

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1370

- Applicant** : Harbour Area Treatment Scheme Division, Drainage Services Department (DSD) represented by Ove Arup & Partners Hong Kong Limited
- Site** : Government Land (GL) in D.D. 117, Yuen Long
- Site Area** : About 10,244 m²
- Land Status** : GL
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Undetermined” (“U”)
- Application** : Proposed Sewage Treatment Plant and Organic Waste Co-digestion Facilities

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed sewage treatment plant (STP) and organic waste co-digestion facilities (OWCF) at the application site (the Site) falling within an area zoned “U” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, all uses or developments within the “U” zone except those specified in the covering Notes require planning permission from the Town Planning Board (the Board). The Site is currently under site formation works being carried out by the Civil Engineering and Development Department (CEDD) (**Plans A-2 to A-4**).
- 1.2 The Site is accessible via Kung Um Road (**Plan A-2**). According to the applicant, the proposed STP and OWCF form part of the Yuen Long South Effluent Polishing Plant (YLSEPP)¹, which would provide adequate facilities to accommodate holistic sewage treatment, disposal and food waste recycling operations for the YLSNDA and wider context.

¹ YLSEPP is an essential infrastructure to support the Yuen Long South New Development Area (YLSNDA) and Hung Shiu Kiu/Ha Tsuen NDA (HSK/HT NDA). It comprises two portions, i.e. northern and southern portions, for accommodating the STP and OWCF (detailed at paragraph 4).

- 1.3 The Site, which covers the southern portion of the YLSEPP, was involved in a previous application for the same proposed uses under application No. A/YL-TYST/1181 for the whole YLSEPP (**Plan A-1**). Under the approved scheme of the previous application, the southern portion of the YLSEPP (i.e. the Site of the current application) has a maximum building height (BH) of 38.5mPD (detailed at paragraph 5). In the current application, the applicant proposes to increase the maximum BH for the Site to 53mPD.
- 1.4 As compared with the last approved application, the current application is submitted by the same applicant covering only the southern portion of the YLSEPP with similar layout and development parameters, except for the increases in maximum BH and number of structures. The applicant has submitted an indicative scheme in support of the application. A comparison of the major development parameters of the current application and the southern portion under last approved application is summarised as follows:

Major Development Parameters	Southern Portion under Approved Application No. A/YL-TYST/1181 (a)	Current Application No. A/YL-TYST/1370 (b)	Difference (b)-(a)
Site Area (about)	10,579m ²	10,244m ²	-335m ² (-3.2%)
Gross Floor Area	53,200m ² (for the whole YLSEPP)	3,200m ²	N/A
Maximum BH	38.5mPD	53mPD	+14.5m (+38%)
Design Capacity (<i>for the whole YLSEPP</i>) - STP - OWCF	65,000m ³ /day average dry weather flow 100 wet tonnes of pre-treated food waste/day	65,000m ³ /day average dry weather flow 100 wet tonnes of pre-treated food waste/day	No change No change
No. of Structures	9 (for sludge digesters, biogas holder, organic waste reception, deodorisation unit, biogas pre-treatment facilities and waste gas burner)	12 (for sludge digesters, biogas holders, pre-treated food waste reception/facilities with deodorisation unit, biogas pre-treatment facility, tank facility and waste gas burner)	+3 (+33%)
No. of Parking Spaces	35 (for private cars)		No change
No. of Loading/Unloading Spaces	12 (for Heavy Goods Vehicles (HGVs))		No change

- 1.5 An Environmental Assessment and photomontages have been submitted by the applicant to support the application. With the implementation of the proposed mitigation measures, no adverse impacts on air quality, noise, water quality, waste management, land contamination and visual aspects are anticipated. On landscaping, there is no Old and Valuable Tree, Trees of Particular Interest or trees with individual trunk(s) over 750mm diameter at breast height within the Site. All existing trees within the Site will be felled as part of the site formation works of YLSNDA Second Phase Development and will be compensated separately outside the Site. Tree planting along the boundary of the Site will be provided subject to the contractor's

detailed design. Since the YLSEPP is a designated project (DP) under the Environmental Impact Assessment Ordinance (EIAO), other relevant technical assessments such as Air Quality Impact Assessment, Noise Impact Assessment, Water Quality Impact Assessment and Landscape and Visual Impact Assessment, and the implementation of the mitigation measures are to be monitored and audited under the EIAO regime. The master layout plan, landscape and visual mitigation plan, typical sections and photomontages submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 3.8.2026 (**Appendix I**)
- (b) Supplementary Information (SI) received on 7.8.2026 (**Appendix Ia**)
- (c) Further Information (FI) received on 10.9.2026 (**Appendix Ib**)
- (d) FI received on 21.9.2026 (**Appendix Ic**)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FI (**Appendices I to Ic**). They can be summarised as follows:

