

This document is received on 24 AUG 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

220209/ 12/8 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1181
	Date Received 收到日期	24 AUG 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Harbour Area Treatment Scheme Division, Drainage Services Department,
HKSAR Government

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

AECOM Asia Company Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots nos. 748 (Part), 749 (Part), 753 (Part), 754 (Part), 755 (Part), 756 (Part), 757 (Part), 758, 759, 760 S.A., 760 S.B., 761, 762 (Part), 763, 764 S.A., 764 S.B., 765, 766, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779 (Part), 780 S.A (Part), 780 S.B., 785 (Part), 786, 787, 788, 789, 790, 791 (Part), 792 (Part), 793, 794, 795 (Part), 796 (Part), 797 (Part), 798 (Part), 1878 (Part), 1879(A) & 1879(B) (Part), 1883 (Part), 1884 (Part), 1885 (Part), 1886, 1888 (Part), 1890 RP (Part), 1891 (Part), 1894 RP (Part), 1895, 1896, 1897 (Part), 1898, 1899, 1901 RP (Part), 1902 S.A., 1902 S.B RP, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912 (Part), 1913, 1914, 1915, 1916, 1917, 1918 (Part), 1919 (Part), 1920, 1921, 1922, 1923, 1924, 1925 (Part), 1926, 1928 (Part), 1929, 1930, 1931, 1932, 1933 (Part), 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1950, 1951, 1952 (Part), 1953 (Part), 1954 (Part), 1955, 1956 (Part) and 1957 (Part) all in Demarcation District No. 117, Lots nos. 1058 (Part), 1059 (Part), 1061 (Part), 1062 (Part), 1118 S.B (Part), 1121 (Part), 1122 S.A (Part), 1122 S.B (Part), 1124, 1125 (Part), 1128 (Part), 1129 S.A (Part), 1129 S.B., 1130 (Part), 1131 (Part), 1132 (Part) and 1133 (Part) all in Demarcation District No. 119 and adjoining government land
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 46,000 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 less than 53,200 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	7,700 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Undetermined" ("U") and "Other Specified Uses" ("OU") annotated "Sewage Treatment Works" ("OU(STW)")
(f) Current use(s) 現時用途	Mainly brownfield site (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 10/08/2022 (DD/MM/YYYY)&
於 10/08/2022 (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
11/08/2022 (DD/MM/YYYY)&
於 11/08/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="502 1370 1452 1870"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 ..+35.0 mPD.. mPD 米 (主水平基準上) to 至
+40.0 mPD..mPD 米 (主水平基準上) (Site OU3.3 only)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development
擬議用途/發展

Sewage Treatment Plant and Organic Waste Co-digestion
Facilities and minor relaxation of building height restriction

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 less than 53,200 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 Refer to Annex 1 % ☐ About 約
- Proposed no. of blocks 擬議座數 25
- Proposed no. of storeys of each block 每座建築物的擬議層數 Not more than 4 storeys 層
☒ include 包括 1-2 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not more than +40.0 mPD 米 (主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities
政府、機構或社區設施

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Refer to Annex 1

☐ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Refer to Annex 1	Refer to Annex 1	Refer to Annex 1
.....		
.....		
.....		
.....		

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Operation of Yuen Long South Effluent Polishing Plant such as open storage, access, E&M
 works, etc.

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2032

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kung Um Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 35 Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 12 Others (Please Specify) 其他 (請列明) _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積..... 27,000 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 less than 16.5 m 米 ☒ About 約 ☐																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Based on the broad-brush tree survey, about 402 existing trees would be fell and the major affected tree species include Macaranga tanarius, Ficus microcarpa, Ficus hispida, Sterculia lanceolata, Schefflera heptaphylla, Ficus benjamina, Celtis sinensis, Microcos nervosa, Sapium discolor, Melia azedarach and Leucaena leucocephala	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☐																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☐																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

In the current approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 dated August 2021, a piece of land with area of around 4.2 hectares at southern end of YLS Development was designated for the construction of a new sewage treatment works, namely Yuen Long South Effluent Polishing Plant (YLSEPP), and a new Water Reclamation Facility which are essential infrastructures to serve the population and development needs of Yuen Long South Development and the surrounding new development areas. The site was zoned to "OU(STW)" with a maximum building height limit of +35 mPD. The designated site also corresponds to Site OU3.3 under the latest published YLS Development Revised RODP in May 2020 (thereafter referred to as Site OU3.3 in this Planning Statement).

In March 2020, the Drainage Services Department (DSD) awarded a consultancy agreement named "Hung Shui Kiu Effluent Polishing Plant and Yuen Long South Effluent Polishing Plant – Investigation" (Agreement No. CE 6/2019 (DS) for the investigation for HSKEPP and YLSEPP. The sewage flow projection, design basis and land requirement for YLSEPP was reviewed, with discussions between DSD, CEDD, EPD, WSD and other relevant government authorities. YLSEPP was reviewed to be designed with a treatment capacity of 65,000 m³/day of sewage from the YLS DA and the HSK/HT NDA and other surrounding areas such as Yuen Long Area 13 & 14 with due regard of the holistic sewage treatment and disposal arrangement in the region. The YLSEPP shall treat sewage to tertiary quality and supply treated effluent to a water reclamation plant (Yuen Long South Water Reclamation Plant, YLSWRP) which is located in the same site of Site OU3.3 but it is not under this application. In addition, YLSEPP shall receive pre-treated food waste for co-treatment with sewage sludge to achieve synergy effect for overall land saving and energy recovery benefits.

It is in this context that the designated 4.2 hectare of Site OU3.3 is not sufficient for the proposed development of YLSEPP and YLSWRP. Additional land (Site G3.1) and a relaxation of height limit for Site OU3.3 are requested to support the development of the essential sewage treatment infrastructure, accommodate the development needs and provide a better planning control over the design and layout of the YLS Development taking account of various environmental, traffic, infrastructure and other constraints.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....
NG, Chung Man Desmond
.....

Executive Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 Member of Institute of Engineers Ireland

on behalf of
代表

AECOM Asia Company Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

11 August 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots nos. 748 (Part), 749 (Part), 753 (Part), 754 (Part), 755 (Part), 756 (Part), 757 (Part), 758, 759, 760 S.A, 760 S.B, 761, 762 (Part), 763, 764 S.A, 764 S.B, 765, 766, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779 (Part), 780 S.A (Part), 780 S.B, 785 (Part), 786, 787, 788, 789, 790, 791 (Part), 792 (Part), 793, 794, 795 (Part), 796 (Part), 797 (Part), 798 (Part), 1878 (Part), 1879(A) & 1879(B) (Part), 1883 (Part), 1884 (Part), 1885 (Part), 1886, 1888 (Part), 1890 RP (Part), 1891 (Part), 1894 RP (Part), 1895, 1896, 1897 (Part), 1898, 1899, 1901 RP (Part), 1902 S.A, 1902 S.B RP, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912 (Part), 1913, 1914, 1915, 1916, 1917, 1918 (Part), 1919 (Part), 1920, 1921, 1922, 1923, 1924, 1925 (Part), 1926, 1928 (Part), 1929, 1930, 1931, 1932, 1933 (Part), 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1950, 1951, 1952 (Part), 1953 (Part), 1954 (Part), 1955, 1956 (Part) and 1957 (Part) all in Demarcation District No. 117, Lots nos. 1058 (Part), 1059 (Part), 1061 (Part), 1062 (Part), 1118 S.B (Part), 1121 (Part), 1122 S.A (Part), 1122 S.B (Part), 1124, 1125 (Part), 1128 (Part), 1129 S.A (Part), 1129 S.B, 1130 (Part), 1131 (Part), 1132 (Part) and 1133 (Part) all in Demarcation District No. 119 and adjoining government land		
Site area 地盤面積	46,000 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 7,700 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14		
Zoning 地帶	"Undetermined" ("U") and "Other Specified Uses" ("OU") annotated "Sewage Treatment Works" ("OU(STW)") 「未決定用途」及「其他指定用途」註明「污水處理廠」地帶		
Applied use/ development 申請用途／發展	Sewage Treatment Plant and Organic Waste Co-digestion Facilities and minor relaxation of building height restriction 污水處理廠及有機資源共消化設施和略為放寬建築物高度限制		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	- ☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	53,200 ☐ About 約 ☒ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	25	
	Composite 綜合用途	-	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		+40.0 mPD 米(主水平基準上) ☒ (Not more than 不多於)
		4 Storeys(s) 層 ☒ (Not more than 不多於) (☒ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	48 % ☒ About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	35
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	35
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	12
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	12

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Site location plan, YLS Development Revised RODP (published in May 2020), the development programme of YLS Development in Revised RODP.		
Reservation of Land for YLS WRP, Preliminary Development Layout of YLSEPP and Landscape and Visual Mitigation Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☒
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☒
Others (please specify) 其他 (請註明)	☐	☒
Location Plan, YLS DA Revised RODP, Reservation of Land for YLS Water Reclamation Plant		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

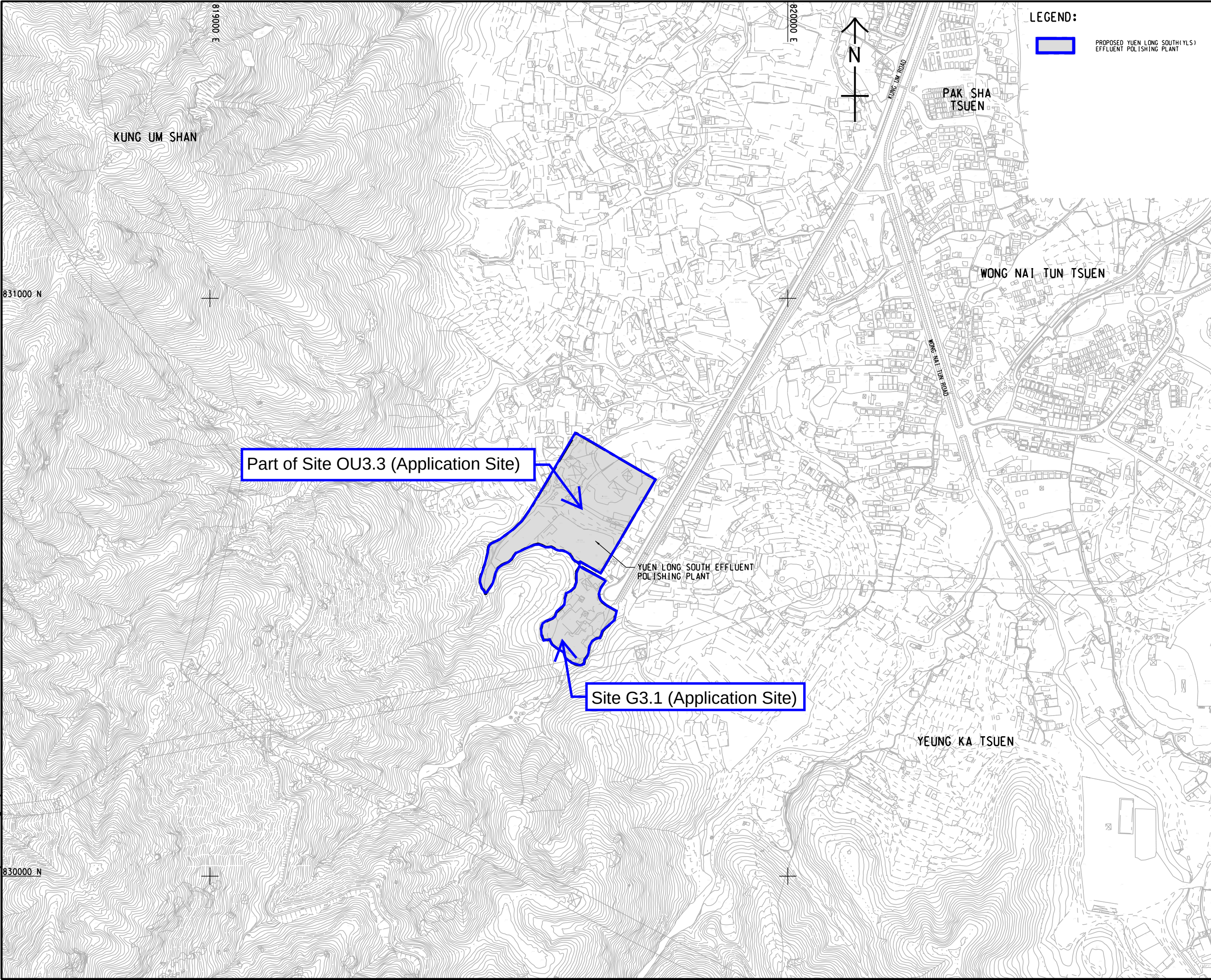
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Annex 1

Building and Proposed Use	Quantity	No. of Storeys	No. of Basement	Floor Area (m2)	Total GFA (m2)
Inlet Works	1	2	1	2,957	6,267
Primary Sedimentation Tanks	1	2	1	1,849	5,413
Bioreactors	1	2	1	4,743	9,520
Tertiary Treatment Building	1	2	2	3,503	12,109
Sludge Treatment Building, CHP Building and Sidestream Building	1	2	2	2,675	10,293
Car Parks	1	1	1	222	500
Workshop & Store Room	1	1	1	413	900
Chemical Dosing Facilities	1	2	0	1,215	2,434
Waste Gas Burner	2	1	0	100	100
Digesters	4	1	0	1,524	1,521
Gas Holder	2	1	0	404	403
Portal	2	1	2	140	420
Biogas Pre-treatment Facilities (Site OU3.3)	1	1	0	216	100
Biogas Pre-treatment Facilities (Site G3.1)	1	1	0	235	100
Administration Building & Carparks	1	2	0	596	1,200
Organic Waste Reception Facilities with Deodorization Unit	1	1	1	1,246	1,904
				22,038	53,184
Total Site Area			About	46,000	
Site Coverage				48%	

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
Plot File by: Xin.Yang 10/9/2021
PATH: P:\PROJECTS\60631936\Drawings\REPORT\EA\EA_711.dgn



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PROJECT

HUNG SHUI KIU
EFFLUENT POLISHING
PLANT AND
YUEN LONG SOUTH
EFFLUENT POLISHING
PLANT - INVESTIGATION

CLIENT



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I/R	DATE	DESCRIPTION	CHK.
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STATUS

SCALE

A1 1 : 3000

DIMENSION UNIT

METRES

KEY PLAN

PROJECT NO.

