Appendix 6

Sewerage Impact Assessment

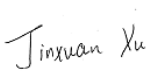
Sewerage Impact Assessment (SIA) Amendment

S16 Amendment to Approved Application No. A/YL-MP/344 for a Comprehensive Development to include Wetland Restoration Area at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Date: July 7, 2025

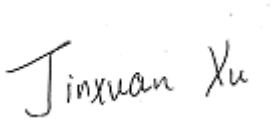
Revision 0

Quality Management

Issue/revision	0			
Remarks				
Date	7 July. 2025			
Prepared by	Jinxuan Xu			
Signature				
Checked by	Yuen, Desmond Chun-Wai			
Signature				
Authorised by	Kau, Paul			
Signature				
Project number				
Report number	0			

Signatures

Prepared by



Jinxuan Xu
Consultant

Reviewed by

Yuen, Desmond Chun-Wai

ASSOCIATE

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LIST OF TABLES

LIST OF APPENDICES

1 INTRODUCTION

1.1 WSP (Asia) Limited was commissioned by Profit Point Enterprises Ltd to conduct a Sewerage Impact Assessment (SIA) Amendment for a Comprehensive Development to include Wetland Restoration Area at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101 (thereafter referred to as "the Application Site") by supplementally assessing the impact of the sewage generated due to the proposed comprehensive residential development.

1.2 The purpose of this amendment is to amend the previously approved application No. A/YL-MP/344, as shown in **Appendix A**, which was approved for a comprehensive residential development, including a Wetland Restoration Area (WRA). The proposed amendment relates to the approved layout of the residential portion, and does not affect the WRA that is already completed.

1.3 The Applicant, Profit Point Enterprises Limited, proposes to revise the layout and form of the housing developments in the Application Site. The main revision is to relocate the majority of the basement car parking spaces to the ground level for cost-effectiveness and ease of implementation.

1.4 The Application Site is located at Wo Shang Wai, Yuen Long. It is generally bounded by Castle Peak Road – Mai Po and San Tin Highway to the east, fishponds to the north, residential developments, namely Royal Palms and Palm Springs to the south, and Wo Shang Wai Village to the southeast.

1.5 The Application Site falls under the Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8 (the "OZP"), and is zoned "Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)" [i.e., "OU(CWR)"].

1.6 This proposed comprehensive residential development comprises of club house, landscaped open spaces, sewerage treatment plant, car parks and a wetland restoration area at Wo Shang Wai, Yuen Long. The Application Site is located by the side of Castle Peak Road and San Tin Highways, as shown in **Figure 1**.

1.7 A sewage treatment facility has been included in the previous planning application No. A/YL-MP/344 approved in 2024, to serve the proposed comprehensive residential development. The proposed location of the sewerage treatment facility for the current planning application is shown in the Site Layout Plan in **Figure 2**.

1.8 Consistent with that mentioned in the planning application No. A/YL-MP/344

approved in 2024, no construction of the public sewage network is planned. Therefore, the sewage treatment facility will be designated as a permanent facility.

2 OUTLINE OF APPLICATION SITE AND PLANNED SEWERAGE CONDITIONS

2.1 As same as the previously approved application No. A/YL-MP/344, the Application Site is classified as unsewered area with respect to the Yuen Long and Kam Tin Sewerage Master Plan (YLKT SMP). In addition, there is no proposed trunk sewer to direct the sewage from the Application Site to Yuen Long Sewage Treatment Work (YLSTW) for treatment, thus, a long-term on-site sewage treatment facility will be constructed to treat the sewage from the Application Site and reuse the treated water for local flushing and irrigation.

3 STANDARDS AND REGULATIONS ON WATER QUALITY

3.1 Water quality in Hong Kong is subject to the provisions of the Water Pollution Control Ordinance (Cap 358), 1980 (WPCO). Territorial Water has been subdivided into ten Water Control Zones (WCZ) and four supplementary water control zones. The Application Site is located in the Deep Bay Control Zone. As such, the sewage disposal scheme would have to comply with the Zero Discharge Policy in accordance to Town Planning Board Guidelines (i.e. TPB PG-No. 12C) that there will be no net increase in the pollution loads into the Deep Bay Water Control Zone.

4 ASSESSMENT METHODOLOGY

4.1 The assessment has been carried out in accordance with the guidelines set out in EPD Report No. EPD/TP 1/05 Guidelines for Estimating Sewage Flows (GESF) for Sewerage Infrastructure Planning Version 1.0 ("GESF").

4.2 The projected demand for the sewerage system was identified to estimate the potential sewerage impact on the on-site sewerage system serving the amended comprehensive residential development of this application. The on-site sewerage system consists of an on-site sewerage treatment plant and an effluent reuse facility.

4.3 Based on the information of the existing foul sewers from DSD, the allowable flow rate of the existing sewers was calculated by using the Colebrook-White Equation. With reference to Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF), the Global Unit Flow Factors indicated in **Table 4-1** and the Global Peaking factors shown in **Table 4-2** are adopted for calculation.

