

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)

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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.	

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	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.

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	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)