60631936

CONTRACT NO.

CE 6/2019 (DS)

SHEET TITLE

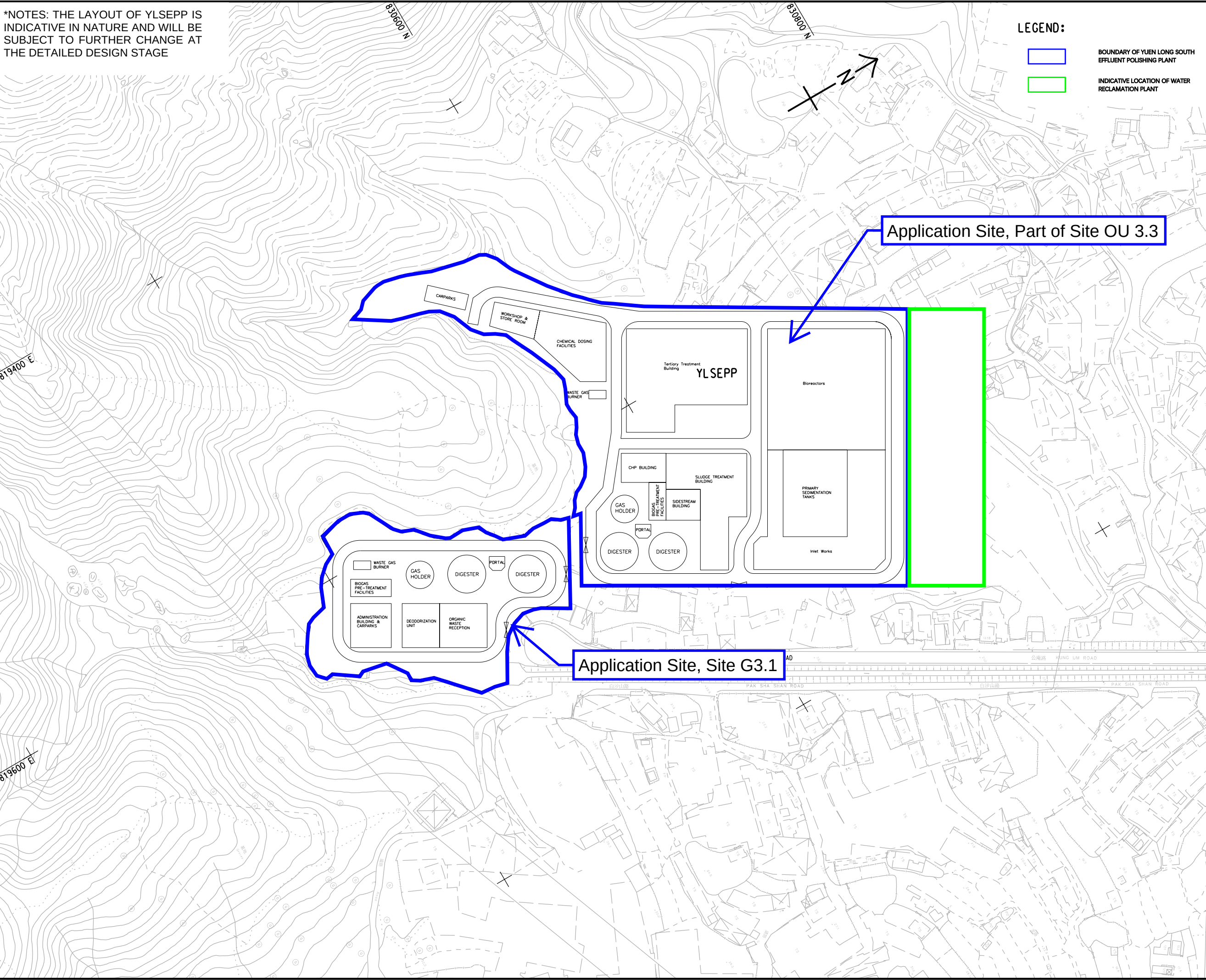
Location Plan of YLSEPP

SHEET NUMBER

60631936/Figure 1.1

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
2021/11/18
vicky.xie1
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*NOTES: THE LAYOUT OF YLSEPP IS INDICATIVE IN NATURE AND WILL BE SUBJECT TO FURTHER CHANGE AT THE DETAILED DESIGN STAGE



LEGEND:

BOUNDARY OF YUEN LONG SOUTH EFFLUENT POLISHING PLANT

INDICATIVE LOCATION OF WATER RECLAMATION PLANT

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PROJECT
項目

HUNG SHUI KIU
EFFLUENT POLISHING
PLANT AND
YUEN LONG SOUTH
EFFLUENT POLISHING
PLANT - INVESTIGATION

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Drainage Services Department

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STATUS
校核

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比例

DIMENSION UNIT
尺寸單位

A1 1: 1000

METRES

KEY PLAN
索引圖

PROJECT NO.
項目編號

CONTRACT NO.
合約編號

60631936

CE 6/2019 (DS)

SHEET TITLE
圖紙名稱

Preliminary Master Layout
Plan of YLSEPP

SHEET NUMBER
圖紙編號

60631936/Figure 1.2

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Drainage Services Department



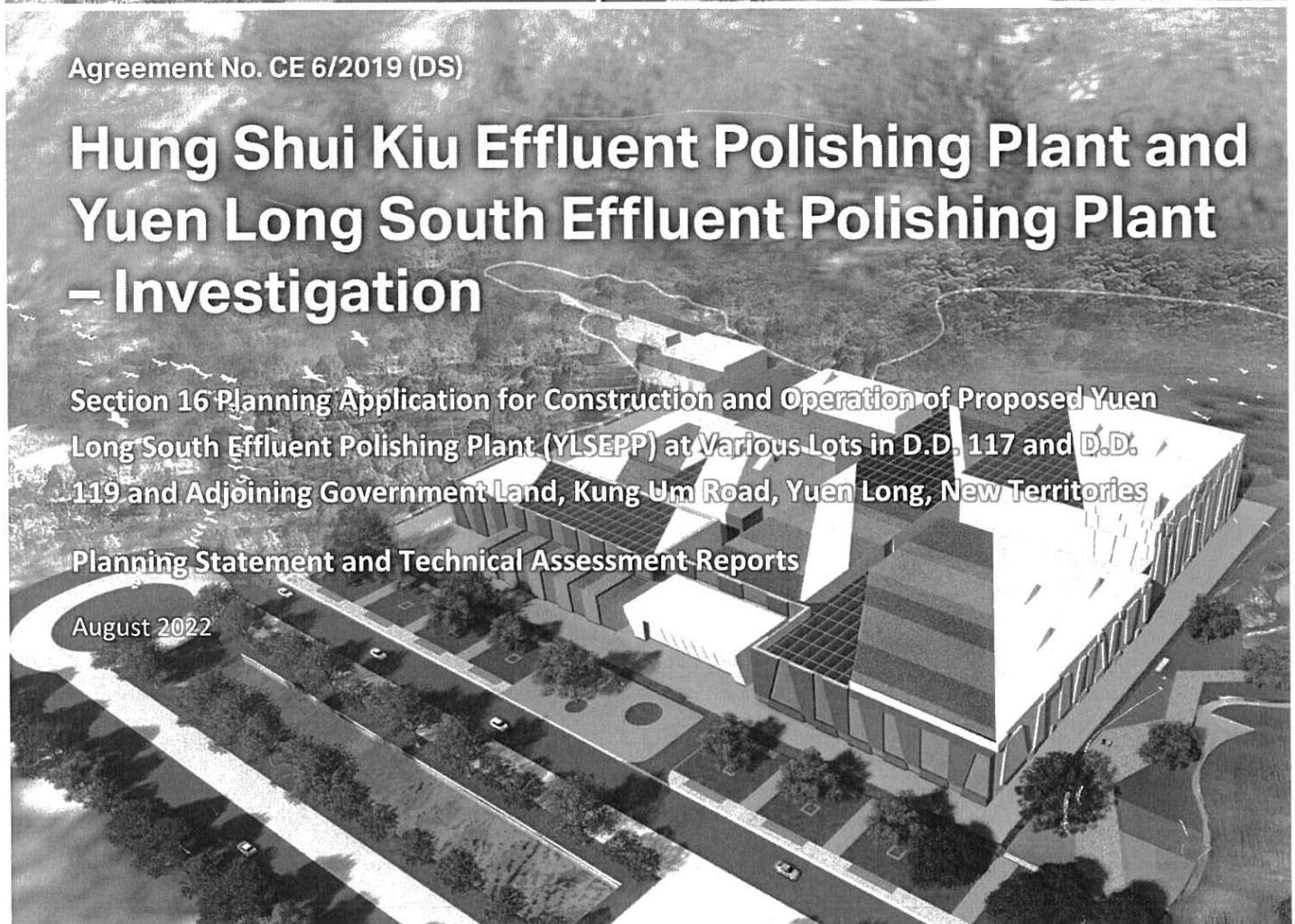
Agreement No. CE 6/2019 (DS)

Hung Shui Kiu Effluent Polishing Plant and Yuen Long South Effluent Polishing Plant – Investigation

Section 16 Planning Application for Construction and Operation of Proposed Yuen Long South Effluent Polishing Plant (YLSEPP) at Various Lots in D.D. 117 and D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long, New Territories

Planning Statement and Technical Assessment Reports

August 2022



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Fw: [Internet]Further Information for Planning Application No. A/YL-TYST/1181
10/10/2022 15:06

From: tmylwdpo_pd/PLAND/HKSARG
To: Edwin Wai Shing YEUNG/PLAND/HKSARG@PLAND
Cc: Steven Yik Ho SIU/PLAND/HKSARG@PLAND, Aaron Ka Long LEUNG/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 10/10/2022 15:05 -----

From: tpbpd/PLAND/HKSARG
To: tmylwdpo@pland.gov.hk
Date: 10/10/2022 15:01
Subject: Fw: [Internet]Further Information for Planning Application No. A/YL-TYST/1181

----- Forwarded by tpbpd/PLAND/HKSARG on 10/10/2022 15:01 -----

From: "Lai, Darren" <Darren.Lai@aecom.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "ewsyeung@pland.gov.hk" <ewsyeung@pland.gov.hk>, "Ng, Chung Man Desmond" <desmond.ng@aecom.com>, "ocmwong@pland.gov.hk" <ocmwong@pland.gov.hk>, "sukipun@dsd.gov.hk" <sukipun@dsd.gov.hk>, Steven <syhsiu@pland.gov.hk>, "Ng, Matthew" <Matthew.Ng1@aecom.com>, "chngai@dsd.gov.hk" <chngai@dsd.gov.hk>
Date: 10/10/2022 14:38
Subject: RE: [Internet]Further Information for Planning Application No. A/YL-TYST/1181

Dear Sir/Madam,

Further to the previous email from DSD, please also find the attached Annex 1 as further information of the planning application no. A/YL-TYST/1181 for your further review and action. Thank you.