Table 4-1 Global Unit Flow Factor (UFF)

Type	**Units Flow Factors (m^3/person/day)**
Private Housing (R3)	0.37 (Planning)
Staff (General)	0.28

Table 4-2 Global Peaking Factor

Population	**Peaking Factor**
More than 50,000	$\text{Max}(\frac{7.3}{N^{0.15}}, 24)$
10,000 – 50,000	4
5,000 – 10,000	5
1,000 – 5,000	6
Less than 1,000	8

5 CHANGE IN POPULATION AND SEWAGE FLOW PROJECTION

5.1 The expected amount of sewage generated from the amended comprehensive residential development of this application is tabulated in **Table 5-1** as follow:

Table 5-1 Comparison of Flow Projection Between the Last Approved Scheme and the Scheme of This Amendment

Scenario	Design Population		Unit Flow Factor [(i)] (m^3/head/day)	ADWF (m^3/day)	Total ADWF (m^3/day)	Peaking Factor	Peak Flow (m^3/day)
Approved application No. A/YL-MP/344 in 2024	Resident	2210 [(iii)]	0.37	817.7	830.3	4	3291.8
	Staff	10	0.28	2.8		4	
	Pool [(ii)]			9.8[(iv)]		N/A	
Amendment to Approval in 2024	Resident	1817[(v)]	0.37	672.29	675.09	4	2700.36
	Staff	10	0.28	2.80		4	
	Pool [(ii)]			0		N/A	

Note:

(i) The Unit Flow Factor for the resident and staff are extracted from GESF. The Unit Flow Factor for commercial activities type J11, community, social & personal services are adopted for estimating the flow generated by the staff.

(ii) The sewage flow generated from the pools in clubhouse and individual houses is estimated to be 9.8 m^3/day in the approved scheme, and there is no pool in the amended scheme.

(iii) Assumes 2.8 family members in each of the 789 houses in the approved scheme in 2024 based on the 2021 population census for Yuen Long District.

(iv) Flow from the pools is considered as peak flow.

(v) Assumes 2.8 family members in each of the 649 houses in the amendment scheme based on the 2021 population census for Yuen Long District.

5.2 Compared to the 2024 approved scheme, the ADWF generated in the amendment is much lower due to fewer residents and the absence of pools.

6 SEWERAGE IMPACT ASSESSMENT

6.1 In general, within the Application Site, manholes will be located at various points along the sewers either to accept a connection from individual building or at a change of horizontal or vertical alignment. The manholes will provide access for cleaning and maintenance purposes. The sewer will be designed in accordance with the Sewerage Manual published by Drainage Services Department (DSD) and the Building Ordinance.

6.2 The size of the proposed sewerage system is determined by Colebrook-white equation. The proposed size of sewer is ranged from 200mm to 375mm depending on the sewerage catchment area. The detailed design of the sewerage system within the Application Site will be submitted to relevant departments, including BD and DSD, for comments in detailed design stage.

6.3 Consistent with that mentioned in the planning application No. A/YL-MP/344 approved in 2024, since the Application Site is in unsewered area, an on-site sewage treatment facility will be constructed as a permanent and long-term measure to handle the sewage generated from the Application Site.

7 RECOMMENDED PREVENTIVE MEASURES

7.1 The MBR plant for reusing the treated effluent as flushing water and irrigation water, will adopt the same arrangement as the approved scheme. The layout plan of the proposed on-site sewage treatment facility is shown in **Appendix B**. It makes reference to the reuse water quality standards as recommended in the "Water Supplies Department (WSD) Inter-departmental Working Group on the Implementation of Reclaimed Water Supply in Sheung Shui and Fanling" for non-portable uses and the USEPA Guidelines for Water Reuse (2012). **Table 7-1** below has summarized the above water reuse standards:

Table 7-1 Summary of WSD Reuse Water Quality Standards and USEPA Unrestricted Urban Reuse Water Quality Standards

Water Quality Parameters	Unit	WSD Criteria (ii)	USEPA Criteria (iii)	
		Irrigation & Non-Portable Uses	Toilet Flushing	Irrigation
pH	--	6 – 9	6 – 9	6 – 9
Turbidity	NTU	=< 5	=< 2	=< 2
TSS	Mg/L	=< 5	N.S.(i)	=< 30
BOD_5	Mg/L	=< 10	=< 10	=< 30
E. Coli	cfu / 100mL	Non – Detectable	Non – Detectable	=< 200
Total Residual Chlorine	Mg/L	>= 1/L (out of treatment system); >= 0.2 (at point-of-use)	>= 1	>= 1
Dissolved Oxygen	Mg/L	>= 2	N.S.(i)	N.S.(i)
Colour	Hazen Unit	=< 20	N.S.(i)	N.S.(i)
Threshold Odour Number	TON	=< 100	N.S.(i)	N.S.(i)
Ammonia Nitrogen	Mg/L	=< 1	N.S.(i)	N.S.(i)
Synthetic Detergents	Mg/L	=< 5	N.S.(i)	N.S.(i)
Note: Apart from Total Residual Chlorine which has been specified, the water quality standards for all parameters shall be applied at the point-of-use of the system.				

