from height	Openground No2 Hung Yuen Road
17	2/5/2023	Electrical Fire	Near Lamppost No. AD7223 of Hung Yuen Road
18	2/4/2023	No. 1 Fire Alarm	Unnamed House near Lamppost No. FB0022 of Yick Yuen Road

19	23/2/2023	Late Call Fire	Openground outside FEHD Refuse Collection Point Tm-48, Yick Yuen Road
20	22/2/2023	No. 1 Fire Alarm	Openground outside FEHD Refuse Collection Point Tm-48, Yick Yuen Road
21	8/1/2023	Vehicle Fire	Pedestrian Walkway near Lamppost No. AD7190 of Hung Shui Kiu Tin Sam Road
22	31/12/2022	Rubbish Fire	Near Lamppost No. AD4122 of Yick Yuen Road,
23	30/12/2022	No. 1 Fire Alarm	No51 Hung Yuen Road
24	9/12/2022	Vegetation Fire	Near Lamppost No. DD3176, Tin Shui Path
25	16/9/2022	No. 1 Fire Alarm	Openground near Lamppost No. AD6016 of Hung Yuen Road
26	29/7/2022	No. 1 Fire Alarm	Openground near Lamppost No. VD6680, Po Quar Ling
27	12/7/2022	Rubbish Fire	Openground near Lamppost No. BD1554 of Tin Ha Road
28	29/6/2022	Rubbish Fire	Openground near Lamppost No. FB0031, San Lee Uk Tsuen
29	2/4/2022	Electrical Fire	Openground Electric Pole No. 371777-14-04, Near Lamppost No. AD7223 Of Hung Yuen Road

Summary Table with reference to the Site ID

Appendix A

Contract No. YL/2023/03

Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works

Information of Dangerous Goods Storage

Item	Type of Dangerous Goods	Quantity	Storage Location	Site ID
1	Petrol	22,500 L	Lot 367 RP and 3904 in DD 124, Shek Po Tsuen, Tin Shui Wai, Yuen Long	N/A (Outside Project Area)

Note:

[1] N/A – Not Applicable.

Appendix B

Contract No. YL/2023/03

Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works

Incident Records (FSD reply on 6 February 2025)

No.	Date	Type of Incident	Address	Site ID
1	25/10/2024	No.1 Fire Alarm	Openground Near Lamp Post No. AD7201 of Hung Shui Kiu Tin Sam Road	Part D3 (Outside Assessment Area)
2	06/06/2024	Vehicle Fire	Near Lamp Post No. AD4137 of Yik Yuen Road	F1c (Outside Assessment Area)
3	17/05/2024	Rubbish Fire	Near Lamp Post No. AD4139 of Yick Yuen Road	F1b (Outside Assessment Area)
4	05/02/2024	Rubbish Fire	Near Lamp Post No. GD0435 of Castle Peak Road – Hung Shui Kiu	Part H2a (Outside Assessment Area)
5	22/01/2024	Fell From Height	Near Lamp Post No. AD6008 of Hung Ping Road	Part A7 (Outside Assessment Area)
6	18/01/2024	Animal Rescue	Roadside Near Lamp Post No. GD0435 of Castle Peak Road – Hung Shui Kiu	Part H2a (Outside Assessment Area)
7	30/10/2023	Vehicle Fire	Near Lamp Post No. AD7208 of Hung Shui Kiu Tin Sam Road	Part A7 (Outside Assessment Area)
8	21/09/2023	Trapped	Hong Kong Housing Society Construction of Dedicated Rehousing Estate, Hung Shui Kiu	N/A (Outside Assessment Area)
9	03/09/2023	No.1 Fire Alarm	Openground Near Lamp Post No. VA7136 of Yick Yuen Tsuen	Part H2a (Outside Assessment Area)
10	04/07/2023	No.1 Fire Alarm	55 Hung Yuen Road of Hung Shui Kiu	Part B2 (Outside Assessment Area)
11	02/04/2023	No.1 Fire Alarm	Near Lamp Post No. FB0022 of Yick Yuen Road	Part A9 & C6a (Outside Assessment Area)
12	23/02/2023	Late call fire	Openground Outside Fehd Refuse Collection Point TM-48 of Yick Yuen Road	Parts G1a & G1d (Outside Assessment Area)
13	22/02/2023	No.1 Fire Alarm	Openground Outside Fehd Refuse Collection Point TM-48 of Yick Yuen Road	Parts G1a & G1d (Outside Assessment Area)
14	23/12/2022	Rubbish Fire	Near Lamp Post No. VA0950 of Tin Sam San Tsuen	N/A (Outside Assessment Area)
15	26/05/2022	Rubbish Fire	Openground Near Lamp Post No. VA8985 of Tin Sam San Tsuen	F2d (Outside Assessment Area)
16	19/04/2022	Rubbish Fire	\LT DD124 Lot 3154 of Yick Yuen Tsuen	Part G2c (Outside Assessment Area)
17	11/04/2022	Rubbish Fire	Roadside Near Lamp Post No. AD4139 of Tin Sam San Tsuen	F1b (Outside Assessment Area)

No.	Date	Type of Incident	Address	Site ID
18	11/03/2022	Rubbish Fire	Near Lamp Post No. VA6792 of Tin Sam Tsuen	Part G3 (Outside Assessment Area)

Notes:

[1] N/A – Not Applicable

[2] No. 1, 4, 5, 6, 7, 11, 12, 13 are both reported incidents according to FSD replied on 6 Feb 2025 and 10 April 2025.

Appendix B

Contract No. YL/2023/03

Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Contract 3 – Site Formation and Engineering Infrastructure Works

Incident Records (FSD reply on 10 April 2025)

