

An Application under Section 12A of the Town Planning Ordinance

**Rezoning of Sites to Facilitate the Better Implementation of  
the Government's Integrated Waste Management Policy for  
Hong Kong**

(Supplementary Information)

Integrated Waste Management Action Group

April 2014

## **Summary of Submission**

This submission comprises 2 parts:

**Part A:** Proposed Facilities in each of the Four Integrated Waste Management Facilities Sites

(在四個綜合廢物管理設施選址擬建的設施)； and

**Part B:** Response to the Departmental Comments

### **A summary of replacement Figures in Part A**

<b>Item</b>	<b>Figures in Part A of Report dated April 2014</b>	<b>Figures on Planning Report dated October 2013</b>	<b>Changes</b>
1	Figure 1	-	New figure to show a summary of facilities proposed in the 4 IWMF site
2	Figure 2	Figure 10	Change labeling of the indicative layout plan, no waste-to-energy plant and visitor/education centre
3	Figure 3	Figure 11	Removal of the tall chimney structure
4	Figure 4	Figure 18	Change labeling of the indicative layout plan, no waste-to-energy plant, mechanical sorting plant added
5	Figure 5	Figure 19	Removal of the tall chimney structure
6	Figure 6	Figure 7	Changes shown in the Figure
7	Figure 7	Figure 14	Changes shown in the Figure

### **A summary of replacement Figures in Part B**

<b>Item</b>	<b>Figures in Part B of Report dated April 2014</b>	<b>Figures on Planning Report dated October 2013</b>	<b>Changes</b>
1	Figure 1	Figure 20	The Figure is simplified to show the boundary of the Site 4

**Part A:**

**Proposed Facilities in each of the  
Four Integrated Waste Management Facilities Sites**

## Part A: Proposed Facilities in each of the Four Integrated Waste Management Facilities Sites

### Inadequacy of Government's Waste Management Plan

1. Despite the numerous measures proposed in the *Hong Kong Blueprint for Sustainable Use of Resources 2013-2022 (The Blueprint)*, sites for accommodating waste management facilities have not been adequately identified. On the other hand, there are extremely large sites, such as the NENT Landfill and WENT Landfill and their extensions, designated for a single landfill use. The use of these sites should be broadened. It is therefore proposed that the use of landfill sites be broadened to Landfill and Integrated Waste Management Facilities (IWMF) uses. In addition, it is noted that the IWMF proposed in the SKC does not have mechanical sorting machines which are very useful in separating different kinds of waste for recycling. The Integrated Waste Management Action Group (IWMAG) tries to reserve sites for IWMF through the town planning system so that relevant government departments can undertake detailed studies and assessments.

### Inadequate Waste Treatment Capacity in the Government Proposal

2. According to the reduction targets of the per-capita Municipal Solid Waste (MSW) disposal rate as set out in The Blueprint, and the population projection of Census and Statistics Department (C&SD), the total MSW disposed per day in 2022 is predicted to be 6,180 tonnes per day<sup>1</sup> (tpd). However, when taking into account the waste treatment facilities to be commissioned by 2022<sup>2</sup>, the amount of MSW that can be handled is only 3,500tpd. Apart from the obvious conclusion that treatment capacity is inadequate, the planned IWMF comprises 3,000tpd incinerator which generates 30% (or 900tpd) of residual ash that requires landfilling.

### An Alternative Solution ("Plan B")

3. In light of the inadequacies of the government proposal, and that landfills are becoming full yet extensions were recently not approved in the Legislative Council, the IWMAG proposes a different approach that centers on a series of processes that aims to reduce waste before reaching the landfill (achieved by policies such as waste charging, public awareness, waste separation). The proposal emphasizes mechanical sorting of waste that was not sorted at source, encourages recycling and composting, and heat treatment or landfilling as the last resort solution. The proposal is technologically neutral, as long as the best chosen technology proves to meet the performance criteria.

### Sites and the Placement of Facilities

4. As explained in the planning statement, the four proposed sites are chosen based on a range of factors, such as the ways it serves the local community in a regionally distributed manner, location in relation to existing landfill sites and availability of marine access. Each site will be equipped with a mix of facilities that combines as a genuine IWMF. The designation of waste treatment facilities on each site has taken account of physical features of the sites such as site area, availability of marine access and remaining capacity of the nearby landfill. It has also considered social aspects such as shared responsibility and community acceptance (or resistance).

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<sup>1</sup> The figure is obtained by multiplying 7,720,500 (population projection in 2022 by C&SD) by 0.8 (per capita MSW disposal rate in 2022 from The Blueprint).

<sup>2</sup> An IWMF at Shek Kwu Chau and the two Organic Waste Treatment Facilities at Siu Ho Wan in North Lantau and Shaling in North District.

5. Under the assumption that each mechanical waste sorting machine has a capacity of 700tpd, a total of 9 such machines are required to cater for the amount of MSW as predicted in 2022. The 9 waste sorting machines will be distributed equally between the 4 sites, accompanied with recycling and composting plants to complete the operations of an IWMF.
6. Given that the sorting process leaves about 20% residue, it is expected that 1,236tpd of wastes requires final treatment. Since this amount is far less than the designed capacity of the proposed Shek Kwu Chau plant, there is no need for this 'mega-incinerator'. To achieve a regional distribution of facilities, this alternative proposes that two smaller-scale waste-to-energy (W-to-E) plants, each of about 600tpd capacity, be placed on two of the four sites. The commission of smaller-scales W-to-E plants also opens up newer, technologically advanced solutions that produces very little, and maybe inert, residue to be landfilled as a last resort action. **Figure 1** shows a possible distribution of waste management facilities for the four sites.

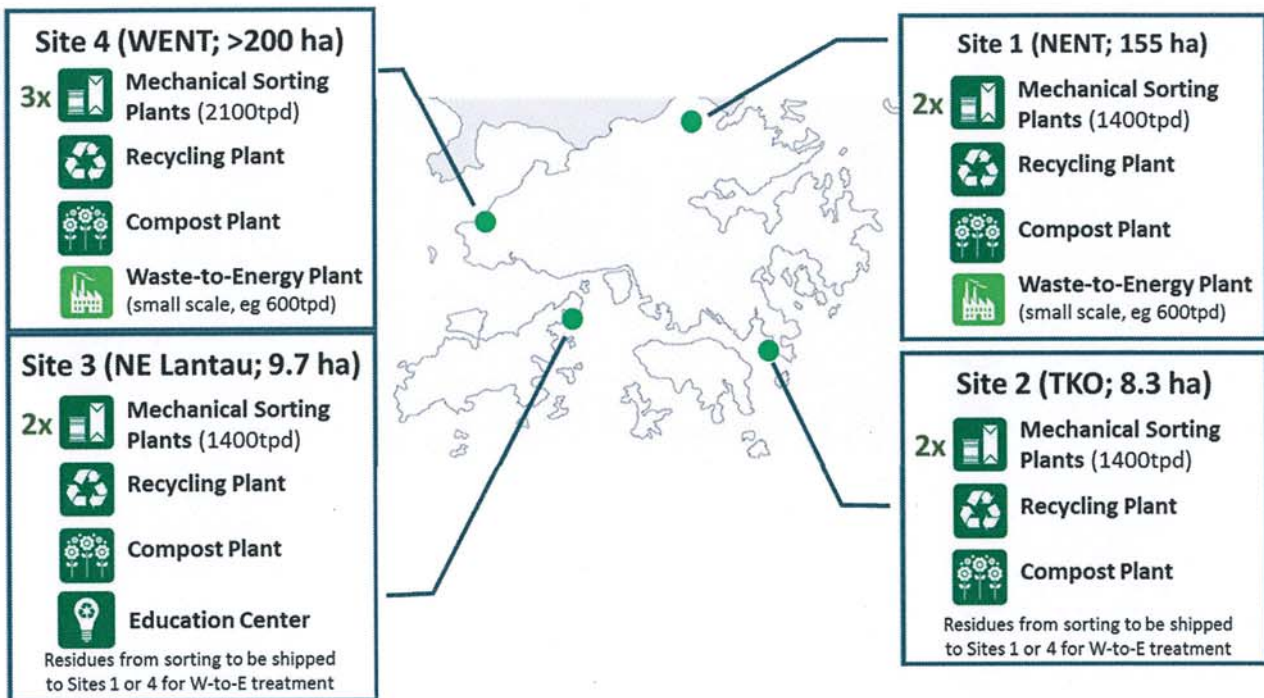


Figure 1: Distribution of IWMF to handle the 6,180tpd MSW in the 4 Proposed Sites

