

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/313	Temporary Open Storage of Miscellaneous Items (including Empty Plastic Buckets and Fish Nets) and Office Use for a Period of 3 Years	28.4.2006 [revoked on 28.4.2007]
2	A/YL-TYST/1181	Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities with Minor Relaxation of Building Height Restriction	14.10.2022

Rejected application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/131	Temporary Car Repair Workshop for a Period of 3 Years	24.8.2001 [upon review]	(1), (2)

Rejection Reason(s):

- (1) Not compatible with the surrounding areas.
- (2) Adverse environmental/drainage impacts.

Recommended Advisory Clauses

- (a) to enhance the greenery and improve building façade treatment for the proposed development;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) a run-in/out from Kung Um Road to the application site (the Site) shall be constructed and maintained by the applicant. The run-in/out shall be removed and the public road shall be reinstated to the satisfaction of his department upon completion of the use of Site; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the proposed development is covered under an approved Environmental Impact Assessment report (AEIAR-237/2022) and an Environmental Permit issued (EP-605/2022) under the Environmental Impact Assessment Ordinance (EIAO). The Applicant should review the EIAO implications associated with the design changes, and confirm with the Environmental Protection Department on the need of variation of Environmental Permit. The Applicant should also observe and ensure the proposed development will comply with all statutory requirements under the EIAO;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) to note the comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) that the screening of natural hazards for the catchments overlooking the Site was carried out in CE 16/2022 (CE) and the applicant is reminded to refer to the agreement for issues related to natural terrain hazards.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月31日星期一 1:09
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1370 DD 117 and 119 Yuen Long Sewerage Treatment Plant
類別: Internet Email

A/YL-TYST/1370

Government Land, Yuen Long

Site area: About 10,244sq.m

Zoning: "Undetermined"

Applied development: Sewage Treatment Plant / Organic Waste Co-digestion Facilities / 47 Vehicle Parking

Dear TPB Members,

Trying to make sense of the long winded preamble, this application appears to be an increase in the height of this section of the STP from 38.5mPD to 53mPD.

Although the visual impact of the additional 15mts is brushed aside, I would remind members that when 1181 was approved 14 Oct 2022:

162. A Member, while expressing support to the application, raised concern on the landscaping and façade treatment for the proposed development. Given that the proposed development was a large-scale Government project and the Site was situated close to existing woodland/shrubland, more efforts should be made to minimise the visual and landscape - impacts arising from the proposal. In view of the Member's concern, the Chairman suggested and the Committee agreed that an additional advisory clause requesting the applicant to enhance the greenery and improve the building façade treatment should be included

I do not find any images in the application that provide any assurance that the advisory clause is being observed.

If the member is still on the board, hopefully she/he will follow up on this.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 26 September 2022 2:56 AM HKT
Subject: A/YL-TYST/1181 DD 117 and 119 Yuen Long Sewerage Treatment Plant

A/YL-TYST/1181

Various Lots in D.D. 117 and D.D. 119 and Adjoining Government Land, Yuen Long

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Site area: About 46,000sq.m

Zoning: "Other Specified Uses" annotated "Sewage Treatment Works" and "Undetermined"

Applied development: Sewage Treatment Plant / Organic Waste Co-digestion Facilities / Minor Relaxation of BHR / 47 Vehicle Parking

Dear TPB Members,

Re Fig 9.11 and 9.11.1 surely they are not going to decorate the exterior with loud circular artwork/tiling? The community has more than enough LED panels, moving images and loud brightly lit displays to contend with.

The project is Drainage Services, so why not cover the facility with trailing plants as has been so successfully achieved at Tai Hang Tung Storage Scheme in Mongkok?

<https://www.dsd.gov.hk/EN/HTML/395.html>

Also no indication that the flat roofs will be used to mount solar panels so that the facility could generate much of the energy it requires to function.

Mary Mulvihill

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2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月01日星期二 14:01
收件者: tpbpd/PLAND
主旨: KFBG's comments on one planning application
附件: 260901 s16 TYST 1370.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

1st September, 2026.

By email only

Dear Sir/ Madam,

Proposed Sewerage Treatment Plant and Organic Waste Co-digestion Facilities
(A/YL-TYST/1370)

1. We refer to the captioned.
2. The application site overlaps with the southern tip of the Yuen Long South (YLS) development area proposed by the Government¹. According to the revised Recommended Outline Development Plan (RODP), this area is designated as “Government (Reserve) – intended for government depots (with green building design)”¹ (see **Figure 1**). Under the same plan, an “Other Specified Uses (Sewage Treatment Works)” (OU(STW)) zone is already located adjacent to the application site. This zoning is also reflected in the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, as shown on the zoning plan attached to the application.
3. Under this background, we would like to understand why there remains a need to use the application site for the proposed development, rather than locating it within the nearby OU(STW) zone, which appears to be more relevant to the proposed use.
4. We would also appreciate further information regarding the progress of the proposed development and the overall implementation programme of the YLS Development. We will approach the relevant government departments for further clarification on these matters. The Board may also wish to consider making similar enquiries to facilitate a better understanding

¹ <https://yls.hk/en/yuen-long-south-development-area/4-revised-recommended-outline-development-plan>





嘉道理農場暨植物園公司 2
Kadoorie Farm & Botanic Garden Corporation

of the planning context and justification for the proposal.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. WDO-CEDD
DSD

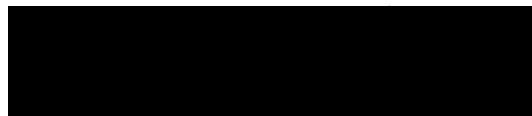


Figure 1. The revised RODP for the YLS development (showing only the southern tip), extracted from the YLS development website¹.