No.	Date	Type of Incident	Address	Site ID
1	1/2/2025	Lift Case	Footbridge near Lamppost No. FA7463 of LRT Nai Wai Stop	Part E5 (Outside Assessment Area)
2	25/10/2024	No.1 Fire Alarm	Openground near Lamppost No. AD7201 of Hung Shui Kiu Tin Sam Road	Part D3 (Outside Assessment Area)
3	7/5/2024	Vehicle Fire	Near Lamppost No. AD6939 of Hung Tin Road	Part A1b (Outside Assessment Area)
4	9/3/2024	Rubbish Fire	Outside LRT Nai Wai Stop	Part E5 (Outside Assessment Area)
5	6/3/2024	Vehicle Fire	Roadside near Lamppost No. AD6015 of Hung Yuen Road	Part A7 (Outside Assessment Area)
6	5/2/2024	Rubbish Fire	Near Lamppost No. GD0435, Castle Peak Road - Hung Shui Kiu	Part H2a (Outside Assessment Area)
7	22/1/2024	Fell from Height	Near Lamppost No. AD6008 of Hung Ping Road	Part A7 (Outside Assessment Area)
8	18/1/2024	Animal Rescue	Roadside near Lamppost No. GD0435 of Castle Peak Road - Hung Shui Kiu	Part H2a (Outside Assessment Area)
9	13/1/2024	Vegetation Fire	Near Lamppost No. AD4113 of Yick Yuen Road	Part G1d (Outside Assessment Area)
10	7/12/2023	Vehicle Fire	Openground near Lamppost No. FB0029 of Tin Sam Tsuen	Part A9 (Outside Assessment Area)
11	7/11/2023	Rubbish Fire	Near Lamppost No. AD7212 of Hung Shui Kiu Tin Sam Road	Part A7 (Outside Assessment Area)
12	1/11/2023	Rubbish Fire	Open ground carpark, No.88 Hung Shui Kiu Tin Sam Road	N/A (Outside Assessment Area)
13	30/10/2023	Vehicle Fire	Near Lamppost No. AD7208 of Hung Shui Kiu Tin Sam Road	Part A7 (Outside Assessment Area)
14	24/7/2023	No.1 Fire Alarm	HSKTL 2 C/S, Hung Yuen Road	N/A (Outside Assessment Area)
15	28/5/2023	No.1 Fire Alarm	Roadside of TMN Bound near Lamppost FA8098b of Castle Peak Road - Lam Tei	Part E5 (Outside Assessment Area)
16	20/5/2023	Fell from Height	Openground at No.2 Hung Yuen Road	N/A (Outside Assessment Area)
17	2/5/2023	Electrical Fire	Near Lamppost No. AD7223 of Hung Yuen Road	Part A7 (Outside Assessment Area)

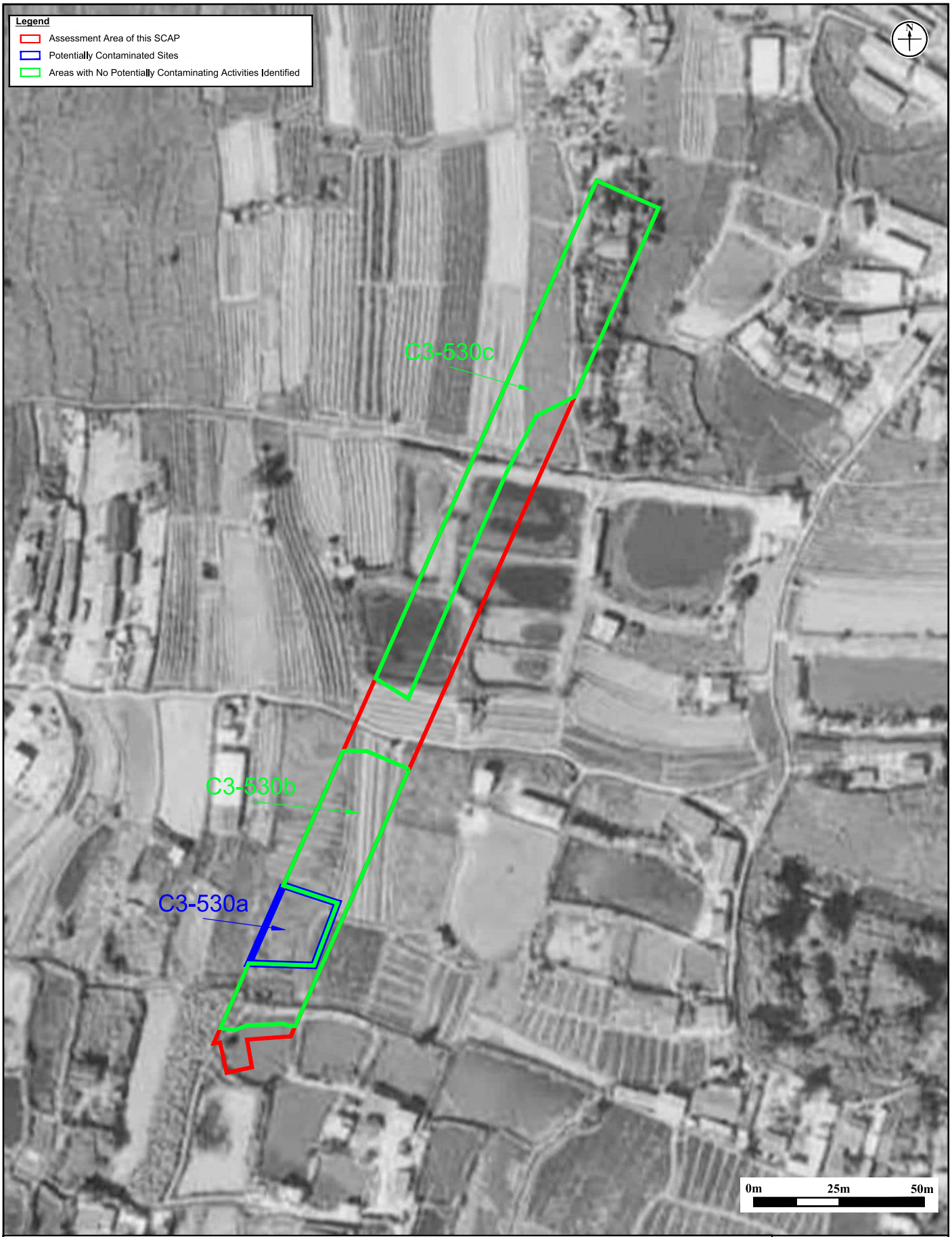
No.	Date	Type of Incident	Address	Site ID
18	2/4/2023	No.1 Fire Alarm	Unnamed House near Lamppost No. FB0022 of Yick Yuen Road	Part A9 (Outside Assessment Area)
19	23/2/2023	Late Call Fire	Open ground outside FEHD Refuse Collection Point TM-48, Yick Yuen Road	Part G1a and G1d (Outside Assessment Area)
20	22/2/2023	No.1 Fire Alarm	Openground outside FEHD Refuse Collection Point TM-48, Yick Yuen Road	Part G1a and G1d (Outside Assessment Area)
21	8/1/2023	Vehicle Fire	Pedestrian Walkway near Lamppost No. AD7190 of Hung Shui Kiu Tin Sam Road	Part A7 (Outside Assessment Area)
22	31/12/2022	Rubbish Fire	Near Lamppost No. AD4122 of Yick Yuen Road	Part J3 (Outside Assessment Area)
23	30/12/2022	No.1 Fire Alarm	No.51 Hung Yuen Road	Part B2 (Outside Assessment Area)
24	9/12/2022	Vegetation Fire	Near Lamppost No. DD3176, Tin Shui Path	Part A1a & C1a (Outside Assessment Area)
25	16/9/2022	No.1 Fire Alarm	Openground near Lamppost No. AD6016 of Hung Yuen Road	Part A7 (Outside Assessment Area)
26	29/7/2022	No.1 Fire Alarm	Openground near Lamppost No. VD6680, Po Quar Ling	N/A (Outside Project Area)
27	12/7/2022	Rubbish Fire	Openground near Lamppost No. BD1554 of Tin Ha Road	Part A8 (Outside Assessment Area)
28	29/6/2022	Rubbish Fire	Open ground near Lamppost No. FB0031, San Lee Uk Tsuen	Part A9 (Outside Assessment Area)
29	2/4/2022	Electrical Fire	Open ground Electric Pole No. 371777-14-04, Near Lamppost No. AD7223 of Hung Yuen Road	Part A7 (Outside Assessment Area)

