

ARUP
80 YEARS

By Hand and Email (tpbpd@pland.gov.hk)
10 September 2026

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Your ref A/YL-TYST/1370
Our ref 303697/62/WLL/PLML/LYRC/LTAP/05862

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities at Government Land in D.D. 117, Yuen Long, New Territories

(Planning Application No. A/YL-TYST/1370)

Submission of Further Information

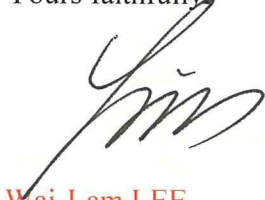
We refer to the comments received from the Environmental Protection Department and Geotechnical Engineering Office of Civil Engineering and Development Department on 31 August 2026 regarding the captioned Application.

We are pleased to submit herewith the Responses-to-Comments Table (**Attachment I**) and replacement pages of the associated assessment report (**Appendix A**) for your consideration.

This submission only serves as technical clarifications without changing the scheme or including any major changes in the assumptions, methodologies, findings and the proposed mitigation measures, and thus should be exempted from the recounting requirement.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned, Mr. Ryan CHAN at [REDACTED] or Ms. Avis POON at [REDACTED]

Yours faithfully,



Wai-Lam LEE
Director of Planning

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- Enc - 4 copies of Responses-to-Comments Table (**Attachment I**) and replacement pages of the associated assessment report (**Appendix A**)
- cc - Client
- DPO/TM&YLW (Attn.: Mr. FUNG Ka Lok, Jethro) (Email: jklfung1@pland.gov.hk)



Application for Planning Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities at Government Land in D.D. 117, Yuen Long, New Territories (Planning Application No. A/YL-TYST/1370)

Responses to Comments – Departmental Comments (September 2026)

Comments from Related Departments

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Application for Planning Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities at Government Land in D.D. 117, Yuen Long, New Territories (Planning Application No. A/YL-TYST/1370)

Responses to Comments – Departmental Comments (September 2026)

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	Civil Engineering and Development Department, Geotechnical Engineering Office, Planning and Development Division, Hong Kong Geological Survey Section, dated 31 August 2026 (ii) Geotechnical Engineering Office, Civil Engineering and Development Department (Contact: Ms. Cecilia YANG, Geo Engineer / Geological Survey 2) (Tel: 2762 5372) 1. Section 5.1 of the supporting planning statement. Please ask the applicant to liaise with the WDO of CEDD regarding any potential interfacing constraints mentioned in the section, as the concerned retaining wall is being constructed under Agreement No. CE 16/2022 (CE). 2. Please be informed that our geotechnical comments on the proposed development, if any, will be provided under Agreement No. CE 1/2023 (DS). 3. Screening of natural terrain hazards for the catchments overlooking the subject site was carried out in CE 16/2022 (CE). The applicant is reminded to refer to the agreement for issues related to natural terrain hazards.	Noted. The Applicant is in close liaison with the WDO of CEDD regarding any interfacing potential interfacing constraints, including retaining wall, etc., under Agreement No. CE16/2022 (CE), and will continue to coordinate with the WDO as appropriate. Noted. Noted.
2.	Environmental Protection Department, dated 31 August 2026 I refer to the captioned application No. A/YL-TYST/1370. Please find the following departmental comments for your further action. Please note that comments from HAD, TD, BD, WDO of CEDD and CEP of PlanD are still pending. (i) <u>Environmental Protection Department (Contact: Mr. Jeremy FONG, EAP(TN)2) (Tel: 2835 2164)</u> Having reviewed the Appendix C of the supporting planning statement, please find our comments below for your consideration. Thanks.	

Application for Planning Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities at Government Land in D.D. 117, Yuen Long, New Territories (Planning Application No. A/YL-TYST/1370)

Responses to Comments – Departmental Comments (September 2026)

No.	Comments	Responses
	Comments <u>Water Quality</u> 1. Table 6.10 Please check the BOD5 data for NM6 and NM8 2. S6.3.5 Suggest to revise as “with the NH3-N WQO fully met.” <u>Air Quality</u> 3. Section 4.6.1 (a) Please revise “gaseous” in the 2nd last line to “air pollutant”. 4. Section 4.6.2 (a) Please add a sentence to state that there is only one odour emission source (DO5) in the Application Site after the 1st sentence. 5. Section 4.6.5 (a) Please add a sentence “The HKPSG should also be observed and followed to support the subject planning application.” at the beginning of this section. (b) Please add “Chapter 9 of” before “the HKPSG” in line 1. (c) Please revise “recommended to minimise potential odour nuisance” in line 2 to “should be required”. (d) Please supplement a figure to show the location of DO5 and its 200m buffer distance together with the ASRs to demonstrate that there is no ASR within the buffer zone.	Noted and updated. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and updated. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and updated. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and supplemented. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and supplemented. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and updated. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and added to Figure 4.2. Please refer to Appendix A for replacement pages of the associated updated assessment report.