7. Below is a brief description of the rationale for the distribution of facilities:
- Site 1, NENT landfill and its extension, is proposed to contain two waste sorting machines (total handling capacity: 1,400tpd). The site is designated for one of the two small-scale W-to-E plants (about 600tpd), as the site has readily and vastly available land, and has the least public resistance.
  - Site 2, adjacent to the Tseung Kwan O landfill, is proposed to contain two waste sorting machines (total handling capacity: 1,400tpd). Any residues from the sorting process will be sent to Site 4 for W-to-E treatment. Both MSW and the sorted residues will be transported by marine routes. No W-to-E plant is designated for this site because of the strong community resistance and the relative lack of space.
  - Site 3, located in NE Lantau, is proposed to contain two to three waste sorting machines (total handling capacity: 1,400tpd to 2,100tpd), depending on the future demands of waste treatment. Like Site 2, residues will be sent to Site 4 for W-to-E treatment. The site will also have composting plant and recycling plants. Since this site is in close proximity to a major theme park, a visitors and education center is designated for this site, in order to promote a better understanding of IWWMF and instill an awareness of environmental protection.
  - Site 4, WENT landfill and its extension, is proposed to contain three waste sorting machines, alongside a small W-to-E plant (600tpd) to process any residues, including those from Sites 2 and 3. Other facilities include composting plant and recycling plant and may accompany the Sludge Treatment Facility (that is already in operation) to form an IWWMF cluster.
8. With the proposed IWWMF on the 4 sites as in **Figure 1**, the indicative Layout plan and photomontage of IWWMF at Site 2 and Site 3 of the Planning Report will be replaced by **Figures 2 to 5**.
9. Since there will not be any W-to-E plants on Sites 2 and 3, the proposed statutory notes of the 2 sites (i.e. Figures 7 and 14 of the Planning Report) are amended to reflect these. Please see **Figures 6 and 7**.
10. **Figures 2 to 7** are on pages A7 to A12.

## A 部分：在四個綜合廢物管理設施選址擬建的設施

### 政府的廢物管理計劃的不足之處

1. 儘管在「香港資源循環藍圖 2013-2022」(藍圖)中提出的措施繁多，適合設置廢物管理設施的選址仍未充分確認。另一方面，本港有面積非常大的選址，如新界東北堆填區和新界西堆填區及其擴展部分，指定為單一的垃圾堆填區用途。當中這些選址的用途應該更加廣泛，並擴大至同時容納堆填區及綜合廢物管理的設施。此外，政府於石鼓洲擬議興建的設施並未包含機械化廢物分類。綜合廢物管理行動組(行動組)試圖通過城市規劃制度預留用地，用作設置綜合廢物管理設施之用，使各政府部門能夠進行詳細的研究和評估。

### 政府的方案沒有足夠的廢物處理能力

2. 按照藍圖所載的人均城市固體廢物處理率的減排目標，以及政府統計處的人口推算，在 2022 年的都市固體廢物總棄置量將會是每天 6,180 公噸<sup>1</sup>。然而，當考慮到 2022 年所投產的廢物處理設施，其處理量只有每天 3,500 公噸<sup>2</sup>，處理能力不足的問題顯而易見。當中規劃中的綜合廢物管理設施更包含一組可處理每天 3,000 公噸廢物的焚化爐，並於焚化的過程殘留 30% (約每天 900 公噸) 的剩餘灰燼，需要堆填處理。

### 另類的解決方案 ( “B 計劃” )

3. 鑑於政府方案的不足之處，以及堆填區快將填滿卻未能得到立法會就堆填區擴展給予的批准，行動組提出了不同的方案，如透過廢物收費，公眾意識，垃圾分類的政策來實現減少廢物的堆填。行動組的方案強調未能於源頭分類的廢物必須經過機械分類，鼓勵回收和堆肥，並以熱能處理或堆填作在無選擇下的方案。這份建議對採用的技術持中立的態度，因此只要技術符合性能標準均有機會被選用。

### 地點和設施的安置

4. 在 2013 年 10 月提交的規劃報告中解釋到，四個建議選址是基於一系列的因素而決定，比如它相對於現有的堆填區的位置、有否海路運輸、為鄰近地區作出適當的配合等等。每個選址都將配備多種設施，以集成一個真正的綜合廢物管理設施。每個選址上所建議的廢物處理設施都有考慮到選址本身的條件，包括其面積，海路運輸的可能性，以及鄰近堆填區的剩餘容量等。當中亦都有考慮各種的社區因素，尤其是責任的分佈與承擔，及社會的接納性(或阻力)。
5. 假設每個機械化廢物分類設施的處理量是每天 700 公噸，計劃預計了一共需要 9 個設施以應付預計於 2022 年所棄置的廢物。這 9 部廢物分類設施將會平均地分配至 4 個選址，並伴有回收設施和堆肥廠來完成的綜合廢物管理設施的運作。

<sup>1</sup> 結果由 7,720,500 (由政府統計處為 2022 年預測的人口) 乘以 0.8 (藍圖中所述) 而得出。

<sup>2</sup> 結果總合了擬議於石鼓洲興建的綜合廢物處理設施及擬議於小蠔灣及沙嶺興建的有機廢物處理設施。

6. 鑑於分類處理將會剩餘約 20% 殘餘物，預計 1,236 噸的廢料需要下一步的處理。由於這數量遠遠少於擬議於石鼓洲所興建的焚化爐的處理量，因此撇除了「超級焚化爐」的需要。為了實現區域性的設施分佈，這個替代方案建議在四個選址中的兩個各興建一個規模較小的轉廢為能的設施，並提議每個設施的處理量為每天 600 公噸。興建規模更小的轉廢為能設施容許應用更新穎的技術，尤其有利於排放量偏低，或者只會剩餘以便堆填的無害殘餘物。請參閱圖一中的設施分佈表。

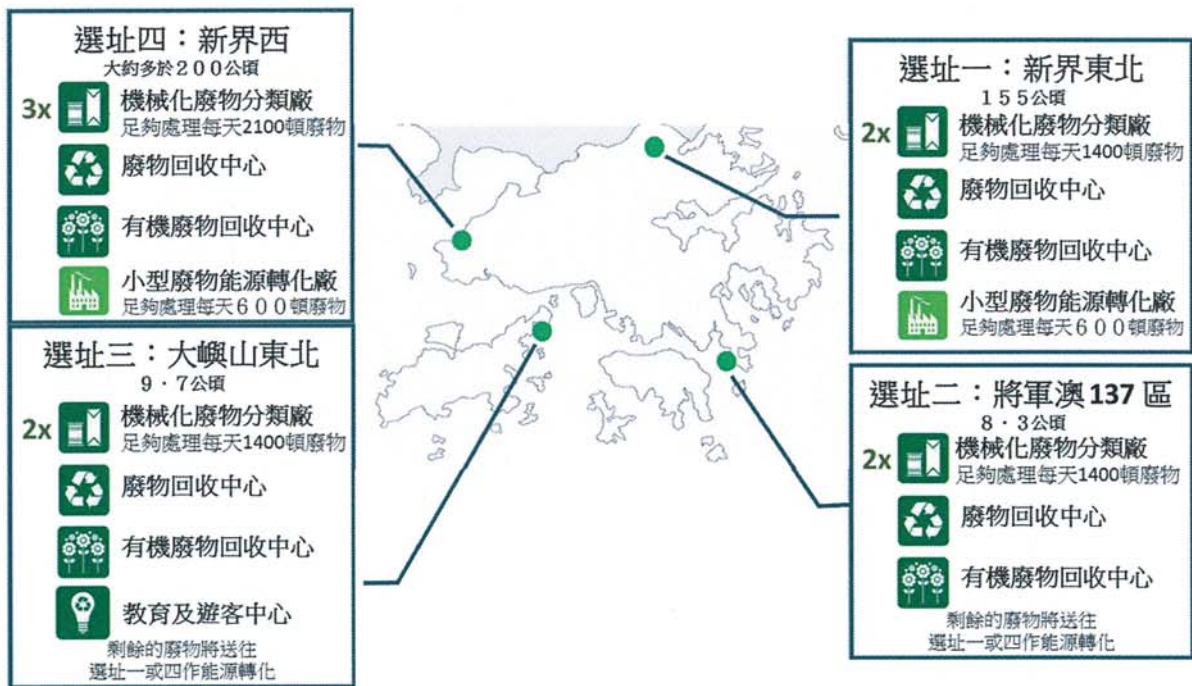
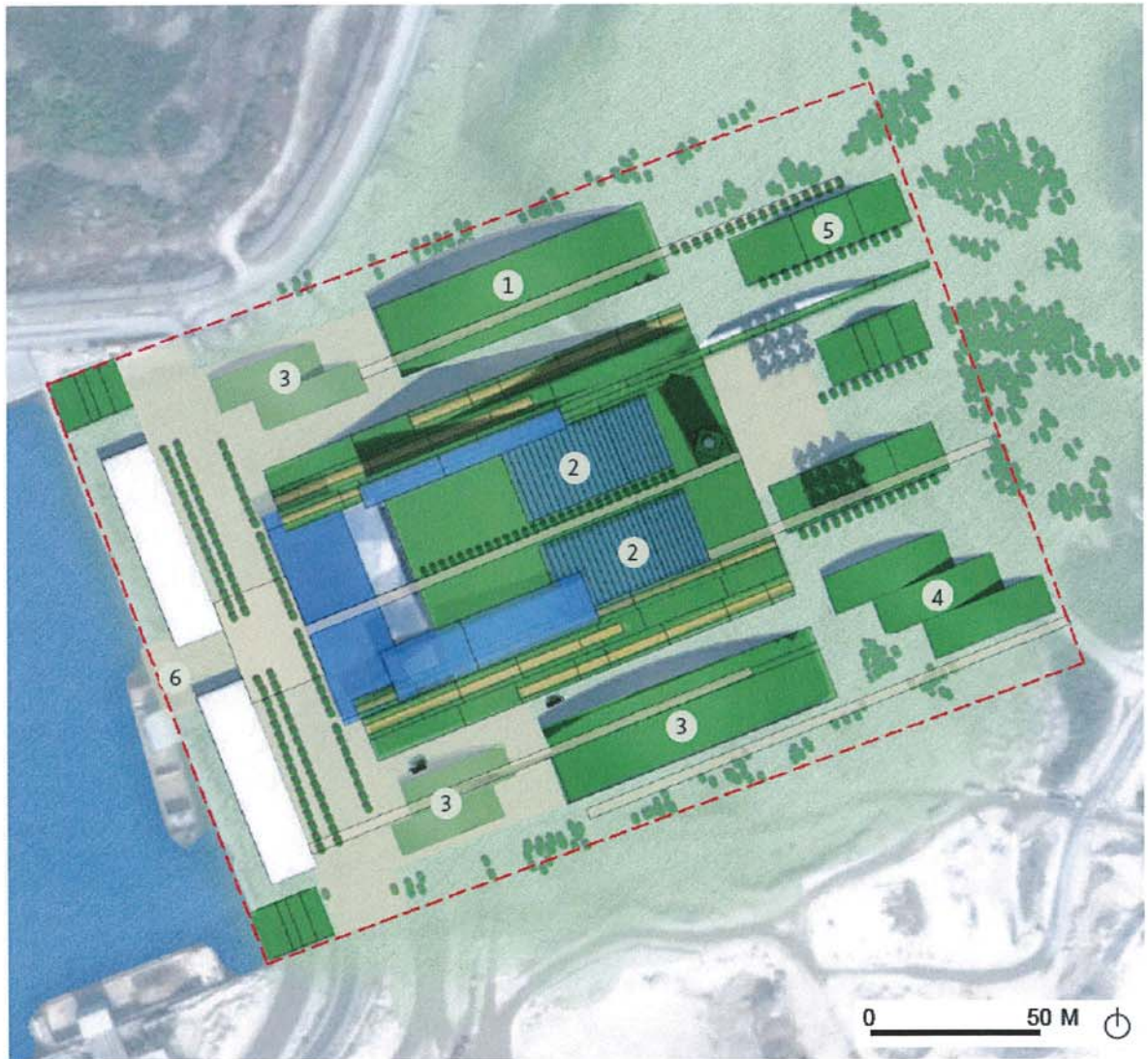