Note:

(i) N.S. – Not Specified.
(ii) Standard of effluent reuse from WSD Inter-Departmental Working Group on the implementation of Reclaimed Water Supply to Sheung Shui and Fanling
(iii) From Table 4-4 of USEPA (2012) Guidelines for Water Reuse

7.2 The MBR is a combined system of biological treatment and microfiltration process, which is capable of generating high quality effluent. The MBR process operates at a higher biomass concentration than conventional activated sludge system. The pores on the membrane surface have a diameter of 0.04 micrometres, separating bacteria, solid and *E. Coli* in accordance to WSD's reuse water quality standards. The MBR process will be operated at optimum conditions with sufficient retention time in order to reduce BOD_5 and ammonia nitrogen to the reuse standards.

7.3 Effluent that has gone through the MBR process will undergo ultraviolet (UV) disinfection, which serves as the second disinfection barrier to reduce *E. Coli* level in the effluent to non-detectable level. Subsequently, sodium hypochlorite solution will be added to the effluent so as to maintain the total residual chorine level above 1 mg/L to prevent microbial contamination.

7.4 Furthermore, operation conditions and quality of the effluent including pH, turbidity, total residual chlorine and dissolved oxygen will also be real-time monitored. Immediate maintenance will be carried out if any parameter is found to approach or exceed its pre-set limits. Samples of reclaimed water will also be taken regularly and tested to ensure compliance with the reuse criteria.

7.5 This on-site MBR plant shall be designed in accordance to EPD's "Guidelines for the Design of Small Sewage Treatment Plant" as previously approved. The design peak flow arriving at the MBR plant shall be taken as 2 times of ADWF (i.e. 1350.18 m^3/day), with the excess flow over 2 times of ADWF being equalized in an equalization tank of adequate volume to store up at least such flow for 4 hours (i.e. 225.03 m^3) due to high sensitivity of the Application Site.

7.6 For the treated effluent from the proposed MBR plant, it will be fully reused for toilet flushing and irrigation of landscape areas within the application site, same arrangement as the approved scheme. Based on WSD's Departmental Instruction No. 1309 (DI1309), the estimated toilet flushing water demand for the amended comprehensive residential development is shown in **Table 7-2** below:

Table 7-2 Estimation of Reclaimed Water Demand for Toilet Flushing

	Units	Toilet Flushing	
		Resident	Staff
Design Population	Head	1817	10
Unit Flow Factor [(i)]	m^3/head/day	0.13	0.07
Average Daily Demand	m^3/day	236.91	

Note:

(i) Quantity of toilet flushing is estimated in accordance to WSD's Departmental Instruction No. 1309 (DI1309).

7.7 The quantity of treated effluent from the MBR plant is 675.09 m^3/day. It will supply toilet flushing for the comprehensive residential development, with a surplus of 438.18 m^3/day catering for the irrigation at the application site.

7.8 Approximately 62,232 m^2 landscape areas within the proposed comprehensive residential development will be maintained, adopting the remaining reclaimed effluent for irrigation. In accordance to the approved Water Supply Impact Assessment of the Project "CE35/2006 (CE) – Kai Tak Engineering Study cum Design and Construction of Advance Works – Investigation, Design and Construction" and the approved EIA report of the project "Sludge Treatment Facilities" (EIA-155/2008), an average irrigation rate of 10 L/m^2/day is adopted in our estimation. This rate has made allowance for rainy days, means a higher irrigation demand would be required during non-rainy days.

7.9 **Table 7-3** below shows the estimated demand of reclaimed water for landscape irrigation.

Table 7-3 Estimation of Reclaimed Water Demand for Landscape Irrigation

	Units	Landscape Irrigation (i)	Total
Area	m^2	62,232	
Irrigation Rate	L/m^2/day	10 (ii)	
Average Daily Demand	m^3/day		622.32

Note:

(i) Figures in the table are approximate and subject to detailed design. In addition, a pre-set semi-automatic control irrigation system with underground drip pipes would be installed in the private garden to ensure that reclaimed water would be used up for irrigation.

(ii) The irrigation rate is an average rate with allowance for rainy days, and an average water demand of 10 L/m^2/day would be required.

As shown in **Table 7-3** above, toilet flushing and landscape irrigation demand (i.e. 859.23 m3/day) is greater than the treated effluent (i.e. 675.09 m^3/day) available. In case of potential adverse weather condition (e.g. successive heavy rainy days) or maintenance period of landscape area, a reclaimed water storage tank, which is irrespective to the operation of the MBR plant, would be provided to store excessive reclaimed water. The stored reclaimed water would be consumed progressively upon shortage of irrigation water. The further excessive reclaimed water will be tanked away to the public Sewage Treatment Works to prevent the outflow of treated effluent.

7.10 In determining the size of the reclaimed water storage tank, past rainfall records from Year 2004 to 2018 at Au Tau Automatic Weather Station are considered due to its proximity to the Application Site. According to the rainfall records, successive rainfall events with daily rainfall depth over 15mm mostly occurred in the form of 2 or 3 successive days. By assuming that irrigation is normally stopped when daily rainfall depth reaches 15mm (assumed a runoff coefficient of 0.35) as the soil is already

saturated, the reclaimed water storage tank shall have a volume of 1284.39 m^3, which is 3 times of the net daily production rate of treated effluent (i.e. 675.09 – 236.91 (flushing) – 10.05 (sludge)).