Regards,
Darren Lai
Project Engineer, Water, Hong Kong
D +852-3922-8334
Darren.lai@aecom.com

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13/F Grand Central Plaza Tower 2
138 Shatin Rural Committee Road
Shatin, Hong Kong
aecom.com

From: chngai@dsd.gov.hk <chngai@dsd.gov.hk>
Sent: Friday, October 7, 2022 4:20 PM
To: tpbpd@pland.gov.hk
Cc: Lai, Darren <Darren.Lai@aecom.com>; Ng, Chung Man Desmond <desmond.ng@aecom.com>; ocmwong@pland.gov.hk; sukipun@dsd.gov.hk; Steven <syhsiu@pland.gov.hk>; Ng, Matthew

<Matthew.Ng1@aecom.com>

Subject: Re: [Internet]Further Information for Planning Application No. A/YL-TYST/1181

Dear Sir/Madam,

Referring to our consultant's email regarding to the further information for the planning application no. A/YL-TYST/1181, please find our responses to public comments as attached.

Should you have any enquiries, please contact us at 2159 3413 for discussion.
Thank you.

Regards,
C.H. Ngai
E/2, HATS Division, DSD
Tel. 2159 3413

From: "Ng, Matthew" <Matthew.Ng1@aecom.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "Ng, Chung Man Desmond" <desmond.ng@aecom.com>, "Lai, Darren" <Darren.Lai@aecom.com>, "chngai@dsd.gov.hk" <chngai@dsd.gov.hk>, "sukipun@dsd.gov.hk" <sukipun@dsd.gov.hk>, Steven <syhsiu@pland.gov.hk>, "ocmwong@pland.gov.hk" <ocmwong@pland.gov.hk>
Date: 07/10/2022 14:38
Subject: [Internet]Further Information for Planning Application No. A/YL-TYST/1181
Serial No.:

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email domain may be true, but it doesn't mean it is from the claimed send
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Dear Sir/Madam,

Please find the attached further information for the planning application no.
A/YL-TYST/1181 for your review. Should you have any enquiries, please contact Mr.
Darren Lai at [REDACTED] for discussion. Thank you.

Regards,
Matthew Ng
Graduate Engineer, Water, Hong Kong
D +852-3922-9171
Matthew.Ng1@aecom.com

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13/F Grand Central Plaza Tower 2
138 Shatin Rural Committee Road
Shatin, Hong Kong
aecom.com

=====
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Annex 1_r3.pdf

[attachment "TIC to departmental comments.pdf" deleted by Chuck Hung NGAHNATSCODH9QWQ] [attachment "Updated Pages of Planning Statement and Appendix.pdf" deleted by Chuck Hung NGAHNATSCODH9QWQ]

Agreement No. CE 6/2019 (DS)
Hung Shui Kiu Effluent Polishing Plant and
Yuen Long South Effluent Polishing Plant – Investigation

Planning Application No. A/YL-TYST/1181

Responses to Comments

<u>Comments Received</u>	<u>Date Received</u>
1. Drainage Services Department	26 September 2022
2. Environmental Protection Department	26 September 2022
3. Cross-Boundary Infrastructure and Development Section, Planning Department	26 September 2022
4. Urban Design and Landscape Unit, PlanD	26 September 2022

Agreement No. CE 6/2019 (DS)
Hung Shui Kiu Effluent Polishing Plant and
Yuen Long South Effluent Polishing Plant – Investigation

Planning Application No. A/YL-TYST/1181

Responses to Comments

No.	Comments	Responses
Drainage Services Department, Officer: Mr. Jeff TSE (via email on 26 September 2022)		
1.1	Please note that the DIA report under CE 6/2019 (DS) was yet approved. Since Corrigendum No. 1/2022 of DSD's Stormwater Drainage Manual has been already issued, the revised DIA should follow the requirement of SDM 2018 with the Corrigendum accordingly.	The DIA report enclosed in the planning application no. A/YL-TYST/1181 is submitted to TPB on 22 Aug 2022. Considering the corrigendum no. 1/2022 of DSD's Stormwater Drainage Manual was published in late Sep 2022, the DIA should be reviewed in later detailed design stage.
Environmental Protection Department (EPD), Officer: Chris TSUI (via email on 26 September 2022)		
2.1	As a minor observation, some rectangle boxes (e.g. Reference No.7 DSD general specifications 3.3.1.(e)) in Appendix 4.6 of the NIA are misplaced.	Noted and revised. Please refer to the updated pages.
2.2	Also, please amend Section 4.1.1 of "Planning Statement" as "...and the approval from EPD on the EIA report has been obtained since 25 July 2022".	Noted and revised. Please refer to the updated pages.
Cross-Boundary Infrastructure and Development Section, Planning Department (PlanD), Officer: Mr. Brandon HUNG (via email on 26 September 2022)		
3.1	Para. 2.4.2: As we have commented on the pre-submission on 10.6.2022, it is not "the natural environment at the southern part of Kung Um Road" which is subject to possible increase in plot ratio. It should be "the southern part of Kung Um Road".	Noted and revised. Please refer to the updated pages.
Urban Design and Landscape Unit, PlanD, Officer: Mr Jeff LEUNG (via email on 26 September 2022)		
4.1	Comment on Appendix H – Visual Impact Assessment (VIA) Figure 9.7 – This figure (i.e. Visual Envelope and Key VSRs with Development Proposal Overlaid) is missing in this VIA. Please supplement.	Noted and revised. Please refer to the supplementary pages.

**A/YL-TYST/1181 Section 16 Planning Application for
Construction and Operation of Proposed Yuen Long South
Effluent Polishing Plant (YLSEPP) at Various Lots in D.D. 117
and D.D. 119 and Adjoining Government Land, Kung Um Road,
Yuen Long, New Territories**

Response to Comments

Response
The applicant, DSD/HATS, is responsible for the project administration, design and construction of Yuen Long South Effluent Polishing Plant (YLSEPP). DSD/MN is responsible for commenting on the submitted Drainage Impact Assessment. The project profile of YLSEPP was updated in January 2021 to cope with the latest design arrangement and the updated project profile was accepted by Environmental Protection Department in March 2021. The proposed site area of YLSEPP, including G3.1 and OU3.3, was considered in the EIA report of YLSEPP. According to the latest design, both land G3.1 and OU 3.3 are necessary for YLSEPP project and Yuen Long South Water Reclamation Plant (YLSWRP). Please note that YLSWRP is outside the scope of YLSEPP project. In relation to the traffic and access issues during construction and operation of YLSEPP, a traffic impact assessment was conducted. Based on the result, all the critical junctions and road links will perform satisfactorily. Meanwhile, DSD/HATS would maintain close liaison with CEDD and other departments during construction stage of YLSEPP to closely monitor the road access condition and minimize the impact to the locals. In regard of noise issue, a noise impact assessment was conducted in the approved EIA report AEIAR-237/2022 to review the impact during construction and operation of YLSEPP. As mentioned in Section 4 of EIA report, mitigation measures, such as machinery housed by concrete structure, movable temporary noise barriers and adoption of the machinery with Quality Powered Mechanical Equipment (QPME) label, etc., shall be implemented during the construction and operation stages. With such mitigation measures, the noise levels at the representative noise assessment points will comply with the criteria given in the EIAO-TM and the Technical Memoranda under the Noise Control Ordinance, and no adverse noise impact is anticipated during construction and operation stages of YLSEPP. In regard of the water quality issue, a water quality impact assessment was conducted in the approved EIA report AEIAR-237/2022 to review the impact during construction and operation of YLSEPP. In the report, it is assumed that all the treated effluent from YLSEPP would be discharged to Yuen Long Nullah for conservative assessment. After the Yuen Long South Water Reclamation Plant starts operation, majority of the treated effluent from YLSEPP will be further polished into reclaimed water for non-potable uses such as flushing water in New Development

Areas, as such the residual impact on the water quality would be further decreased.

Regarding the above technical issues and other technical aspects, the implementation of the mitigation measures would be monitored and audited under the EIAO regime.

Solar panels and green roof would be provided on the roof of structures to establish a sustainable design, which would be further developed at the detailed design stage. The proposed solar panels can generate renewable energy for the operation of YLSEPP. No LED panels would be provided on the façade of structures. The visual impact due to YLSEPP was reviewed in the approved EIA report AEIAR-237/2022 (https://www.epd.gov.hk/eia/english/alpha/aspd_742.html).

As advised by PlanD/CID, with the promulgation of Revised Recommended Outline Development Plan in 2020, socio-economic impact assessment was conducted under Agreement No. CE 35/2015 (CE) – “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation” (YLS P&E Study) to review the social and economic impact due to YLS Development. In general, the YLS Development would bring about more benefits to society including new housing units, improved living environment, employment opportunities, various community, social and recreational facilities, and better transport linkages to the new and surrounding communities. Mitigation measures such as compensation and rehousing arrangements for the eligible affected residents, as well as assistance to local business operators, farmers and livestock farm operators would be proposed to address the possible negative impacts. As such, it is considered that the YLS development is considered to be acceptable from the socio-economic point of view.

In regard of relocating YLSEPP into cavern, as advised by the Study Team of YLS Development, according to YLS P&E Study, YLSEPP is one of the essential infrastructures to support YLS Development and the current proposed location of YLSEPP is the most favorable and cost effective option. It can satisfy the need of YLS Development and provide proper sewerage facilities to the locals. The "Long-term Strategy for Cavern Development – Feasibility Study" commissioned by the Civil Engineering and Development Department (CEDD) in conjunction with Planning Department (PlanD) was completed in 2017 with the formulation of Cavern Master Plan which provides a broad strategic planning framework to guide and facilitate territory-wide cavern development in Hong Kong, the same year as the promulgation of Recommended Outline Development Plan of YLS Development. Given the similar timeframe of both studies, one of the broad suggestions derived from "Long-term Strategy for Cavern Development – Feasibility Study", where sewage treatment works is identified as one of the potential land uses for the Hung Shui Hang Strategic Cavern Area (SCVA), was not put forward in YLS P&E Study. Given the current progress of implementation of YLSEPP and YLS Development, as well as the fact that the Hung Shui Hang SCVA commenters have mentioned is still at early planning stage, there would be significant mismatch in development programme if the proposed YLSEPP is to be accommodated in cavern, resulting in delays in population in-take for various housing projects.

STW, at the southern end of YLS Development was proposed with a treatment capacity of 24,000 m³/day.

- 2.3.4 Subsequently in late 2018, in response to wider public views and demand for more housing, particularly public housing and aspirations for more community facilities, the Government decided to further explore the feasibility to suitably optimise the development intensity of the YLS Development so as to meet the keen demand on public housing and the supporting commercial and community facilities. Accordingly, a Planning and Engineering Review on the Revised RODP has been undertaken.
- 2.3.5 In May 2020, Civil Engineering and Development Department (CEDD) and PlanD promulgated the Revised Recommended Outline Development Plan to provide a series of planning and technical assessments for the optimization of the development intensity of some public housing sites and sites for accommodating brownfield operations under Yuen Long South (YLS) First Phase and Second Phase Development and the increasing the public housing component in the overall housing mix.
- 2.3.6 In brief, the Revised RODP proposes a population of about 101,200 (including existing population of 2,400 of the existing/planned residential estates and non-indigenous villages that are proposed to be retained) and about 32,850 new flats (excluding Village Removal Houses of about 33). Under the Revised RODP, the sewage flow from YLS Development was projected as 27,090 m³/day (ADWF) and the proposed new local STW (YLS STW)'s capacity at the southern end of YLS Development was revised to 27,090 m³/day (ADWF). YLS STW was proposed to treat sewage up to tertiary level for the reuse of reclaimed water and discharge the treated effluent to the proposed reclaimed water service reservoir (RWSR), which has recently obtained planning permission (application No. A/YL-TYST/1146) from the Town Planning Board in March 2022.
- 2.3.7 Under the Revised RODP in May 2020 (**Figure 2.1**), a site numbered Site OU3.3 of about 4.2 hectare was allocated for the planned YLS STW with capacity of 27,090 m³/day (ADWF), also known as the YLS Effluent Polishing Plant (YLS EPP hereafter). The STW is planned to be constructed under Stage 2 of YLS Development by year 2032 to cater for the population intake. The development programme of YLS Development is shown in **Figure 2.2**. The statutory planning procedure pertaining to the original YLSEPP was completed in August 2021.