圖 1：建議設於 4 個選址上的綜合廢物管理設施（總共能夠處理 6,180 公噸都市固體廢物）



7. 以下是設施分佈原意的簡要說明：

- 選址 1，新界東北堆填區及其擴展部分，建議包含兩個廢物分類機（總處理能力：每天 1,400 公噸）。該選址被指定為兩個小規模的轉廢為能的設施（約每天 600 公噸）之一，因為該選址有現成大量的土地，最少公眾的阻力。
  - 選址 2，毗鄰將軍澳堆填區，擬包含兩個廢物分類機（總處理能力：每天 1,400 公噸）。從分類過程中的任何殘留物將會送到選址 4 以轉廢為能處理。都市固體廢物和分類過後的殘留物都會透過海路運輸往返設施。受到強烈的社會反對和相對少的空間，這個選址不會設置轉廢為能設施。
  - 選址 3，位於大嶼山東北部，取決於未來的廢物處理需要，將建議設置兩部或三部廢物分類機器（總處理能力：每天 1,400 至 2,100 公噸）。如選址 2 般，殘留物將被送到選址 4 用轉廢為能處理。該選址還將有堆肥廠和回收廠。由於該選址是在靠近一個大型主題公園，它會備有遊客和教育中心，讓公眾更了解綜合廢物管理設施和對他們灌輸環保的意識。
  - 選址 4，新界西堆填區及其擴展部分，建議將包含三個廢物分類機器，一個小轉廢為能設備（約每天 600 公噸）以處理該設施本身的殘餘物及來自選址 2 和 3 的殘留物。其他設施包括堆肥廠和回收廠，並連同已在運作的污泥處理設施，以形成一個綜合廢物管理設施群。
8. 由於所建議的綜合廢物管理設施現正依照圖一所示，在原本規劃報告中，選址 2 及選址 3 的示意佈局規劃圖及合成圖片需更換如圖 2 至圖 5。
9. 由於不會在選址 2 和 3 興建任何轉廢為能設施，建議的法定用途表（即規劃報告圖 7 和 14 號）予以修訂，以反映這些改動。請參閱圖 6 和圖 7。
10. 圖 2 至圖 7 在 A7 至 A12 頁。



**IWMF Layout Plan**  
**Site 2: Area 137, Tseung Kwan O**

**綜合廢物處理設施 平面佈置圖**  
**選址二：將軍澳 137區**

- |                                       |          |
|---------------------------------------|----------|
| 1 Administration Building             | 行政大樓     |
| 2 Mechanical Sorting Plant            | 機械式廢物分類廠 |
| 3 Recycling Plant                     | 廢物回收中心   |
| 4 Compost Plant                       | 有機廢物處理中心 |
| 5 Supporting and Ancillary Facilities | 附屬與相關設施  |
| 6 Berth Area                          | 船隻停泊區    |

**Figure 2: An indicative Layout Plan of the IWMF at Site 2**  
 (replace Figure 10 of the Planning Report)  
**圖 2：選址 2 綜合廢物管理設施的的平面佈置示意圖**  
 (更換規劃報告的圖 10)



**Figure 3: A photomontage to show the IWMF at Site 2 viewed from a Boat**  
(replace Figure 11 of the Planning Report)

圖 3：從船觀察在選址 2 綜合廢物管理設施的合成照片  
(更換規劃報告的圖 11)



**IWMF Layout Plan**  
**Site 3: Pa Tau Kwu, Northeast Lantau**

**綜合廢物處理設施 平面佈置圖**  
**選址三：大嶼山東北部扒頭鼓**

- |  |                             |
|--|-----------------------------|
| 1 Administration Building                              | 行政大樓                        |
| 2 Visitor / Education Center                           | 遊客及教育中心                     |
| 3 Viewing Deck / Glass                                 | 觀光層                         |
| 4 Mechanical Sorting Plant                             | 機械式廢物分類廠                    |
| 5 Recycling Plant                                      | 廢物回收中心                      |
| 6 Supporting and Ancillary Facilities                  | 附屬與相關設施                     |
| 7 Berth Area   | 船隻停泊區                       |
| 8 Open Space   | 開放空間                        |
| 9 Cavern Area: Mechanical Sorting Plant, Compost Plant | 設於岩洞內：<br>機械式廢物分類廠、有機廢物處理中心 |

**Figure 4: An indicative Layout Plan of the IWMF at Site 3**  
 (replace Figure 18 of the Planning Report)  
**圖 4：選址 3 綜合廢物管理設施的的平面佈置示意圖**  
 (更換規劃報告的圖 18)



**Figure 5: A photomontage to show the IWMF at Site 3 viewed from a Boat**  
(replace Figure 19 of the Planning Report)

圖 5：從船觀察在選址 3 綜合廢物管理設施的合成照片  
(更換規劃報告的圖 19)

**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Integrated Waste Management Facilities" Only

Composting Plants	Utility Installation not Ancillary to the Specified Use
Desalination Station	<u>Integrated Waste Management Facilities</u>
Field Study/Education/Visitor Centre	
Government Use (not elsewhere specified)	
<del>Integrated Waste Management Facilities</del>	
Public Utility Installation	
Recyclable Collection Centre	
Sewage Treatment Works	
Waste sorting Facilities	

Planning Intention

The planning intention of this zone is primarily to designate land for integrated waste management facilities which provide waste treatment by advanced thermal incineration and waste sorting and recycling for the municipal solid waste generated in Hong Kong.

Remarks

- (a) No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height of 60 mPD, ~~except the chimney up to 150 mPD,~~ or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Figure 6: Proposed Statutory Notes for "OU(IWMF)" for Tseung Kwan O OZP**  
(replace Figure 7 of the Planning Report) (~~delete~~ and add)

圖 6：建議的將軍澳分區計劃大綱圖「其他指定用途（綜合廢物管理設施）」法定用途表  
（更換規劃報告的圖 7）（刪除和添加）

**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Integrated Waste Management Facilities" Only</u>	
Composting Plants Desalination Station Field Study/Education/Visitor Centre Government Use (not elsewhere specified) <del>Integrated Waste Management Facilities</del> Public Utility Installation Recyclable Collection Centre Sewage Treatment Works Waste sorting Facilities	Utility installation not Ancillary to the Specified Use  <u>Integrated Waste Management            Facilities</u>

**Planning Intention**

The planning intention of this zone is primarily to designate land for integrated waste management facilities which provide waste treatment by advanced thermal incineration and waste sorting and recycling for the municipal solid waste generated in Hong Kong.

