

Appendix 8

Sewerage Impact Assessment

Prepared for
Alex Development Limited

Prepared by
Ramboll Hong Kong Limited

PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS
LOTS **IN D.D. 107** AND ADJOINING GOVERNMENT LAND,
FUNG KAT HEUNG, YUEN LONG

SEWERAGE IMPACT ASSESSMENT

Date October 2025

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Signed



Approved by Calvin Chiu
Technical Director



Signed

Project Reference CKHYLFKHEI00

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 The Application Site is located within an area in Fung Kat Heung primarily zoned “Industrial (Group D)” (“I(D)”) with a minor portion of it falling within R(A) and “Agriculture” (“AGR”) zone on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (OZP) near the Proposed Sha Po Public Housing Development (SPPHD).
- 1.1.2 A S12A application for rezoning of the site to enable a private residential development at the site is submitted to the Town Planning Board for consideration.
- 1.1.3 Ramboll Hong Kong Limited is commissioned to provide sewerage impact assessment (SIA) consultancy services for the Proposed Development.

1.2 Application Site and its Environs

- 1.2.1 The site area is about 7,290 sq.m. It is located in Fung Kat Heung, currently bounded by access roads on north and east sides. It is surrounded by Lam Tsuen Country Park to the north, and existing warehouse and industrial uses to the east and south.
- 1.2.2 A Public Housing Development at Sha Po (SPPHD) is proposed to the immediate west of the Application Site. An engineering feasibility study (EFS) of the SPPHD was submitted as one of the supporting documents for the OZP amendment (RNTPC Paper No. 9/22). Its findings have been referenced to where appropriate (hereafter referred as “EFS”).
- 1.2.3 The location of the Application Site and its surrounding environs are shown in Figure 1.

1.3 Proposed Development

- 1.3.1 The Proposed Development comprises 2 residential towers – Tower 1 and Tower 2, of 48 storeys (including 1 refuge floor) and 50 storeys (including 1 refuge floor) respectively, which gives a total of 1439 units. A clubhouse (GFA of about 1,253m²) and an outdoor swimming pool is planned.
- 1.3.2 Proposed Development is tentatively completed in 2035, after the completion of SPPHD.
- 1.3.3 The Proposed Development scheme is shown in Appendix 1.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Scope of Work

- 2.1.1 The aim of this SIA is to assess whether the capacity of the existing sewerage network serving the Application Site is sufficient to cope with the sewage flow from the Proposed Development. Drainage Record Plans from Drainage Services Department (DSD) were obtained for the purposes of this SIA.

2.2 Assessment Criteria and Methodology

- 2.2.1 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 (GESF) has been referred to for the purposes of estimating the quantity of the sewage generated from the Proposed Development and the existing catchment area. Sewage flow parameters and global peaking factors in this document have been adopted for this SIA.
- 2.2.2 Based on the building types in the area, the following unit flow factors are used in the SIA calculation:
- Residents: 0.27 m³/person/day (R2)
 - Clubhouse Staff: 0.28 m³/employee/day (J11 - Community, Social & Personal Services)
- 2.2.3 Catchment Inflow Factor (P_{CIF}) of Yuen Long (1.00) has been applied in the assessment.

2.3 Existing and Future Sewerage System

- 2.3.1 According to the Drainage Record Plans obtained from DSD, the Application Site is not currently served by the public sewerage system. Based on the EFS of the SPPHD, Ø560mm and Ø710mm sewers will be newly constructed and connected to the Sha Po Sewage Pumping Station (SPSPS) (see Appendix 3). Following the same regime, the Proposed Development will also be connected to the sewers constructed by SPPHD and ultimately to SPSPS.
- 2.3.2 The design capacity of the existing SPSPS is 8,795m³/day. According to the EFS, in order to cater for the additional sewage generated from SPPHD, the capacity of SPSPS will be upgraded from 8,795m³/day to 16,750m³/day. According to follow-up with Civil Engineering and Development Department (CEDD), it is understood that the proposal for upgrade of SPSPS is still under review and not determined yet.
- 2.3.3 Two options, namely the Preferred Option and Fallback Option, are proposed to handle sewage generation from the Proposed Development. The option of discharging sewage from the Proposed Development to the public sewerage system is preferable (Preferred Option). The option of adopting onsite STP (Fallback Option) would only be opted for under certain circumstances.
- Preferred Option: to convey sewage by connecting the new sewer from the Application Site to future nearby manhole to be implemented under SPPHD project;
 - Fallback Option: to provide onsite treatment facilities within the Application Site to treat wastewater and with the treated effluent discharged to public drainage system afterwards (in case of slippage of programme of SPPHD or unresolved problems with respect to relevant upgrading work proposed under certain circumstances as stated below).
- 2.3.4 Since there are no existing sewers near the Application Site, based on the Preferred Option, new Ø300mm sewer pipelines (Manholes T1 to T4) are proposed to convey

sewage generated from the Application Site to Manhole M6 of the planned sewer, which is constructed by SPPHD. The project proponent will ensure the proposed terminal manhole would have sufficient freeboard to the ground floor and should be of cover level higher than that of the downstream public manhole.

- 2.3.5 Figure 2 shows the alignment of the new Ø300mm sewers and the subsequent sewer connections (including those constructed by SPPHD) in the area under the Preferred Option.

2.4 Wastewater Generated by the Proposed Development

- 2.4.1 Wastewater arising from the Proposed Development based on the updated scheme will be primarily contributed by the residents and clubhouse staff. The estimated peak flow is given in Table 2.1 below while detailed calculation for the Proposed Development is given in Appendix 2.