7.11 The production of sludge is estimated to be 10.05 m^3/day for solid content of 1% w/w. The sludge will be screened and dewatered, with a minimum solid content of 30%. The dewatered sludge will be collected by a licensed collector at regular intervals and disposed at the landfill. As an alternative, the dewatered sludge could also be transferred to nearby Government's Sewerage Treatment Works for off-site treatment due to its small quantity.

7.12 Since all sewage generated from the proposed comprehensive residential development will be fully reused on-site, it will not cause any net increase in pollution flow and load to the Deep Bay Water Control Zone, which fulfils the Town Planning Board Guideline.

8 EMERGENCY DISCHARGE OF UNTREATED SEWAGE EFFLUENT FROM THE ON-SITE SEWAGE TREATMENT FACILITY

8.1 During emergency situations, such as loss of power supply at the on-site sewage treatment facility, or mechanical faults / equipment failures, untreated sewage effluent may overflow and cause potential adverse impacts. With the 'no net increase of pollution load' requirement as stipulated in the Town Planning Board Guideline, any discharge of sewage leading to a net increase in pollution load is not environmentally acceptable. To minimise the risk of untreated sewage effluent discharge due to emergency events, a number of contingencies will be provided at the on-site sewage treatment facility, such as equalization tank, dual or standby supply, standby sewage treatment units, flow sensors and alarm systems. As a last resort and in case operation of the on-site sewage treatment facility cannot be resumed after all these contingency measures have been exhausted, any surplus raw sewage will be tanked away to the public Sewage Treatment Work, such as YLSTW. The estimated worst-case quantity of 28.13 m^3/hr of raw sewage (based on the design average dry weather flow of 675.09 m^3/day) can be readily tanked away by 5-6 tankers per hour (with capacity of 5-6 m^3 per tanker). With these contingency measures in place, the risk of untreated sewage effluent discharge to Deep Bay WCZ due to emergency events is considered to be negligible.

9 MAINTENANCE RESPONSIBILITIES

9.1 Consistent with that stated in the planning application No. A/YL-MP/344 approved in 2024, the Applicant will be responsible for the maintenance of all sewers and the on-site sewage treatment facility within the Application Site.

10 CONCLUSION

10.1 The purpose of this SIA Amendment is to amend the previously approved application No. A/YL-MP/344 in 2024. The sewerage discharge arrangement and construction and maintenance responsibilities remain consistent with that stated in the planning application No. A/YL-MP/344 approved in 2024, despite a reduction in house units.

10.2 The sewerage system within the Application Site includes an on-site sewage treatment facility to treat the sewage from the Application Site. A sewerage impact assessment has been conducted for the comprehensive residential development at Wo Shang Wai to reconfirm that the on-site sewage treatment facility has sufficient capacity to cater for the flow and load from the Application Site.

10.3 The on-site sewage treatment facility with the enhanced tertiary treatment process of MBR with UV disinfection system will treat the 675.09 m^3/day sewage from the development to achieve effluent quality to meet the standard for on-site effluent reuse for toilet flushing and irrigation for landscape areas within the Application Site. Since all sewage generated from this development will be fully reused on-site, the proposed development will not cause any net increase in pollution flow and load to the Deep Bay area. In this regard, compliance with Town Planning Board guideline will be fulfilled.

10.4 A reclaimed water storage tank with a volume of 1284.39 m^3 would be provided to store excessive reclaimed water.

10.5 A number of contingencies will be provided, such as equalization tank, dual or standby power supply, standby sewage treatment units, flow sensors, alarm systems and tanker, for emergency discharge of untreated sewage effluent from the on-site sewage treatment facility.

10.6 The Applicant will be responsible for the maintenance of all sewers and the on-site sewage treatment facility within the Application Site.