Notes:

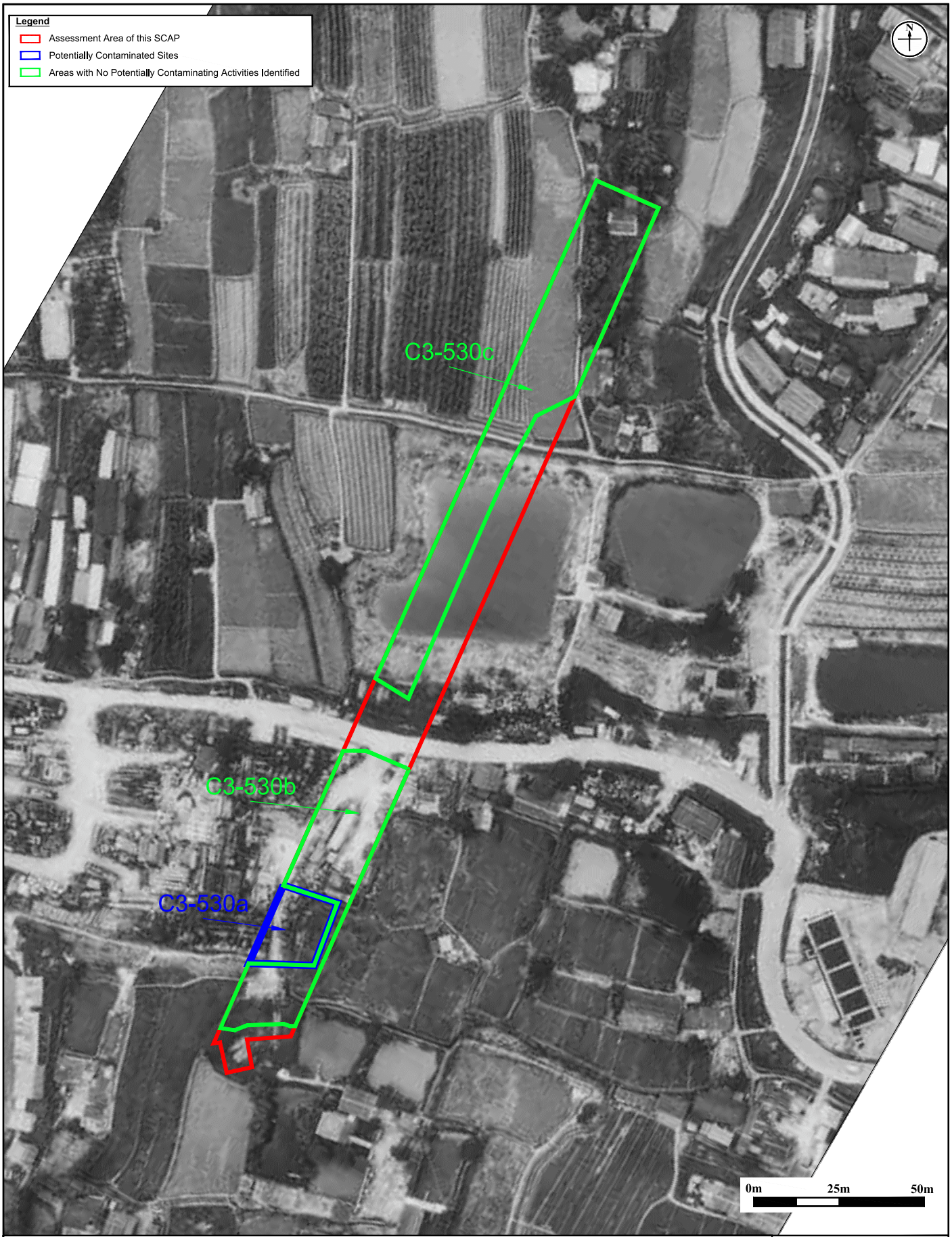
[1] N/A – Not Applicable.

[2] No. 2, 6, 7, 8, 13, 18, 19, 20 are both reported incidents according to FSD replied 6 Feb 2025 and 10 April 2025.