Table 2.1 Estimated Peak Flow

Development Parameters	Proposed Development	
	Residential	Clubhouse
Number of flats	1439	NA
GFA (m ²)	NA	1253
Assumed Population	3886 ⁽¹⁾	41 ⁽²⁾
Design Flow (m ³ /person/day)	0.27 ⁽³⁾	0.28 ⁽⁴⁾
Flow Rate (m ³ /day)	1049.2	11.6
Total Flow Rate (m ³ /day)	1060.8 ⁽⁵⁾	
Peak Flow for Sewer (L/s)	73.7	
Peak Flow with Swimming Pool for Sewer (L/s)	79.6	
Peak Flow for STP (L/s)	49.1	
Peak Flow with Swimming Pool for STP (L/s)	55.1	

(1) 2021 Population Census: Average Household Size of 2.7 in Kam Tin

(2) 30.3m²/employee – based on Table 8 of CIFSUS – Community & Social Services

(3) Refer to Table T-1 of GESF – R2

(4) Refer to Table T-2 of GESF – J11

(5) With Catchment Inflow Factor for Yuen Long (1.0) in Table T-4 of GESF

2.5 Assessment of Sewerage Impact under Preferred Option

- 2.5.1 The potential sewerage impact due to the Proposed Development have been quantitatively addressed. Sewage generation rate is estimated to be 1060.8 m³/day (i.e. peak flow 73.7 litre/sec, peak flow with swimming pool 79.6 litre/sec).
- 2.5.2 Appendix 2 shows the detailed calculation on the estimated hydraulic capacity of the proposed sewer sections and the calculation of the amount of the sewage entering each segment of the said sewer network. Total flow from the Proposed Development is assessed in the calculations.
- 2.5.3 The estimated sewage flow from the Proposed Development has been compared with the capacity of the proposed sewerage system to determine whether it has adequate spare capacity.

Gravity Sewer

- 2.5.4 According to Table 3a of Appendix 2, regarding the sewage generation rate from Proposed Development, it is found that the proposed sewer have sufficient capacity.
- 2.5.5 It is assumed that further SIA report for SPPHD will be conducted in a later stage and will take into consideration related catchment including both existing and planned developments at upstream and downstream of SPPHD and capacity of the sewerage system so that no adverse sewerage impact will be anticipated in future.

SPSPS

- 2.5.6 As mentioned above, the capacity of SPSPS will be upgraded from 8,795m³/day to 16,750m³/day. According to Table 4 of Appendix 2, sewage discharge from the Application Site amounts to 6.3% of the proposed upgraded design capacity.
- 2.5.7 With reference to the latest information from SPPHD, the Average Dry Weather Flow (ADWF) for SPSPS after SPPHD will be increased to 16,727m³/day. As such, the cumulative ADWF (SPPHD and the Proposed Development) would be 17,788m³/day. There is no sufficient capacity to cater the additional flow from the Proposed Development based on originally planned upgrading proposal of SPPHD. Instead of upgrading from 8,795m³/day to 16,750m³/day, it is counter-proposed to upgrade capacity of the SPSPS to 18,000m³/day to cater the sewage generated from the site as well. According to the advice from CEDD, the upgrading proposal is still under study. The applicant will approach CEDD in the next stage after the application approved to make sure that the proposed development will be accounted in detailed design of SPSPS upgrading work for SPPHD by CEDD. The applicant will liaise with CEDD afterwards so that CEDD can implement the future sewerage system with account of the proposed development (e.g. as recommended in this SIA report).
- 2.6 Assessment of Sewerage Impact under Fallback Option
- 2.6.1 On the other hand, onsite sewerage treatment plant (STP) would be proposed if the SPPHD and the upgrading work are delayed or there is any unresolved problem regarding the proposed upgrading work above. The onsite STP is proposed to cater for sewerage discharge based on design capacity of 55.1L/s. The treated effluent will be discharged to the stormwater system and discharged to public drainage system.
- 2.6.2 The exact treatment process would be subject to later detailed design and submissions. It will be necessary for the treatment facilities to achieve the necessary discharge standards, as set out in EPD's Technical Memorandum – Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters.
- 2.6.3 Membrane bioreactor with ultra-filtration (MBR) is generally recommended to achieve required effluent discharge standard and sludge dewatering system will be provided and designed in accordance with the requirement in the "Guidelines for the Design of Small Sewage Treatments Plants" issued by EPD. Appendix 1 shows the location of the proposed STP.

- 2.6.4 Sludge storage tank with deodorisation facilities will be provided. Exhaust fan will be located and facing away from existing and planned air sensitive uses. The sludge after having been dewatered and thickened will be tanked away to the landfill for disposal subject to confirmation with future licensed collector/contractor. As good practice for sewage treatment facilities, measures will be incorporated into the design to minimize the risk of emergency overflow from the treatment plant. These measures will include standby pumps, secure power supplies and appropriate alarms, as well as comprehensive Operation and Maintenance procedures, to keep the facilities in good working order. Holding tank for emergency storage/retention will be included with adequate capacity (e.g. to store 6-hours of ADWF discharge) to minimise need of emergency discharge. In the event of any emergency overflow, on-call crews will follow the overflow emergency response plan and proceed with the best response to correct the problem immediately. For example, the alarm system will be activated once overflow occurs. The on-call crews will provide instant response by acknowledging the alarm, to investigate the cause of overflow and correct the problem. The alarm system will repeat until it is acknowledged. In addition, the on-call crews will ensure the standby pump is switched on and contain the overflowed sewage using temporary weirs or vacuum trucks, where applicable.
- 2.6.5 The Project Proponent will be responsible for the construction, operation and maintenance of the STP. When there is a public sewer available in close proximity to the Application Site in future, the Applicant will make connection to the public sewer and dismantle the proposed underground STP subject to the agreement of DSD and EPD. As the sewage generated from the Application Site will be discharged to the public sewer in accordance with the Water Pollution Control (Sewerage) Regulation, no adverse quality impact is anticipated.
- 2.6.6 The Project Proponent will be responsible for the future sewer connection upon its availability in future and STP decommissioning with connection details subject to agreement of DSD.