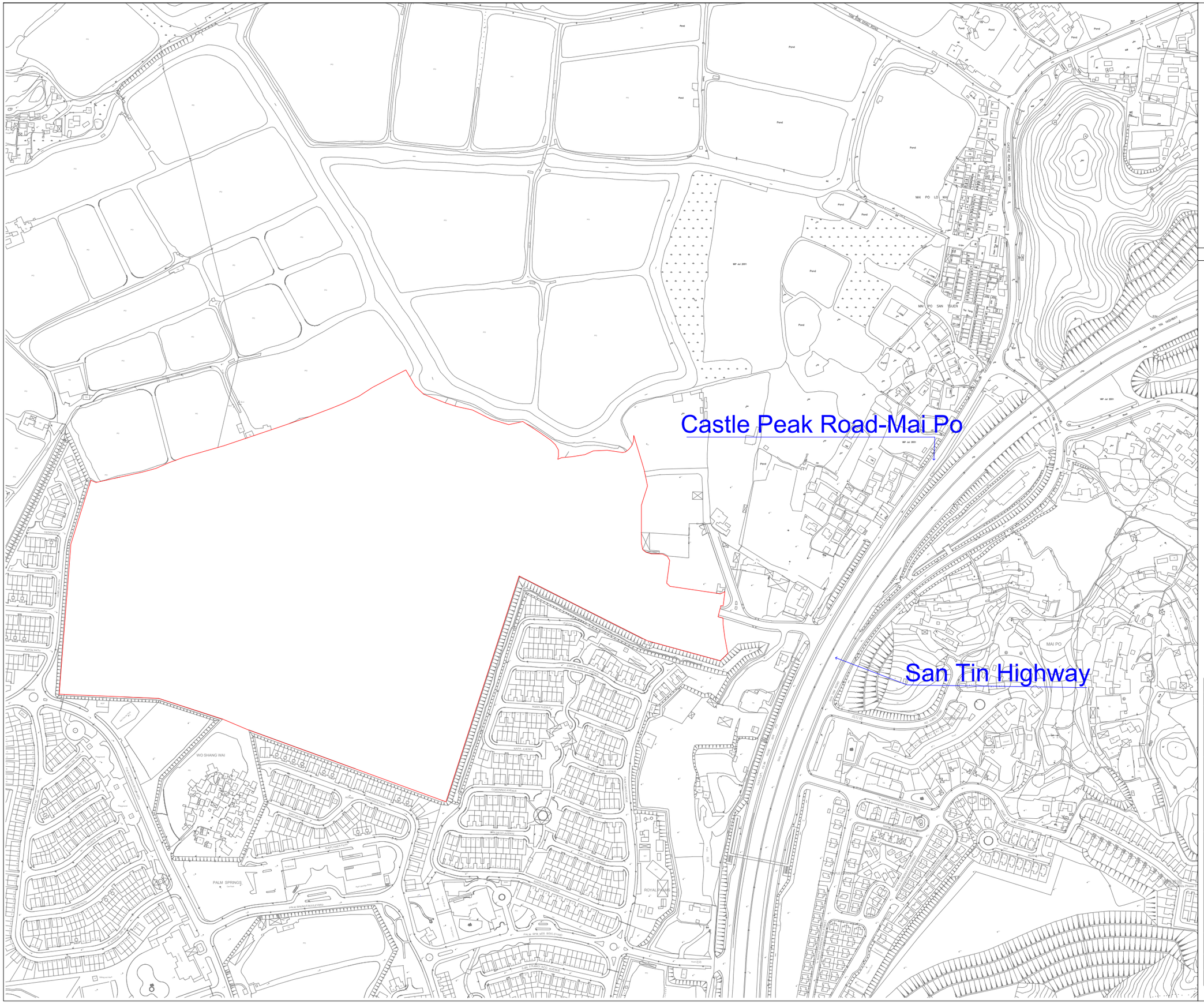
10.7 Adverse short-term and long-term environmental impacts in respect of water quality, health and safety arising from the sewerage scheme are not anticipated. No adverse sewerage impact will be incurred as a result of occupation of the Application Site.

10.8 Due to a reduction in residents resulting in lower ADWF in the amendment, the design parameters of the on-site STP are lower than those in the approved application, as shown in **Table 10-1**.

Table 10-1 Comparison of Design Parameters of On-Site STP between Approval Application and Amendment

	Approved Application No. A/YL-MP/344 in 2024	Amendment to 2024 Approval
Total ADWF	830.3 m^3/day	675.09 m^3/day
Capacity of Proposed MBR Plant	1660.8 m^3/day	1350.18 m^3/day
Volume of Equalization Tank	276.8 m^3	225.03 m^3
Estimated Reclaimed Water Demand for Toilet Flushing	288 m^3/day	236.91 m^3/day
Estimated Reclaimed Water Demand for Landscape Irrigation	622.32 m^3/day	622.32 m^3/day
Estimated Sludge Produced	12.26 m^3/day	10.05 m^3/day
Reclaimed Water Storage Tank	1590.1 m^3	1284.39 m^3
Tanker for Emergency Tank Away	6-7 tankers per hour	5-6 tankers per hour

Figures



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LOCATION PLAN

LEGENDS:

PROJECT SITE BOUNDARY

Rev	Description	By	Date

Consultant

wsp

Project title

SEWERAGE IMPACT ASSESSMENT

S16 AMENDMENT TO APPROVED APPLICATION NO. A/YL-MP/344 FOR A COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA AT WO SHANG WAI, YUEN LONG, LOTS 77 AND 50 S.A IN DD101

Drawing title

PROJECT SITE LOCATION AND ITS SURROUNDINGS

Drawing no.			Rev.
Figure 1			0
Drawn: JX	Date: JUNE2025	Checked: –	Approved: –
Scale: 1:2000		Status	

FISH PONDS

WETLAND RESTORATION AREA
(COMPLETED)

WETLAND RESTORATION
BY OTHERS

TO BE DEVELOPED
BY OTHERS

SEWAGE TREATMENT PLANT (STP)

CLUBHOUSE AND ASSOCIATED FACILITIES

ALM
PRINGS
EST)