Application for Planning Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities at Government Land in D.D. 117, Yuen Long, New Territories (Planning Application No. A/YL-TYST/1370)

Responses to Comments – Departmental Comments (September 2026)

No.	Comments	Responses
	6. Section 4.7.1 (a) Please add “effective and” before “unchanged” in the last line. <u>General Comment</u> 7. As stated in S.2.2.4, the planning application seeks to relax the building height restriction from +38.5 mPD to +53 mPD to reduce reliance on deep underground construction and to provide greater design flexibility. The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in the Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM. Please reflect this in the conclusion sections of each aspect as well as the overall conclusion. 8. Please highlight all the changes/amendments in the next submission.	Noted and supplemented. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted and supplemented. Please refer to Appendix A for replacement pages of the associated updated assessment report. Noted. Please refer to Appendix A for replacement pages of the associated updated assessment report with all the changes/amendments highlighted.

(Last updated 7 September 2026)

Appendix A

Replacement Pages of the Associated Assessment Report



渠務署

Drainage Services Department

污水處理服務科 Sewage Services Branch

淨化海港計劃部 Harbour Area Treatment Scheme Division

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities at Government Land in D.D. 117, Yuen Long, New Territories

Working Paper on Environmental Assessment for the Application Site

v.2 | 04 September 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 303697

Arup & Partners Hong Kong Limited Binnies Hong Kong Limited



Arup – Binnies Joint Venture

ASR IDs	Description	Land Use	Shortest Distance from Site Boundary (m)	Assessment Heights (mAG)	Assessment Phase
YAP04	Planned Residential (PDA Zone 2)	Residential	499	1.5, 5, 10 up to 75 at 5m interval	O
YAP08	Planned School (PDA Zone 2)	Education	480	1.5, 5, 10 up to 40 at 5m interval	O
YAP10	Planned Primary School	Education	452	1.5, 5, 10 up to 40 at 5m interval	O
YAP11	Planned Low-rise Residential Developments	Residential	381	1.5, 5, 10, 15, 20	O

Notes:

(a) ASR subject to change based on the final layout and development details.

(b) C – Construction; O – Operation

4.5 Review of Air Quality Impacts during Construction Phase

- 4.5.1 The proposed building height relaxation will not introduce additional construction activities or increase emissions beyond those assessed in the approved EIA. On the contrary, the reduced excavation requirement will lower fugitive dust generation. Less excavation directly reduces construction dust emissions because it minimizes the primary sources of fugitive dust generation. Excavation activities involve soil breaking, loading, unloading, stockpiling, and transportation of materials, all of which are major contributors to dust. By reducing the excavation volume, there is less exposed soil surface, fewer earth-moving operations, and lower handling and transfer of loose materials. This in turn decreases the frequency and intensity of dust-generating activities such as truck movements, material stockpiling, and wind erosion of exposed surfaces. Consequently, the overall potential for fugitive dust emissions during construction is substantially reduced.
- 4.5.2 While the relaxation may increase the building height and superstructure area, the additional dust from superstructure works remains minimal. Superstructure construction primarily involves reinforced concrete works, steelwork, and formwork, which generate far less dust than excavation. Superstructure works do not involve moving loose earth or handling excavation materials, which are the main sources of fugitive dust. Any dust from cutting concrete, drilling, or grinding is localized and can be effectively controlled with standard measures such as water spraying, dust extraction units, and good site practices. Even if there is slightly more superstructure work, the reduction in excavation volume (which dominates dust emissions) outweighs any marginal increase from superstructure activities, resulting in a net reduction of total dust emissions. The excavation depth of the Application Site is anticipated to be reduced from approximately 15m to 2m.
- 4.5.3 Emissions from powered mechanical equipment and construction vehicles will remain consistent with the EIA assumptions. With the implementation of established dust control measures and good site practices, no additional impact is expected from the Project, and no adverse construction air quality impact is anticipated.

4.6 Review of Air Quality Impacts during Operation Phase

- 4.6.1 The proposed relaxation of building height at the Application Site will not result in any change to the air pollutant emission sources identified in the approved EIA (AEIAR-237/2022). There is no air pollutant emission source at the Application Site, which is the same as the approved EIA (AEIAR-237/2022). Accordingly, the assessment results for **air pollutant** emissions presented in the EIA remain valid.