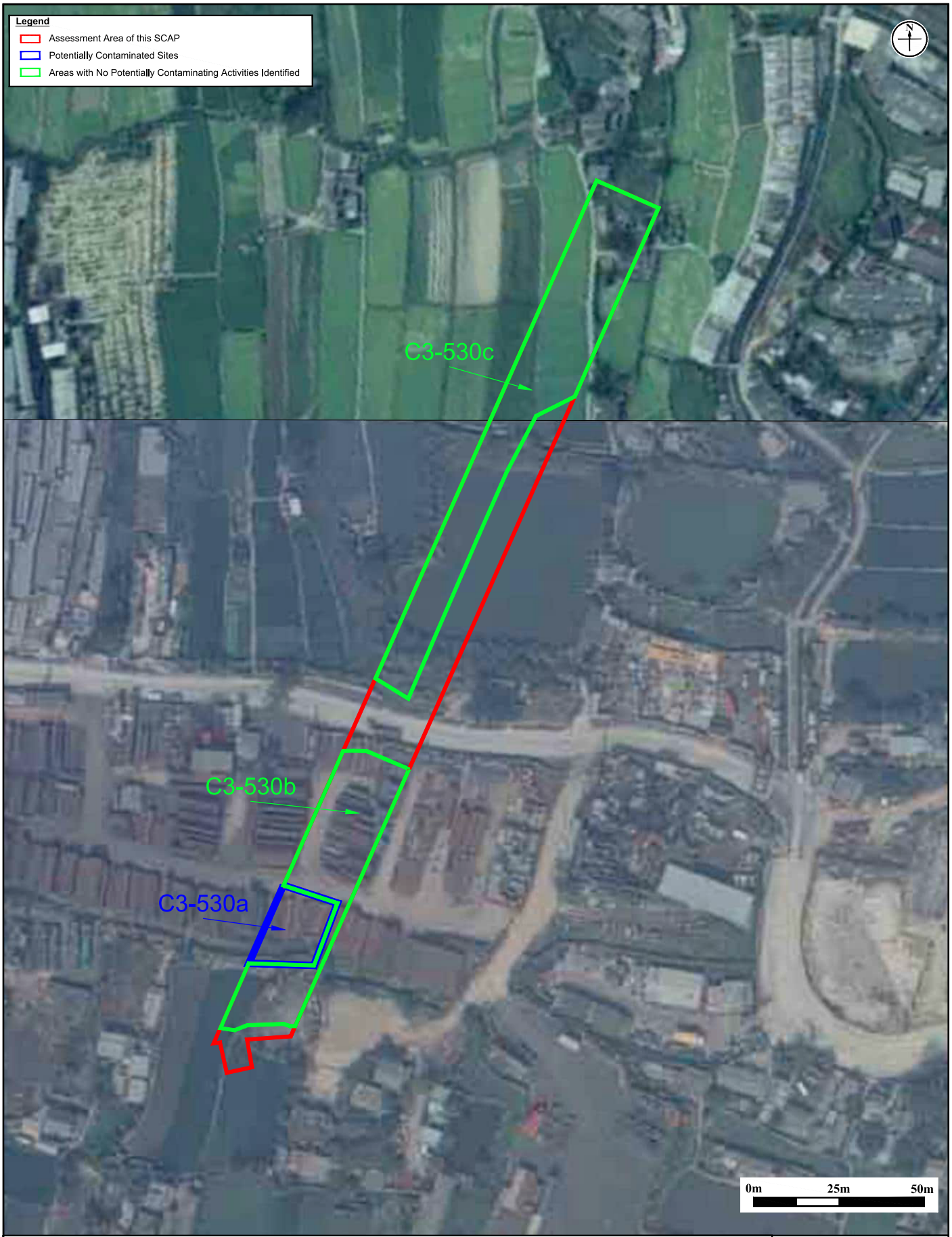
Appendix E Historical Aerial Photos



Appendix: E		RAMBOLL
Title:	Historical Aerial Photo (Year 1978)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



Appendix:	E	RAMBOLL	
Title:	Historical Aerial Photo (Year 1985)	Drawn by:	GW
		Checked by:	ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.:	1.0
		Date:	Oct 2025



Appendix: E		RAMBOLL
Title:	Historical Aerial Photo (Year 1995)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



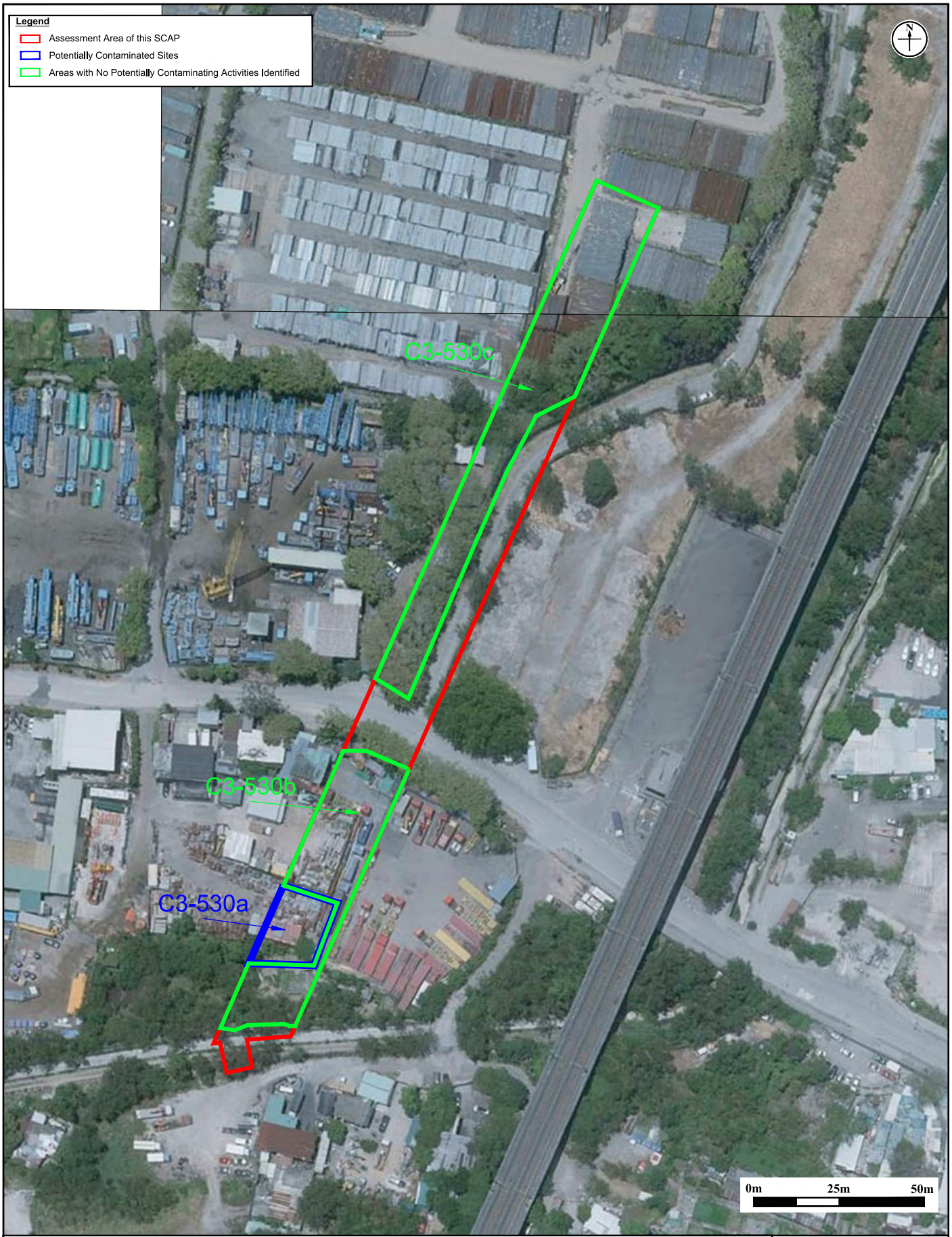
Appendix: E		RAMBOLL
Title:	Historical Aerial Photo (Year 2010)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