2.4 Change in Current Planning Circumstance

Population Intensification and Increase in Sewage Flow Projection

- 2.4.1 In 2020, the DSD has commissioned Agreement No. CE 6/2019 (DS) for the investigation for HSKEPP and YLSEPP. The sewage flow projection and treatment process for YLSEPP was reviewed according to the latest planning circumstances. It was recommended to construct the new tertiary effluent polishing plant with a capacity up to 65,000 m³/day of sewage from the YLS Development and the HSK/HT NDA and other surrounding areas such as Yuen Long Area 13 & 14 with due regard of the holistic sewage treatment and disposal arrangement in the region.
- 2.4.2 According to the PWSC Paper No. PWSC(2022-23)6, DEVB, CEDD and PlanD have initiated a population intensification review to explore possible increase in the plot ratios for the existing residential neighbourhood in TYST area and the southern part of Kung Um Road and in response to the strong calls from the community for better utilisation of land resources. While the intensification review is on-going, a capacity-creating approach has been adopted in the current investigation to cater for the eventual increase in sewerage demand arising from the intensified YLS Development.
- 2.4.3 The population intensification of HSK/HT NDA resulted an excess sewage flow of around 16,000 m³/day which exceeds the planned capacity of Hung Shui Kiu Effluent Polishing Plant, and could be diverted to YLSEPP for treatment.

- 2.4.4 Therefore, taking into account buffer for potential YLS Development's population intensification and the surrounding areas' development, the recommended YLSEPP's capacity is increased from the Revised RODP scenario of 27,090 m³/day to 65,000 m³/day.

Reservation of Land for Water Reclamation Plant

- 2.4.5 As mentioned in Section 2.3.6, under the Revised RODP and the latest planning, YLSEPP was proposed to treat sewage up to tertiary level. The tertiary effluent will be further treated for the reuse of reclaimed water to meet the flushing water demand in YLS Development, HSK/HT NDA and other surrounding areas. The water reclamation facilities, thereafter named Yuen Long South Water Reclamation Plant (YLS WRP) was also allocated under the same piece of land of Site OU3.3 under Revised RODP and the approved Tong Yan San Tsuen Outline Zoning Plan site "OU(STW)".
- 2.4.6 Although the capacity of YLS WRP is not confirmed at the time of preparing this Planning Statement, 0.7 hectare of land at the northeast side of Site OU3.3 was reserved for the water reclamation facilities, which should be sufficient for producing reclaimed water up to the capacity of 60,000 m³/day. With the reservation of land of YLS WRP, the land left for YLSEPP is only around 3.5 hectare, which is not enough for the required treatment capacity of 65,000 m³/day.
- 2.4.7 The reserved 0.7 hectare of land for YLS WRP inside Site OU3.3 in Revised YLS RODP or "OU(STW)" in approved TYST OZP is shown in **Figure 2.3**.

2.5 Need for Additional Land for YLSEPP

- 2.5.1 Based on the above changes in current planning circumstances, with an increase in planned sewage treatment capacity, the need for reservation of land of the increased capacity of the associated water reclamation facilities, and the incorporation of food waste co-digestion processes, the 4.2 hectare of land of Site OU3.3 under Revised RODP is not sufficient for the proposed YLSEPP and YLSWRP. Therefore, more area is necessary to be reserved for the planned sewage treatment and water reclamation facilities.
- 2.5.2 As advised by CEDD and PlanD, a piece of government reserve Site G3.1, which is originally intended for government depot use under the Revised RODP for YLS Development, may be considered for additional land allocation for YLSEPP in view of its close proximity with Site OU 3.3. The potential disturbance of YLSEPP to the local community can be minimized with all necessary mitigation measures implemented.
- 2.5.3 Under Agreement No. CE 6/2019 (DS), it has been assessed that with the additional land of Site G3.1 and the part of the reserved Site OU3.3, it is feasible to construct all the currently planned facilities, including a 65,000 m³/day tertiary sewage treatment works (YLSEPP) with 100 wet tonne per day of food waste co-digestion facility and a water reclamation facility (YLSWRP) up to 60,000 m³/day capacity by adopting a compact design with relaxation of height limit of Site OU3.3 from +35 mPD to +40 mPD.

2.6 Need for Relaxation of Maximum Building Height for Site OU3.3

- 2.6.1 With the change in planning circumstances as discussed in Section 2.4, it is proposed to develop YLSEPP at both Site OU3.3 and Site G3.1 with compact design considering the land constraint and the design requirement. After technical assessment and layout development, it is necessary to relax the height limit of Site OU3.3 in order to house all the required treatment facilities.
- 2.6.2 Based on the Explanatory Statement of OZP and Revised RODP, the maximum building height for Site OU3.3 and Site G3.1 are +35 mPD and +55 mPD respectively. Taking into account the site formation level stated in the Revised RODP, the ground level of YLSEPP is

3. PRELIMINARY DEVELOPMENT PROPOSAL

3.1 Introduction

- 3.1.1 Based on the change in planning circumstances discussed in Section 2, YLSEPP are developed based on the proposed additional Site G3.1 together with part of the allocated Site OU3.3, and a relaxation of the height limit of Site OU3.3 from +35 mPD to +40 mPD.
- 3.1.2 The layout of the proposed YLSEPP is developed based on the latest planning information and treatment standard, with:
- a) A treatment capacity of ADWF of 65,000 m³/day;
 - b) Tertiary effluent treatment standard. Part of the tertiary treated effluent will be further treated by YLSWRP (planned to be located inside Site OU3.3), part of the effluent will be discharged via the adjacent reedbed to Yuen Long Nullah for river revitalization and the downstream Yuen Long Barrage Scheme. Any remaining treated effluent may be directly discharged to Yuen Long Nullah;
 - c) Reception and treatment of 100 wet tonne per day of pre-treated food waste;
 - d) Reservation of 0.7 hectare of land at the northeast side of Site OU3.3 for YLS WRP.
- 3.1.3 The preliminary design layout of YLSEPP is presented in **Figure 3.1**. It is proposed that the reserved YLSWRP, all the sewage treatment facilities, and part of sludge treatment facilities to be located within the northern portion (i.e. Site OU 3.3), the food waste reception facility and the remaining part of the sludge treatment facilities (to be shared for use for both sewage sludge and pre-treated food waste) will be located in southern portion (i.e. Site G3.1).
- 3.1.4 As shown in **Figure 3.1**, the design layout of YLSEPP is very compacted and it is necessary to utilize Site G3.1 for construction and operation of YLSEPP to ensure its treatment capacity (i.e. 65,000 m³/day)
- 3.1.5 Subject to further review, the construction of YLSEPP would be completed in Year 2032 tentatively.

3.2 Development Parameters

- 3.2.1 The development parameters of the proposed YLSEPP are stated in the following table.

Parameters	Details
Site Area	About 4.6 hectares (part of Site OU3.3 (i.e. 3.5 hectares), and 1.1 hectare from Site G3.1)
Ground Level	Around +23.5 mPD
Building Height	From +24.7 mPD to +40.0 mPD
Building Height Limit	+40.0 mPD for Site OU3.3 (Proposed) +55.0 mPD for Site G3.1
Total Gross Floor Areas	Less than 53,200 m ²
Parking Spaces (Private Car)	35 nos.
Loading/Unloading Spaces	12 nos.

3.3 Site Layout and Arrangement

- 3.3.1 The location of inlet works of YLSEPP is bounded by the inlet sewage pipes at northern side. In order to minimize the distance between the incoming sewage rising main and YLSEPP, the inlet works is proposed to be located at the northern side of Site OU3.3 with the inlet well connected to the incoming sewage rising main.
- 3.3.2 The inlet works, primary sedimentation tanks, bioreactors, Membrane Facilities Building and UV system & effluent pumping station are provided at the northern side of Site OU3.3 to facilitate the sewage flow direction.

4. ENVIRONMENTAL CONSIDERATIONS

4.1 General

4.1.1 According to the definition stated in Part I, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), the Yuen Long South Effluent Polishing Plant (YLSEPP) project is classified as designated project. The project proponent is required to submit an EIA report to address the environmental implication during the construction and operation of YLSEPP and submit to EPD for approval. The formal submission of YLSEPP EIA report was submitted to EPD on 31 Jan 2022 and the EIA report was approved by EPD on 25 July 2022.

4.1.2 As mentioned in previous sections, the Site G3.1 is necessary for the implementation of YLSEPP project. Therefore, the scope of EIA report for YLSEPP has already covered the environmental implication of undertaking the Site G3.1 as part of the sewage treatment works. The environmental implication in related to this planning application is assessed as a whole of the YLSEPP and presented in this section.

4.1.3 The environmental considerations in this application would be based on the Study Brief of YLSEPP EIA report and aspects such as cultural heritage which are not covered in the EIA Study Brief would not be discussed in this application.

4.2 Air Quality Impact Assessment

4.2.1 The Air Quality Impact Assessment (AQIA) has been conducted to review the potential air quality impacts due to this planning application. Considering Site G3.1 as part of the YLSEPP, the air quality impact is reviewed as a whole of the YLSEPP and the details are provided in **Appendix A**.

4.2.2 To review the air quality impact, air sensitive receivers adjacent to YLSEPP and the major emissions (e.g. dust, odour and air pollutants emissions during the construction and operation of YLSEPP) have been identified.

4.2.3 Quantitative AQIA have been conducted for construction dust impact, flue gas emission impact and odour impact. Construction dust impact due to YLSEPP would comply with relevant criteria with proper implementation of mitigation measures. Based on the YLSEPP plant design, the predicted air pollutant concentration due to flue gas emission would comply with relevant criteria at identified ASRs. YLSEPP would support the YLS Development and improve the overall odour environment. Therefore, construction dust and flue gas impact due to this planning application would comply with the relevant criteria after implementing mitigation measures, such as dust control measures in the Air Pollution Control (Construction Dust) Regulation. The odour impact will be minimised with installation of deodorization units, and the overall odour environment would be improved. Therefore, no adverse residual air quality impact is anticipated due to this application.

4.3 Noise Impact Assessment

4.3.1 The Noise Impact Assessment (NIA) has been conducted to review the potential noise impacts due to this planning application. Considering Site G3.1 as part of the YLSEPP, the noise impact is reviewed as a whole of the YLSEPP and the details are provided in **Appendix B**.

4.3.2 To review the noise impact, noise sensitive receivers adjacent to YLSEPP and the major sources of noise (e.g. construction plant during construction of YLSEPP and fixed plant during operation of YLSEPP) have been identified. With a view to reduce the noise impact due to this planning application, mitigation measures such as noise barriers, insulating fabric, enclosure and quiet plant will be implemented. Two design scenarios (i.e. with and without

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Project Management Initials: Designer: Checked: Approved: ISO A1 594mm x 841mm

*NOTES: THE LAYOUT OF YLSEPP IS INDICATIVE IN NATURE AND WILL BE SUBJECT TO FURTHER CHANGE AT THE DETAILED DESIGN STAGE



LEGEND

- SITE BOUNDARY
- NEW TREE PLANTING (OM1, OM2, OM4)
(APPROXIMATELY 405 NOS.)
- PROPOSED GREENING WITH SHRUBS (OM2)
- PROPOSED GREENING ROOF VEGETATION (OM3, OM5)

AECOM

PROJECT
項目

**HUNG SHUI KIU
EFFLUENT POLISHING
PLANT AND
YUEN LONG SOUTH
EFFLUENT POLISHING
PLANT - INVESTIGATION**

CLIENT
業主

**渠務署
Drainage Services Department**

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ISSUE/REVISION
修訂

I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核對

STATUS
階段

SCALE 比例	DIMENSION UNIT 尺寸單位
A1 1 : 1000	METRES

KEY PLAN
索引圖

ID No.	Landscape and Visual Mitigation Measures
For Construction Phase	
CM1	Preservation of Existing Vegetation
CM2	Minimize Disturbance on Watercourses
CM3	Management of Construction Activities and Facilities
CM4	Reinstatement of Temporarily Disturbed Landscape Areas
CM5	Control of Night-time Lighting Glare
CM6	Erection of Decorative Screen Hoarding
For Operation Phase	
OM1	Compensatory Tree Planting for Loss of Existing Trees
OM2	Provision of Roadside and Amenity Planting
OM3	Sensitive and Aesthetically Pleasing Design of Aboveground Structures
OM4	Enhancement of Landscape Buffer
OM5	Provision of Green Roof
OM6	Control of Night-time Lighting Glare

PROJECT NO. 項目編號	CONTRACT NO. 合約編號
60631936	CE 6/2019 (DS)