3. OVERALL CONCLUSION

3.1 Conclusion

- 3.1.1 A residential development is proposed in D.D.107, Fung Kat Heung, Yuen Long. The potential sewerage impact has been quantitatively addressed. Under the Preferred Option, wastewater generated from the Application Site will be conveyed to public sewerage system.
- 3.1.2 Based on the sewerage impact assessment results, it is found that the proposed sewers are sufficient to cater for the sewage generation from Proposed Development.
- 3.1.3 New Ø300mm sewers will be constructed to connect from the Application Site to SPPHD sewer manhole (M6). It is assumed that the further assessment of SPPHD in later stage should consider the sewage from related catchment including the Proposed Development, the potential sewerage impact for their proposed sewerage system and connection downstream should be determined in the subsequent SIA report for SPPHD.
- 3.1.4 The applicant will be responsible for the implementation of the proposed new connection pipes whereas the section of the new pipes (all within government land) downstream of the proposed terminal manhole is assumed to be handed over to DSD for future maintenance (Figure 2). For the proposed sewerage pipes in the SPPHD project, the maintenance parties will be subject to the proponent of SPPHD.
- 3.1.5 Besides, the proposed upgraded SPSPS under SPPHD EFS is found not having sufficient capacity to cater the additional flow from the Proposed Development. Further upgrade will be required. It is proposed to upgrade from 8,795m³/day to 18,000m³/day (instead of 16,750m³/day originally proposed in EFS) to cater the sewage flow from both the Application Site and SPPHD.
- 3.1.6 With the proposed sewerage pipeline in place, this SIA confirms the feasibility of the Proposed Development in terms of impacts to the public sewerage system.
- 3.1.7 It is noted that the proposed connection would convey sewage from the proposed development to the planned sewer of SPPHD. Since the proposed development will be tentatively completed 1 year after SPPHD, the proposal is considered practicable.
- 3.1.8 However, in case there is any slippage of the project programme of SPPHD or any unresolved problem with respect to the proposed upgrading work, the Fallback Option utilising onsite STP will be adopted. The treated effluent will be discharged to the stormwater system. The on-site STP, if adopted, will be subject to later detailed design and submissions and the discharge will need to be licenced. The project proponent will be responsible for the construction, operation and maintenance of the proposed on-site STP. The on-site STP will be equipped with necessary preventive measures including but not limited to those recommended in this report. The on-site STP will need to be operated and maintained by appropriately qualified and experienced personnel with adequate devices and spare parts. In addition, the Discharge Licence will almost certainly require regular monitoring and reporting of test results, which will also require appropriate personnel. The Project Proponent will also be responsible for the future sewer connection upon its availability in future and STP decommissioning with connection details subject to agreement of DSD.
- 3.1.9 A SIA will be submitted at later stage to confirm the sewage disposal option that would be pursued. If the option of discharging to the sewerage system under SPPHD is to be implemented, an updated SIA will be submitted to assessing the potential sewerage impact to the proposed sewerage system based on the latest SPPHD sewerage scheme for conducting the hydraulic assessment and verifying the assumptions adopted in the current assessment.

Figures

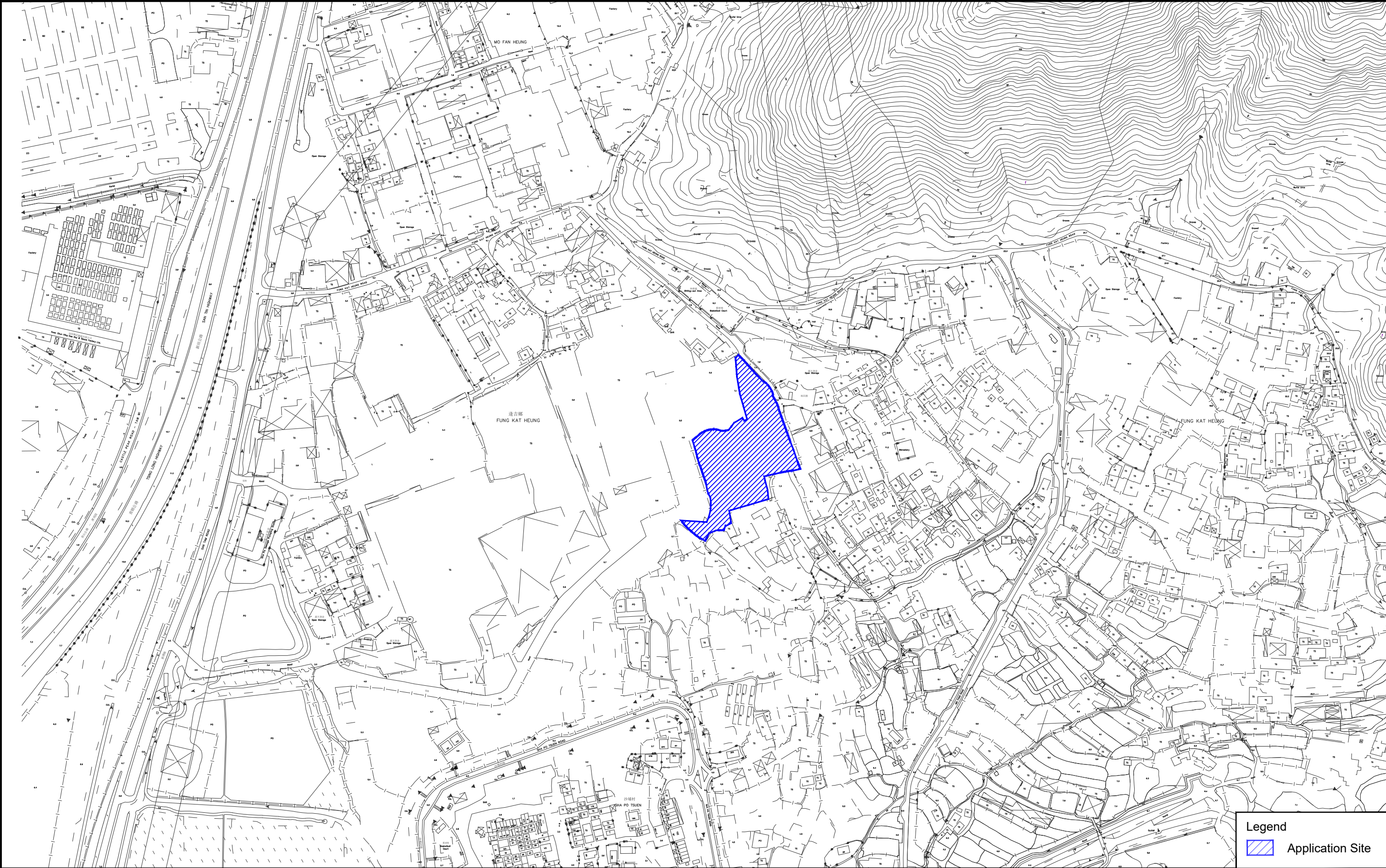


Figure: 1

Title: Location of the Application Site and its Environs

Project: Proposed Residential Development at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long

Legend
 Application Site



Drawn by: MW

Checked by: CC

Rev.: 1.0

Date: Mar 2024

Note

The downstream of the proposed terminal manhole (T1) falls within government land will be handed over to DSD for future maintenance.