- 4.6.2 For odour impact, the deodorizers (DOs) are designed to provide adequate ventilation and odour extraction for treatment prior to the discharge to the atmosphere. **There is only one odour emission source (DO5) in the Application Site.** The summary of the DO5 design comparison with the approved EIA (AEIAR-237/2022) is summarized in **Table 4.6**.

Table 4-6 DO5 Odour Extraction Rates, Emission Rate and Removal Efficiencies of Approved EIA and the Application Site

	EIA (AEIAR-237/2022)			
	Extraction Rate (m ³ /hr)	Unmitigated Odour Emission Rate (ou/s)	Odour Removal Efficiency	Mitigated Odour Emission Rate (ou/s)
DO5	1,961	627	95%	31
	The Application Site			
	Extraction Rate (m ³ /hr)	Unmitigated Odour Emission Rate (ou/s)	Odour Removal Efficiency	Mitigated Odour Emission Rate (ou/s)
DO5: Food waste reception hall	1,100	227	96%	9

- 4.6.3 The location of the DO5 Food Waste Reception Hall may be adjusted, subject to Contractor's design, from the approved EIA (AEIAR-237/2022) layout. Nevertheless, the revised design demonstrates an improvement in odour control performance. Although the air extraction rate is reduced from 1,961 m³/hr to 1,100 m³/hr, the proposed system achieves a higher odour removal efficiency of 96%, compared to 95% in the approved EIA. As a result, the mitigated odour emission rate is reduced from 31 ou/s to 9 ou/s.
- 4.6.4 Consequently, potential odour nuisance to nearby sensitive receivers is expected to be well below the levels previously evaluated and approved. While the approved EIA report (AEIAR-237/2022) already demonstrated a net improvement in cumulative odour impact with the YLSEPP in place, the introduction of DO5 with an increased odour removal efficiency from 95% to 96% will further improve the odour impact at the ASRs. The net improvement demonstrated in the approved EIA will not be affected. No adverse residual odour impact is anticipated from the Project, and no additional air quality or odour-related environmental impacts are expected. Overall, this modification delivers enhanced environmental performance.
- 4.6.5 **The HKPSG should also be observed and followed to support the subject planning application.** According to the **Chapter 9 of HKPSG**, a minimum separation distance of 200 meters between the odour source and ASRs **should be required**. As shown in **Table 4-5**, the shortest distance from the site boundary of the Project to the identified ASRs is approximately 269 meters (YAE07). All identified ASRs are located more than 200 meters from the Project site boundary **as shown in Figure 4.2**. Therefore, the buffer distance requirements for odour impact under Chapter 9 of the HKPSG are fully satisfied. No adverse odour impact is anticipated.

4.7 Review of Environmental Monitoring and Audit Requirements

- 4.7.1 Since there are no identified changes in air quality impacts or mitigation measures compared to the approved EIA (AEIAR-237/2022), the environmental monitoring and audit requirements as outlined in the EIA report also remain **effective and** unchanged.

4.8 Conclusion

- 4.8.1 The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in a separated Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM.

5.4 Review of Noise Sensitive Receivers

- 5.4.1 The assessment area will be within 300m from the site boundary of the Application Site. No changes to the noise sensitive receivers (NSRs) identified in the approved EIA report (AEIAR-237/2022) have been identified. The location of representative noise sensitive receivers was presented in **Figure 5.1**.

Table 5-5 Identified Noise Sensitive Receivers in the Vicinity of the Application Site

NSR ID	Description	Land Use	Existing/ Planned
PST	PAK Sha Tsuen	Residential	Existing
TLCP	Tai Lam Country Park	Country Park	Existing

- 5.4.2 The first layer of NSRs located close to the subject noise sources are considered as the most affected location and would provide acoustic shielding to those receivers at further distance behind. The first layer of NSRs represent the worst-case scenario and are selected as representative noise assessment points (NAPs) for the noise assessment. No changes to the NAPs identified in the approved EIA report (AEIAR-237/2022) have been identified. The location of representative NAPs was presented in **Figure 5.2**.

Table 5-6 Identified Noise Assessment Points in the Vicinity of the Application Site

ID	Description	Land Use	No. of Storeys	Shortest Distance from Project Site Boundary (m)	Existing/ Planned	Assessment Phase
YE01*	291 Pak Sha Tsuen	Residential	3	269	Existing	C

Notes:

- a) ASR subject to change based on the final layout and development details.
- b) C – Construction
- c) *This NAP would be demolished no later than 2029 under YLSDA Stage 3 in accordance with its latest programme.