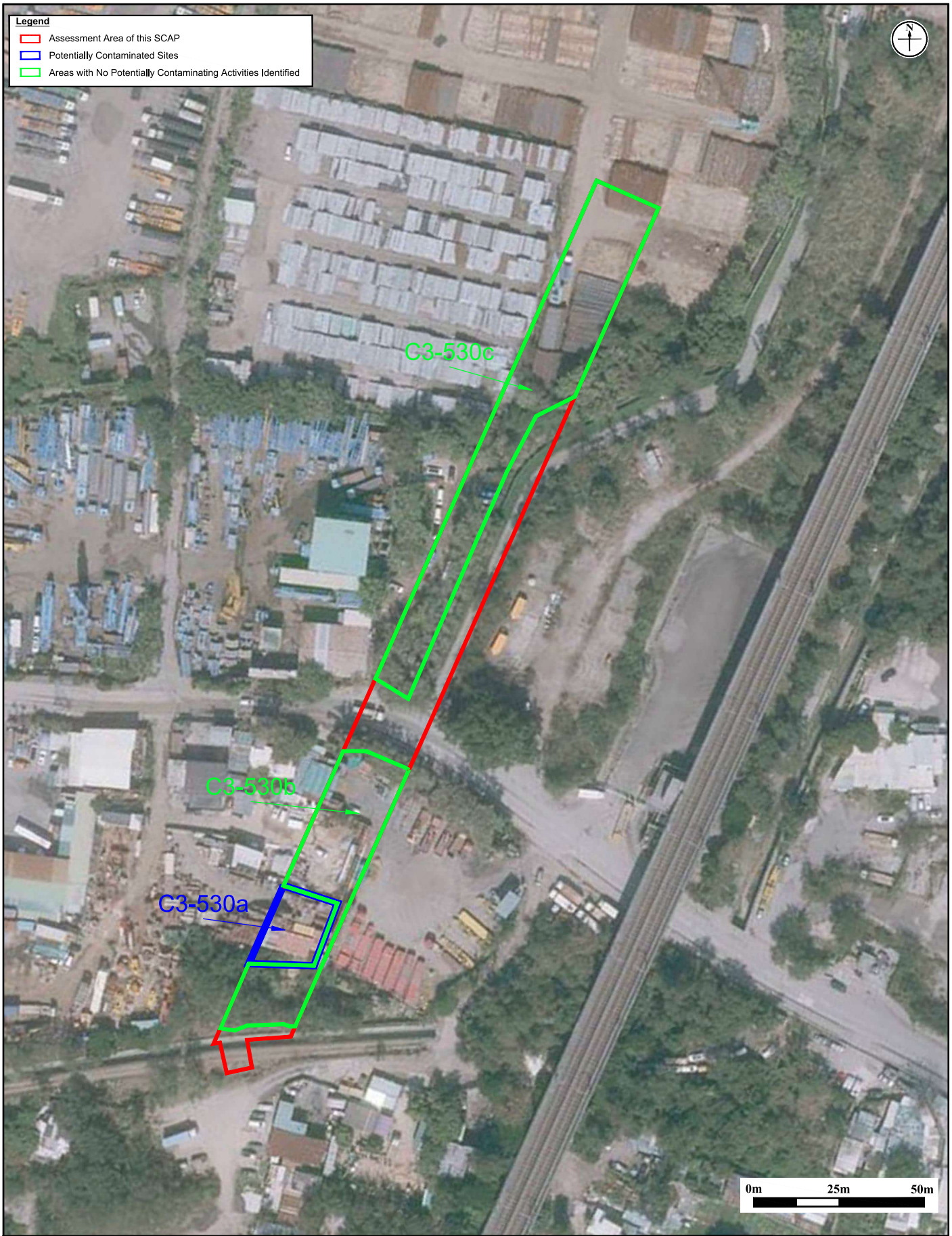
Appendix:	E	RAMBOLL
Title:	Historical Aerial Photo (Year 2013)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



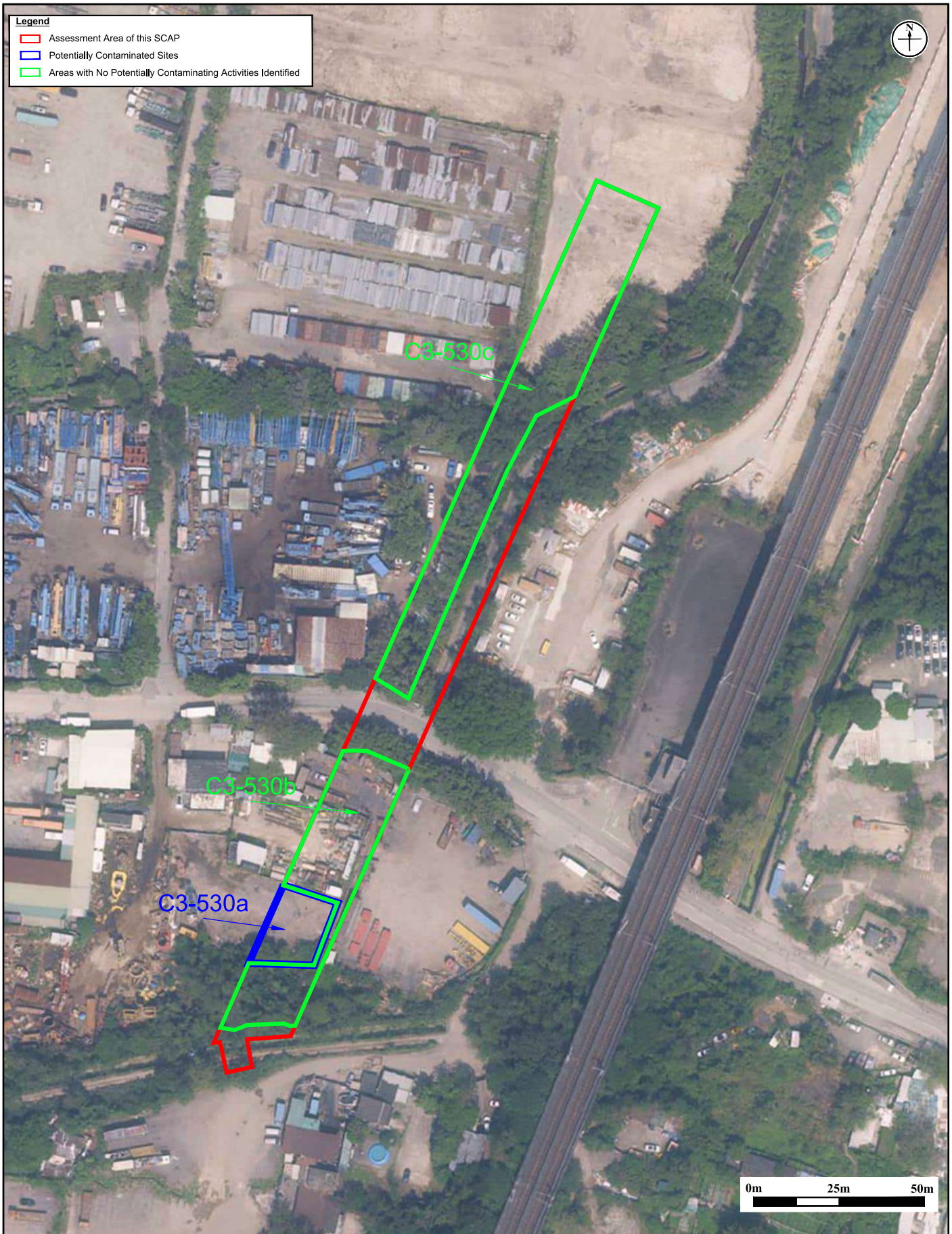
Appendix: E		RAMBOLL
Title:	Historical Aerial Photo (Year 2018)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