For M6 to M14, the maintenance parties will be subject to the SPPHD developer

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For M6 to M14, the maintenance parties will be subject to the SPPHD developer

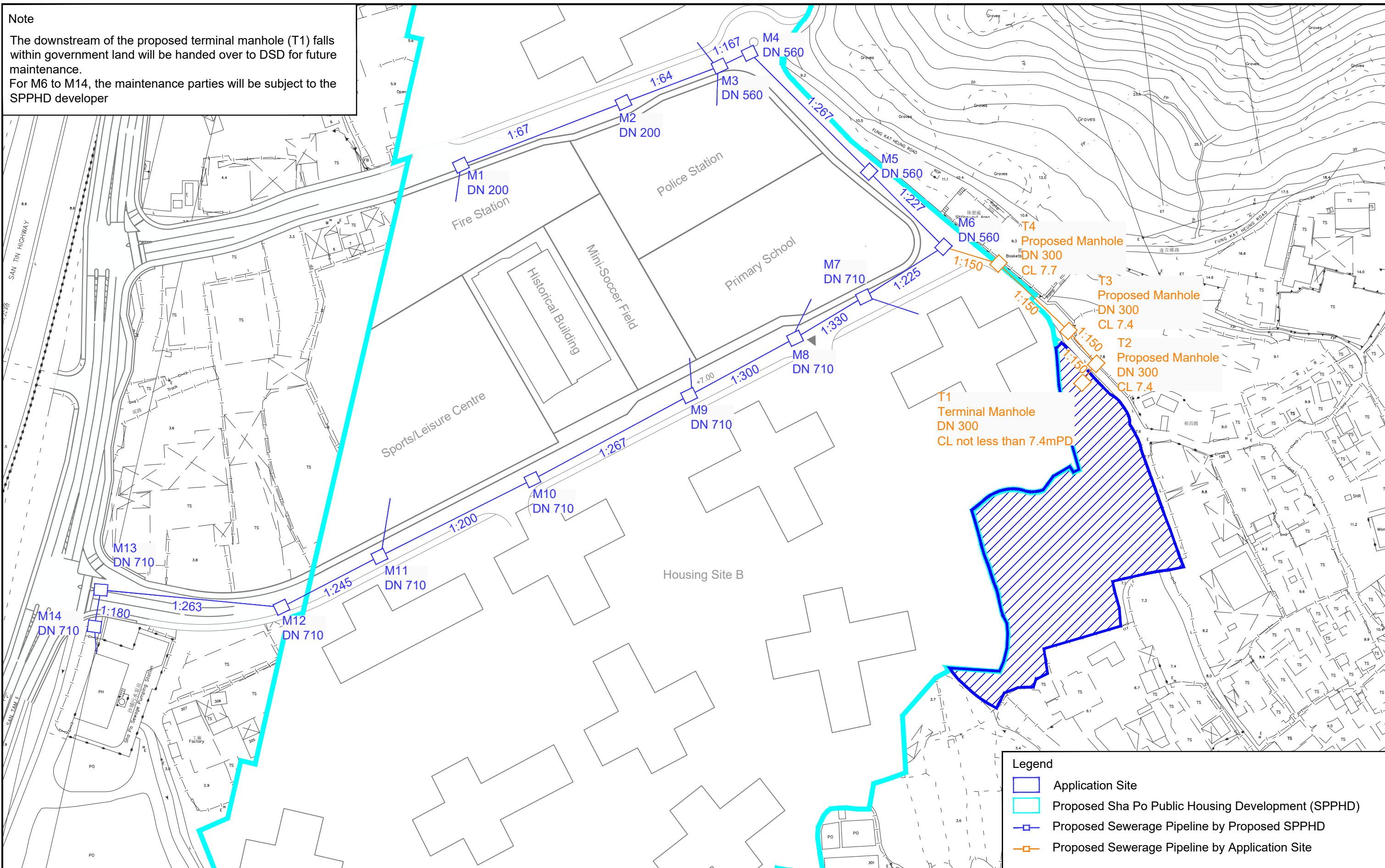


Figure: 2

Title: Proposed Sewerage System in the Vicinity of the Application Site

Project: Proposed Residential Development at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long