Support for Timely Construction of the Proposed STP and OWCF

- (a) Ground investigation works have confirmed that the rockhead level across the Site is substantially higher than previously anticipated at about 20mPD (**Drawing A-3**), which imposes significant physical constraints on extensive excavation works. The close proximity of the rockhead to existing ground level, coupled with interfacing constraints such as the CEDD-constructed retaining wall, limits the feasibility of deep excavation and associated excavation-and-lateral-support (ELS) works. Therefore, proposed increase in the maximum BH is required to facilitate an optimised design adopting shallow foundations founded directly on the rockhead.
- (b) The indicative scheme enables more effective utilisation of on-site conditions, eliminates the need for deep excavation, reduces geotechnical and flooding risks, avoids disturbance to adjoining formation works, and ensures a safe and practicable construction methodology. It is also estimated that the construction programme could be shortened by approximately 10 months, obviating the need for complex and high-risk ELS systems and materially reducing safety hazards during construction.
- (c) The current proposal supports cost-effective infrastructure provision and prudent public expenditure while ensuring that essential facilities can be delivered efficiently to meet development needs, which echoes with the need to enhance efficiency and reduce construction costs through innovation, streamlined delivery and better utilisation of resources as highlighted in Chief Executive's 2025 Policy Address.

Compatibility with the Surrounding Environment

- (d) The indicative scheme is compatible with the surroundings, which are characterised by a cluster of brownfields and low-density residential developments. The indicative scheme adopts a total of maximum BH of 53mPD which remains below the recommended BH of 55mPD stipulated in the Revised Recommended Outline Development Plan (RODP) of YLSNDSA. By respecting the overall development intensity of the YLS area, the indicative scheme will integrate seamlessly with the surrounding developments and be fully compatible with the townscape of the YLSNDA.

No Adverse Impact

- (e) The technical feasibility of the proposed STP and OWCF has been demonstrated in the previously approved application. Since there are no substantial changes in the floor area and design capacity of the proposed STP and OWCF, it is anticipated that the current application would not result in any adverse traffic, environmental, sewerage and drainage impacts on the surroundings.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) are not applicable.

4. Background

- 4.1 The Site and its surrounding areas have been zoned “U” on the OZP since 2000. The planning intention of “U” zone for this area is to cater for the continuing demand for open storages which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. Under the YLS feasibility study², this area falls within the remaining stages of the YLSNDA and the existing brownfield operations would be gradually phased out in stages.
- 4.2 The need for sewage treatment facilities to support the YLSNDA has been established at the early stages of the YLS Study. The general location of the proposed STP at the northern portion of the YLSEPP was reflected in the Draft RODP promulgated in 2016, and slightly refined under the RODP in 2017. According to the Revised RODP for YLS promulgated in May 2020, the extent of the northern portion remains unchanged while the southern portion of the YLSEPP (i.e. the Site of the current application) falls largely within an area zoned “Government” which is subject to maximum BH of 55mPD (**Plan A-5**). The statutory planning procedures pertaining to YLSNDA Stages 1 and 2 (including the northern portion of the YLSEPP) were completed in August 2021. According to the extant OZP, the northern portion of the YLSEPP falls within an area zoned “Other Specified Uses” annotated “Sewage

² Agreement No. CE 35/2012 (CE) ‘Planning and Engineering Study for Housing Sites in YLS – Investigation’ (the YLS Study).

Treatment Works” (“OU(STW)”) subject to a maximum BH of 35mPD while the southern portion of the YLSEPP falls within an area zoned “U”.

- 4.3 To support the holistic development of the YLSEPP, the southern portion of the YLSEPP (i.e. the Site) has been advanced to Second Phase Development of YLSNDA with relevant funding endorsed in 2025.
- 4.4 YLSEPP is a Designated Project under the EIAO. The EIA report was approved with conditions and an Environmental Permit (EP, No. EP-605/2022) was issued by the Director of Environmental Protection (DEP) on 25.7.2022, which included various conditions, *inter alia*, submission of landscape and visual mitigation plan and compensatory tree planting implementation plan.

5. **Previous Application**

- 5.1 The Site, in part or in whole, was involved in three previous applications, including an application (No. A/YL-TYST/1181³) for the same proposed uses covering the whole YLSEPP and minor relaxation of BH restriction from 35mPD to 40mPD for permitted STP use at the northern portion which was approved by the Committee in 2022 mainly on the considerations that the proposed uses are not incompatible with the existing context and would generally be in line with the planned government public utility installation uses for the area under the YLSNDA, and no environmental, quantitative risk, traffic, and landscape and visual impacts were anticipated from the proposal.
- 5.2 The remaining two applications (No. A/YL-TYST/131 and 313) were for temporary car repair workshop and open storage, and their considerations are not relevant to the current application which involves different uses. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1**.