Appendix:	E	RAMBOLL
Title:	Historical Aerial Photo (Year 2020)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



Appendix: E		RAMBOLL
Title:	Historical Aerial Photo (Year 2022)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025



Appendix:	E	RAMBOLL
Title:	Historical Aerial Photo (Year 2024)	Drawn by: GW
		Checked by: ZC
Project:	Contract No. YL/2023/03 Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development - Contract 3 - Site Formation and Engineering Infrastructure Works	Rev.: 1.0
		Date: Oct 2025

Appendix F **Comparison of Site Findings of the Potentially Contaminated Sites**

Comparison of Site Findings

Site Area	Site ID of Potentially Contaminated Sites adopted in this SCAP	Site ID of Potentially Contaminated Sites adopted in the Approved CAP under HSK NDA EIA	Site ID of Potentially Contaminated Sites adopted in the Final CAP under Agreement No. CE 1/2020 (CE)	Historical Potentially Contaminating Activities (Till Year 2015)	Land Use / Activities Observed during Site Surveys			Potentially Contaminating Activities	SI Required?
					Approved CAP under HSK NDA EIA (Year 2015)	Final CAP under Agreement No. CE 1/2020 (CE) (Year 2020 & 2021)	This Site Appraisal Report (Year 2025)		
Part E1a	Nil	D7a	Site 218 (referred as C3-530c in this SCAP)	Warehouse	Construction Material Storage & Equipment Depot	Construction Material Storage & Equipment Depot	Vacant & Vegetation and Car Parking	**Warehouse** The possible contaminating activities may include: - Loading, unloading and storage of goods - Fuel storage and transfer - Maintenance of equipment and vehicles **Construction Material Storage & Equipment Depot** The possible contaminating activities may include: - Release of oils and fuels and lubricants from vehicles - Vehicle and equipment maintenance and refueling - Use of chemicals and solvents in maintenance activities - Motor vehicle painting - Storage and disposal of wastes **Review:** C3-530c was inaccessible during site surveys in the Approved CAP and Final CAP. The potential "fuel storage" was identified in the Approved CAP during warehouse usage. As presented in the Approved CAP, C3-530c was inaccessible during site surveys in the Approved CAP. From the aerial photos from 2010 to 2013, no potential stain and potentially contaminating activities observed at the warehouse area within C3-530c. Based on site observations during latest site visit, C3-530c was vacant with natural vegetation and car parking while the construction material storage and equipment depot identified in the Approved CAP and Final CAP are located in Site 218 outside C3-530c area. As no potentially contaminating activities or visible signs of severe contamination were identified in C3-530c, SI is not required for this site.	No
Part E1a	C3-530a	D14	Site 231	No potentially contaminating activities	Open Area Storage	Lorry Parking	Equipment Depot	**Open Area Storage** The possible contaminating activities may include: - Loading, unloading and storage of goods - Fuel storage and transfer - Maintenance of equipment and vehicles **Equipment Depot** The possible contaminating activities may include: - Release of oils and fuels and lubricants from vehicles - Vehicle and equipment maintenance and refueling - Use of chemicals and solvents in maintenance activities **Lorry Parking** No potentially contaminating activities were identified. **Review:** The potential "fuel storage" was identified in the Approved CAP during open storage. As presented in the Approved CAP, C3-530a was inaccessible during site surveys in the Approved CAP. From the aerial photos from 1995 to 2013, open storage area at C3-530a was paved and no potential stain observed. The historical open storage is not considered to have a contaminating potential. Based on site observations during latest site visit, the entire C3-530a was observed to be hard-paved, and used as equipment depot which maintenance potentially happened within the site. Also, oil stains were observed among the entire C3-530a and the ground surface was observed in dark colour. Therefore, further SI is recommended for the entire C3-530a. C3-530a falls within the area of Site 231a of Batch 2 Assessment Area under the same project. Since the land use, potential contamination sources and potentially contaminating activities are the same, the sampling grid size and the proposed sampling locations for C3-530a have been assessed along with Site 231a of Batch 2 Assessment Area under the same project with reference to Table 2.1 of Practice Guide.	Yes

Comparison of Site Findings

Site Area	Site ID of Potentially Contaminated Sites adopted in this SCAP	Site ID of Potentially Contaminated Sites adopted in the Approved CAP under HSK NDA EIA	Site ID of Potentially Contaminated Sites adopted in the Final CAP under Agreement No. CE 1/2020 (CE)	Historical Potentially Contaminating Activities (Till Year 2015)	Land Use / Activities Observed during Site Surveys			Potentially Contaminating Activities	SI Required?
					Approved CAP under HSK NDA EIA (Year 2015)	Final CAP under Agreement No. CE 1/2020 (CE) (Year 2020 & 2021)	This Site Appraisal Report (Year 2025)		
Part E1a & E2	Nil	D14	Site 231 (referred as C3-530b in this SCAP)	No potentially contaminating activities	Open Area Storage	Lorry Parking	Construction Material Storage & Vegetation	**Open Area Storage** The possible contaminating activities may include: - Loading, unloading and storage of goods - Fuel storage and transfer **Lorry Parking, Construction Material Storage and Vegetation** No potentially contaminating activities were identified. **Review:** The potential "fuel storage" was identified in the Approved CAP during open area storage. As presented in the Approved CAP, C3-530b was inaccessible during site surveys. From the aerial photos from 1995 to 2013, open storage area at C3-530b was paved and no potential stain observed. C3-530b was inaccessible during site surveys in the Approved CAP and Final CAP. Based on site observations during latest site visit, C3-530b was construction material storage area, including temporary site office container and temporary road barrier, and vegetation. As no potentially contaminating activities or visible signs of severe contamination were identified in C3-530b, SI is not required for this site.	No
Part E1a & E2	Nil	Nil	Nil	No potentially contaminating activities	No potentially contaminating activities	No potentially contaminating activities	Road, Pedestrian Walkway and Nullah	No potentially contaminating activities identified.	No

Appendix G **Land Uses of the Potentially Contaminated Sites and the Corresponding RBRGs Land Use**

Land Uses of the Potentially Contaminated Sites and their corresponding RBRGs Land Use

Site Area	Site ID of Potentially Contaminated Sites adopted in this SCAP	Future Land Use	Relevant RBRGs Land Use Scenario
Parts E1a & E2	C3-530a	Road	Lower of "Industrial" or "Public Parks"

Appendix H Parameters of Laboratory Analysis for Soil and Groundwater

Parameters, Detection Limits and Reference Methods of Laboratory Analysis for Soil and Groundwater Samples