SHEET TITLE
圖紙名稱

LANDSCAPE AND VISUAL
MITIGATION PLAN

SHEET NUMBER
圖紙編號

Figure 7.1

Location (Group)	Group	Type	Reference Name	Reference	dB(A) (Item)	No.	dB(A) (Type)	Features ^[7]	Corrections	SWL, dB(A) (Type)	cted SWL, dB(A) (Group)
Inlet Works Building	L1, L2, L3	Immersible pump	Submersible pump	EIA-245/2016-1 ^[2]	85	4	91	Plant room	-30	61	77
		Motor (Grip Trap)	45kW Motor	M3BP 225SMB 4 ^[3]	88	3	93	Plant room	-30	63	
		Motor (Coarse Screen)	45kW Motor	M3BP 225SMB 4 ^[3]	88	4	94	Plant room	-30	64	
		Motor (Fine Screen)	45kW Motor	M3BP 225SMB 4 ^[3]	88	5	95	Plant room	-30	65	
		Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	5	86	Silencers at ventilation	-10	76	
Primary Treatment	PT	Sludge pump	Submersible pump	EIA-245/2016-1 ^[2]	85	6	93	Plant room	-30	63	63
Biological Treatment	L4	Internal recycle pump	Submersible pump	EIA-245/2016-1 ^[2]	85	12	96	Plant room	-30	66	66
Ancillary Building	L5	Air blower (276 m3/min)	Air Blower	EIA-148/2008-1 ^[3]	85	2	88	Plant room	-30	58	78
		Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	7	87	Silencers at ventilation	-10	77	
	L6	Air blower (276 m3/min)	Air Blower	EIA-148/2008-1 ^[3]	85	4	91	Plant room	-30	61	78
Tertiary Treatment Complex		Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	7	87	Silencers at ventilation	-10	77	81
		Compressor	Air Compressor, air flow > 30m3/min	CNP 003	104	4	110	Plant room	-30	80	
		Sludge pump	Submersible pump	EIA-245/2016-1 ^[2]	85	2	88	Plant room	-30	58	
		Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	2	82	Silencers at ventilation	-10	72	
		Motor (Disc filter)	30kW Motor	M3BP 200MLA 4 ^[3]	85	3	90	Plant room	-30	60	
Sludge Thickening Building	L8, L9, L10, L11	Effluent pump	Submersible pump	EIA-245/2016-1 ^[2]	85	2	88	Plant room	-30	58	81
		Sludge pump	Submersible pump	EIA-245/2016-1 ^[2]	85	2	88	Plant room	-30	58	
		Motor (Centrifuge)	Main Motor	EIA-086/2002-2 ^[3]	105	4	111	Plant room	-30	81	
		Sludge pump	Submersible pump	EIA-245/2016-1 ^[2]	85	1	85	Plant room	-30	55	
Sludge Treatment	L12, L13	Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	1	79	Silencers at ventilation	-10	69	78
		Sludge pump	Submersible pump	EIA-245/2016-1 ^[2]	85	1	85	Plant room	-30	55	
		Motor (Centrifuge)	Main Motor	EIA-086/2002-2 ^[3]	105	1	105	Plant room	-30	75	
		CHP (gas engine)	Gas Engine	YLEPP 1 ^[6]	93	4	99	Plant room	-30	69	
Organic Waste Reception Facility	L14, L15	Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	3	84	Silencers at ventilation	-10	74	77
		Sludge pump	Submersible pump	EIA-245/2016-1 ^[2]	85	4	91	Plant room	-30	61	
		CHP (gas engine)	Gas Engine	YLEPP 1 ^[6]	93	6	101	Plant room	-30	71	
		Ventilation fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	5	86	Silencers at ventilation	-10	76	
Inlet Works Building	DO1	Extraction fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	6	87	Barrier adjustment	-10	77	77
Ancillary Building	DO2	Extraction fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	18	92	Barrier adjustment	-10	82	82
Sludge Thickening Building	DO3	Extraction fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	2	82	Barrier adjustment	-10	72	72
Sludge Treatment	DO4	Extraction fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	7	87	Barrier adjustment	-10	77	77
Organic Waste Reception Facility	DO5	Extraction fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	4	85	Barrier adjustment	-10	75	75
Ancillary Building	DO6	Extraction fan	Ventilation Fan (1700 m3/hr)	Vent_sys-17 ^[1]	79	7	87	Barrier adjustment	-10	77	77
Remarks: 1. The SWL of ventilation fan is referenced with Good Practices on Ventilation System Noise Control published by EPD. 2. The SWL of submersible pump is referenced with EIA Report of Expansion of Sha Tau Kok Sewage Treatment Works, code: EIA-245/2016. 3. The SWL of air blower and centrifuge pump is referenced with EIA report of Harbour Area Treatment Scheme (HATS) Stage 2A, code: EIA-148/2008. 4. The SWL of Main Motor is referenced with EIA report of Upgrading and expansion of San Wai Sewage Treatment Works and expansion of Ha Tsuen Pumping Station, code: EIA-086/2002. 5. The SWL of motor is referenced with catalogue of ABB Motors and Generators IE2 cast iron motors, code: 9AKK105944 EN 06-2018. 6. The SWL of Gas Engine to be specified in construction contract. 7. Reduction of SWL with "Plant room" is referenced with Good Practices on Pumping System Noise Control published by EPD.											

General Specification for E&M Sewerage Facility Installations

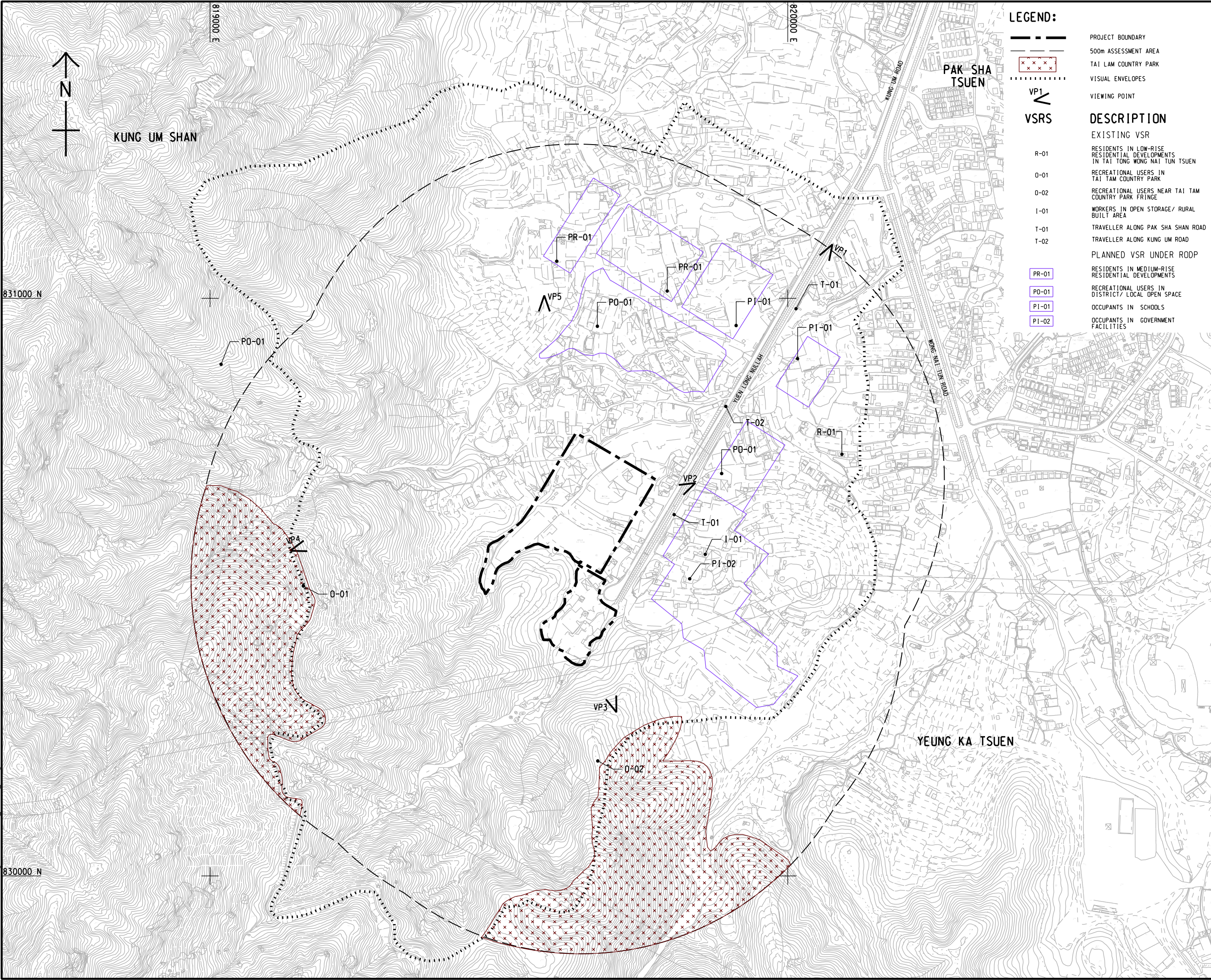
3.3 LV Electric Motor

3.3.1 General Design and Requirements

- (a) Motors shall comply with BS EN 60034 / IEC 60034 or equivalent.
- (b) Unless otherwise specified in the Particular Specification, motors shall be of squirrel cage, single or three phase induction motors, with rated voltage as specified in the Particular Specification. For indoor applications, the motors shall be protected to IP 44 and relevant requirements to BS EN 60034-5 / ICE 60034-5. For outdoor use/ indoor chemical handling areas, the motors shall be protected to IP 55 and relevant requirements to BS EN 60034-5 / IEC 60034-5. The method of cooling of motors shall be to Class IC 01, BS EN 60034-6 / IEC 60034-6.
- (c) Motors shall be rated for maximum continuous duty running Class S1 to BS EN 60034 / IEC 60034, with output of at least 10% in excess of the maximum duty power requirement of the equipment, or as otherwise specified.
- (d) Motor windings and accessories shall have Class F insulation with Class B maximum temperature rise limit.
- (e) Motors shall be designed for minimum noise during normal operation, the noise emitted shall be limited to less than 90 dB(A) sound power level to BS EN 60034-9 / IEC 60034-9.
- (f) Vibration limits shall not exceed those specified in BS EN 60034-14 / IEC 60034-14. The maximum allowable vibration levels shall apply to all operating temperatures of the motor between ambient and maximum operating temperature and to all operating conditions between no-load and full-load and at all possible operating speeds.
- (g) The Electrical Code 5.4 stated that, except for motors which are components of package equipment, any polyphase induction motor exceeding 5kW and operating >1,000 hours per year should use “high-efficient” motors tested to relevant international standards such as IEEE 112-1991, IEC 34-2, or JEC-37. Unless otherwise specified in the Particular Specification, the minimum rated efficiencies for various size of polyphase induction motor (extracted from Table 5.1 of Electrical Code) is shown below:-

Motor Rated Output (P)	Minimum Rated Efficiency (%)
5kW <= P < 7.5kW	84.0%
7.5kW <= P < 15kW	85.5%
15kW <= P < 37kW	88.5%
37kW <= P < 75kW	90.0%

ISO A1 594mm x 841mm
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Designer:
Project Management Initials:
Plot File by: Jack Zhou 2021/10/30
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LEGEND:

- PROJECT BOUNDARY
- 500m ASSESSMENT AREA
- TAI LAM COUNTRY PARK
- VISUAL ENVELOPES
- VIEWING POINT
- VSRS

- EXISTING VSR
- RESIDENTS IN LOW-RISE RESIDENTIAL DEVELOPMENTS IN TAI TONG WONG NAI TUN TSUEN
- RECREATIONAL USERS IN TAI TAM COUNTRY PARK
- RECREATIONAL USERS NEAR TAI TAM COUNTRY PARK FRINGE
- WORKERS IN OPEN STORAGE/ RURAL BUILT AREA
- TRAVELLER ALONG PAK SHA SHAN ROAD
- TRAVELLER ALONG KUNG UM ROAD

DESCRIPTION

- PLANNED VSR UNDER RODP
- RESIDENTS IN MEDIUM-RISE RESIDENTIAL DEVELOPMENTS
- RECREATIONAL USERS IN DISTRICT/ LOCAL OPEN SPACE
- OCCUPANTS IN SCHOOLS
- OCCUPANTS IN GOVERNMENT FACILITIES



PROJECT
HUNG SHUI KIU
EFFLUENT POLISHING
PLANT AND
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I/R	DATE	DESCRIPTION	CHK.