5.5 Review of Construction Noise Impacts

- 5.5.1 The proposed building height relaxation will not introduce additional construction activities or increase the use of Powered Mechanical Equipment (PME) beyond that assessed in the approved EIA. As such, construction noise impacts remain unchanged, and no additional noise impact is anticipated. With the implementation of mitigation measures and good site practices recommended in the EIA, noise impacts during construction will remain acceptable. Similarly, operational noise from fixed plant equipment will be consistent with the EIA assumptions, and no adverse noise impact is expected.

5.6 Review of Environmental Monitoring and Audit Requirements

- 5.6.1 Since there are no identified changes in impacts or mitigation measures compared to the EIA, the environmental monitoring and audit requirements as outlined in the assessment also remain unchanged.

5.7 Conclusion

- 5.7.1 The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in a separated Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM.

Orthophosphate Phosphorus (mg/L)	(0.097 - 0.200)	(0.044 - 0.140)	(0.009 - 0.110)	(0.003 - 0.085)	(0.004 - 0.058)
Total Phosphorus (mg/L)	0.25 (0.18 - 0.40)	0.19 (0.14 - 0.27)	0.16 (0.09 - 0.37)	0.1 (0.07 - 0.16)	0.09 (0.06 - 0.14)
Silica (as SiO₂) (mg/L)	6.78 (2.80 - 10.00)	5.33 (0.72 - 8.50)	3.59 (0.38 - 6.60)	2.99 (0.22 - 6.65)	2.38 (0.16 - 5.27)
Chlorophyll-a (µg/L)	5.5 (1.1 - 15.0)	2.3 (0.7 - 4.9)	2 (0.5 - 6.1)	2.5 (0.5 - 13.7)	2 (0.4 - 5.2)
<i>E. coli</i> (count/100mL)	400 (6 - 48000)	75 (1 - 2200)	12 (<1 - 1200)	6 (<1 - 710)	16 (1 - 340)
Faecal Coliforms (count/100mL)	940 (31 - 130000)	180 (2 - 4200)	35 (3 - 2800)	16 (1 - 1400)	38 (2 - 990)

Notes:

1. Data source: EPD Marine Water Quality in Hong Kong in 2025
2. Unless otherwise specified, data presented are depth-averaged (A) values calculated by taking the means of three depths; Surface (S), Mid-depth (M), Bottom (B).
3. Data presented are annual arithmetic means of the depth-averaged results except for *E. coli* and faecal coliforms which are annual geometric means.
4. Data in brackets indicate the ranges.
5. NA (Not Applicable) indicates the measurement was not made due to shallow water.

Table 6-10 Summary EPD's Routine Marine Water Quality Data for North Western WCZ in Year 2025

