

Annex B

Replacement Page of Supporting Planning Statement

4.2.7 Several potential odour sources (i.e. lard boiling factory, Miu Kwok Monastery and recycling workshop) have been identified in the vicinity. According to the observations from site surveys and relevant compliant records, no adverse odour impact to the Proposed Development is anticipated. An onsite sewage treatment plant is proposed for the Application Site as a fallback option from sewerage point of view. With the implementation of the recommended mitigation measures, no adverse odour impact would be anticipated to the nearby ASRs.

Water Quality

4.2.8 There is no existing drainage and sewerage system serving the Application Site. It is understood that public drainage and sewerage systems have been proposed under the planned Sha Po PH Development. The Proposed Development would connect to the future Sha Po PH Development drainage and sewerage systems for proper discharge of treated surface runoff and effluent. ProPECC PN 1/23 will be referenced and followed. All surface runoff originated from the Application Site will be properly collected and drained via systems such as sand trap, oil interceptor, grease trap for treatment. The treated surface runoff will be discharged to the public drainage system. On the other hand, all wastewater generated onsite will be discharged to public sewerage system. No adverse water quality impact during operation of the project is anticipated.

4.2.9 An onsite sewage treatment plant (STP) has been proposed within the Application Site as a fallback option to discharge treated effluent to public drainage system in case the future sewerage system proposed by Sha Po PH Development cannot be completed before the completion of the Proposed Development or the capacity of the planned sewerage system cannot cater discharge from the Proposed Development. Membrane bioreactor (MBR) or equivalent is recommended to achieve required effluent discharge standard as set out in EPD's Technical Memorandum – Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters and designed in accordance with the requirement in the "Guidelines for the Design of Small Sewage Treatments Plants" issued by EPD.

4.3 Visual Considerations

4.3.1 To assess the potential visual impact of the Proposed Development on the overall visual quality of the surroundings, a Visual Impact Assessment has been conducted. Please refer to **Appendix 5** for more details.

4.3.2 A total of 9 public viewpoints ("VP") has been selected to assess the visual impact of the Proposed Development against the Interim Scenario: with (a) planned Sha Po public housing developments; and (b) LSPS scheme in Ho Chau in place. Among the 9 VPs, the overall visual impact anticipated ranges mostly from negligible to slightly adverse.

4.3.3 As the Proposed Development will be completed after the planned Sha Po public housing developments, in view of the scale of the Proposed Development with a