**Remarks**

- (c) No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height of 60 mPD, ~~except the chimney up to 150 mPD,~~ or the height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Figure 7: Proposed Statutory Notes for "OU(IWMF)" for Northeast Lantau OZP**  
 (replace Figure 14 of the Planning Report) (~~delete~~ and add)

圖 7：建議的大嶼山東北分區計劃大綱圖「其他指定用途（綜合廢物管理設施）」法定用途表  
 （更換規劃報告的圖 14）（~~刪除~~和添加）

**Part B:**

**Response to the Departmental Comments**



**Part B: Response to the Departmental Comments**

*Proposed Rezoning of Sites to Facilitate the Implementation of The Government's Integrated Waste Management Policy for Hong Kong,  
No. Y/I-SKC/1 under s.12A of the Town Planning Ordinance*

Comment from	Comment	Our Response
<b>Environmental Protection Department (EPD)</b>		
(1) Infrastructure Planning Group, EPD	<p><u>Rezoning of SKC (Site 5) for Marine Park</u>            (a) object to the proposed rezoning of of "OU(IWMF)", "OU(Seawall)" and "OU(Breakwater)" on the SKC OZP No. S/I-SKC/2 to "OU(Marine Park)". This proposal will seriously delay the implementation of Integrated Waste Management Facilities (IWMF) Phase 1 which is one of the strategic backbone waste management infrastructure for Hong Kong to significantly reduce the volume of 3,000 tonnes municipal solid waste (MSW) each day and to recover energy from the waste treatment process for beneficial uses;</p>	<p>The application has proposed four other sites which do not involve reclamation to accommodate a genuine IWMF.</p> <p>Two of the four sites are very large which would be able to accommodate several phases of IWMF, if needed.</p> <p>The IWMF will comprise sorting facilities, recycling facilities, composting plant and waste-to-energy plant (W-t-E plant) as a last resort to handle the municipal solid waste (MSW).</p> <p>As reclamation is not involved, it is expected that implementation of IWMF will not be delayed.</p>
	<p>(b) the IWMF project has undergone careful and detailed planning process. In April 2002, the Government invited local and overseas companies to propose waste treatment technologies for the development of IWMF in Hong Kong. An Advisory Group on Waste Management Facilities (AG) and five sub-groups were formed to oversee the evaluation of the submissions received. The AG, chaired by the Permanent Secretary (Environment) was made up of non-officials, including academics, professional bodies, green groups and business sectors. Its main role was to assist and advise the Government in selecting the most appropriate technologies based on environment, technological, social and economical as well as consumer considerations. It also recommended criteria for site</p>	<p>The background information is noted.</p> <p>However, technological advancement and public expectation have changed over the past decade. The public is resistant to the IWMF with incineration as the major component. The majority of the public prefers sorting and recycling of MSW to incineration.</p>

Comment from	Comment	Our Response
	<p>selection or the IWMF;</p> <p>(c) in December 2005, the Government published a Policy Framework for the Management of MSW (2005-2014) (the Policy Framework). The Policy Framework sets out a comprehensive waste management strategy encompassing initiatives on waste avoidance at source, waste recovery and recycling as well as bulk reduction of waste requiring disposal. One of the initiatives is to reduce the volume of waste requires disposal and to conserve the landfill space by developing IWMF, by which the volume of waste remaining after thermal treatment process would be about 10% of the original;</p>	<p>The information is noted.</p> <p>The daily amount of MSW is 9,000tpd. The SKC incinerator can only handle 3,000tpd MSW with 900 tons residue. The remaining 6,000tons MSW and 900tons residue still need to be landfilled.</p> <p>This proposal also aims to conserve the landfill space by constructing IWMF which have sorting and recycling as the key components and W-t-E plant as the last resort.</p>
	<p>(d) in order to identify a suitable location for IWMF, a detailed site selection exercise was completed by EPD in 2008 under the study "Site Search for Integrated Waste Management Facilities in Hong Kong for MSW". The study initially covered all suitable government sites throughout the territory. Based on the recommendation by the AG, 23 types of areas were excluded from the preliminary site selection. They included country parks, marine parks and marine reserves, conservation areas, as well as residential and commercial areas etc. After taking into account the environmental, ecological, planning, transport, technology/engineering, economic and social considerations and out of the government sites considered, 21 sites were selected initially and then eight potential sites at Tseung Kwan O (TKO), Tuen Mun, Tuen Mun Port near Black Point, Ha Pak Nai, Tsang Tsui Ash Lagoons (TTAL), Shek Kwu Chau (SKC) and Lamma Island (Ha Mei Wan and Ex-Lamma Quarry) were shortlisted for further assessment. Finally, the study recommended two potential sites,</p>	<p>Noted.</p> <p>The applicant considers that the selection criteria should be reviewed.</p> <p>The cost for barging 3,000 tons of MSW to SKC and then barging 900 tons of residue to Tuen Mun will be enormous when compare with an IWMF within or close to a landfill site.</p>

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	<p>namely (i) an artificial island near SKC, and (ii) TTAL in Tuen Mun for further engineering and Environmental Impact Assessment (EIA) studies. The Legislative Council (LegCo) panel on Environmental Affairs was informed of the study results on 29.1.2008;</p>	
	<p>(e) in November 2008, EPD commissioned a consultancy study “Engineering Investigations and Environmental Studies for IWMF Phase 1 – Feasibility Study (Agreement No. CE 29/2008 (EP));” to examine the EIAs, engineering assessments, transportation of waste and ash, project opportunities, constraints and interfacing issues, implementation programme, expenses and costs, and procurement options of the above-said two potential sites for the first IWMF. The said consultancy study suggested to form an artificial island off SKC by reclamation near the south-western coast of SKC, with breakwaters protecting the berth area and water basin of the IWMF from strong winds and waves. As part of the consultancy study, the EIA study had been carried out in accordance with the requirement of the EIA Ordinance (EIAO) (Cap. 499). According to the findings of the EIA Report, with implementation of appropriate mitigation measures, construction and operation of the IWMF both on the artificial island near SKC and the TTAL site will be environmentally acceptable. Having considered the spatial distribution of waste management facilities, environmental factors and transport efficiency, in February 2011, the Government announced the selection of the artificial island next to SKC as the site for IWMF Phase 1;</p>	<p>Information noted.</p> <p>The application reserves sites not only for Phase 1 of handling 3,000 tpd MSW, but sufficient for constructing more IWMF to handle all MSW.</p>
	<p>(f) all statutory procedures for developing IWMF Phase 1 have been completed. The EIA Report was</p>	<p>Noted.</p> <p>This application has initiated the</p>

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	<p>approved by the EIAO Authority on 17.1.2012 and an environmental permit (EP) for developing the IWMF Phase 1 at the artificial island site near SKC was issued on 19.1.2012. After considering the representations and comments received on the draft SKC Outline Zoning Plan (OZP) in its meeting held on 17.1.2012, the Town Planning Board (TPB) decided not to uphold representations. On 13.3.2012, the Chief Executive in Council authorized the proposed reclamation works for the IWMF Project under the foreshore and Seabed (Reclamation) Ordinance (FS(R)O) and approved the draft OZP under the Town Planning Ordinance (TPO);</p>	<p>town planning process for several sites in one-go. Upon approval, more detailed studies and EIA process can be proceeded.</p> <p>As no reclamation is involved, procedures related to the FE(R)O is not required.</p>
	<p>(g) a Judicial Review (JR) was filed against IWMF in 2012, challenging the decisions on approval of the EIA report, the issue of the EP and the approval of the OZP. However, the Court handed down the judgment in July 2013 in favour of the Director of Environmental Protection, and upholding the approval of the OZP;</p>	<p>The information is noted. However, an appeal has been filed by the public.</p>
	<p>(h) the latest policy of the Government still reaffirms the importance and need to develop the IWMF Phase 1 on the artificial island near SKC. The “Hong Kong Blueprint for Sustainable Use of Resources 2013 – 2022” (the Action Blueprint) promulgated in May 2013, sets out the goal of transforming Hong Kong’s waste management structure to 55% recycling, 22% landfilling and 23% incineration by 2022. The IWMF Phase 1 is an essential measure to achieve this target. The Action Blueprint recognizes that there are major inadequacies in Hong Kong’s existing waste infrastructure. To fill the gaps, the Blueprint sets out that we should develop adequate infrastructure that mainly involves</p>	<p>Information is noted.</p> <p>The proposal puts forward in the S.12A application includes 4 regional facilities distributed in different parts of the territory are proposed; and broadens the use of the existing landfill sites of WENT and NENT to allow for IWMF which has sorting and recycling facilities as the main facilities.</p> <p>The more evenly distributed IWMF will reduce the transportation distance of both waste and residue. The more emphasis on sorting and recycling treatment of waste is more socially acceptable.</p> <p>In addition, no reclamation is required for the sites. The proposal is</p>