Parameter	Lantau Island				Chek Lap Kok	
	(North)	Pearl Island	Pillar Point	Urmston Road	(North)	(West)
	NM1	NM2	NM3	NM5	NM6	NM8
Temperature (° C)	24.2 (17.4 - 29.1)	24.4 (17.3 - 29.3)	24.4 (17.3 - 29.4)	24.5 (17.4 - 29.2)	24.6 (17.2 - 29.4)	24.5 (17.0 - 29.6)
Salinity	29 (24.0 - 32.9)	28 (21.8 - 32.9)	27.8 (22.5 - 32.7)	27 (20.5 - 32.6)	25.6 (17.4 - 32.0)	26.9 (16.1 - 33.1)
Dissolved Oxygen (mg/L)	5.3 (2.7 - 7.0)	6.1 (3.5 - 11.0)	5.8 (3.1 - 8.9)	5.6 (2.9 - 7.2)	6.3 (3.9 - 10.4)	6.6 (3.5 - 10.4)
Bottom	4.7 (1.6 - 6.4)	5.8 (2.2 - 13.7)	5.1 (2.2 - 6.8)	4.9 (2.0 - 6.6)	6.1 (3.2 - 12.7)	6.2 (2.6 - 12.7)
Dissolved Oxygen (% Saturation)	74 (39 - 88)	84 (51 - 154)	81 (44 - 125)	78 (42 - 96)	87 (56 - 147)	91 (52 - 147)
Bottom	66 (24 - 91)	81 (32 - 191)	71 (32 - 91)	67 (28 - 91)	84 (47 - 179)	86 (39 - 179)
pH	7.8 (7.5 - 8.1)	7.9 (7.6 - 8.2)	7.9 (7.5 - 8.2)	7.8 (7.5 - 8.2)	7.9 (8.2 - 8.3)	7.9 (7.4 - 8.3)
Secchi Disc Depth (m)	2.3 (1.6 - 3.6)	2.2 (1.7 - 3.4)	2.1 (1.8 - 2.9)	2 (1.5 - 2.8)	2.1 (1.5 - 3.0)	2 (1.6 - 2.4)
Turbidity (NTU)	2.8 (0.8 - 6.9)	2.4 (0.7 - 6.7)	3.1 (0.9 - 7.3)	4.2 (1.2 - 15.6)	3.1 (0.8 - 10.2)	5.8 (1.4 - 19.2)
Suspended Solids (mg/L)	5.2 (2.4 - 10.1)	4.2 (2.0 - 8.1)	4.6 (2.3 - 8.2)	5.6 (2.1 - 10.0)	4.7 (2.8 - 8.3)	6.7 (3.6 - 15.0)
5-day Biochemical Oxygen Demand (mg/L)	0.5 (<0.1 - 1.1)	0.5 (<0.1 - 0.8)	0.5 (<0.1 - 1.0)	0.5 (<0.1 - 1.5)	0.6 (<0.1 - 1.6)	0.7 (<0.1 - 2.0)
Ammonia Nitrogen (mg/L)	0.107 (0.037 - 0.177)	0.094 (0.038 - 0.190)	0.092 (0.034 - 0.147)	0.097 (0.046 - 0.163)	0.068 (0.008 - 0.157)	0.044 (0.005 - 0.104)
Unionised Ammonia (mg/L)	0.003 (<0.001 - 0.010)	0.003 (<0.001 - 0.010)	0.003 (<0.001 - 0.011)	0.003 (<0.001 - 0.010)	0.003 (<0.001 - 0.009)	0.002 (<0.001 - 0.008)
Nitrite Nitrogen (mg/L)	0.033 (0.003 - 0.088)	0.04 (0.002 - 0.123)	0.042 (0.002 - 0.115)	0.047 (0.004 - 0.133)	0.051 (0.004 - 0.143)	0.045 (0.002 - 0.117)
Nitrate Nitrogen (mg/L)	0.317 (0.065 - 0.793)	0.373 (0.061 - 1.000)	0.408 (0.062 - 0.933)	0.459 (0.081 - 1.020)	0.52 (0.095 - 1.200)	0.469 (0.015 - 1.430)
Total Inorganic Nitrogen (mg/L)	0.46 (0.17 - 0.93)	0.51 (0.16 - 1.14)	0.54 (0.16 - 1.08)	0.6 (0.20 - 1.22)	0.64 (0.19 - 1.34)	0.56 (0.07 - 1.56)
Total Kjeldahl Nitrogen (mg/L)	0.29 (0.15 - 0.62)	0.26 (0.14 - 0.71)	0.26 (0.14 - 0.49)	0.29 (0.17 - 0.71)	0.27 (0.14 - 0.65)	0.28 (0.14 - 0.71)
Total Nitrogen (mg/L)	0.64 (0.33 - 1.05)	0.67 (0.33 - 1.25)	0.71 (0.33 - 1.22)	0.79 (0.33 - 1.33)	0.84 (0.33 - 1.51)	0.79 (0.32 - 1.77)
Orthophosphate Phosphorus (mg/L)	0.02 (0.012 - 0.033)	0.02 (0.011 - 0.034)	0.021 (0.011 - 0.034)	0.022 (0.008 - 0.046)	0.023 (0.010 - 0.040)	0.018 (<0.002 - 0.044)
Total Phosphorus (mg/L)	0.08 (0.04 - 0.14)	0.08 (0.03 - 0.13)	0.08 (0.04 - 0.14)	0.08 (0.04 - 0.11)	0.07 (0.04 - 0.11)	0.07 (0.03 - 0.14)