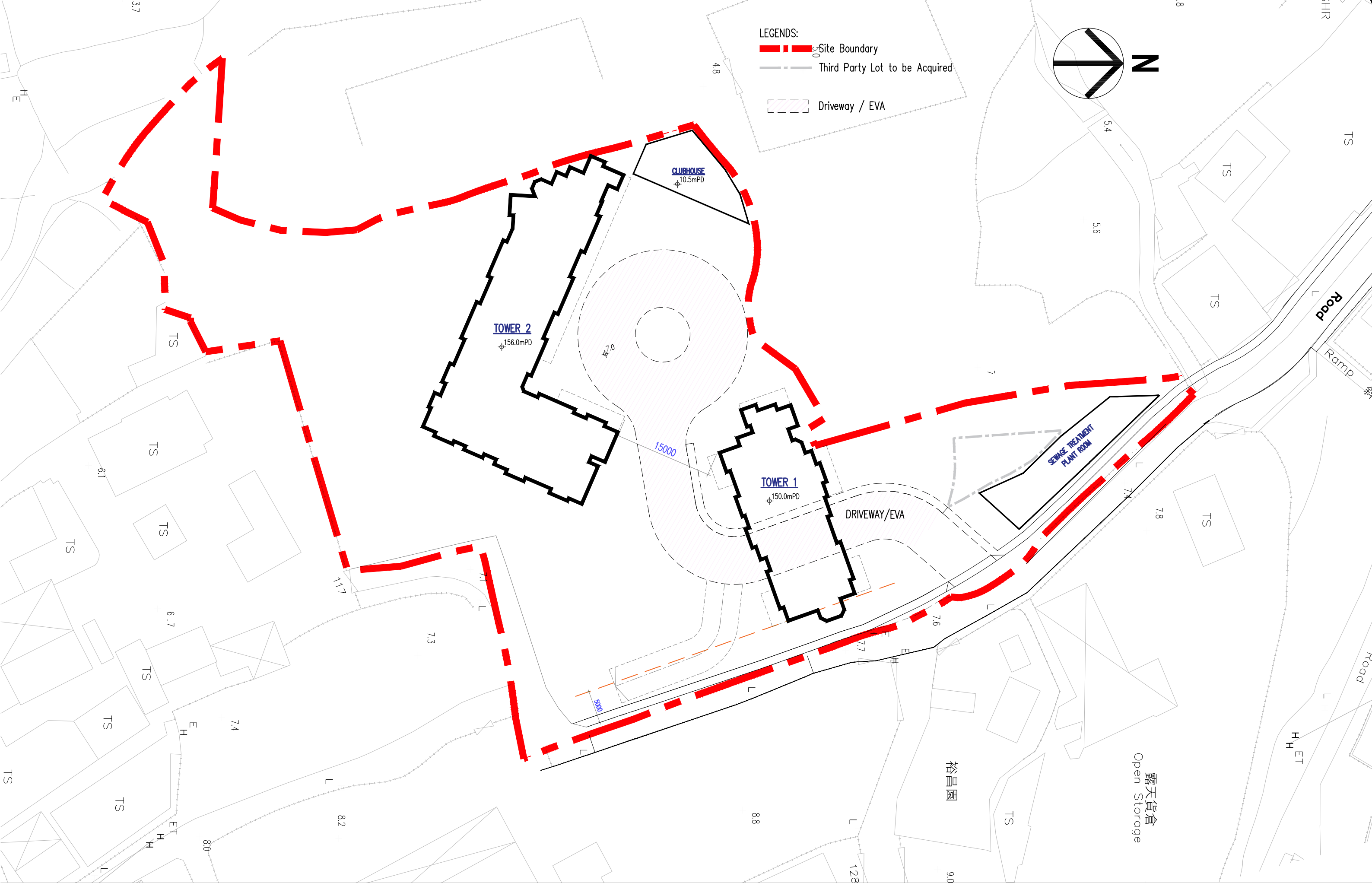
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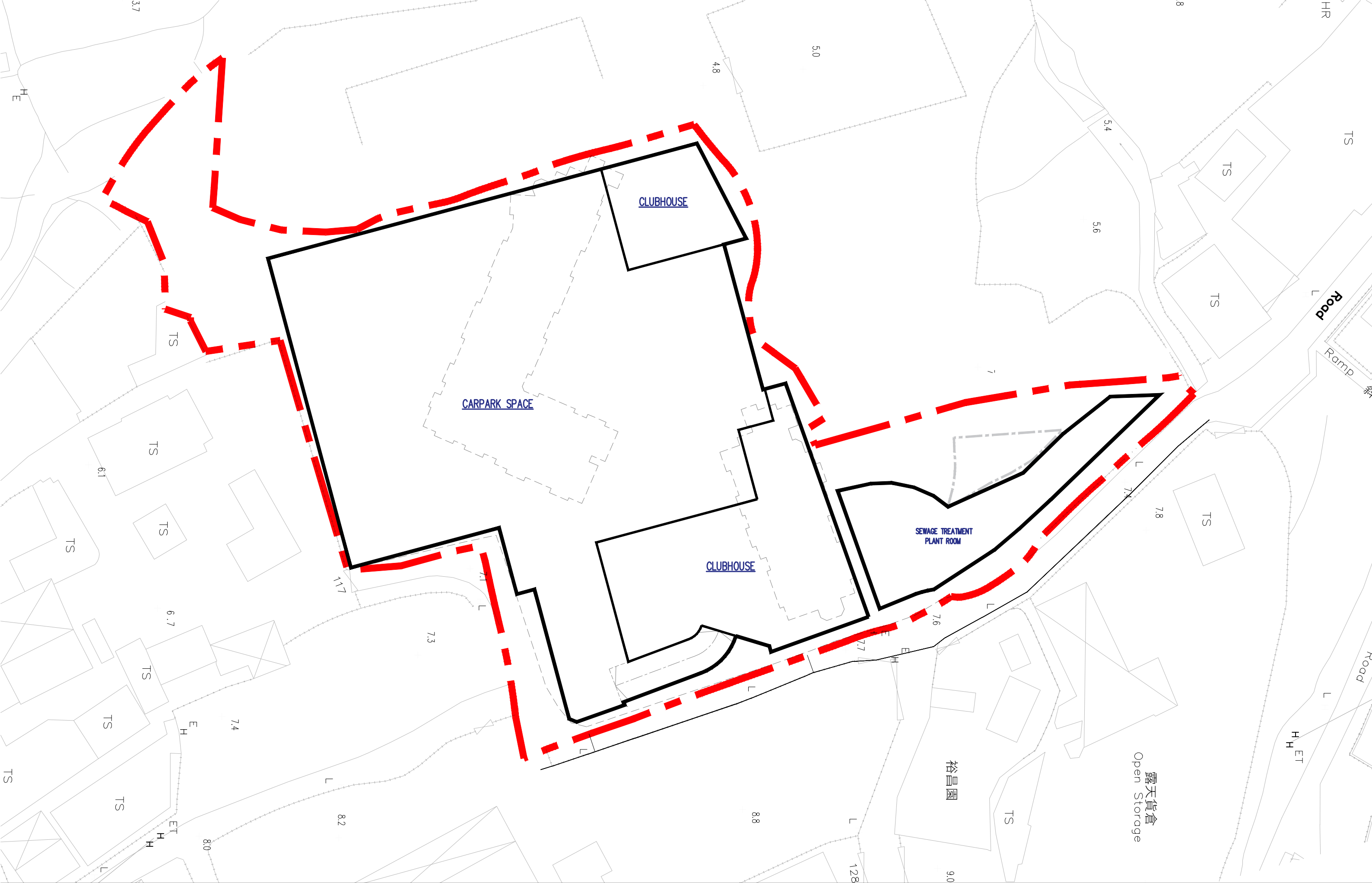
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Appendix 1 Master Layout Plan