A. Soil Samples

Component	Parameter	Reporting Limit (mg/kg)	RBRGs for Urban Residential (mg/kg)	RBRGs for Rural Residential (mg/kg)	RBRGs for Industrial (mg/kg)	RBRGs for Public Parks (mg/kg)	Soil Saturation Limit (C_{sat}) (mg/kg)	Determination Method
Metals	Antimony	1	2.95E+01	2.91E+01	2.61E+02	9.79E+01	N/A	USEPA 6020
	Arsenic	1	2.21E+01	2.18E+01	1.96E+02	7.35E+01	N/A	
	Barium	1	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	N/A	
	Cadmium	0.2	7.38E+01	7.28E+01	6.53E+02	2.45E+02	N/A	
	Cobalt	1	1.48E+03	1.46E+03	1.00E+04	4.90E+03	N/A	
	Copper	1	2.95E+03	2.91E+03	1.00E+04	9.79E+03	N/A	
	Lead	1	2.58E+02	2.55E+02	2.29E+03	8.57E+02	N/A	
	Manganese	1	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	N/A	
	Molybdenum	1	3.69E+02	3.64E+02	3.26E+03	1.22E+03	N/A	
	Nickel	1	1.48E+03	1.46E+03	1.00E+04	4.90E+03	N/A	
	Tin	1	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	N/A	
	Zinc	1	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	N/A	
	Mercury	0.2	1.10E+01	6.52E+00	3.84E+01	4.56E+01	N/A	APHA 3112B
	Chromium III	1	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	N/A	USEPA 3060;
	Chromium VI	1	2.21E+02	2.18E+02	1.96E+03	7.35E+02	N/A	APHA 3500 Cr:D
Petroleum Carbon Ranges (PCRs)	C6 - C8	5	1.41E+03	5.45E+02	1.00E+04	1.00E+04	1.00E+03	USEPA 8260/8015
	C9 - C16	200	2.24E+03	1.33E+03	1.00E+04	1.00E+04	3.00E+03	
	C17 - C35	500	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	5.00E+03	
Volatile Organic Compounds (VOCs)	Acetone	50	9.59E+03	4.26E+03	1.00E+04	1.00E+04	1.00E+04	USEPA 8260B
	Bromodichloromethane	0.1	3.17E-01	1.29E-01	2.85E+00	1.34E+01	1.03E+03	
	2-Butanone	5	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04	
	Chloroform	0.04	1.32E-01	5.29E-02	1.54E+00	2.53E+02	1.10E+03	
	Methyltert-Butyl Ether	0.5	6.88E+00	2.80E+00	7.01E+01	5.05E+02	2.38E+03	
	Methylene Chloride	0.5	1.30E+00	5.29E-01	1.39E+01	1.28E+02	9.21E+02	
	Styrene	0.5	3.22E+03	1.54E+03	1.00E+04	1.00E+04	4.97E+02	
	Tetrachloroethene	0.04	1.01E-01	4.44E-02	7.77E-01	1.84E+00	9.71E+01	
	Trichloroethene	0.1	5.23E-01	2.11E-01	5.68E+00	6.94E+01	4.88E+02	
	Benzene	0.2	7.04E-01	2.79E-01	9.21E+00	4.22E+01	3.36E+02	
	Toluene	0.5	1.44E+03	7.05E+02	1.00E+04	1.00E+04	2.35E+02	
	Ethylbenzene	0.5	7.09E+02	2.98E+02	8.24E+03	1.00E+04	1.38E+02	
	Xylenes (Total)	2	9.50E+01	3.68E+01	1.23E+03	1.00E+04	1.50E+02	
Semi- Volatile Organic Compounds (SVOCs)	Acenaphthene	0.5	3.51E+03	3.28E+03	1.00E+04	1.00E+04	6.02E+01	USEPA 8270
	Acenaphthylene	0.5	2.34E+03	1.51E+03	1.00E+04	1.00E+04	1.98E+01	
	Anthracene	0.5	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	2.56E+00	
	Benzo(a)anthracene	0.5	1.20E+01	1.14E+01	9.18E+01	3.83E+01	N/A	
	Benzo(a)pyrene	0.5	1.20E+00	1.14E+00	9.18E+00	3.83E+00	N/A	
	Benzo(b)fluoranthene	0.5	9.88E+00	1.01E+01	1.78E+01	2.04E+01	N/A	
	Benzo(g,h,i)perylene	0.5	1.80E+03	1.71E+03	1.00E+04	5.74E+03	N/A	
	Benzo(k)fluoranthene	0.5	1.20E+02	1.14E+02	9.18E+02	3.83E+02	N/A	
	bis-(2-Ethylhexyl)phthalate	5	3.00E+01	2.80E+01	9.18E+01	9.42E+01	N/A	
	Chrysene	0.5	8.71E+02	9.19E+02	1.14E+03	1.54E+03	N/A	
	Dibenzo(a,h)anthracene	0.5	1.20E+00	1.14E+00	9.18E+00	3.83E+00	N/A	
	Fluoranthene	0.5	2.40E+03	2.27E+03	1.00E+04	7.62E+03	N/A	
	Fluorene	0.5	2.38E+03	2.25E+03	1.00E+04	7.45E+03	5.47E+01	
	Hexachlorobenzene	0.2	2.43E-01	2.20E-01	5.82E-01	7.13E-01	N/A	
	Indeno(1,2,3-cd)pyrene	0.5	1.20E+01	1.14E+01	9.18E+01	3.83E+01	N/A	
	Naphthalene	0.5	1.82E+02	8.56E+01	4.53E+02	9.14E+02	1.25E+02	
	Phenanthrene	0.5	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	2.80E+01	
	Phenol	0.5	1.00E+04*	1.00E+04*	1.00E+04*	1.00E+04*	7.26E+03	
	Pyrene	0.5	1.80E+03	1.71E+03	1.00E+04	5.72E+03	N/A	
Moisture Content	-	0.1	N/A	N/A	N/A	N/A	N/A	N/A

Remarks: (1) "N/A" denotes not applicable.
(2) * indicates a 'ceiling limit' concentration.