Parameter	Lantau Island				Chek Lap Kok	
	(North)	Pearl Island	Pillar Point	Urmston Road	(North)	(West)
	NM1	NM2	NM3	NM5	NM6	NM8
Silica (as SiO ₂) (mg/L)	1.5	1.62	1.73	1.98	2.14	2.11
	(0.26 - 3.37)	(0.26 - 4.23)	(0.29 - 3.93)	(0.34 - 4.83)	(0.34 - 4.87)	(0.12 - 6.13)
Chlorophyll-a (µg/L)	1.9	1.8	1.9	2.2	2.8	3.2
	(0.5 - 7.6)	(0.2 - 7.9)	(0.2 - 6.1)	(0.4 - 8.1)	(0.2 - 12.7)	(0.7 - 6.7)
<i>E. coli</i> (count/100mL)	40	28	33	28	4	2
	(2 - 670)	(4 - 160)	(6 - 200)	(6 - 230)	(1 - 64)	(<1 - 11)
Faecal Coliforms (count/100mL)	90	64	78	63	13	5
	(3 - 1100)	(13 - 670)	(16 - 830)	(12 - 740)	(1 - 230)	(1 - 50)
Notes:						
1. Data source: EPD Marine Water Quality in Hong Kong in 2025						
2. Except as specified, data presented are depth-averaged values calculated by taking the means of three depths: Surface, Mid-depth, Bottom.						
3. Data presented are annual arithmetic means of depth-averaged results except for <i>E. coli</i> and faecal coliforms that are annual geometric means.						
4. Data in brackets indicate the ranges.						

6.3.4 In 2025, the overall WQO compliance rate for the Deep Bay WCZ was 67%, as compared with a ten-year average of 47% in 2009-2018. Overall, with the measures taken progressively by the governments of Hong Kong and Shenzhen under the Deep Bay Water Pollution Control Joint Implementation Programme, there have been significant water quality improvements in Deep Bay. In particular, **the NH₃-N WQO fully met** in the past ten years. Although Deep Bay, as compared with other WCZs, shows higher nutrient levels with annual depth-averaged TIN levels exceeding the respective TIN WQOs, a noticeable long-term decrease in TIN levels since mid-2000s has been seen.

6.3.5 In 2025, the overall WQO compliance rate of the North Western WCZ was 44%, with the DO and NH₃-N WQOs fully met. Under the influence of high seasonal background level in the Pearl River Estuary, the compliance rate for TIN WQO was 17%. With intensive stratification of water column during the summer and stormy months in the year, the compliance rate for DO WQO was only 17%.

Inland Water

6.3.6 The water quality monitoring results at stations in Yuen Long Nullah, namely YL1, YL2, YL3 and YL4, are shown in **Table 6.11**. According to the EPD's publication "River Water Quality in Hong Kong in 2025", the overall compliance rate of Yuen Long Nullah in 2025 was 58%, as compared with 30% in 1995. In terms of Water Quality Index (WQI) grading, the two upstream monitoring stations (YL1 and YL2) were both graded as "Fair", while the downstream stations (YL3 and YL4) were graded as "Bad" and "Very Bad" gradings respectively. In terms of *E. coli*, the four river monitoring stations of Yuen Long Nullah recorded "High" or "Very High" *E. coli* levels (annual geometric mean >10,000 counts/100mL), mainly due to discharges from livestock farms, surface runoffs from unsewered villages as well as expedient connections in old districts.

Table 6-11 Summary Statistic of 2025 River Water Quality of Yuen Long Nullah

Parameter	Unit	Yuen Long Nullah			
		YL1	YL2	YL3	YL4
Dissolved Oxygen	mg/L	5.6	6	4.3	3.1
		(3.2 - 7.9)	(4.4 - 8.8)	(2.8 - 5.2)	(1.8 - 4.4)
pH	-	7.2	7.2	7.3	7.1
		(7.0 - 7.4)	(7.0 - 7.6)	(7.1 - 7.9)	(6.9 - 7.3)
Suspended Solids	mg/L	6.4	3.7	18.5	23
		(1.9 - 23.0)	(1.6 - 7.4)	(7.0 - 83.0)	(12.0 - 48.0)
5-Day Biochemical Oxygen Demand	mg/L	8.1	9.5	52.5	102
		(2.0 - 42.0)	(5.5 - 44.0)	(17.0 - 160.0)	(71.0 - 200.0)
Chemical Oxygen Demand	mg/L	16	14	37	75
		(10 - 70)	(5 - 19)	(14 - 190)	(28 - 180)

6.6 Review of Environmental Monitoring and Audit Requirements

- 6.6.1 Since there are no identified changes in impacts or mitigation measures compared to the EIA, the environmental monitoring and audit requirements as outlined in the assessment also remain unchanged.

6.7 Conclusion

- 6.7.1 The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in a separated Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM.
- 6.7.2 The proposed building height relaxation will not introduce additional sources of wastewater nor increase the scale of such activities when compared with those assessed in the approved EIA during construction and operational phase. Therefore, no additional water quality impact is anticipated.
- 6.7.3 Since there are no identified changes in impacts or mitigation measures compared to the EIA, the environmental monitoring and audit requirements as outlined in the assessment also remain unchanged.