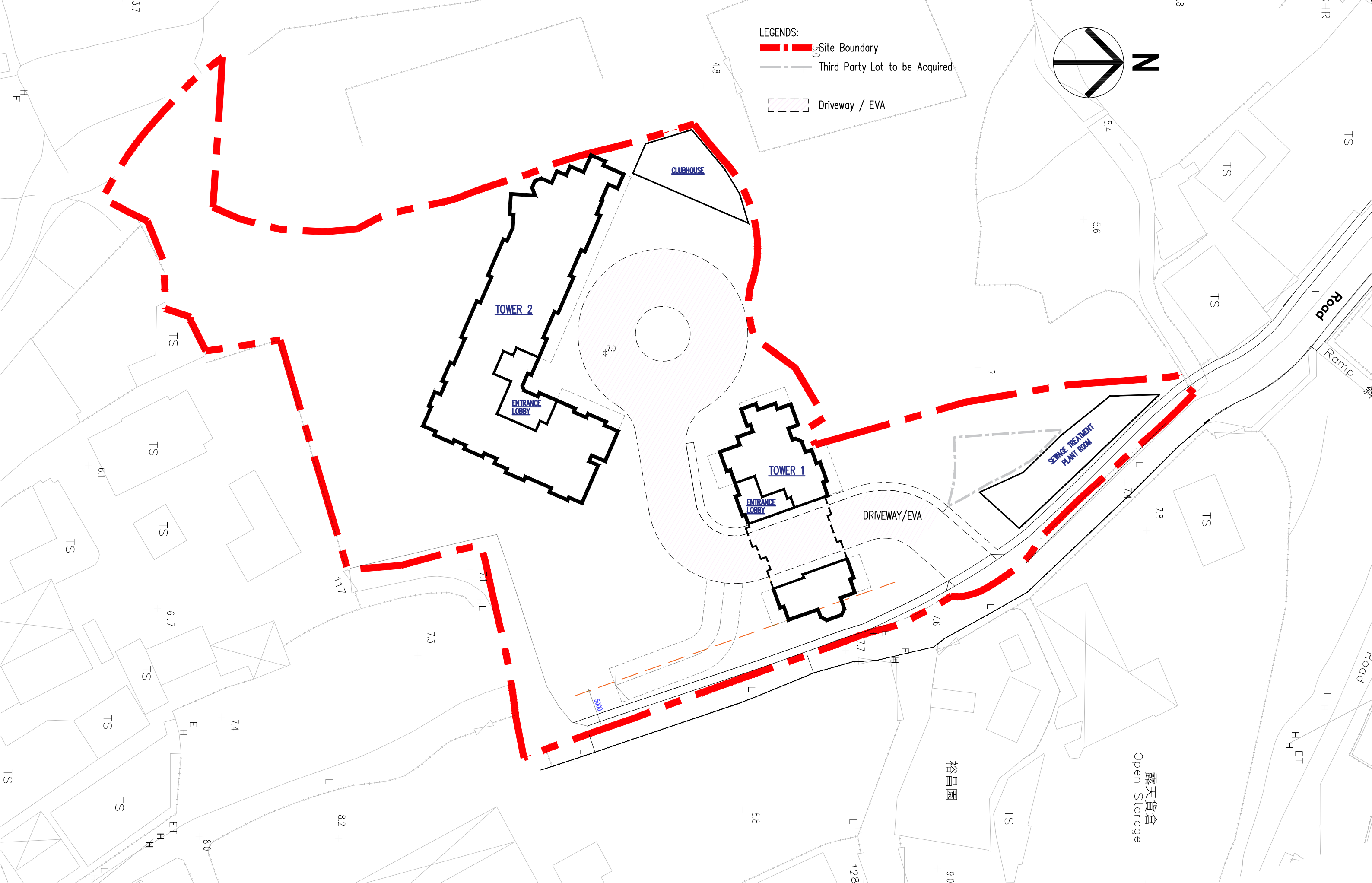
**Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land , Fung Kat Heung, Yuen Long.**

MASTER LAYOUT PLAN (1:500)



**Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land , Fung Kat Heung, Yuen Long.**

BASEMENT PLAN (1:500)