6. **Similar Application**

There is no similar application within the subject “U” zone.

7. **The Site and Its Surrounding Areas** (Plans A-1 to A-4b)

7.1 The Site is:

- (a) accessible from Kung Um Road (**Plans A-2 and A-3**);
- (b) currently under site formation works carried out by CEDD (**Plans A-2 to A-4b**).

³ The site of application No. A/YL-TYST/1181 comprises two portions of the YLSEPP, namely the southern portion which is zoned “U” and the northern portion which is zoned “OU(STW)”. According to the approved scheme, the whole YLSEPP has a total site area of about 46,000m², a GFA of 53,200m², and maximum BHs of 40mPD (for northern portion) and 38.5mPD (for southern portion).

7.2 The surrounding areas have the following characteristics (**Plans A-2 to A-4b**):

- (a) to the north of the Site is the northern portion of the YLSEPP within an area zoned “OU(STW)” which is currently under site formation works carried out by CEDD;
- (b) to the east of the Site are predominately warehouses within an area zoned “OU” annotated “Rural Use” (“OU(RU)”); and
- (c) to the south and west of the Site are the landscaped foothills of Kung Um Shan, predominated by woodland/shrubland intermixed with graves within an area zoned “Conservation Area” (“CA”).

8. Planning Intention

- 8.1 The planning intention of the “U” zone is to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises. Any proposed developments within the zone should demonstrate that they will not have significant traffic, drainage and environmental impacts on the area.
- 8.2 According to the Explanatory Statement (ES) of the OZP, under the “Planning and Engineering Study for Housing Sites in YLS – Investigation”, this area falls within the remaining stages of the YLS Development and the existing operations would be gradually phased out in stages.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 9.1.1 Comments of the Chief Estate Surveyor/New Development Area, Lands Department (CES/NDA, LandsD):
 - (a) no adverse comment on the application; and
 - (b) the Site comprises GL that falls within the Second Phase Development of YLSNDA. The Site falls within an allocation to CEDD under STLA-TYL 885 for works area associated with the YLSNDA project. The Site has been handed over to CEDD.

Traffic

- 9.1.2 Comments of the Commissioner for Transport (C for T):

No adverse comment on the application from traffic engineering perspective.
- 9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no adverse comment on the application; and
- (b) the applicant should note his advisory comments at **Appendix III**.

Environment

9.1.4 Comments of the DEP:

- (a) no objection to the application; and
- (b) the applicant should note his advisory comments at **Appendix III**.

Urban Design, Visual and Landscape

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Visual and Urban Design

- (a) no adverse comments on the application from visual perspective;
- (b) the Site is located at the foothill of Kung Um Shan, surrounded by vegetated hillslopes to its south with warehouses and open storage yards to its north. The Site, together with a larger site to its immediate northwest, form the planned YLSEPP which is the subject of a previously approved application No. A/YL-TYST/1181 with a maximum BH of 38.5mPD for the southern portion. The maximum BH of the planned developments of YLSNDA to the east of the Site ranges from 40mPD to 55mPD (**Plan A-5**). The proposed development with a maximum BH of 53mPD is considered not incompatible with the surroundings;

Landscape

- (c) the Site is situated in an area of miscellaneous rural fringe landscape character comprising temporary structures, burial ground and tree clusters. The proposed uses are considered not incompatible with the landscape character of the area;
- (d) the Site is largely formed and some existing trees are observed within the Site. According to Para 4.3.1 of the Supporting Planning Statement, no distinctive landscape resources are found within the Site; and
- (e) significant adverse landscape impact arising from application is not anticipated.

Fire Safety

9.1.6 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- (b) the applicant should note his advisory comments at **Appendix III**.

Geotechnical Aspect

9.1.7 Comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD):

- (a) no objection to the application; and
- (b) the applicant should note his advisory comments at **Appendix III**.

Long-Term Development

9.1.8 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the YLS Study. According to the Revised RODP of YLS promulgated in May 2020, the major portion of the Site falls within an area zoned “Government”, which is subject to a maximum BH of 55mPD, and the remaining minor portion falls within an area shown as ‘Road’ (**Plan A-5**); and
- (b) no in-principle objection to the application from the perspective of the YLS Study.

9.1.9 Comments of the Project Manager (West) (PM(W)), CEDD:

Based on the preliminary project boundary of the proposed YLSNDA, the majority of the Site falls within the boundary of the proposed YLSNDA – Second Phase Development. The YLSNDA would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLSNDA – Second Phase Development is being formulated.