Parameters, Detection Limits and Reference Methods of Laboratory Analysis for Soil and Groundwater Samples

B. Groundwater Samples

Component	Parameter	Reporting Limit (mg/L)	RBRGs for Urban Residential (mg/L)	RBRGs for Rural Residential (mg/L)	RBRGs for Industrial (mg/L)	RBRGs for Public Parks (mg/L)	Solubility Limit (mg/L)	Determination Method
Metals	Mercury	0.0005	4.86E-01	1.84E-01	6.79E+00	N/A	N/A	APHA 3112B
Petroleum Carbon Ranges (PCRs)	C6 - C8	0.02	8.22E+01	3.17E+01	1.15E+03	N/A	5.23E+00	USEPA 8260/8015
	C9 - C16	0.5	7.14E+02	2.76E+02	9.98E+03	N/A	2.80E+00	
	C17 - C35	0.5	1.28E+01	4.93E+00	1.78E+02	N/A	2.80E+00	
Volatile Organic Compounds (VOCs)	Acetone	0.5	1.00E+04*	1.00E+04*	1.00E+04*	N/A	1.00E+04	USEPA 8260B
	Bromodichloromethane	0.005	2.22E+00	8.71E-01	2.62E+01	N/A	6.74E+03	
	2-Butanone	0.05	1.00E+04*	1.00E+04*	1.00E+04*	N/A	1.00E+04	
	Chloroform	0.005	9.56E-01	3.82E-01	1.13E+01	N/A	7.92E+03	
	Methyltert-Butyl Ether	0.005	1.53E+02	6.11E+01	1.81E+03	N/A	1.00E+04	
	Methylene Chloride	0.05	1.90E+01	7.59E+00	2.24E+02	N/A	1.00E+04	
	Styrene	0.005	3.02E+03	1.16E+03	1.00E+04	N/A	3.10E+02	
	Tetrachloroethene	0.005	2.50E-01	9.96E-02	2.95E+00	N/A	2.00E+02	
	Trichloroethene	0.005	1.21E+00	4.81E-01	1.42E+01	N/A	1.10E+03	
	Benzene	0.005	3.86E+00	1.49E+00	5.40E+01	N/A	1.75E+03	
	Toluene	0.005	5.11E+03	1.97E+03	1.00E+04	N/A	5.26E+02	
	Ethylbenzene	0.005	1.02E+03	3.91E+02	1.00E+04	N/A	1.69E+02	
	Xylenes (Total)	0.02	1.12E+02	4.33E+01	1.57E+03	N/A	1.75E+02	
Semi- Volatile Organic Compounds (SVOCs)	Acenaphthene	0.002	1.00E+04*	7.09E+03	1.00E+04	N/A	4.24E+00	USEPA 8270
	Acenaphthylene	0.002	1.41E+03	5.42E+02	1.00E+04	N/A	3.93E+00	
	Anthracene	0.002	1.00E+04*	1.00E+04*	1.00E+04*	N/A	4.34E-02	
	Benzo(a)anthracene	N/A	N/A	N/A	N/A	N/A	N/A	
	Benzo(a)pyrene	N/A	N/A	N/A	N/A	N/A	N/A	
	Benzo(b)fluoranthene	0.001	5.39E-01	2.03E-01	7.53E+00	N/A	1.50E-03	
	Benzo(g,h,i)perylene	N/A	N/A	N/A	N/A	N/A	N/A	
	Benzo(k)fluoranthene	N/A	N/A	N/A	N/A	N/A	N/A	
	bis-(2-Ethylhexyl)phthalate	N/A	N/A	N/A	N/A	N/A	N/A	
	Chrysene	0.001	5.81E+01	2.19E+01	8.12E+02	N/A	1.60E-03	
	Dibenzo(a,h)anthracene	N/A	N/A	N/A	N/A	N/A	N/A	
	Fluoranthene	0.002	1.00E+04*	1.00E+04*	1.00E+04*	N/A	2.06E-01	
	Fluorene	0.002	1.00E+04*	1.00E+04*	1.00E+04*	N/A	1.98E+00	
	Hexachlorobenzene	0.004	5.89E-02	2.34E-02	6.95E-01	N/A	6.20E+00	
	Indeno(1,2,3-cd)pyrene	N/A	N/A	N/A	N/A	N/A	N/A	
	Naphthalene	0.002	6.17E+01	2.37E+01	8.62E+02	N/A	3.10E+01	
	Phenanthrene	0.002	1.00E+04*	1.00E+04*	1.00E+04*	N/A	1.00E+00	
	Phenol	N/A	N/A	N/A	N/A	N/A	N/A	
	Pyrene	0.002	1.00E+04*	1.00E+04*	1.00E+04*	N/A	1.35E-01	

Remarks: (1) "N/A" denotes not applicable.

(2) * indicates a 'ceiling limit' concentration.

Certification Letter – ET

Aurecon Hong Kong Limited
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Your ref:
Our ref: PL-202510045
Date: 21 October 2025

Civil Engineering and Development Department
West Development Office
West Division (3)
9/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories

Attn.: Ms. Kate Kwong

Dear Ms. Kwong,

Contract No. WD/03/2023
Hung Shui Kiu/ Ha Tsuen New Development Area Second Phase Development – Environmental Team
Supplementary Contamination Assessment Plan (DP Areas for EP-530/2017) under Contract No. YL/2023/03

Regarding the captioned Supplementary Contamination Assessment Plan (Document No. R9908_v2.0) of Contract No. YL/2023/03 dated 16 October 2025, I hereby certify the Supplementary Contamination Assessment Plan in accordance with Condition 2.6 of EP-530/2017.

Thank you.

Yours faithfully,
for and on behalf of
Aurecon Hong Kong Limited

F. C. Tsang (Mr.)
Environmental Team Leader

c.c.

ARUP	Attn.: Mr. Rom Lam	By Email
Gammon – Richwell Engineering JV	Attn.: Mr. K. F. Tam	By Email
Mott MacDonald Hong Kong Limited	Attn.: Mr. Thomas Chan	By Email

Certification Letter - IEC

MOTT MACDONALD

Civil Engineering and Development Department
West Development Office West Division (3)
9/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories

Attention: Ms. S. T. Kwong

Your Reference
--

Our Reference
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601100407/L065

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Agreement No. CE 63/2023 (EP)

Independent Environmental Checker for Hung Shui Kiu / Ha Tsuen New Development Area Second Phase Development – Investigation

Environmental Permit No. EP-530/2017
Supplementary Contamination Assessment Plan (Condition 2.6)

21 October 2025

BY EMAIL

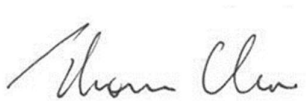
Dear Madam,

We refer to email of 21 October 2025 attaching the Supplementary Contamination Assessment Plan (Document No. R9908_v2.0) under Contract No. YL/2023/03.

We would like to inform you that we have no adverse comment on the captioned submission. Therefore, we write to verify the captioned submission in accordance with the requirement stipulated in Condition 2.6 of the Environmental Permit No. EP-530/2017.

Should you have any queries, please contact the undersigned at 2828 5967.

Yours faithfully,
For and on behalf of the
MOTT MACDONALD HONG KONG LIMITED



Ir Thomas Chan
Independent Environmental Checker
T +852 2828 5967
Thomas.Chan@mottmac.com

c.c.

ARUP	Mr. Rom Lam	(By email)
Aurecon	Mr. F. C. Tsang	(By email)