STATUS

SCALE
A1 1 : 3000
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60631936
CONTRACT NO.
CE 6/2019 (DS)

SHEET TITLE
VISUAL ENVELOPE AND KEY
VSRS WITH DEVELOPMENT
PROPOSAL OVERLAID

SHEET NUMBER
60631936/EIA/YLSEPP/FIGURE 9.7

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Project Management Initials: Designer: Checked: Approved: ISO A1 594mm x 841mm

*NOTES: THE LAYOUT OF YLSEPP IS INDICATIVE IN NATURE AND WILL BE SUBJECT TO FURTHER CHANGE AT THE DETAILED DESIGN STAGE



LEGEND

- SITE BOUNDARY
- NEW TREE PLANTING (OM1, OM2, OM4)
(APPROXIMATELY 405 NOS.)
- PROPOSED GREENING WITH SHRUBS (OM2)
- PROPOSED GREENING ROOF VEGETATION (OM3, OM5)

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PROJECT
項目

**HUNG SHUI KIU
EFFLUENT POLISHING
PLANT AND
YUEN LONG SOUTH
EFFLUENT POLISHING
PLANT - INVESTIGATION**

CLIENT
業主

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ISSUE/REVISION
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I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核對

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PROJECT NO. 項目編號	CONTRACT NO. 合約編號
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SHEET TITLE
圖紙名稱

LANDSCAPE AND VISUAL
MITIGATION PLAN

SHEET NUMBER
圖紙編號

60631936/FIGURE 9.9

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Annex 1

Item No.	Site No.	Building and Proposed Use	No. of Storeys	No. of Basement	Total Plan Area (m2)	Total GFA (m2)
1	OU 3.3	Inlet Works	2	1	2,957	6,267
2	OU 3.3	Primary Sedimentation Tanks	2	1	1,849	5,413
3	OU 3.3	Bioreactors	2	1	4,743	9,520
4	OU 3.3	Tertiary Treatment Building	2	2	3,503	12,109
5, 6 & 7	OU 3.3	Sludge Treatment Building, CHP Building and Sidestream Building	2	2	2,675	10,293
8	OU 3.3	Car Parks	1	1	222	500
9	OU 3.3	Workshop & Store Room	1	1	413	900
10	OU 3.3	Chemical Dosing Facilities	2	0	1,215	2,434
11	OU 3.3	Waste Gas Burner	1	0	50	50
12 & 13	OU 3.3	Digesters	1	0	762	761
14	OU 3.3	Gas Holder	1	0	202	202
15	OU 3.3	Portal	1	2	70	210
16	OU 3.3	Biogas Pre-treatment Facilities (Site OU3.3)	1	0	216	100
Subtotal					18,877	48,758
17	G3.1	Waste Gas Burner	1	0	50	50
18 & 19	G3.1	Digesters	1	0	762	761
20	G3.1	Gas Holder	1	0	202	202
21	G3.1	Portal	1	2	70	210
22	G3.1	Biogas Pre-treatment Facilities (Site G3.1)	1	0	235	100
23	G3.1	Administration Building & Carparks	2	0	596	1,200
24 & 25	G3.1	Organic Waste Reception Facilities and Deodorization Unit	1	1	1,246	1,904
Subtotal					3,161	4,426
Total					22,038	53,184
Total Site Area			About		46,000	
Site Coverage					48%	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220922-123455-29050

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

22/09/2022 12:34:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘志成

意見詳情

Details of the Comment :

本人反對城市規劃項目的圖則申請。如因如下：

1. 顧問公司及政府部門未有充份進行評估工作。

現時政府部門及顧問公司提交的文件中未有提及「社會影響評估(Social Impact Assessment)」。該評估原意是就項目造成的環境變化對整個社區及個人生活質素的產生進行評估。現時公庵路尾約有近100名住戶受污水廠項目工程及相關工程（如蘆葦池及污水輸入輸出管道）影響，當局卻未有一份全面且科學化的評估報告，根本不能了解我們社區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況、地區商業活動、周邊設施及支援等，甚至包括居民的就業狀況及社區網絡等元素。

發展帶來的社會性負面影響，政府及各規劃根本不能從環境影響評估報告知悉，故考慮根本不能全面。故希望當局及顧問公司能完成相關評估後，再次提交，讓決策者能夠在「科學發展」的同事針對性地提供適切而有效的措施（包括安置及補償方案）以減輕發展帶來對人民的負面影響。

2. 是次顧問公司及政府部份的規劃欠缺完整性。在元朗南發展研究時，顧問公司推廣的概念是三級淨水設施配合蘆葦池，以減少對后海灣的污染。現時淨水設施規劃卻未有包攬蘆葦池工程及污水輸入輸出管道工程。我們住戶曾約見渠務署及顧問公司了解污水廠的規劃及工程，卻獲悉蘆葦池工程及污水輸入輸出管道工程由土木工程拓展署負責。

本人一方面質疑淨水過程欠缺蘆葦池輔助將增加對后海灣的污染情況，另一方面，污水廠項目工程及相關工程（如蘆葦池及污水輸入輸出管道）應屬同一規劃項目，政府卻分階段呈交及提出規劃，變相令城規會各委員在資訊不足的情況下通過項目。城規會成為政府的檢皮圖章。

3. 此外，在香港擁有近48個策略性岩洞區。香港政府（特別是土木工程拓展署）自2016年開始便倡議岩洞發展，更有利香港的長遠規劃和發展，亦可補充其他短、中期增加土地發展措施拖的不足。惟渠務署的項目倡議人及政府當局並沒有協調相關的措施，令岩洞發展策略變成大白象。

事實上《岩洞總綱圖》已提出元朗南附近的洪水坑岩洞適合發展污水廠等，不受社區人士歡迎的社會設施。《註釋》明確建議該岩洞區可為毗鄰的現有住宅發展項目，以及洪水橋新發展區和元朗南發展區的擬議住宅發展關設所需的基礎配套設施。特別是污水處理廠，可把對社區造成的影響減至最低。

當局無視城市規劃及設計建議，執意在地面興建元朗南淨水設施，大興土木。但事實上沙田污水廠卻在久經批評後，需遷入岩洞發展。兩個例子反映出決策者的荒誕。

本人反對相關圖則的規劃申請，並促請政府及城規會委員：

1. 完成全面的社會影響評估項目
2. 提交完整的規劃項目（如蘆葦池及污水輸入輸出管道）
3. 當局重新解釋將項目遷入洪水坑岩洞發展
4. 與受影響住戶保持直接交流及溝通

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220924-112354-94215

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

24/09/2022 11:23:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 阮信儒

意見詳情

Details of the Comment :

本人反對城市規劃項目的圖則申請。如因如下：

1. 顧問公司及政府部門未有充份進行評估工作。

現時政府部門及顧問公司提交的文件中未有提及「社會影響評估(Social Impact Assessment)」。該評估原意是就項目造成的環境變化對整個社區及個人生活質素的產生進行評估。現時公庵路尾約有近100名住戶受污水廠項目工程及相關工程（如蘆葦池及污水輸入輸出管道）影響，當局卻未有一份全面且科學化的評估報告，根本不能了解我們社區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況、地區商業活動、周邊設施及支援等，甚至包括居民的就業狀況及社區網絡等元素。

發展帶來的社會性負面影響，政府及各規劃根本不能從環境影響評估報告知悉，故考慮根本不能全面。故希望當局及顧問公司能完成相關評估後，再次提交，讓決策者能夠在「科學發展」的同事針對性地提供適切而有效的措施（包括安置及補償方案）以減輕發展帶來對人民的負面影響。

2. 是次顧問公司及政府部份的規劃欠缺完整性。在元朗南發展研究時，顧問公司推廣的概念是三級淨水設施配合蘆葦池，以減少對后海灣的污染。現時淨水設施規劃卻未有包攬蘆葦池工程及污水輸入輸出管道工程。我們住戶曾約見渠務署及顧問公司了解污水廠的規劃及工程，卻獲悉蘆葦池工程及污水輸入輸出管道工程由土木工程拓展署負責。現時有關當局仍未提出污水處理廠的出入水渠的劃線及工程時間表，即污水處理廠四周的居民都有機會受出入水渠工程影響，更可能要隨時遷出。

本人一方面質疑淨水過程欠缺蘆葦池輔助將增加對后海灣的污染情況，另一方面，污水廠項目工程及相關工程（如蘆葦池及污水輸入輸出管道）應屬同一規劃項目，政府卻分階段呈交及提出規劃，變相令城規會各委員在資訊不足的情況下通過項目，令城規會成為政府的橡皮圖章。

3. 此外，在香港擁有近48個策略性岩洞區。香港政府（特別是土木工程拓展署）自2016年開始便倡議岩洞發展，更有利香港的長遠規劃和發展，亦可補充其他短、中期增加土

地發展措施的不足。惟渠務署的項目倡議人及政府當局並沒有協調相關的措施，令岩洞發展策略變成大白象。

事實上《岩洞總綱圖》已提出元朗南附近的洪水坑岩洞適合發展污水廠等，不受社區人士歡迎的社會設施。《註釋》明確建議該岩洞區可為毗鄰的現有住宅發展項目，以及洪水橋新發展區和元朗南發展區的擬議住宅發展關設所需的基礎配套設施。特別是污水處理廠，可把對社區造成的影響減至最低。

當局無視城市規劃及設計建議，執意在地面興建元朗南淨水設施，大興土木。但事實上沙田污水廠卻在久經批評後，需遷入岩洞發展。兩個例子反映出決策者的荒誕。

本人反對相關圖則的規劃申請，並促請政府及城規會委員：

1. 完成全面的社會影響評估項目
2. 提交完整的規劃項目（如蘆葦池及污水輸入輸出管道）
3. 當局重新解釋將項目遷入洪水坑岩洞發展
4. 與受影響住戶保持直接交流及溝通

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220927-144957-01475

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

27/09/2022 14:49:57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃碩鋒

意見詳情

Details of the Comment :

本人是公庵路尾段迴旋處的住戶，同時是香港碩果僅存72家本地禽畜農場「順利農場」的經營家庭成員。我們家庭在公庵路末端經營農場已超過30年間，家業由父親傳承至兒女。我們一直認同政府應「適度有為」及「完善城市發展」以為市民帶來更多福祉，但在規劃及發展過程中，政府卻錯誤低估本地農業的重要性，更進一步排拒本地農業在香港未來的發展藍圖之中。

本人家族經營的農場及家庭正在是次規劃申請的範圍（土地 G3.1）之中，本人在此有條件反對是次元朗南淨水設施的規劃諮詢，原因如下：

1. 顧問公司及渠務署的評估過程前後矛盾。

參考是次申請人提交的規劃綱領中，元朗南淨水設施除現存土地OU3.3外，需額外增加即本人家族經營的農場及住所（即 G3.1）作發展。但其理由則為：1A. 元朗南淨水設施需額外處理洪水橋新發展區及元朗周邊地區（元朗 13 和 14 區）的污水，故由每日污水處理量需由27090立方米增加至 65000 立方米；1B. 立法會財委會文件PWSC (2022-23)6提及當局正檢視第三階段工程的發展密度，人口或許會有所增加，導致污水處理量上升；1C. 原本污水廠規劃的土地需預留興建污水再生設施（YLSWRP），故需額外徵用 G3.1 土地補償。

但本人翻查2019年1月渠務署申請進行環境影響評估(EIA)的資料，當時顧問公司及渠務署悉僅以土地OU3.3的面積大小作基礎申請EIA，而其污水處理量規模亦為每日 65,000 立方米的處理量。當局當年已經以OU3.3的面積大小及65000立方米的污水處理量為基數進行EIA。因此，今天顧問公司根本不應以1A為理由額外徵用本人及家族的土地。此外，早於2013至2016年元朗南研究階段，當時顧問公司已推廣以蘆葦池再生污水並供應元朗南住宅侯用，故政府早在2020年初次規劃申請便應預留及申請足夠土地（即 OU 3.3）供污水廠及污水再生設施之用；今天申請人提交的理據（1A及1C）實在不足以支持額外徵用G3.1。

最後，土木工程拓展署於本年8月30日批出顧問合約予艾奕康有限公司檢視第三階段發展



規模，並預計於2035年完成。若申請人以1B為理由，因檢視發展密度而有機會增加居民人口，更會將整個項目假設推倒重來。若人口增加產生的污水超出65000立方米，即現時元朗南淨水設施不足以應付；若污水量少於65000立方米，即OU3.3土地已能完全處理，更顯示不需額外徵用我們家族的G3.1土地。假若艾奕康有限公司在沒有確切人口數據前便胡亂規劃及發展土地，本人更難以認同意是次規劃申請。

2. 顧問公司及渠務署無進行社會影響評估

儘管是次規劃諮詢已提交不同評估報告，但申請人仍欠奉社會影響評估報告。社會影響評估是用於評估執行擬建項目造成環境變化而導致對社區和個人日常生活品質的產生的影響。評估報告應包含區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況和地區商業活動等。我們農場一直為本港提供優質鮮活糧食，特別在現時疫情及早前內地爆發非洲豬瘟下能穩定本港鮮肉供應量，及推動本地就業機會，並傳承傳統農業文化。我們農場更是本港碩果僅存的72間禽畜農場之一。