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	waste-to-energy facilities, including the IWMF near SKC as soon as possible and commits to apply for funding for the IWMF in 2013-2015;	a better and quicker alternative to achieve the goal of the government.
	(i) the recent views expressed by the Integrated Waste Management Action Group are similar to those received before and have been duly addressed in the above statutory procedures;	Does not agree. No serious consideration has been made to broaden the use of the existing landfill to accommodate IWMF. This proposal puts much more emphasis on sorting and recycling.
	(j) it is considered there is no need to rezone SKC into a marine park, as the current proposal of developing IWMF at an artificial island near SKC would not impact adversely on the environment and ecology of the area and his office has already proposed development of new marine park in the area (i.e. the water between SKC and the Soko Islands) which would enhance the marine ecology there. It should be noted that the current IWMF proposal would not touch the Island of SKC (which has been identified as area for conservation) hence the ecology of this island would be conserved. In addition the IWMF EIA has assessed and confirmed that with appropriate mitigations, the IWMF proposal would not result in adverse environmental and ecological impacts to the SKC areas. The mitigation would include establishing a marine park of about 700 hectare in the waters between SKC and the Soko Islands. This marine park would have beneficial synergetic effect with the planned marine park to be developed at the Soko Islands;	Although the mitigation measures had been assessed and approved, the choice of alternative sites that cause lesser environmental disruption, closer to the sources of waste and closer to landfill where waste residue is to be dumped should be considered more appropriate.
	<u>Rezoning of NENT Landfill (Site 1) for IWMF</u> (k) objects to the application for rezoning of the NENT Landfill and its extension site from "OU(Landfill)" to "OU(Landfill/IWMF)". It is unclear	The rezoning is to broaden the use of the land-extensive landfill zoning to facilitate government to implement the MSW policy.  After the rezoning, the Government can implement IWMF within the

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	<p>which part of the NENT Landfill and its extension is proposed for development of the IWMF. There is no information about how the IWMF development might affect the existing NENT Landfill or its extension's operation, and how it might affect the development of the proposed NENT Landfill extension that forms an integral part of the Hong Kong's waste management strategy;</p>	<p>landfill site. There is no need to identify the exact location for the IWMF at this stage.</p>
	<p>(l) the possibility of developing new waste treatment facilities on the existing landfill sites has been considered and assessed in previous studies and site search exercises. Given the topography of the NENT Landfill and its extension after restoration, it is expected that very little suitable spare land with level terrain will be available at the landfill site for siting any structures for waste facility. Also, the waste mass, in particular the slopes, are vulnerable and not capable of supporting buildings or superstructures with substantive loadings, rendering the development of any new waste treatment facilities at the landfill or its extension not feasible. In addition, landfill gas hazard is one of the major safety concerns to house any IWMF because of the very high temperature of the IWMF during its burning operation;</p>	<p>A genuine IWMF can have some or all of the following components: sorting, recycling, composting and W-t-E plants.</p> <p>With a suitable combination of these facilities, the W-t-E plant can be of much a smaller scale and there is no need to burn 3,000 tpd.</p>
	<p><u>Rezoning of Area 137 TKO (Site 2) for IWMF</u> (m) on paragraph 10.10 of the application about visual impact, we reckon that IWMF with tall stack has considerably greater potential visual impact on the facilities of deep water front industry that could be low lying without tall stack, given that the major residential districts (at east Hong Kong and in Southeast New Territories) are not far away and they face the site directly. Visual impact of low lying facilities are generally</p>	<p>Agreed. It is now proposed that no W-t-E plant be built on Site 2.</p> <p>Please see Part A of Supplementary Information.</p>

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	more easily mitigated, such as by landscape screening etc;	
	<p><u>Rezoning of Northeast Lantau (Site 3) for IWMF</u>  (n) Hong Kong Disneyland (HKDL) and Discovery Bay (a major residential cluster) is less than 1 km and about 3 km away from Site 3 respectively and are right at the downwind (of the most prevailing Northerly and Easterly wind in Hong Kong) locations, environmental and public concerns are major issues which have not been addressed in the application. In addition, the waste transportation logistics and traffic impacts due to the proposed IWMF have not been addressed in detail. The site also involves man-made cavern development, the feasibility is yet to be confirmed. Couple with the possible need for reclamation, implementation time for Site 3 would be longer;</p>	<p>To address the concern, the Applicant has submitted Supplementary Information and the IWMF on Site 3 will not have a W-t-E plant. The IWMF can be screened by appropriate landscaping. Please see Part A.</p> <p>Underground Space in Hong Kong under Agreement No. CE 66/2009 (GE) has concluded that Site 3 is of medium to high suitability for cavern development.</p> <p>Contrary to the view that the site may require reclamation, the site could be ready for development after site formation.</p>
	<p><u>WENT Landfill (Site 4)</u>  (o) since the Sludge Treatment Facility is being built at the east ash lagoon, that area should not be zoned as "OU(Landfill/IWMF)<sub>i</sub>". In addition, the configuration of the portion at the middle ash lagoon is different from EPD's proposed IWMF and cannot accommodate our proposed plant of 3000 tonnes per day (tpd) capacity;</p>	<p>An IWMF should not be narrowly interpreted as an incinerator of 3,000tpd. The Sludge Treatment Facility (STF) is also a component of IWMF. As such, a "OU(Landfill/IWMF)<sub>i</sub>" zoning is appropriate for covering the land for STF.</p>
	<p><u>Summary</u>  (p) the comprehensive site search study for the IWMF Phase I was completed in 2007 – 2008, the EIA was approved in January 2012 under the EIAO, and the TPB was briefed in February 2011 and considered the draft OZP on 8.4.2011. The project went through the statutory consultations under the EIAO from 17.2.2011 to 16.3.2011, and from 18.11.2011 to 17.12.2011, as well as under the TPO from 29.4.2011 to</p>	<p>The procedures are noted.</p> <p>However, there are strong oppositions to the site selected and an Appeal to the Judicial Review has been filed.</p> <p>From the public comments on this S.12A application received, it is noted that incineration is strongly opposed by the public and sorting and recycling are much more acceptable means of handling MSW.</p>

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	<p>29.6.2011. TPB considered the objections on 17.1.2012 and decided not to uphold the representations. After considering the objections, on 13.3.2012, the CE in C authorized the proposed reclamation works for the IWMF Project under the FS(R)O and approved the draft SKC OZP under TPO. Various views and issues put forth were considered and deliberated before. The Government has reaffirmed the need for developing IWMF Phase I near SKC. There is no ground to re-open all the issues again;</p>	<p>Therefore, it is more sensible to put more emphasis on sorting and recycling rather than incineration.</p>
	<p><u>Other Detailed Comments</u> (q) the application states that its proposed IWMF would include a range of facilities for MSW management, including sorting systems, composting plants and a waste to energy plant as a last resort. However it is not clear what the total treatment capacity of the proposed IWMF would be. The application has mentioned that the waste-to-energy plant of the IWMF could be of 1500 tpd capacity;</p>	<p>There is enough capacity to accommodate the expected daily amount of MSW generated in 2022.</p> <p>Please refer to Part A.</p>
	<p>(r) the Government has already identified numerous sites for new MSW management facility developments, including the artificial island near SKC and TTAL sites for IWMF; 3 different sites for Organic Waste Treatment Facilities (OWTF) development; and developing community recycling centres in all the districts etc. The application's comparison of its 4-site proposal with only the SKC IWMF site (proposed by the EPD) is not appropriate. Furthermore, the application's proposed 4th site at WENT landfill is quite similar to TTAL site which adjoins the WENT landfill and identified by EPD for potential IWMF development in 2008. EPA has already carried out the engineering and EIA studies for the Tsang Tsui site, hence is far more</p>	<p>The identified sites are noted.</p> <p>The SKC IWMF site is considered inappropriate as it is far away from all sources of waste and focuses mainly on incineration.</p> <p>This comment indicates that the proposed OU(landfill/IWMF) at WENT landfill and its extension which include the Tsang Tsui Ash Lagoon site is appropriate.</p>



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	advanced with great details than the application's proposal for a site at WENT landfill;	
	<p>(s) the applicant's claim that its proposal would enable quicker commissioning of IWMF is made without substantiation. A crude assessment indicates even with smooth progress (e.g. no JR), it takes some 10 years from now to commission the IWMF at the applicant's proposed sites (see breakdown below):</p> <ul style="list-style-type: none"> <li>• to determine the exact scope of works for each site, PWP procedures and consultant selection – 1.5 years</li> <li>• engineering and EIA study – 2.25 years (assume no JR)</li> <li>• Planning/ rezoning process – 1.2 year (assume no JR)</li> <li>• fund application – 0.25 year</li> <li>• Prequalification and tendering – 1.5 year</li> <li>• construction and commissioning – 3.25 years (assume no dredging and reclamation)</li> <li>• total: 9.95 years</li> </ul> <p>That is, even if the application is approved, commissioning the IWMF at the application sites would be in 2024 at the earliest, which is much slower than the site near SKC. EPD's current programme is to commission the IWMF at the site near SKC in 2021/22, assuming funding approval in mid 2014;</p>	<p>The proposal of involving mainly sorting and recycling and smaller scale of W-t-E plant, public acceptance to the proposal is expected to be much higher than the Government's proposal of constructing a mega-incinerator in SKC.</p> <p>No reclamation will be involved and the W-t-E plant are smaller, the EIA process would be simpler. In addition, there is no need for the FS(R)O procedures.</p> <p>Given the urgency of the MSW issue, Government commitment and determination can shorten the process.</p>
	(t) the claim that the application would provide certainty for implementation is also without substantiation. On the contrary, given that no engineering and environmental assessments have been done and the public is largely unaware of the applicant's proposal, there is considerable uncertainty in terms of engineering feasibility, environmental acceptability, public acceptability and legal risk (e.g. JR);	The claim is made on the basis that the public is generally resisted to incineration and this proposal put forward an option which is more focused on recycling. In addition, Site 1 and Site 4 are existing landfills and their extensions. The proposed zoning only broadens the allowed use.

