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Territory North Group  
27th floor, Southorn Centre  
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Wan Chai  
Hong Kong

Your reference:

Our reference: HKEPD259/50/110671

Date: 16 July 2025

Attention: Miss Chloe Fung

**BY EMAIL & POST**  
(email: [chloefung@epd.gov.hk](mailto:chloefung@epd.gov.hk))

Dear Sirs

Quotation Ref. 23-02230  
Provision of Independent Environmental Checker Consultancy Services for  
West New Territories Landfill Extension  
Decommissioning of West Ash Lagoon in Tsang Tsu (EP No. EP-652/2024 & FEP-01/652/2024)  
Final Audit Report

According to Clause 2.1 of the Environmental Permits (EP No.: EP-652/2024 and FEP-01/652/2024), the first version of the Audit Report was submitted on 11 June 2025 in accordance with the timeline stipulated in Environmental Permits Condition 2.1, i.e. within 1 month upon completion of the decommissioning works.

We refer to EPD's reply dated 9 July 2025, we are pleased to submit here with the Final Audit Report for your retention.

Should you have any queries, please do not hesitate to contact the undersigned or our Mr Ricky Lau on 2618 2831.

Yours faithfully  
ANewR CONSULTING LIMITED

James Choi  
Independent Environmental Checker

CPSJ/LCCR/CYCA/thy

Encl.

cc Environmental Protection Department – Mr Keith Lam (email: [keith\\_lam@epd.gov.hk](mailto:keith_lam@epd.gov.hk))  
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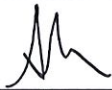
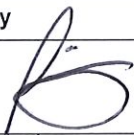

**Quotation Ref. 23-02230**

**Provision of Independent Environmental Checker  
Services for West New Territories Landfill  
Extension Decommissioning of West Ash Lagoon  
in Tsang Tsui (EP No. EP-652/2024 &  
FEP-01/652/2024)**

**Final Audit Report**

for

**Environmental Protection Department**

Prepared By		Checked By	Approved for Issue
A Chan 		R Lau 	J Choi 
Version	4	Date	16 July 2025
<p>The information contained in this report is, to the best of our knowledge, correct at the time of printing. The interpretation and recommendations in the report are based on our experience, using reasonable professional skill and judgment, and based upon the information that was available to us. These interpretations and recommendations are not necessarily relevant to any aspect outside the restricted requirements of the brief. This report has been prepared for the sole and specific use of our client and ANewR Consulting Limited accepts no responsibility for its use by others.</p> <p>This report is copyright and may not be reproduced in whole or in part without prior written permission. All rights reserved.</p>			

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## 1 INTRODUCTION

### 1.1 Background

The Tsang Tsui Ash Lagoons, comprising the west, middle and east ash lagoons, are located at Nim Wan, Tuen Mun. The Project site is located at the west ash lagoon with a site area of approximately 22.1 ha. The west ash lagoon, along with the middle and east ash lagoons, was constructed in the 1980s and leased to the Castle Peak Power Company Limited (CAPCO) for storage and disposal of pulverised fuel ash (PFA), which eventually would be filled and drained according to its design. The west ash lagoon was constructed and operated before the Environmental Impact Assessment Ordinance (EIAO) came into effect on 1 April 1998, so the original operation at the ash lagoon was exempted from the EIAO. The west ash lagoon was surrendered to the Government in 2023. The Government has been taking appropriate environmental precautionary measures since mid-December 2023, including covering the PFA surface with fill materials, to prevent the PFA deposited in the west ash lagoon from causing potential environmental impacts.

The Decommissioning of West Ash Lagoon in Tsang Tsui is classified as designated project requiring environmental permits under Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap.499). The environmental permits (EPs) of Decommissioning of West Ash Lagoon in Tsang Tsui (EP-652/2024 and FEP-01/652/2024) were granted in September 2024. The Project location plan is shown in *Figure 1*.