7.7 Conclusion

- 7.7.1 The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in a separated Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM.
- 7.7.2 Construction and demolition materials will inevitably be produced during the construction phase of the Project. Waste generated during construction works include inert C&D materials, non-inert C&D materials, chemical waste and general refuse. Provided that there is strict control of construction and demolition materials generated from construction works and that all arisings are stored, handled, transported and disposed of in accordance with the recommended mitigation measures, no unacceptable impact due to waste management is expected during construction phase. The recommended mitigation measures can be enforced by incorporating them into the waste management requirements as part of the Environmental Management Plan. Environmental audit would be necessary to ensure the implementation of proper waste management practices during construction.
- 7.7.3 Provided proper handling procedures and disposal method are adopted, no adverse waste management issue is expected during operational phase.

- 8.3.3 According to the approved YLSEPP EIA report (AEIAR-237/2022), most of the potentially contaminated sites identified were inaccessible for site walkover to assess the site condition. Further works including site re-appraisal for the entire proposed YLSEPP site, SI and if necessary, remediation works are recommended to be carried out for the concerned sites prior to the construction of the proposed YLSEPP. Relevant assessments on land contamination were also conducted in the updated draft ERR and EM&A Manual (Draft - Issue 3) (REP-011-00) under CE 1/2023 (DS).
- 8.3.4 It is anticipated that the land contamination assessment and remediation work (if any) on the site will be completed. No land contamination impact is anticipated during the construction phase. The future land uses of the Project Site, which include the Application Site, will have no land contamination potential. Land contamination due to the operation of the Project is also not anticipated.

8.4 Review of Environmental Monitoring and Audit Requirements

- 8.4.1 Assessments on land contamination was also conducted in the updated draft ERR and EM&A Manual (Draft - Issue 3) (REP-011-00) under CE 1/2023 (DS). Since there are no identified changes in impacts or mitigation measures compared to the EIA, the environmental monitoring and audit requirements as outlined in the assessment also remain unchanged.

8.5 Conclusion

- 8.5.1 The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in a separated Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM.
- 8.5.2 The land contamination issues identified within the Application Site are considered manageable and surmountable. With the implementation of the recommended further works, including site re-appraisal, SI, and, if necessary, remediation, the risks associated with land contamination will be effectively mitigated, ensuring safe and sustainable development of the Application Site.

9. Conclusion

9.1 Introduction

9.1.1 This ERR report presents the assessments of water air quality, noise, water quality, waste management and land contamination implication for the construction and operation of the proposed project.

9.1.2 The proposed layout is indicative only and remains subject to refinement during the detailed design stage and a further detailed assessment will be conducted in a separated Environmental Review Report to demonstrate that the proposed design changes can achieve full compliance with the relevant criteria of the EIAO-TM.

9.2 Air Quality

9.2.1 With the implementation of air quality control measures together with good site practices, no adverse air quality impact is anticipated during the construction phase of this Project.

9.2.2 No adverse air quality and odour impact is anticipated during the operation phase of this Project.

9.3 Noise

9.3.1 The proposed building height relaxation will not result in any additional noise impacts compared with the approved EIA. Both construction and operational noise levels remain consistent with the original assessment and comply with relevant criteria. With the implementation of established mitigation measures, all noise impacts are considered acceptable.

9.4 Water Quality

9.4.1 The proposed building height relaxation will not introduce additional sources of wastewater nor increase the scale of such activities when compared with those assessed in the approved EIA during construction and operational phase. Therefore, no additional water quality impact is anticipated.

9.4.2 Since there are no identified changes in impacts or mitigation measures compared to the EIA, the environmental monitoring and audit requirements as outlined in the assessment also remain unchanged.