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	(u) paragraph 9.3 of the application alleges that the Government has not explained how it will utilize the energy produced from the waste-to-energy facility. This is not true. It also said sites for the required laying submarine cable should not be considered. This is not necessary. As explained and illustrated in the IWMF EIA report, submarine cable laying could be constructed fairly rapidly (6 km in about 20 days) and the environmental impacts could be controlled to acceptable levels with appropriate mitigation measures; and	Sites without readily available connections to the power grid should not be considered first. The need for additional time, cost, and adverse environmental impacts for laying the submarine cables to the SKC IWMF is less desirable.
	(v) paragraph 9.6 of the application said area at some less sensitive area, say the fringe of Green Belt (GB) can be considered. Although not expressed in an explicit manner, this effectively means that area within the GB but near the GB boundary is less sensitive and can be considered for IWMF. This is not in line with the recommendation of the AG (comprised members mainly from non-government bodies) made in 2005 that GB, amongst others, should not be used for IWMF development. It is highly doubtful that developing IWMF within GB would be acceptable to the public, particularly the green groups.	As stated in the comment, the recommendation of the AG was made in 2005, circumstances have changed. In view of the lack of land in HK, the government has explored underground development in cavern and searched sites for housing development.  The inclusion of less sensitive area, such as the fringe of GB is a pragmatic way of efficient use of the scarce land resource of the territory.
(2) Waste Facilities Group/EPD	(a) it is noted that the proposed Site 4 occupies the northern part of the east and middle ash lagoons. The portion at the east ash lagoon is in fact the location of our Sludge Treatment Facility currently being built and should not be zoned as "OU(Landfill/IWMF)". The configuration of the portion at the middle ash lagoon is different from EPD's proposed IWMF and cannot accommodate our proposed plant of 3000 tonnes per day capacity.	An "OU(Landfill/IWMF)" is appropriate for the Sludge Treatment Facility.  Site 4 refers to the WENT Landfill and its extension. It is large enough to accommodate an IWMF.  Part A of Supplementary Information has indicated that, with suitable sorting and facilities, there is no need for a W-t-E plant of capacity of 3,000tpd.
(3) Director of Environmental Protection (DEP)	(a) currently, there are 2 potential sites for development of the IWMF. They are TTAL site in Tuen Mun	Information is noted.  This proposal puts forward more

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	<p>and an artificial island near SKC. The latter is the Site 5 mentioned in the current application which has been earmarked in the current SKC OZP for this purpose. The environmental acceptability for TTAL and SKC sites have been established in the EIA report "Engineering Investigation and Environmental Studies for Integrated Waste Management Facilities Phase 1 — Feasibility Study: ETA Report", which was approved under the EIAO with conditions on 17.1.2012 (Register No. AEIAR-163/2012);</p>	<p>appropriate sites which do not involve reclamation, closer to source of MSW and closer to landfill where waste residue to be disposed.</p>
	<p>(b) the proposed regional IWMFs at Sites 1, 2 and 3, are Designated Projects under the EIAO (Cap 499) and their environmental acceptability has to be established through the statutory EIA process. At the moment, the environmental acceptability of using these sites for an IWMF has not been established. Furthermore, there is no information on the potential environmental impacts and their evaluation which are necessary for EPD to comment on the proposed rezoning from an environmental perspective;</p>	<p>The purpose of the S.12A application is to reserve land so that the Government can undertake the EIA.</p>
	<p>(c) the TTAL site is in fact part of Site 4 shown in Figure 20 of the Applicant's Planning Statement. Hence, it seems that the Applicant has erroneously marked the proposed IWMF site as "Proposed Sites for Other Waste Management Facilities". Clarifications from the Applicant is required on whether their proposed Site 4 is the same as TTAL site; and</p>	<p>As stated in the Planning Report, Figure 20 was extracted from <i>WENT Landfill Extension Feasibility Study</i>. Site 4 refers to WENT Landfill and its Extension.</p> <p>For clarity, a revised Figure 20 is included after this Response to Comment Table.</p>
	<p>(d) as Site 4 is not a subject site of the current s.12A application, we shall not comment on this site in the context of the current s. 12A application. However, the Applicant proposes that an OZP be prepared to cover the area from Black Point to Nim Wan and to zone the landfill site</p>	<p>Noted.</p>

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	<p>as "OU" annotated "Landfill/IWMF" to facilitate implementation of the IWMF policy. On this aspect, we consider it more appropriate for PlanD to decide whether to prepare a new plan. We shall offer our view if a plan is indeed under preparation.</p>	
<b>Lands Department (LandsD)</b>		
(4) District Lands Officer/North	(a) no comment on the application from the district land administration point of view and presumes that relevant government departments will comment on the feasibility of the implementation of the proposed IWMF in the NENT Landfill in terms of safety, traffic and environmental aspects.	Noted.
(5) District Lands Officer/Sai Kung	(a) Site 2 is on Government land and part of it is currently under a temporary land allocation (TGLA) to CEDD (TSK 692) for "Fill Bank" use up to 31.12.2018 and the remaining portion of Site 2 is under another TGLA to CEDD (TSK 745) for "Sorting Facility and works area for the sorting operation of construction waste" up to 31.3.2019. TSK 692 and TSK 745 are subject to 3 and 6 months' notice of cancellation respectively.	Noted.
(6) District Lands Officer/Islands	(a) the proposal is considered not acceptable under the Deed of Restrictive Covenant (DRC) between the Hong Kong International Theme Park Limited (HKITPL) and the Government;	<p>The reason of "not acceptable" is not given.</p> <p>The Applicant has considered the public and government comments and included elaboration on facilities to be placed on each of the IWMF sites. Please see Part A of the Supplementary Information.</p> <p>Site 3 will not have W-t-E plant and the IWMF can be screened by appropriate landscaping. It is believed that this will address the possible concern, as in close proximity to the Disneyland Theme Park, there is a power station which is also screened by landscaping.</p>

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	(b) the southern part of Site 3 covers a road and a "Government, Institution or Community" ("G/IC") site, which planning intention is to serve the needs of visitors and hotel guests and subject to the maximum building height of 15m above mean formation level. The proposed development will block the access road to HKDL Phase 2 and Phase 3 sites which HKITPL has been granted certain rights including an option and right of first refusal for future expansion of HKDL; and	Part A of the Supplementary Information shows that no W-t-E plant is needed on Site 3, buildings can be limited to a building height of 60m above mean formation level. The building will be screened by appropriate landscape for viewpoints on pedestrian level.  The alignment of access road to Phase 2 and Phase 3 sites can be adjusted.
	(c) no comment from land point of view regarding Site 5.	Noted.
(7) District Lands Officer/Tuen Mun	(a) it is noted that the Site 4—WENT Landfill is not a subject of the application. In the rezoning proposal, the applicant proposes that the TPB should prepare an OZP to cover the area from Black Point to Nim Wan and zone the landfill site as an "OU(Landfill/IWMF)" site to facilitate implementation of the IWMF Policy. He has the following comments/observations from the land administrative perspective.	Noted.
	(b) as far as from the land status point of view: (i) the edged red area marked "Existing WENT Landfill" on Figure 20 of the planning statement comprises EPD's existing WENT Landfill site (held under a permanent GLA-TM 287), Drainage Services Department's Marine Reception Area in connection with EPD's disposal of sludge in WENT Landfill (held under a permanent GLA-YL 254) and part of Tsing Shan Firing Range. It is advised to consult EPD if such boundary/area demarcation is appropriate as such area as marked encroaches onto Tsing Shan Firing Range under the purview of Security Bureau; and	The source of Figure 20 is from WENT Landfill Extension Feasibility Study, EPD.
	(ii) the proposed WENT Landfill	There is no conflict between the

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	Extension and the proposed sites for other Waste Management Facilities as shown coloured yellow and grey respectively on Figure 20 of the planning statement affect EPD's existing Tuen Mun Sludge Treatment Facility (held under GLA-TM461), Castle Peak Power Company Ltd's Tsang Tsui PFA Lagoon (held under two licences for a term up to 30.6.2047), a few government land licences, short term tenancies, private lots and unleased and unallocated government land;	Sludge Treatment Facility and the proposed IWMF site, as the former is also a waste management facility.
	(c) it is advised to consult Highways Department and/or Civil Engineering and Development Department about the proposed Nim Wan Road Realignment Works Limit as shown on Figure 20 of the planning statement; and	Boundary of Site 4 can be adjusted to follow WENT and its extension when the PlanD/TPB prepare the OZP .
	(d) please note that the Food and Health Bureau (FHB)/Food and Environmental Hygiene Department (FEHD) has proposed a columbarium and garden of remembrance at the location within the area shown coloured yellow on Figure 20 of the planning statement. It is advised to consult FEB/FEHD in this respect and take into account Government's proposed/planned development proposals, including the columbarium and garden of remembrance, when Planning Department proceeds with OZP making in respect of this geographical area.	The main point is Site 4 is WENT Landfill and its extension. Area related to the proposed columbarium and garden of remembrance can be excised when PlanD/TPB prepare the OZP.
<b>Transport Department (TD)</b>		
(8) Commissioner for Transport (C for T)	(a) the application cannot be supported at this stage from a traffic engineering perspective; and	Traffic Impact Assessment can be undertaken at a later stage.
	(b) a Traffic Impact Assessment (TIA) should be conducted for each of the proposed sites, the scope of which should be agreed by the Transport Department, in support of the proposed land use;	The purpose of this rezoning is to reserve land so that detailed assessments, including TIA, can be carried out.