ROYAL PALMS

PALM
SPRINGS
(EAST)

WO SHANG WAI

N

LOCATION PLAN

LEGENDS:

PROJECT SITE BOUNDARY

LOCATION OF SEWAGE TREATMENT PLANT (STP)

PROPOSED FOUL SEWERAGE

Rev	Description	By	Date

Consultant

wsp

Project title

SEWERAGE IMPACT ASSESSMENT

S16 AMENDMENT TO APPROVED APPLICATION NO. A/YL-MP/344 FOR A COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA AT WO SHANG WAI, YUEN LONG, LOTS 77 AND 50 S.A IN DD101

Drawing title

LAYOUT PLAN OF PRELIMINARY DESIGNED INTERIM SEWERAGE SYSTEM

Drawing no.			Rev.
Figure 2			0
Drawn	Date	Checked	Approved
JX	JULY2025	–	–
Scale		Status	
1:1200			

Appendices

Appendix A

Approval Letters of Application No. A/YL-MP/344 in 2024

城 市 規 劃 委 員 會
香港北角渣華道三百三十三號
北角政府合署十五樓

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

傳　真 Fax: 2877 0245 / 2522 8426
電　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-MP/344

By Post & Fax (2587 7068)

1 March 2024

Masterplan Ltd.
Room 3516B, 35/F, China Merchants Tower
Shun Tak Centre
200 Connaught Road Central
Hong Kong
(Attn.: Benson Poon)

Dear Sir/Madam,

Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land (Amendments to an Approved Scheme) in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long

I refer to my letter to you dated 15.2.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 16.2.2028, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

(a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;

(b) the submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;

(c) the implementation of drainage proposal identified in the accepted Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;

(d) the implementation of the mitigation measures identified in the Ecological Impact Assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;

(e) the design and provision of vehicular access, parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

(f) the design and provision of improvement measures at the junction of Castle Peak Road - San Tin and Shek Wu Wai Road before the occupation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

(g) the design and provision of improvement measures at the junction of Fairview Park Interchange, if deemed required by Transport Department, before the occupation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

(h) the submission of a revised Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB; and

(i) the implementation of sewage disposal arrangement identified in the revised SIA including the on-site sewerage treatment plant and the reuse of treated effluent, as proposed by you, to the satisfaction of the Director of Environmental Protection or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at the Appendix attached.

Regarding the determination on commencement of an approved development, please refer to TPB Guidelines No. 35D for details. If you wish to seek an extension of the validity of this permission, you may submit an application under 16A of the Town Planning Ordinance to the TPB no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider the application if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35D and 36C for details. The Guidelines and application forms are available at the TPB's website (https://www.tpb.gov.hk/en/resources/index.html), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/736_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 16.2.2024 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 22.3.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kimson Chiu of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