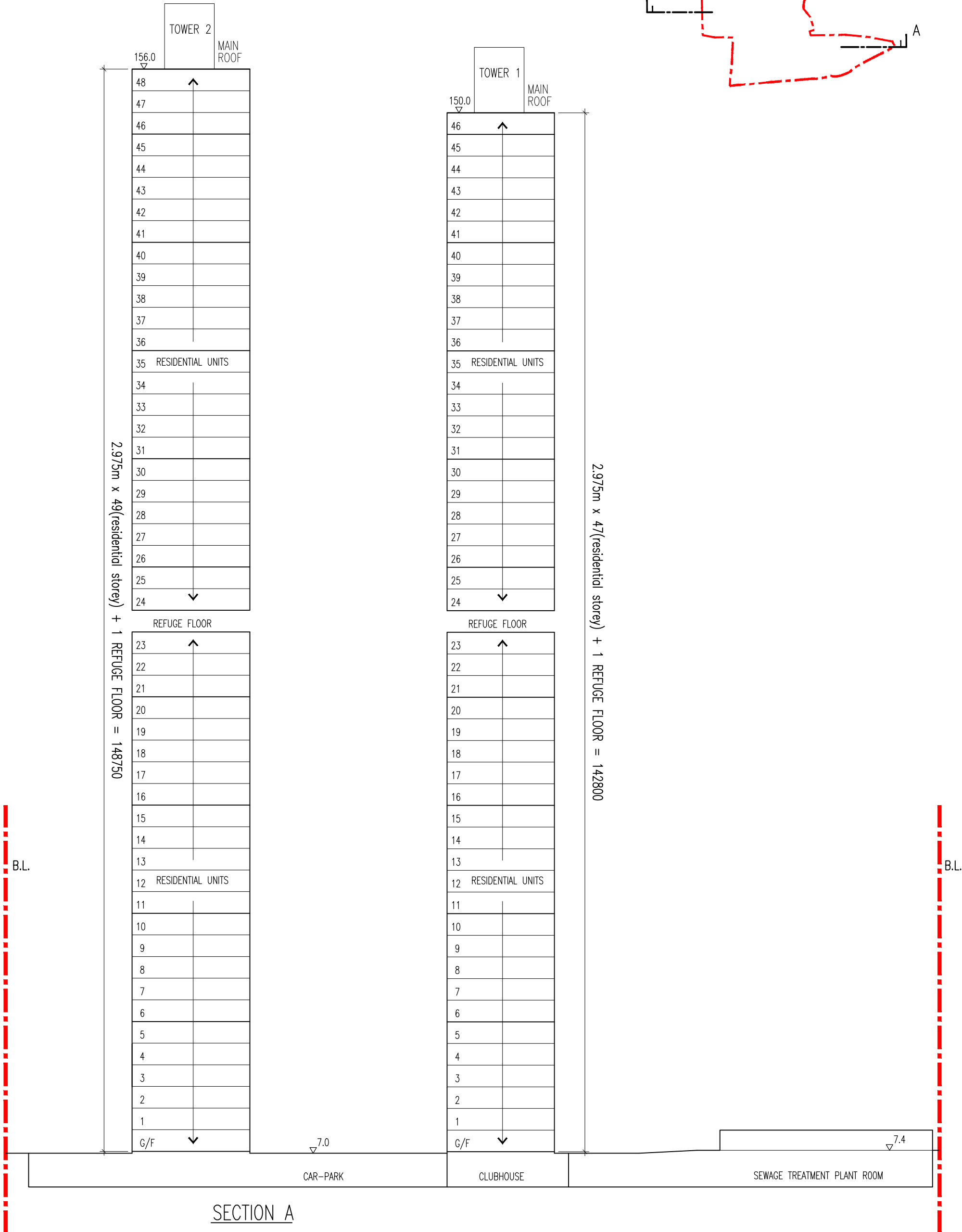


**Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land , Fung Kat Heung, Yuen Long.**

Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land , Fung Kat Heung, Yuen Long.

SCHEMATIC SECTION

(1:500)



Appendix 2 Detailed Sewerage Impact Assessment Calculations

Table 1 Calculation for Sewage Generation Rate of the Proposed Development at the Application Site

Residential Tower

Total number of residential units	=	1439 units
Total number of residents	=	3886 people -- (2021 Population Census: Average Household Size of 2.7 in Kam Tin)
Design flow	=	0.27 m ³ /person/day -- (Private R2 in Table T-1 of GESF)
Sewage Generation rate	=	1049.2 m³/day

Clubhouse

Assumed Area	=	1253 m ²
Assumed floor area per employee	=	30.3 m ² per worker -- (refer to Table 8 of CIFSUS - Community, Social & Personal Services)
Total number of employees	=	41 employees
Design flow for commercial activities	=	0.28 m ³ /employee/day -- (refer to Table T-2 of GESF - J11)
Sewage Generation rate	=	11.6 m³/day

Swimming Pools (Outdoor)

Assumed Area of Swimming Pool	=	179 m ²
Average Depth of Water	=	1.2 m (ordinary assumption)
Volume of Swimming Pool (Ordinary Assumption)	=	214.3 m ³
Turnover Rate	=	6 hr
Required Surface Loading Rate of Filter	=	36 m ³ /m ² /hr
Filter Areas required	=	1.0 m ²
Adopted Surface Loading Rate of Filter	=	50 m ³ /m ² /hr
Adopted Filter Area	=	0.7 m ²
Backwash Duration	=	3 min/d
Backwash flow rate	=	30 m ³ /m ² /hr
Design flow for Swimming Pool Backwashing (Backwash flowrate*Adopted Filter Area*(Backwash Duration/60))	=	1.1 m ³ /day
Flowrate for Swimming Pool Backwashing in 3 mins (Design flow*1000/(Backwash Duration*60))	=	6.0 litre/sec

Total Flow from Proposed Development

Flow Rate (without Catchment Inflow Factor)	=	1060.8 m ³ /day
Catchment Inflow Factor	=	1.00 Catchment Inflow Factor for Yuen Long in Table T-4 of GEFS
Flow Rate (with Catchment Inflow Factor)	=	1060.8 m³/day
Contributing Population	=	3929 people
Peaking factor for Sewer	=	6 Refer to Table T-5 of GESF for population 1,000-5,000 incl. stormwater allowance
Peak Flow for Sewer	=	73.7 litre/sec
Peak Flow with Backwash from Swimming Pool for Sewer	=	79.6 litre/sec

		Refer to Guideline for the Design of Small Sewage Treatment Plants for population over 1,000
Peaking factor for STP		4 but not less than that based on 2,000 population
Peak Flow for STP		49.1 litre/sec
Peak Flow with Backwash from Swimming Pool for STP		55.1 litre/sec

Table 2a Hydraulic Capacity of Proposed Sewers

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	g	k _s	s	s	v	V	Area	Q	Estimated Capacity
			mm	m/s ²	m		1 in	m ² /s	m/s	m ²	m ³ /s	L/s
T1-T2	-	-	300	9.81	0.00030	0.007	150	0.000001	1.39	0.07	0.10	98
T2-T3	-	-	300	9.81	0.00030	0.007	150	0.000001	1.39	0.07	0.10	98
T3-T4	-	-	300	9.81	0.00030	0.007	150	0.000001	1.39	0.07	0.10	98
T4-M6	-	-	300	9.81	0.00030	0.007	150	0.000001	1.39	0.07	0.10	98

Notes: (1) The exact invert levels of the proposed manhole are subject to change during detailed design stage.