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	(c) for Site 3 (NE Lantau), areas reserved as roads for future development of NE Lantau should be maintained and should not be affected; and	The roads can be re-aligned. In addition, tunnels and underpasses can also be considered.
	(d) for Site 4, since the proposed IWMF shall attract/generate extra trip rates and induce traffic impact to the adjacent road networks, a comprehensive TIA to access the effect of the proposed developments on the local road networks in the Study Area and its vicinity should be necessary.	At present, waste is delivered to WENT landfill. The proposed OU(Landfill/IWMF) zoning allows IWMF to be built on the site so that the waste can be handled to reduce its volume before dumping to the landfill. There will be no increase in traffic due to the proposed zoning.
<b>Civil Engineering and Development Department</b>		
(9) Head of Geotechnical Engineering Office (H(GEO), CEDD)	<u>Site 1</u> (a) the site is overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. If manned facilities are to be considered, a natural terrain hazard study and suitable hazard mitigation measures, if found necessary, may be required as part of the development;	Noted.
	<u>Site 2</u> (b) the rezoning should not prevent or restrict in any way the possible use of any waterfront site in TKO 137 for use by Government as an explosives unloading pier, including any necessary road or marine access;	Noted. Site 2 only occupies a small part of Area 137.
	<u>Site 3</u> (c) regarding the proposal to develop a rock cavern at Site 3, it should be advised that the previous study on Enhanced Use of Underground Space in Hong Kong under Agreement No. CE 66/2009 (GE) has concluded that the site is of medium to high suitability for cavern development. Therefore, he has no in-principle objection to the rezoning proposal for this site. The Site is overlooked by steep natural terrain and a drainage line, and meets the Alert Criteria for a Natural Terrain Hazard Study (NTHS). If the proposal proceeds to the development stage, a	No in-principle objection is noted. The need for a NTHS for the development stage is noted.

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	NTHS and suitable mitigation measures, if found necessary, should be carried out as part of the development;	
	<u>Site 4</u> (d) his comments are on the proposed zoning for the captioned site, as shown coloured red for existing WENT Landfill and coloured yellow and yellow hatched brown for WENT Landfill Extension of the enclosed planning statement;	Noted.
	(e) it is noted that the Site 4 had not yet been covered by an OZP;	Noted.
	(f) necessary arrangements should be made to ensure that the project will not be subject to or pose an unacceptable landslide risk to the public throughout its design life (Reference: ETWB TCW No. 29/2002)	Noted.
	(g) the geotechnical stability of all permanent geotechnical works relating to slopes and retaining walls which could affect or be affected by development or re-development under the project, or if their failure could affect lives and property within or outside the site under the project, should be assessed (Reference: ETWB TCW No. 29/2002, and PAM Chapter 4); and	Noted.
	(h) the site is overlooked by steep natural hillsides and meets the Alert Criteria for a Natural Terrain Hazard Study (NTHS). For future development in the area, the developers may be required to carry out a NTHS and provide suitable hazard mitigation measures, if found necessary, as part of the development.	Noted.
(10) Chief Engineer/Port Works, Civil Engineering Office (CE/PW, CEDD)	No comment on the proposal to develop rock cavern for Site 3.	Noted.
(11) Chief Engineer/Fill Management (CE/FM, CEDD)	(a) objects to the application; and	Noted.
	(b) Site 2 is within the TKO Area	The TKOFB is only a temporary use.



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	137 Fill Bank (TKOFB) currently operated by CEDD under temporary government land allocation. The site encroaches the reception and exist office, tipping hall, vertical seafront and stockpiling area of TKOFB so that the operation and the handling capacity of TKOFB will be greatly affected.	Relevant government department could make necessary land allocation arrangement, as appropriate.
<b>Drainage Services Department (DSD)</b>		
(12) Chief Engineer/Mainland North (CE/MN, DSD)	(a) the subject Section 12A application is not supported by Drainage and Sewerage Impacts Assessment. Should the application be approved, a drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent area should be submitted to DSD satisfaction;	Drainage Impact Assessment can be prepared at a later stage.
	<u>Site 1</u> (b) the application from non government organization may disrupt government's plans for NENT Landfill extension. It's questionable whether TPB should consider the subject application which the applicant may not capable of implementing and seriously undermines government's privilege in drawing up waste management policies;	The application is to identify sites to help Government to implement the waste management policy.
	(c) EPD should be consulted regarding the sewerage planning and sewage disposal aspects of the proposal (e.g. SIA by project proponent subject to view of EPD, etc.);	The SIA can be undertaken at a later stage, if needed.
	<u>Site 4</u> (d) he has no objection in principle to the proposal regarding Site 4 from public drainage point of view;	No objection in principle is noted.
	(e) the project department of the IWMF and the landfill extension should be reminded that sufficient drainage facilities should be provided in order not to aggravate the drainage conditions in the surrounding area; and	Noted.
	(f) EPD, the planning authority of	The SIA can be undertaken at a later

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	sewerage infrastructure, should be consulted regarding the sewage treatment/disposal facilities for the subject proposal and whether Sewerage Impact Assessment is required to be carried out for any proposed works, e.g. Landfill Extension/IWMF.	stage, if needed.
(13) Chief Engineer/Hong Kong & Islands (CE/HK&Is, DSD)	Drainage Reserves (DRs), including a 12m-wide DR, are present within Site 3 to protect existing underground drainage facility, including a 3-cell box culvert, intakes, outfalls and drain pipes. The applicant should be reminded of such. Moreover, the existing outfall may affect the proposed berth area.	Noted. These can be reprovisioned in the detailed design stage.
<b>Water Supplies Department (WSD)</b>		
(14) Chief Engineer/Development(2) (CE/Dev(2), DSD)	(a) He has no comment on the rezoning proposal (Site 1);	Noted.
	(b) it should be reminded that the quality of effluent to be discharged from the site shall comply fully at all times with standards for effluents stipulated in Table 3 and Paragraph 8.4 of the "Technical Memorandum on Effluent Standards" issued under Section 21 of the Water Pollution Control Ordinance;	Noted.
	(c) no objection to the application (Site 2);	Noted.
	(d) the project proponent should note that the proposed Tseung Kwan O Desalination Plant in Area 137 is a Potentially Hazardous Installation (PHI). He has no comment on the proposed S12A Rezoning Planning Application (Site 2 only) provided that the proposed facilities and rezoning will not impose any restriction and impact on the construction, operation and maintenance, and planning zoning of our desalination plant;	Noted. The proposed IWMF site does not conflict with the site of the desalination plant.
	(e) there are some existing water mains within Site 3. Suitable reprovisioning arrangement may be necessary; and	Reprovisioning arrangement can be provided at a later stage.

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	(f) the existing fresh water supply system in the vicinity of Site 4 at WENT Landfill is now working to its maximum capacity, there is at present no more spare capacity. If there is a need to provide water supply from WSD's water mains, the applicant is required to provide him information such as detailed demand assessment for portable water and flushing water, an estimated annual water demand build-up trend covering the period from initial completion to full development, etc.	The information can be provided in due course.
<b>Buildings Department (BD)</b>		
(15) Chief Building Surveyor/NTW, BD	<u>Site 1</u> (a) no objection in principle to the proposed use on the application site under the Buildings Ordinance and would like to draw the attention of the applicant to the following: i. before any new building works are to be carried out on leased land, prior approval and consent from BD should be obtained, otherwise they are unauthorized building works (UBW). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;	Noted.
	ii. in connection with the above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R 5 and 41D respectively; and	Noted.
	iii. if the site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage.	Noted.
(16) Chief Building Surveyor/NTE1&L, BD	<u>Sites 3 and 5</u> (a) before any new building works are to be carried out on the sites, the prior approval and consent from the Building Authority should be obtained, otherwise they are	Noted.