### 1.2 Scope of Works

The proposed decommissioning works of this Project mainly involve covering of at least 1m thick general fill above the PFA at west ash lagoon, as well as installation of temporary surface drainage system. No excavation works would be conducted and no transportation of pulverised fuel ash for disposal off-site during decommissioning stage. Relevant requirements promulgated by the Labour Department in respect of occupational safety and health such as “*General Guides on Occupational Health and Hygiene*” and “*Occupational Safety and Health Ordinance, Chapter 509*” have been reviewed and complied during the decommissioning works as recommended in Section 4.2.8.1 of the Project Profile.

### 1.3 Project Organisation

The key personnel contact names and numbers are summarized in *Table 1.1*.

**Table 1.1 Contact Information of Key Personnel**

Organisation	Project Role	Name of Key Staff	Tel No.	Fax No.
HKRRP	Project Manager	Mr. Victor Wu	2862 5013	--
HKRRP	Environmental Manager	Mr. Kenneth Lau	9315 4944	--
ANewR	Independent Environmental Checker	Mr. James Choi	2618 2831	3007 8648

Legend:

ANewR (IEC) – ANewR Consulting Limited

HKRRP (Contractor) – Hong Kong Resources Recovery Park

### 1.4 Purpose of the Report

This Final Audit Report aims to provide a record of audit on the implementation of the mitigation measures recommended in the Project Profile, EP-652/2024 upon completion of the decommissioning works.

## **2 IMPLEMENTATION STATUS OF MITIGATION MEASURES**

### **2.1 Summary of Decommissioning Works**

The Project was commenced on 10 March 2025 and completed in June 2025.

### **2.2 Summary of IEC Site Audit**

The IEC site audits were conducted monthly in March 2025 to May 2025 with the presence of Contractor and IEC representative. No deficiencies were observed during the site audits and some site photos are provided in *Appendix A*. The mitigation measures in the Project Profile are implemented as appropriate, including the following:

- The dust control and suppression measures to minimize the potential air quality impact;
- The standard noise control measures to minimize the potential noise impact;
- The site practices to minimize the potential water quality impact;
- The waste management measures to control potential environmental impacts or nuisance;
- The mitigation measures to minimize the potential ecology impact;
- The mitigation measures to mitigate the potential land contamination impact; and
- The mitigation measures to mitigate the potential health impact.

During the decommissioning works, no excavation work was conducted within the Project site and no transportation of pulverised fuel ash for disposal off-site in accordance with EP condition 2.2.

Topography survey was carried out on 9 June 2025 at the entire area of ash lagoon. According to the topography survey plans, it is checked that the highest level inside the ash lagoon before the decommissioning works is around +6mPD as shown on Lands Department's (LandsD's) topography map and the lowest level inside the ash lagoon after decommissioning works is around +9mPD. It is demonstrated that the level difference of general fill is at least approximate 3m. The levelled pulverised fuel ash surface was covered by at least 1m thick general fill in accordance with EP condition 2.3.

No new buildings were constructed as part of this decommission project. Therefore, indoor radon measurement requirement (ProPECC PN 1/99) is not applicable. However, periodic measurement of outdoor radon concentrations to protect on-site workers were conducted. Outdoor radon monitoring was carried out during the decommissioning works between March 2025 and May 2025 at the decommissioning site. The recorded radon levels are below the daily background levels measured by the Hong Kong Observatory.

Letter of Completion of the Works was issued on 10 June 2025.

### **2.3 Summary of Environmental Complaint, Summons and Prosecution**

No environmental complaint, summons and prosecution for the Project were received during the decommissioning stage.

### **3 CONCLUSION**

The potential environmental impacts and mitigation measures identified in the PP and the conditions of EP of the Project are implemented during decommissioning stage.