政府及顧問公司在不考慮社會影響的前題下，便向城規會申請規劃發展，考慮有所欠奉。當局早於本年中已表示，正建立跨部份協助小組為禽畜農場覓地重置。可見當局明白禽畜農場，即鮮活糧食供應是社會穩定的重要條件，可見政府局方能明白箇中重要。本人現建議政府應進一步增設社會影響評估，提交科學化且全面的數據基礎予城規會各委員考慮，才進行下一步規劃及申請。

3. 元朗南淨水設施應遷入洪水坑岩洞

本人在此亦重申促請城規會各委員及渠務署的項目倡議人考慮，土木工程拓展署於2017年已推出屬於香港的《岩洞總綱圖》。其中標註了香港現存48個策略性岩洞區，可用作發展不受歡迎的社區設施。我們家族及其餘受影響的公庵路居民一直都促請政府積極發展洪水坑岩洞。事實上，政府及渠務署一直無正面回應相關的可能，但另一邊廂渠務署卻引以為豪地進行「搬遷沙田污水處理廠往岩洞工程項目」。我們不能了解為何渠務署能如此矛盾，但希望城規會各委員能提供適切的智慧予相關部門，以達致官民雙贏。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220927-145625-37218

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

27/09/2022 14:56:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃怡寶

意見詳情

Details of the Comment :

本人是公庵路尾段迴旋處的住戶，同時是香港碩果僅存72家本地禽畜農場「順利農場」的經營家庭成員。我們家庭在公庵路末端經營農場已超過30年間，家業由父親傳承至兒女。我們一直認同政府應「適度有為」及「完善城市發展」以為市民帶來更多福祉，但在規劃及發展過程中，政府卻錯誤低估本地農業的重要性，更進一步排拒本地農業在香港未來的發展藍圖之中。

本人家族經營的農場及家庭正在是次規劃申請的範圍（土地 G3.1）之中，本人在此有條件反對是次元朗南淨水設施的規劃諮詢，原因如下：

1. 顧問公司及渠務署的評估過程前後矛盾。

參考是次申請人提交的規劃綱領中，元朗南淨水設施除現存土地OU3.3外，需額外增加即本人家族經營的農場及住所（即 G3.1）作發展。但其理由則為：1A. 元朗南淨水設施需額外處理洪水橋新發展區及元朗周邊地區（元朗 13 和 14 區）的污水，故由每日污水處理量需由27090立方米增加至 65000 立方米；1B. 立法會財委會文件PWSC (2022-23)6提及當局正檢視第三階段工程的發展密度，人口或許會有所增加，導致污水處理量上升；1C. 原本污水廠規劃的土地需預留興建污水再生設施（YLSWRP），故需額外徵用 G3.1 土地補償。

但本人翻查2019年1月渠務署申請進行環境影響評估(EIA)的資料，當時顧問公司及渠務署悉僅以土地OU3.3的面積大小作基礎申請EIA，而其污水處理量規模亦為每日 65,000 立方米的處理量。當局當年已經以OU3.3的面積大小及65000立方米的污水處理量為基數進行EIA。因此，今天顧問公司根本不應以1A為理由額外徵用本人及家族的土地。此外，早於2013至2016年元朗南研究階段，當時顧問公司已推廣以蘆葦池再生污水並供應元朗南住宅侯用，故政府早在2020年初次規劃申請便應預留及申請足夠土地（即 OU 3.3）供污水廠及污水再生設施之用；今天申請人提交的理據（1A及1C）實在不足以支持額外徵用G3.1。

最後，土木工程拓展署於本年8月30日批出顧問合約予艾奕康有限公司檢視第三階段發展

規模，並預計於2035年完成。若申請人以1B 為理由，因檢視發展密度而有機會增加居民人口，更會將整個項目假設推倒重來。若人口增加產生的污水超出 65000 立方米，即現時元朗南淨水設施不足以應付；若污水量少於 65000 立方米，即 OU3.3 土地已能完全處理，更顯示不需額外徵用我們家族的G3.1 土地。假若艾奕康有限公司在沒有確切人口數據前便胡亂規劃及發展土地，本人更難以認同意是次規劃申請。

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儘管是次規劃諮詢已提交不同評估報告，但申請人仍欠奉社會影響評估報告。社會影響評估是用於評估執行擬建項目造成環境變化而導致對社區和個人日常生活品質的產生的影響。評估報告應包含區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況和地區商業活動等。我們農場一直為本港提供優質鮮活糧食，特別在現時疫情及早前內地爆發非洲豬瘟下能穩定本港鮮肉供應量，及推動本地就業機會，並傳承傳統農業文化。我們農場更是本港碩果僅存的72 間禽畜農場之一。

政府及顧問公司在不考慮社會影響的前題下，便向城規會申請規劃發展，考慮有所欠奉。當局早於本年中已表示，正建立跨部份協助小組為禽畜農場覓地重置。可見當局明白禽畜農場，即鮮活糧食供應是社會穩定的重要條件，可見政府局方能明白箇中重要。本人現建議政府應進一步增設社會影響評估，提交科學化且全面的數據基礎予城規會各委員考慮，才進行下一步規劃及申請。

3. 元朗南淨水設施應遷入洪水坑岩洞

本人在此亦重申促請城規會各委員及渠務署的項目倡議人考慮，土木工程拓展署於2017 年已推出屬於香港的《岩洞總綱圖》。其中標註了香港現存 48 個策略性岩洞區，可用作發展不受歡迎的社區設施。我們家族及其餘受影響的公庵路居民一直都促請政府積極發展洪水坑岩洞。事實上，政府及渠務署一直無正面回應相關的可能，但另一邊廂渠務署卻引以為豪地進行「搬遷沙田污水處理廠往岩洞工程項目」。我們不能了解為何渠務署能如此矛盾，但希望城規會各委員能提供適切的智慧予相關部門，以達致官民雙贏。

9

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220927-094254-25211

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

27/09/2022 09:42:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 莊展銘

意見詳情

Details of the Comment :

To whom it may concern,

I'm Jason Chong, currently working at DAB as Yuen Long Branch Vice-Chairperson. I have received certain local residents concern according to the A/YL-TYST/1181 application.

They all understood that the importance of city planning and developing. Local residents are looking to participate alongside with the development.

Here are 3 of the main issues they worry about:

1. The correct timeline for the above project location, which can advance them for relocation if they live or own business at the application area.
2. At the application area, there are two different big farms. One of the owner Mr Wong worried if they couldn't relocate the farm or their license will be terminate or won't be renew. They wish to have answers from AFCD.
3. Traffic issues. The main traffic to the above location is by Kung Um road. Local residents worried the traffic congestion will be another serious problem.

Please feel free to contact me for more information.

Best regards

Jason Chong

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就新界元朗丈量約份117約及第119約多地段和毗連政府土地的第16條規劃申請(編號A/YL-TYST/1181)提出意見

25/09/2022 18:08

From:

To: tpbpd@pland.gov.hk

File Ref:

1 attachment



第16條規劃申請編號AYL-TYST1181意見書_順利農場.docx

Dear Sir or Madam,

Attached please find the comment on subjected application for your kind perusal.

Kindly contact Wong Sai Chan by telephone number and email to

Thank you.

Best regards,

Wong Sai Chan

意見書

致城市規劃委員會：

鑒於政府在新界元朗丈量約份 117 約及第 119 約多地段和毗連政府土地的第 16 條規劃申請(編號 A/YL-TYST/1181，本人想向城市規劃委員會提出以下意見：

本人與家人及其下農場〔順利農場〕〔以下全部簡稱我方〕是此項元朗南淨水設施計劃受到最大影響的住戶。首當其衝，作為最直接受影響住戶及經營者，我方促請政府及有關當局部門在制定計劃興建污水建設的同時，應對於此處謀生及居住的受影響戶納入考慮要點，並及早處理安排我方安置及賠償的問題。

本人與家人自一九七八年在此處落地生根，一直以飼養禽畜為生，苦心經營三十多載，投放畢生精神、積蓄及心血於此。本人年紀老邁，並患有長期疾病，小兒跟隨經營農業十多年，我倆除了飼養豬隻外，並沒有其他技能可謀生。如強行收場，相信在社會上也難以尋找相關工作。我們只有一個卑微的請求，就是求安置及搬遷農場，好讓我們得以繼續謀生糊口。

政府自設立元朗南收地計劃草案至今已有十多年時間，政府及當局亦清楚了解此處一直存有農場及住戶。儘管我方一直積極地在向不同部門，包括政府就收地所成立的跨部門小組及貴局等，反映意見以及表達我們的擔憂和尋求搬遷的要求。但很可惜，直至今今天，元朗南收地草案在立法會經已被通過，但我方仍未收到任何明確實切的回應或答覆，亦一直沒有得到任何安置上的協助。再者，突然推前的淨水工程建設，加快收地議程，時間日漸緊迫，但安置及賠償方案一直遲遲未有答覆，本人對此感到萬分無奈。

就此事宜我方曾經向漁農界議員何俊賢先生尋求協助，希望議員為我們在立法會上發聲，議員亦不負所託，在立法會會議上向各政府有關部門人員反映我方迫切的搬遷要求並提出安置農業者的訴求。

本人想籍此機會懇請官員明白及憐憫，盼望城市規劃委員會將我方包括人及豬隻受建設污水處理的住屋影響撥入考慮範圍。同時懇請貴委員會、政府有關部門和跨部門小組積極與我們受影響住戶及經營者溝通。同時建議當局應制定切實的安排方案，好讓我方在屆時收地時可以盡快遷出並不拖延政府土地上的發展。

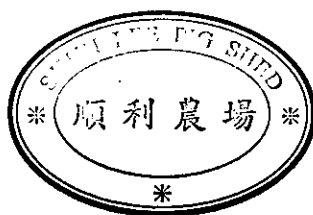
可知一個農場的經營，牽涉到多個部門，由尋找適當土地到發牌並不時一時三刻的事宜，需要多個部門批准允許，需時可達幾年時間。因此，在此燃眉之急

的情況下，我強烈要求政府及當局嚴肅正視我方要求，並盡快幫助我們安置並確實答覆安排土地上及豬隻的安排。

如須聯絡，敬請致電 及電郵 。

祈請示覆，敬祝安康！

黃世贊



順利農場東主黃世贊

二零二二年九月二十五日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220927-152730-09083

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

27/09/2022 15:27:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yau Lai Ha

意見詳情

Details of the Comment :

本人是公庵路尾第三階段後受影響的禽畜業界「德記農場」場家族成員，本人家族在白沙村經營雞場超過30餘年。本人農場飼養不多於20000只家禽，每天為香港提供鮮活糧食，近年香港鮮活家禽的本地自給率達100%。本人和本人的家族實在功不可沒。

本人父母輩一直依靠飼養家禽自力更新。即使經歷99年禽流感及殺雞的挑戰，還是2005年漁護署推出「自願退還牌照計劃」鼓勵棄養，抑或是政府多方加強防控生物污染的工作，家族仍堅持為全港帶來每年84000隻健康無激素雞隻及可食用雞蛋，實在難得。可見，德記農場及公庵路其餘的禽畜農場一直對維持社會環境穩定作出貢獻，解決糧食危機。

我們家族雖然不受是次淨水設施項目影響，但其中一個同舟共濟的「順利農場」卻受直接影響。故本人提出以下建議：

1. 顧問公司及渠務署無進行社會影響評估

我們農場及順利農場是本港碩果僅存的72間禽畜農場之一，農場一直為本港提供優質鮮活糧食，特別在現時疫情期間穩定本港食品供應，並傳承農業文化。食物及環境衛生局早於本年中已表明，政府正建立跨部門小組為禽畜業界尋求土地供應。在當局眼中，明白禽畜農場是社會穩定的重要條件。但申請人卻欠奉社會影響評估報告，沒有向城規會委員提交科學化且全面的數據基礎。相關報告能讓各委員了解清楚，如：社區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況和地區商業活動等因素，從而考慮項目對社會的整體性利益。也讓當局有更具體而詳情的數據，提供適切的措施以緩解發展帶來的負面影響。

2. 政府及顧問公司應讓禽畜農場無縫交接

參與申請人資料，順利農場在是次規劃申請之前應位處第三階段發展範圍，被收回土地年期為2028年。但是次規劃申請加速了順利農場的清拆發展速度，變相於2025年收回農場土地，這根本令經營者大失預算。經營者需考慮設施維修及補養、禽畜的飼養時間及飼料的訂購、工人管理的行政及營運成本等各類情況。申請人在毫無諮詢及通知的情況下，建議將土地納入元朗南淨水設施，猶如置禽畜農場於死地，實在有欠公允。