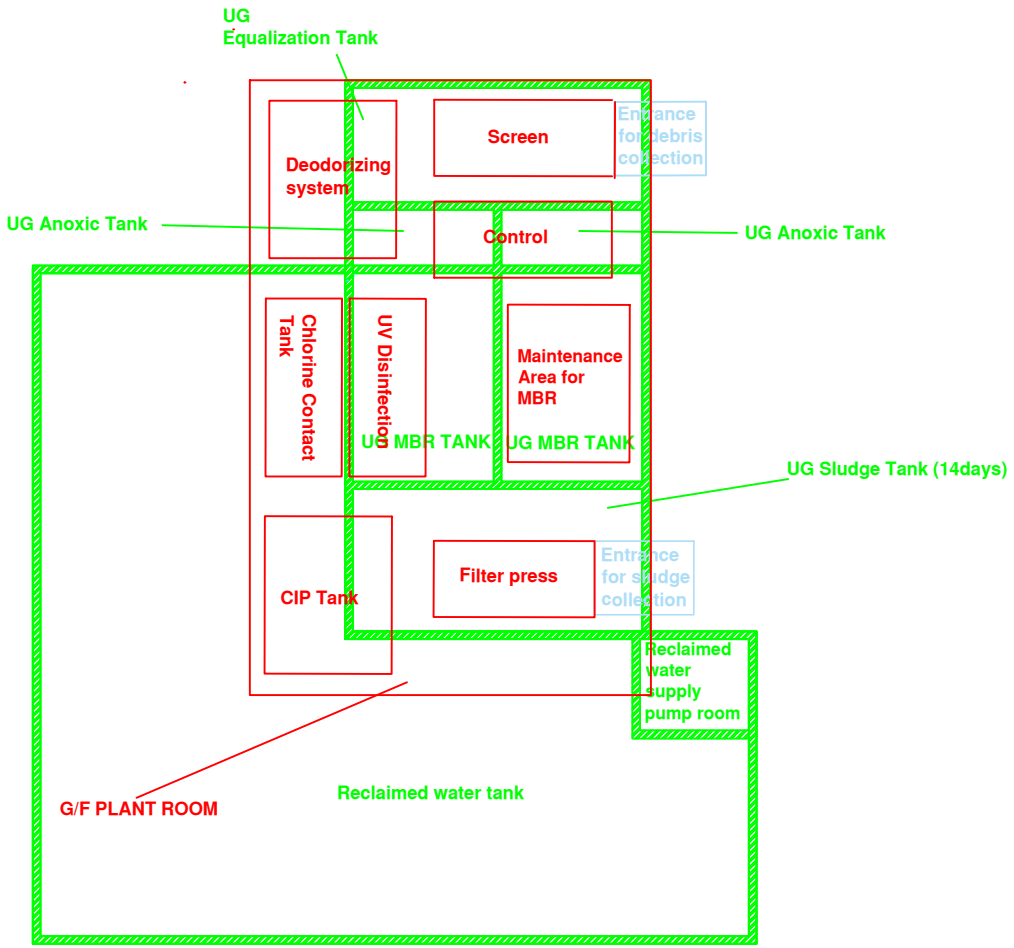
List of Government Department Contacts

(Application No. A/YL-MP/344)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
漁農自然護理署 Agriculture, Fisheries and Conservation Department	自然護理組(元朗) Nature Conservation Section (Yuen Long)	黃金欣博士 Dr. WONG Kam Yan, Azaria	2150 6932	2377 4427
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	梁長政先生 Mr. LEONG Cheung Ching	2300 1432	2770 4761
環境保護署 Environmental Protection Department	環境評估科 Environmental Assessment Division	陳麗薇女士 Ms. CHAN Lai Mei, Jolitta	2835 1112	2591 0558
運輸署 Transport Department	交通工程(新界西)部 Traffic Engineering (NTW) Division	梁志江先生 Mr. LEUNG Chi Kong, Donald	2399 2778	2381 3799

Appendix B

Layout Plan of On-site Sewage Treatment Facility



0 2 4 6 8 10m

SCALE : 1:200@A3

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

Underground Tank

Proposed plant room

Rev	Description	By	Date

Consultant

wsp

Project title

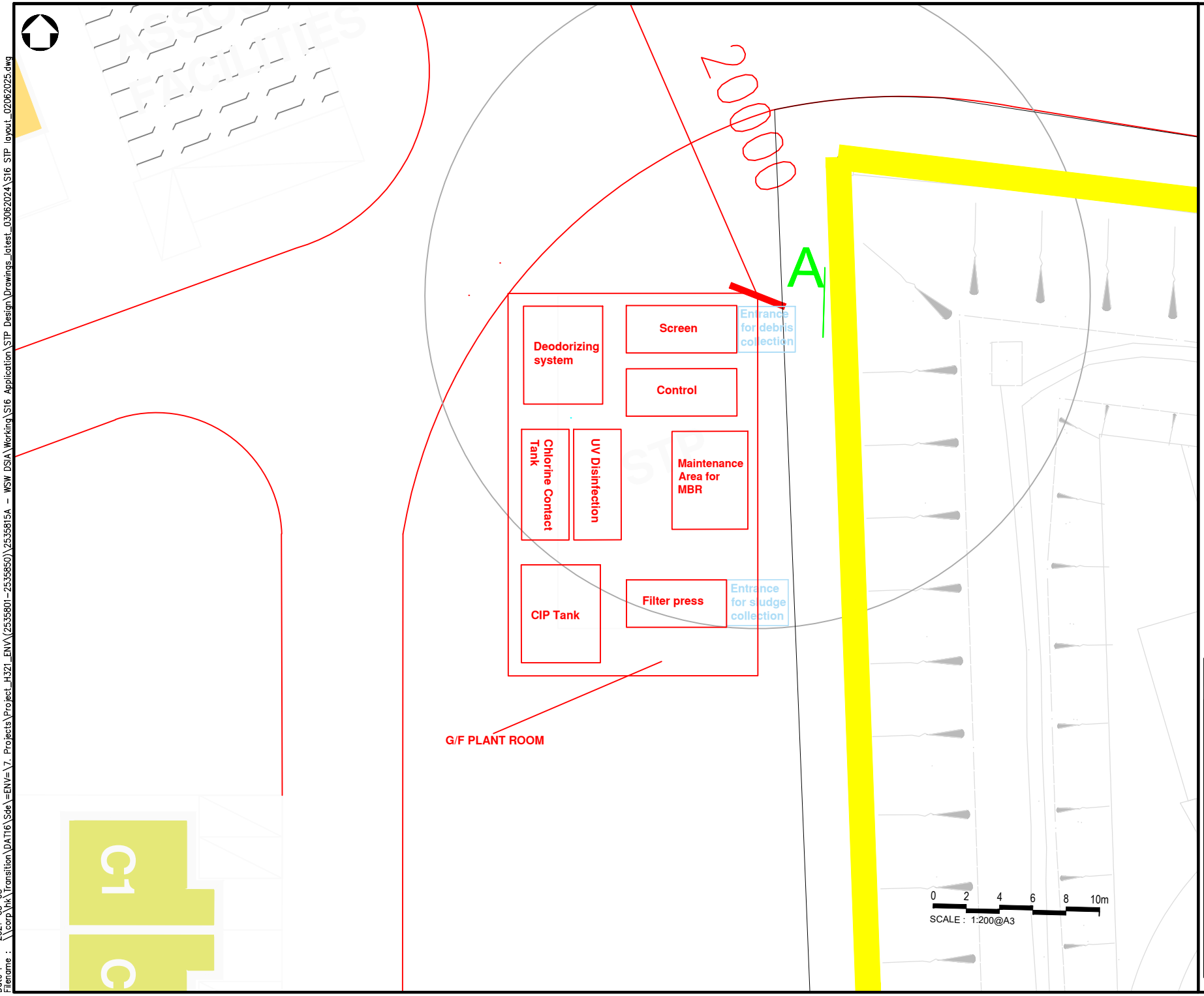
SECTION 16 APPLICATION TO SECTION 16 APPLICATION APPROVAL NO. A/YL-MP/229 FOR A COMPREHENSIVE DEVELOPMENT AT WO SHANG WAI, YUEN LONG