9.5 Waste Management

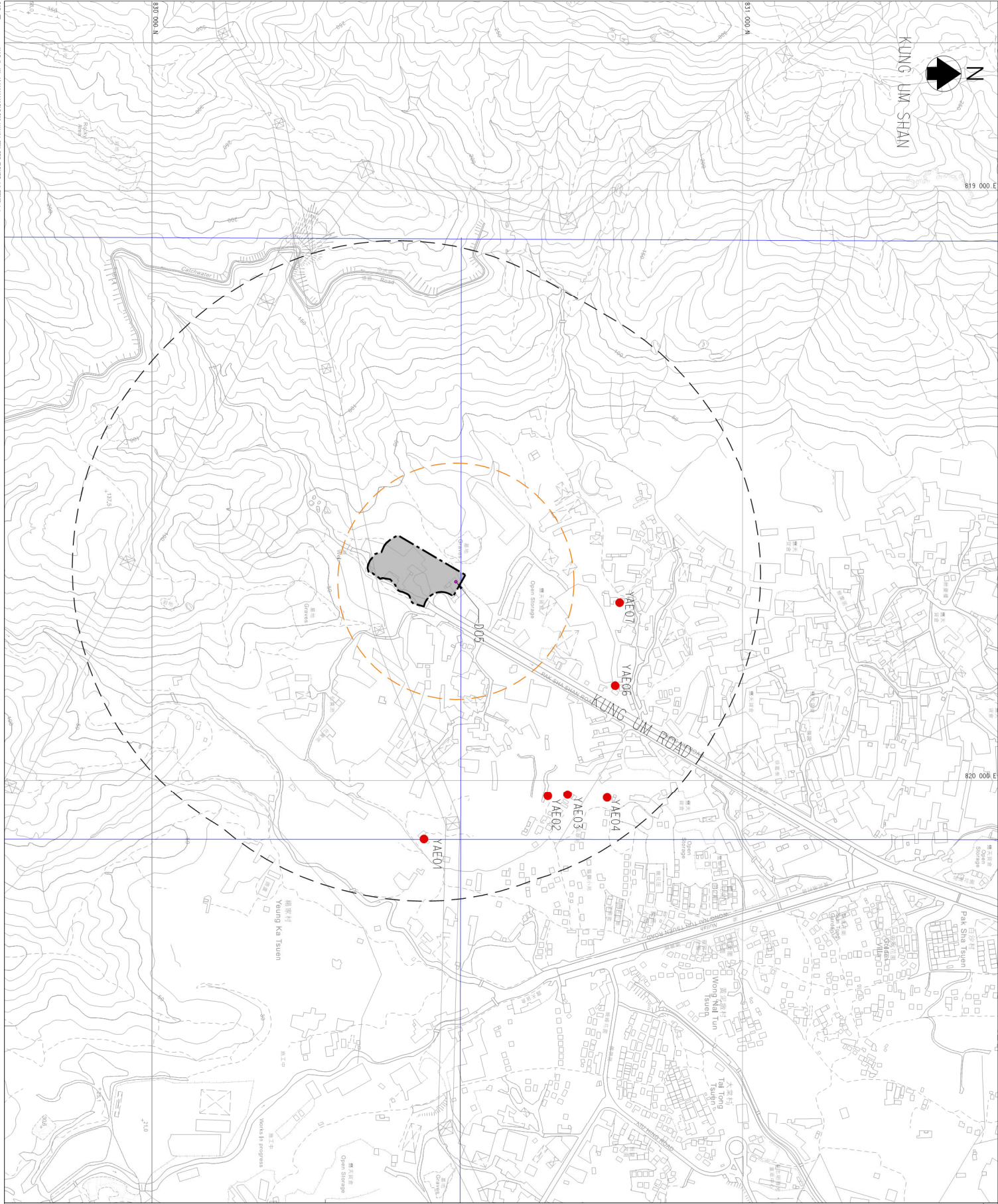
9.5.1 Construction and demolition materials will inevitably be produced during the construction phase of the Project. Waste generated during construction works include inert C&D materials, non-inert C&D materials, chemical waste and general refuse. Provided that there is strict control of construction and demolition materials generated from construction works and that all arisings are stored, handled, transported and disposed of in accordance with the recommended mitigation measures, no unacceptable impact due to waste management is expected during construction phase. The recommended mitigation measures can be enforced by incorporating them into the waste management requirements as part of the Environmental Management Plan. Environmental audit would be necessary to ensure the implementation of proper waste management practices during construction.

Appendix A

Figures

LEGEND:

- PROPOSED YUEN LONG SOUTH T.Y.S. EFFLUENT POLISHING PLANT
- 500M ASSESSMENT AREA
- 200M BUFFER DISTANCE OF 005
- 0006E EMISSION SOURCE
- EXISTING AIR SENSITIVE RECEIVERS
- PAH GRID



Project Title
Agreement No. CE I/2023 (DS)
Yuen Long South
Effluent Polishing Plant
— Design and Construction

ARUP
Amp - Bimmes Joint Venture

Rev	Description	By	Date

LOCATION OF REPRESENTATIVE
AIR SENSITIVE RECEIVERS
(CONSTRUCTION PHASE)

Drawing No.	F I G U R E 4.2	Rev.	—
Drawn	Date	Checked	Approved
Scale	1:13000 @ A1	Status	

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