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	unauthorized building works. The permissible site coverage and plot ratio for individual site for private developments should comply with Regulations 20 and 21 of the Building (Planning) Regulations (B(P)R) upon formal submission of building plan to BD;	
	(b) access to the site should be clarified under Regulation 5 of B(P)R. The land status of the adjoining lands, footpath, street etc. should be clarified upon building plan submission;	Noted.
	(c) the proposal should be provided with Emergency Vehicular Access, Site Access and Means of Escape to street, and may need to be resolved with Fire Services Department (FSD) and LandsD upon building plan submission;	Noted.
	(d) the Sustainable Building Design Guidelines set out in PNAP APP-152 should be implemented in the OZP, otherwise they may only be implemented in the plan approval stage under the Buildings Ordinance (BO) when the proposed building developments claim GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/ non-essential plant rooms and services from GFA and/or site coverage calculations); and	Noted.
	(e) detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, open space, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the building plan submission stage.	Noted.
<b>Marine Department</b>		
(17) Director of Marine	Sites 2 and 4 (a) No comments.	Noted.

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	<p><u>Site 3</u>            (b) the proposed IWMF site at Pa Tau Kwu is close to the existing anchorages. The potential marine impacts at construction and operational stages of the proposed site shall be assessed in details;</p>	<p>Marine Impact Assessment can be undertaken at a later stage.</p>
	<p>(c) the applicant shall clarify whether the proposed "marine park" is the one under the Marine Parks Ordinance (Cap. 476); and</p>	<p>Site 3 is not related to any Marine Park.            Site 5 is proposed to be zoned "OU(Marine Park)". The proposed "marine park" means the one under the Marine Parks Ordinance (Cap. 476)</p>
	<p><u>Site 5</u>            (d) from marine traffic point of view, any proposals of marine parks shall not pose any unacceptable marine restrictions and impacts to the existing and future marine traffic in the area. They shall not affect the operations and development of the existing and future marine facilities in the area. The proposed "marine park" is very close to the recommended Traffic Separation Schemes (TSS) to the south and north of SKC which are frequently used by high speed ferries plying between Hong Kong and Macau/Mainland ports. In this regard, the design of the proposed marine park shall not affect the relevant TSS and the marine traffic using the TSS.</p>	<p>If the planned reclamation for the IWMF had not been rejected because of marine traffic concerns, then the proposed marine park rezoning should not have any problems related to marine traffic.</p>
<b>Electrical and Mechanical Services Department</b>		
<p>(18) Director of Electrical and Mechanical Services (DEMS)</p>	<p><u>Site 1</u>            (a) he has no comment on the proposed zoning amendment from the electricity safety point of view; and</p>	<p>Noted.</p>
	<p>(b) on gas safety aspect, there are an intermediate pressure synthetic natural gas pipeline running along Wo Keng Shan Road and a gas metering station located within Site 1. In this connection, the project proponent should maintain liaison/coordination with the Hong</p>	<p>Liaison/coordination with the Hong Kong and China Gas Company Limited can be carried out at a later stage.             Requirements of the Electrical and Mechanical Services Department's Code of Practice on Avoiding</p>

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	<p>Kong and China Gas Company Limited in respect of the exact location of the existing or planned gas pipe routes/gas installations in the vicinity of the NENT Landfill and the minimum set back distance away from the gas pipes/gas installations if any excavation work is required during the design and construction stages of future development. The project proponent shall also note the requirements of the Electrical and Mechanical Services Department's Code of Practice on Avoiding Danger from Gas Pipes;</p>	<p>Danger from Gas Pipes are noted.</p>
	<p><u>Site 2</u> (c) No particular comment on the proposed rezoning;</p>	<p>Noted.</p>
	<p><u>Site 3</u> (d) part of Site 3 is reserved for the development of electrical substation. Without affecting the electricity supply to customers, early consultation with CLP Power is suggested as suitable reprovisioning arrangement of the concerned electricity supply facilities may be necessary;</p>	<p>Consultation with CLP regarding the reprovisioning arrangement can be made at a later stage, if needed.</p>
	<p><u>Site 4</u> (e) based on the information provided by the applicant, the subject site is close to Black Point Power Station and nearby 400kV overhead lines (OHL) &amp; pylons of CLP Power. As far as electricity supply safety and reliability are concerned, early consultation with CLP Power may be necessary to ensure that the proposed rezoning amendment would not affect the operation &amp; maintenance of the Power Station and nearby electricity supply facilities (e.g. OHL);</p>	<p>Noted. The site proposed for OU(landfill/IWMF) is very large. Consultation with CLP can be undertaken when a more specific location for the IWMF is identified.</p>
	<p>(f) Site 4 is located in the vicinity of Black Point Power Station. There is a natural gas facility at the power station. The facility is classified as a Notifiable Gas Installation (NGI)</p>	<p>Noted.</p>

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	<p>under the Gas Safety Ordinance. CLP had conducted a risk assessment to ascertain that the risk levels posed by the NGI to the surrounding land uses are within acceptable limits. The proposed IWMF may increase the risk levels due to additional populations. The project proponent will be required to contact CLP to review the risk assessment to ascertain that the risk levels to the surrounding land uses are still confined to within acceptable limits.</p>	
<b>Innovation and Technology Commission</b>		
(19) Commissioner for Innovation and Technology	(a) the establishment of an IWMF near the Tseung Kwan O Industrial Estate (TKOIE) will seriously affect the working environment of the existing factories there. These factories include data centres, food processing plants, television broadcasting operators, telecom and transmitter installations and other servicing industries; and	<p>TKOIE is located on land zoned “OU(Industrial Estate)” which is not a sensitive land use. “Refuse Disposal Installation” is a use that is always permitted under the zoning. As such, an OU(IWMF) zoning is considered compatible with “OU(Industrial Estate)”.</p> <p>Park A of this Supplementary Information shows that Site 2 will not have W-t-E plant. The IWMF at Site 2 is now proposed to have sorting, recycling and composting plants only.</p>
	(b) possible adverse air quality, odour, increased traffic of refuse trucks, etc will affect the operations of these high-tech industries, most of which are environmentally sensitive. This situation would also be undesirable for new industries wishing to establish their business in the TKOIE.	<p>As stated above, OU(Industrial Estate) is not a sensitive land use.</p> <p>Sea access to Site 2 is available. There will not be any refuse trucks passing through the Industrial Estate, there would not be adverse air quality, odour and increased traffic problems.</p>
<b>Tourism Commission</b>		
(20) Commissioner of Tourism (C for Tourism)	(a) Site 3 is immediately adjacent to HKDL Phase 2 site. The Government has been in discussion with the Walt Disney Company and Hong Kong Disneyland Management Limited on the development plans for the Phase 2 site upon the existing Phase 1 site is fully built out. The installation of an IWMF at Site 3 will lead to significant impact on Site 3's	<p>Park A of this Supplementary Information shows that that Site 3 will not have W-t-E plant. As such the plants proposed will be relatively low and can be screened by suitable landscaping.</p> <p>Sea access to Site 3 is available so that delivery of waste to the site and residual ash away from the site will</p>

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	development potentials as a theme park and the land value of Site 3. This will bring financial implications to the Government in terms of the value of the Phase 2 site and future commercial return of the theme park thereat;	not cause nuisance to the nearby development.
	(b) the proposed IWMF is in the vicinity of the Phase 1 site of HKDL which would bring negative impact on the guests' experience at the existing theme park; and	Firstly, an IWMF can be designed in an innovative way as shown in Appendix F of the Planning Report.  Secondly, appropriate landscaping can screen the buildings of IWMF to be seen.
	(c) the proposal may be in breach of the DRC.	Please see if Part A of this Supplementary Information can address your concern. If not, please provide the details of the DRC which the application may be in breach of so that the Applicant can respond.
<b>Home Affairs Department (HAD)</b>		
(21) District Officer/North (DO/N, HAD)	the Ta Kwu Ling District Rural Committee and the local community will be agitated by the application for zoning amendment as reflected by their objection to landfill extension. The proposal may not be mature enough for local consultation before Government departments offer their comments on the rezoning proposal.	The reaction of local community as mentioned in this comment is of a speculative nature.  The Applicant has notified the Ta Kwu Ling District Rural Committee, there seems very few public comments in relation to Site 1.
(22) District Officer/Islands (DO/Is, HAD)	Site 5 encroaches upon area for the proposed development of IWMF Phase 1. We acknowledge that EPD's views have been separately sought. DO/Is has no other comments on the application.	Noted.
<b>Antiquities and Monuments Office (AMO)</b>		
(23) Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD)	No comment on the application regarding Site 4. Nevertheless, the Tsang Tsui Site of Archaeological Interest is situated within Site 4. In accordance with the Environmental Permit No, EP-393/2010 issued under EIAO (Cap. 499) in 2010, an Archaeological Action Plan is required before the commencement of the WENT Landfill Extension	Requirement under EIAO is noted.



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	Project. In this connection, the project proponent is reminded to fulfill the requirements as required under the EIAO.	



**Figure 1: Location of Site 4 (WENT Landfill and its Extension)**  
 (This is a simplified figure modified from Figure 20 of the Planning Report.)