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity
 (2) Table 2a: The value of k_s = 0.3mm is used for the calculation of slimed polyethelyene for the proposed sewers, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)
 (4) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)
 (5) Equation used:
$$V = -\sqrt{(8gDs)} \log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

Table 3a Comparison of the Hydraulic Capacity of Proposed Sewers from the Terminal Manhole of the Proposed Development

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	ADWF (m ³ /day)	Contributing Population	Peaking Factor	Swimming Pool/Public Toilet (L/s)	Peak Flow from the Proposed Development and Catchment Areas (L/s)	Contribution from the Proposed Development and the Surrounding Catchment Areas (%)	Status
T1-T2	300	-	0.007	98	1060.8	3929	6	6.0	79.6	81.1%	OK
T2-T3	300	-	0.007	98	1060.8	3929	6	6.0	79.6	81.1%	OK
T3-T4	300	-	0.007	98	1060.8	3929	6	6.0	79.6	81.1%	OK
T4-M6	300	-	0.007	98	1060.8	3929	6	6.0	79.6	81.1%	OK

Remarks: (1) The value of peaking factor = 6 is used for population 1,000-5,000 incl. stormwater allowance (refers to Table T-5 of GESF)

Table 4 Existing & Future Flow to Sha Po Sewage Pumping Station (SPSPS)

ADWF

1. Future Situation with SPPHD in Place

ADWF including SPPHD	=	16,727 m ³ /day (from EFS of SPPHD)
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2. Proposed Design Capacity under EFS of SPPHD

Design Daily Flow	=	16,750 m ³ /day (from EFS of SPPHD)
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3. Undated Future Situation with SPPHD and Proposed Development in Place

Future ADWF with SPPHD	=	16,727 m ³ /day
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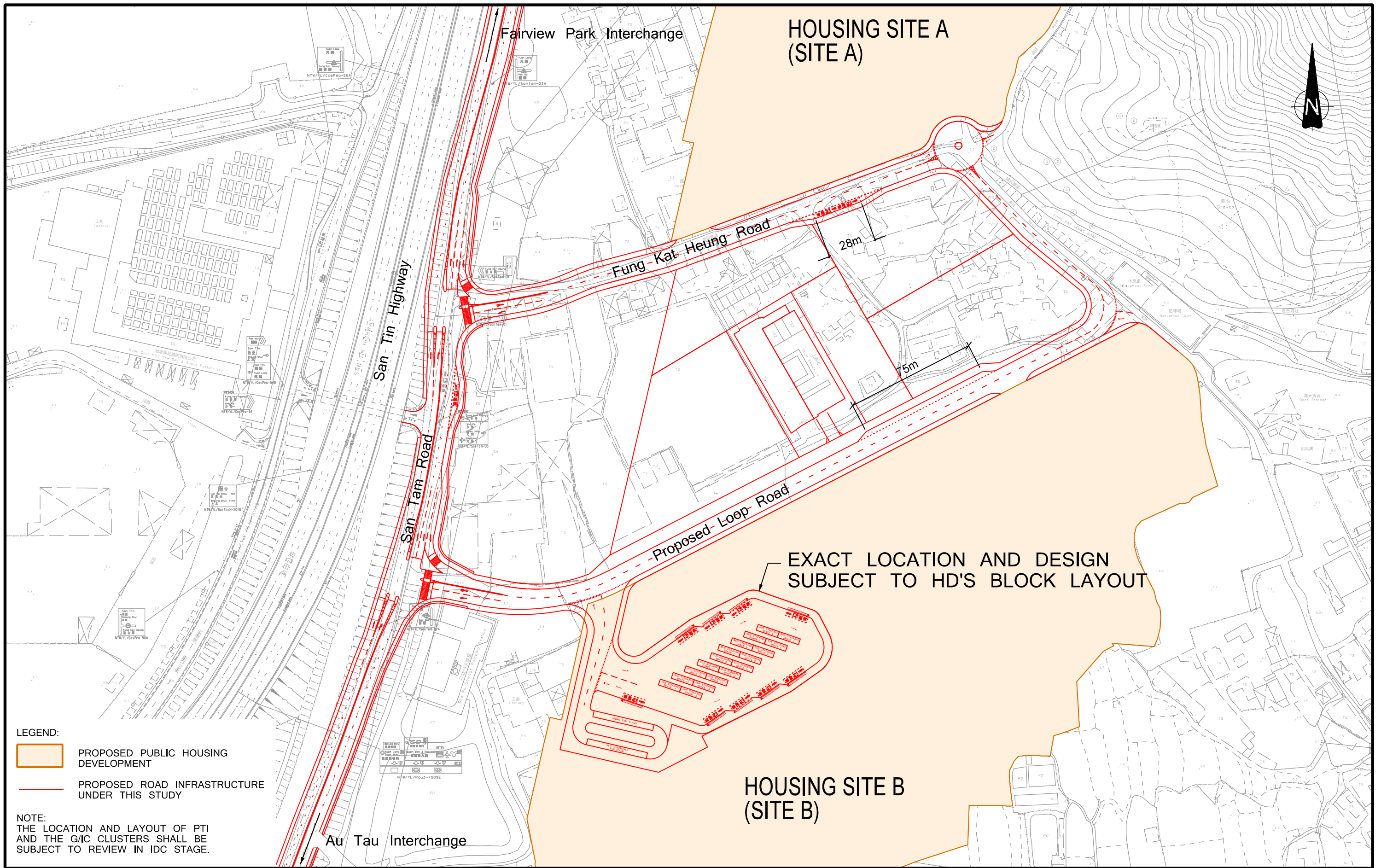
ADWF of Proposed Development	=	1060.8 m ³ /day
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Proposed Development	=	6.3 % of Upgraded Design Capacity
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Total ADWF with SPPHD and Proposed Development	=	17,788 m ³ /day
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	=	106.2% of Proposed Design Capacity under EFS of SPPHD
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**Appendix 3 Proposed Sewerage Layout Plan extracted from
Engineering Feasibility Study Report for Proposed Public
Housing Developments at Sha Po**



-	-	-	-	Project Title AGREEMENT NO. CE 10 / 2020 (CE) - SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT SHA PO, SHAP PAT HEUNG AND TAI KEI LENG, YUEN LONG - FEASIBILITY STUDY	Drawing Title PROPOSED LOCAL ROAD NETWORK							 土木工程拓展署 Civil Engineering and Development Department  BINNIES HONG KONG LIMITED 賓尼士工程顧問有限公司 			
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