District Officer’s Comments

9.1.10 Comments of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from village representatives in the vicinity.

9.2 The following government departments have no objection to/no adverse comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Mainland North, DSD (CE/MN, DSD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- (d) Director of Electrical and Mechanical Services (DEMS).

10. Public Comments Received During the Statutory Publication Period

On 11.8.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received from an individual and Kadoorie Farm & Botanic Garden Corporation raising concerns that the proposed development may bring about visual impact on the surroundings with an increased BH and querying the need of the Site for the proposed development and the progress and overall development programme of YLSNDA (**Appendix IV**).

11. Planning Considerations and Assessments

11.1 The application is for proposed STP and OWCF at the Site which is zoned “U” on the OZP. According to the ES of the OZP, under the YLS Study, the “U” zone falls within the remaining stages of the YLSNDA and the existing operations would be gradually phased out in stages once the zoning is amended in the future under the YLS Third Phase Development. The Site has subsequently been advanced to Second Phase Development of YLSNDA for holistic development of the YLSEPP. Under the RODP of YLSNDA, the Site falls largely within an area zoned “Government” which is subject to a maximum BH of 55mPD, while the remaining minor portion falls within an area shown as ‘Road’. In this regard, CE/CID of PlanD and PM(W) of CEDD have no objection to/no adverse comment on the application from the YLS Study and implementation perspectives respectively.

11.2 The Site forms the southern portion of YLSEPP, which is an essential infrastructure to provide adequate facilities to accommodate sewage treatment, disposal and food waste recycling operations for YLSNDA and wider context. The whole YLSEPP is the subject of a previous application No. A/YL-TYST/1181 for the same proposed uses, which was approved by the Committee in 2022. Under the approved scheme, the southern portion of the YLSEPP has a maximum BH of 38.5mPD. According to the applicant, ground investigation has concluded that the high rockhead level across the Site (i.e. at about 20mPD) would lead to significant physical constraints on extensive excavation works. As such, an indicative scheme with an increased maximum BH (i.e. 53mPD) is proposed to facilitate an optimised design for the proposed facilities. The proposed increase in maximum BH from 38.5mPD to 53mPD (+14.5m) is in line with the maximum BH stipulated under the Revised RODP of YLSNDA. In this regard, CTP/UD&L of PlanD has no adverse comment on the application from visual perspective and considers that the proposed BH of 53mPD is not incompatible with the surroundings.

11.3 The northern portion of the YLSEPP located to the north of the Site falls within an area zoned “OU(STW)” with a BH of 40mPD approved under application No. A/YL-

TYST/1181. The surrounding areas comprise predominantly warehouses within the “OU(RU)” zone and woodland/shrubland with scattered graves within the “CA” zone. The Site is currently under site formation works carried out by CEDD. The proposal is not incompatible with the surrounding areas, and would be in line with the planned government and public utility installations uses for the area under the YLSNDA.

- 11.4 As compared with the previous application, there are no substantial changes in the floor area and design capacity of the proposed STP and OWCF in the YLSEPP. All existing trees within the Site will be felled as part of the site formation works of YLSNDA Second Phase Development and will be compensated separately outside the Site. Tree planting along the boundary of the Site will be provided subject to the contractor’s detailed design. In this regard, relevant government departments consulted, including the C for T, DEP, D of FS and CTP/UD&L of PlanD have no objection to or no adverse comment on the application from traffic, environmental, fire safety and landscape planning aspects respectively. The design and implementation of the landscape and visual mitigation measures, as well as the compensatory planting proposal, will be monitored and audited under the EIAO regime.
- 11.5 The proposed layout submitted by the applicant is indicative in nature mainly to serve as the basis for technical assessments. In particular, the layout is used to demonstrate that the proposed increase in BH would have no significant adverse environmental and visual impacts. The YLSEPP would be subject to further detailed design and refinement. Should the Committee approve the application, the approval only covers the uses and major development parameters sought. The development scheme does not form part of the approval, which may be subject to change at the detailed design stage.
- 11.6 Regarding the public comments as mentioned in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 25.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix III**.
- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 3.8.2026
Appendix Ia	SI received on 7.8.2026
Appendix Ib	FI received on 10.9.2026
Appendix Ic	FI received on 21.9.2026
Appendix II	Previous Applications
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Master Layout Plan
Drawing A-2	Landscape and Visual Mitigation Plan
Drawing A-3	Typical Sections
Drawings A-4 and A-5	Photomontages
Plan A-1	Location Plan with Previous Application
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos
Plan A-5	Revised RODP

**PLANNING DEPARTMENT
SEPTEMBER 2026**