*Environmental Protection Department*

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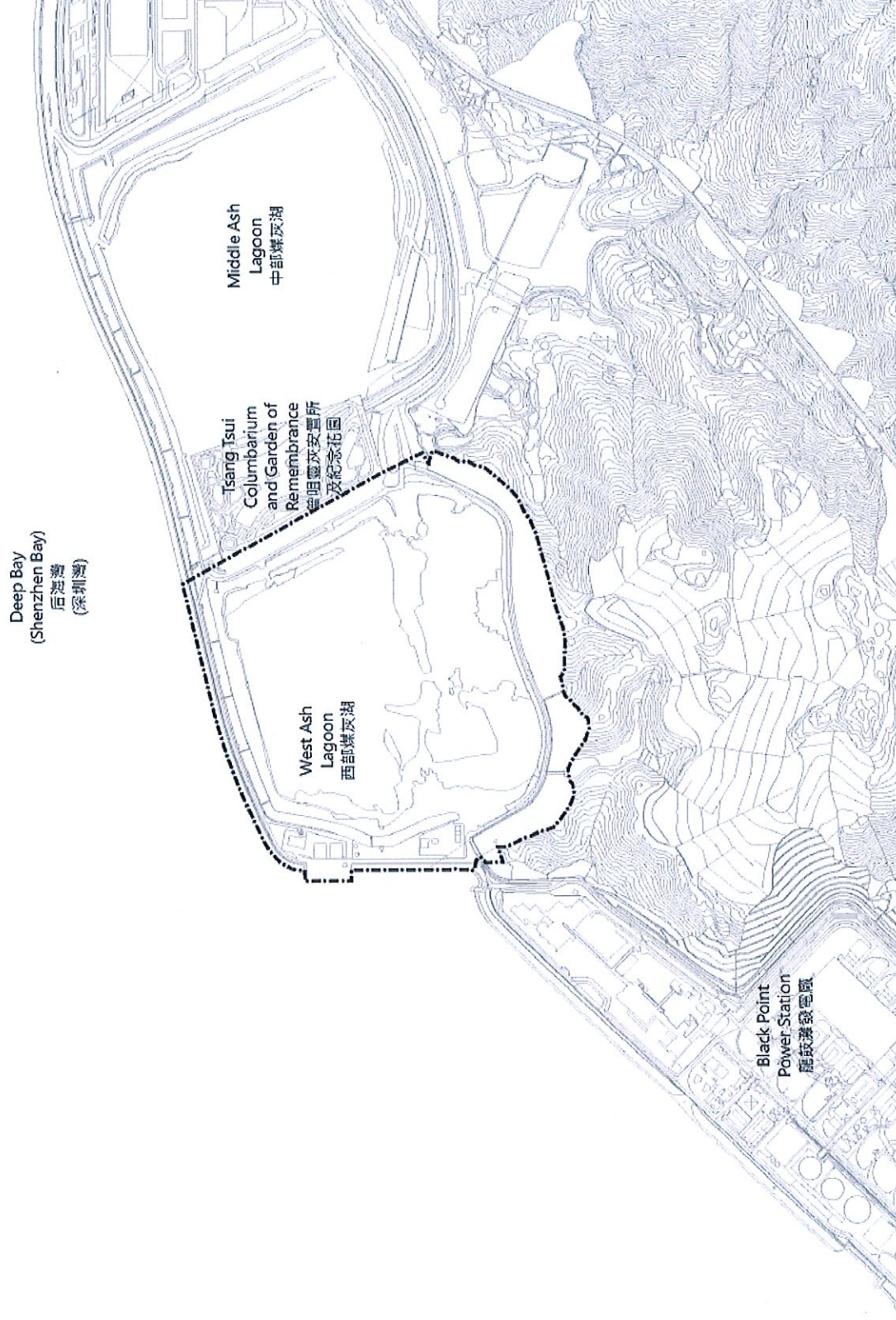
**ANewR**

July 2025

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## FIGURE 1

LEGEND 圖例  
PROJECT BOUNDARY 項目範圍



Environmental Permit No.: EP-652/2024  
環境許可證編號：EP-652/2024

Project Title: Decommissioning of West Ash Lagoon in Tsang Tsui  
工程項目名稱：曾咀西部煤灰湖的解除運作工程

Figure 1: Project Location Plan 圖 1：工程項目位置圖

*Environmental Protection Department*

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**ANewR**

July 2025

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## **APPENDIX A**

### **PHOTOS OF IMPLEMENTATION OF MITIGATION MEASURES**

## Appendix A Photos of Implementation of Mitigation Measures

### Good condition of PMEs



### Regular watering of exposed site surfaces



### Rubbish bins with good site practices implemented



Drip tray for chemicals onsite



Measurement of outdoor radon during decommission phase



Completion of decommission works