Drawing title

PRELIMINARY GENERAL LAYOUT OF THE SEWAGE TREATMENT PLANT

Drawing no.			Rev.
Drawn	Date MAR2024	Checked	Approved
Scale AS_SHOWN		Status –	

Date : 2021-03-08
Filename : \\corp\hk\Transition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\(2535801-2535850)\2535815A - WSW DSIA\Working\S16 Application\STP Design\Drawings_latest_03062024\S16 STP layout_02062025.dwg



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

Underground Tank

Proposed plant room

Rev	Description	By	Date

Consultant

wsp

Project title

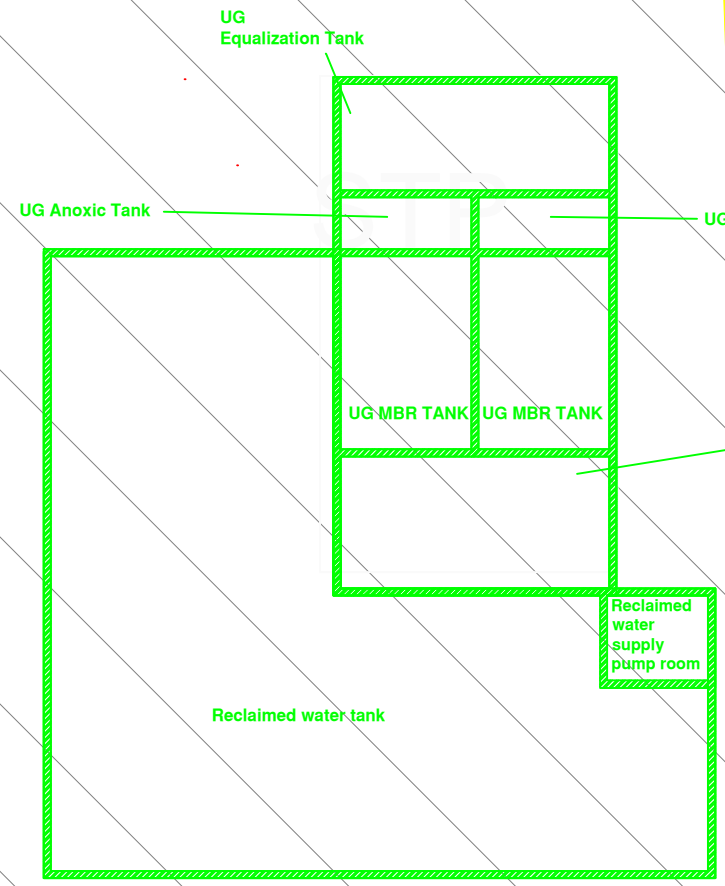
SECTION 16 APPLICATION TO SECTION 16 APPLICATION APPROVAL NO. A/YL-MP/229 FOR A COMPREHENSIVE DEVELOPMENT AT WO SHANG WAI, YUEN LONG

Drawing title

PRELIMINARY G/F LAYOUT OF THE SEWAGE TREATMENT PLANT

Drawing no.		Rev.
Drawn	Date MAR2024	Checked / Approved
Scale AS_SHOWN	Status –	

Date : 2021-03-08
Filename : \\corp\hk\Transition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\(2535801-2535850)\2535815A - WSW DSIA\Working\S16 Application\STP Design\Drawings_latest_03062024\S16 STP layout_02062025.dwg



0 2 4 6 8 10m

SCALE : 1:200@A3

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

Underground Tank

Proposed plant room

Rev	Description	By	Date

Consultant

wsp

Project title

SECTION 16 APPLICATION TO SECTION 16 APPLICATION APPROVAL NO. A/YL-MP/229 FOR A COMPREHENSIVE DEVELOPMENT AT WO SHANG WAI, YUEN LONG

Drawing title

PRELIMINARY BASEMENT LAYOUT OF THE SEWAGE TREATMENT PLANT

Drawing no.			Rev.
Drawn	Date MAR2024	Checked	Approved
Scale AS_SHOWN		Status –	

Date : 2021-03-08
Filename : \\corp.pbworld.com\tronsition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\(2535801-2535850)\2535815A - WSW DSIA\Working\S16 Application\STP Design\Drawings_latest_03062024\S16 STP layout_02062025.dwg