我們明白政府「適度有為」及「完善城市發展」的需要，但在規劃及發展過程中不能排斥本地農業在香港未來的發展藍圖之中。我們家族亦建議政府應加快跨部份小組的協助，盡快與業界商討及交待覓地協助禽畜業界發展的詳情，及應協助禽畜業經營者無縫交接。

受發展影響禽畜農場靜候政府佳音，及期待與相關部門直接交流及聯絡！謝謝

5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220924-112631-60493

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

24/09/2022 11:26:31

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 江美英

意見詳情

Details of the Comment :

本人於元朗公庵路居住，已居住了40多年。本人得知政府打算在我家後興建污水處理廠，故此，我們十分關注會帶來的影響，希望有關當局會與我們溝通，減少影響，否則，我們會反對發展。

1. 促請城規會增加「社會影響評估」項目

「社會影響評估」(Social Impact Assessment)是政策評估工具，目的是評估執行擬建項目或施政政策造成環境變化而導致對社區和個人日常生活品質的產生的影響。

社會影響評估能夠為城市規劃委員會及擬建項目倡議人（政府）提供更全面及有效的數據基礎，以便了解擬建項目對元朗南現時住戶的生活質素的影響

以現時香港的市區重建局為例子，市建局會使用社會影響評估將重建範圍的住戶的生活狀況及社區特色提供合理而科學化數據評估結果。內容包括：社區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況、地區商業活動、周邊設施及支援等，甚至包括就業狀況及社區網絡等元素。

社會影響評估能讓城市規劃委員會各委員及政府提供全面而科學化的數據，讓決策者能夠在「科學發展」的同事針對性地提供適切而有效的措施（包括安置及補償方案）以減輕發展帶來對人民的負面影響。

我們希望城規會將原有土地使用人的影響加入批准考慮原則之中。以本人為例，本人70多歲，丈夫90多歲，有400呎的房屋及1000呎的空地，閒時可自由種植及運動，兩人於鄉郊生活了一輩子，從沒有居住過高樓大廈，而根據政府安置政策，並不會安置我們到鄉郊村屋，最多都是公屋單位，我們真的十分擔心不能適應樓宇的生活，尤其是生活空間由原本可自由活動的空間變成不足200呎的公屋，生活面積縮減了10倍！若貴會不評估對原有土地使用人的影響而批准申請，則必定對我們的未來生活造成負面影響。

2. 積極與受影響住戶溝通：

促請相關政府部門能夠直接與受影響住戶進行溝通及會面；

儘管元朗南淨水設施工程範圍中受工程直接影響而遷出的住戶數量較少，但淨水設施工程帶來對周遭住戶及環境的影響十分深遠。

元朗南淨水設施在所在的位置，原本擁有很多大型倉庫及中小型提供汽車維修服務的公

司。該地原本由三條通道組成，包括：一條由公庵路培康居老人院往公庵禪師古寺的通道A；一條由公庵路末段往公庵山山下的通道B；及一條連接AB通道鄰經沙倉及其餘貨倉的通道C。

若興建污水處理廠，必定會影響日後進出的道路，我們要求有關當局盡快與附近的居民溝通，研究補救方法。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220922-120337-62367

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

22/09/2022 12:03:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 羅林華

意見詳情

Details of the Comment :

本人羅林華，妻子、兩夠兒子及女兒長居住於元朗公庵路

的位置。住所受是次元朗南淨水設施所影響，規劃將導致本人部份構築物被收回，影響結構安全。而本人一直有於地段上養飼蜜蜂。養飼蜜蜂除了能自給自足外，對環境有正面而長遠的影響，對社會有莫大裨益。

1. 本人一直希望當局能在保留本人一家的構築物，讓我們（特別是患有糖尿、眼疾的長期病患的妻子）在公庵路渡過餘生、安享晚年。本人早已知悉在元朗竹新村12號（丈量約份116約地段2066號餘段）構築物在被元朗公路工程及附近排污渠工程發展時，仍獲當局保存下來。而本人知悉當局將地段周邊環境用作發展淨水設施，本人一家並不介意受相關設施的建設及影響，僅希望當局能保留本人與家人的構築物並與設施相鄰共存。

2. 此外，本人認為顧問公司及渠務署未有完成全面的評估工作。在申請人提交予城規會的資料當中，仍欠奉「14. 社會影響評估」。據其他年青村民表示，社會影響評估能評估執行污水廠興建造成公庵路環境變化（包括需拆遷住戶）而導致對社區和住戶日常生活品質的產生的影響。現時香港市區重建亦會進行社會影響評估，為住戶的生活狀況及社區特色提供合理而科學化的評估數據。

本人認為，社會影響評估能讓各委員及政府提供更全面而科學化的數據，讓大家能夠在「科學發展」的同時，能針對性地提供適切而有效的措施（包括安置及補償方案）以減輕發展帶來對人民的負面影響。

3. 此外，據其他年青村民表示，土木工程拓展署早在2016年已將嘗試整理香港岩洞發展的研究。政府亦認為發展岩洞是增加土地供應的多管齊下的策略之一。現時香港已有不同種類的岩洞設施，在建造岩洞方面不乏經驗。更有系統地善用岩洞，可為香港的長遠規劃和發展帶來新機遇，並可補充其他短、中期增加土地發展的措施。

岩洞總綱圖及其說明書已經指出，在元朗南發展計劃附近有一「洪水坑岩洞」。相關岩洞的註釋第6頁指出「該岩洞區可為毗鄰的現有住宅發展項目，以及洪水橋新發展區和元朗南發展區的擬議住宅發展闢設所需的基礎配套設施。特別是設置「不受歡迎」類別的

設施，例如廢物轉運站或污水處理廠，可把對社區造成的影響減至最低。」

沙田污水廠在久經討論後，亦於近年開始就入岩洞發展，減少對社區環境的影響。若顧問公司及項目倡議人未有完整回報及解說回應，為何未能考慮及處理岩洞發展的原因。本人將有條件反對項目規劃。

本人重申，本人有條件反應項目規劃：

1. 因項目新增範圍影響本地的構築物的結構安全及居住，而本人希望當局能考慮修改圖則讓本人與污水廠共存；
2. 顧問公司及政府未有完成社會影響評估。
3. 顧問公司及政府未有回應及考慮洪水坑岩洞發展的可行性。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220924-112526-51314

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

24/09/2022 11:25:26

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 饒春娣

意見詳情

Details of the Comment :

本人於元朗公庵路居住，已居住了30多年。本人得知政府打算在我家附近興建污水處理廠，故此，我們十分關注會帶來的影響，希望有關當局會與我們溝通，減少影響，否則，我們會反對發展。

促請城規會增加「社會影響評估」項目

「社會影響評估」(Social Impact Assessment)是政策評估工具，目的是評估執行擬建項目或施政政策造成環境變化而導致對社區和個人日常生活品質的產生的影響。

社會影響評估能夠為城市規劃委員會及擬建項目倡議人（政府）提供更全面及有效的數據基礎，以便了解擬建項目對元朗南現時住戶的生活質素的影響

以現時香港的市區重建局為例子，市建局會使用社會影響評估將重建範圍的住戶的生活狀況及社區特色提供合理而科學化數據評估結果。內容包括：社區歷史背景及特色、人口及社會經濟特徵、房屋及環境狀況、地區商業活動、周邊設施及支援等，甚至包括就業狀況及社區網絡等元素。

社會影響評估能讓城市規劃委員會各委員及政府提供全面而科學化的數據，讓決策者能夠在「科學發展」的同事針對性地提供適切而有效的措施（包括安置及補償方案）以減輕發展帶來對人民的負面影響。

我們希望城規會將原有土地使用人的影響加入批准考慮原則之中。以本人為例，一家五口居於鄉郊房屋，各人有合適的生活面積，若政府安置我們到3、4百呎公屋，則大大影響了我們原有的生活，希望政府進行安置時，都考慮人均居住面積的問題，減少對原有居民的影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220927-143111-62961

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

27/09/2022 14:31:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 朱健恆

意見詳情

Details of the Comment :

本人及本人家族是丈量約份第_____段的住戶。本人家族所在地段及住所將受是次城規申請影響。參閱_____所提交的資料顯示，元朗南淨水設施的左下方將無可避免地回收本人及家族的_____段部份土地及部份住所。

據申請人所提交的資料及公庵路村民所認識，本人及家族土地將受兩個發展階段影響，包括第二階段（淨水設施項目）及第三階段影響。第二階段收回土地時間為2024年不等，第三階段則為2027至2028年不等。這意味著本人及家族成員將收回_____段部份土地，該部份土地為本人家園的大門出入口位置。若於餘下數年間，本人及家族將伴隨著淨水設施的工程項目所影響；

另一方面，由於淨水設施項目坐落公庵山下。我們家族及鄰近貨倉往返公庵路的通道將完全被淨水設施工程收回，變相被項目工程圍困在公庵山下無法出入。家族成員擔憂將日夜及工程嘈聲、沙塵及生活不便影響。

本人因此提出意見，希望城規會委員及政府當局能考慮：

1. 促請政府及顧問公司進行社會影響評估

本人家族在公庵路末端而居住超過20多年。自政府當局公佈元朗南發展計劃後，公庵路居住及本人家族便一直擔憂受發展影響。除了影響家人的生活環境、生活習慣及社區關係網絡之外，收地發展亦會對家人造成長期的心理及精神壓力。此外，本人知悉整個項目工程將影響不少公庵路住戶、貨倉及車房經營者，和一個禽畜農場。

我們公庵路居民據悉，外國及香港市區重建均有一項為「社會影響評估」的調查，用以評估擬建項目造成環境變化對社區和個人日常生活品質的產生的影響。我們促請政府當局及顧問公司能就元朗南淨水設施項目進行實地的社會影響評估，以為城規各委員及官方提供科學化而全面的數據。當政府擁有數據後更能針對性地、適切地提供措施（包括安置及補償方案）以緩減發展帶來對人民的負面影響。

2. 促請政府及顧問公司與受影響居民直接溝通

公庵路末端的受影響住戶，自知悉發展元朗南淨水設施後，一直邀請相關部門積極溝通，以便獲取第一手資訊及協商措施緩減發展帶來的負面影響。居民曾獲渠務署官員接見及交流，隨後獲悉施工工程由土木工程拓展署負責。我們家族一直關注工程影響令部份土地及住房收回，並希望能與官員及顧問公司商討詳情，包括但不限於：收回完整段土地、協助本人及家族成員住戶提早遷出，或將地段剔出受影響範圍之內等。

我們希望土木工程拓展署及政府能派員與我們家族及其他受影響居民洽談更多。謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220924-214726-26002

提交限期

Deadline for submission:

27/09/2022

提交日期及時間

Date and time of submission:

24/09/2022 21:47:26

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TYST/1181

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 劉太

意見詳情

Details of the Comment :

~工程的需要性及合適性，是否適合近民居
~如真正施工，工程期間對居民的影響，未見有妥善安排。
~居民的知悉權，內容比較複雜，普通市民未必能有所理解，是否有足夠資訊及有考慮對
人居民的影響，未有考慮。

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A/YL-TYST/1181 DD 117 and 119 Yuen Long Sewerage Treatment Plant
26/09/2022 02:56

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-TYST/1181

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

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

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to maintain dialogue with the affected owner(s), operator(s) and occupant(s) to address their concerns on the implementation programme, land resumption, compensation & rehousing/relocation and temporary access arrangements pertaining to the development;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the existing access roads connecting the Site with Kung Um Road are not and will not be maintained by his office. His office shall not be responsible for maintaining any existing access connecting the Site with Kung Um Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that the colour, materials and architectural feature of the building surface for the proposed development should endeavour to blend in with the dense vegetation of the adjacent area;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Relevant authority/ government department(s) should be approached directly to obtain the necessary approval on tree works;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the affected water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works. No trees and shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the subject water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) to note the comments of the Director of Fire Services that the emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department. Pursuant to Section 6 of the Dangerous Goods Ordinance, Cap. 295, any person who manufactures, stores, conveys or uses any dangerous goods (DG) in excess of its statutory exempt quantity shall require a DG Licence (or DG Approval for Government departments). Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that according to his records, two suspected unauthorised land

filling/excavation cases at Lots 744 S.B, 746 & 750-758 in D.D. 117 and adjoining government land (GL), and the GL adjoining Lot 1957 in D.D.117, which are within and close to the Site, were reported to his office in October 2010 and July 2012 respectively. You should liaise with DLO/YL, LandsD on the land issues and the current status of the aforesaid two cases as appropriate. The requirements of submitting relevant slope/retaining wall assessment, stabilisation measure reports and proposed slope/retaining wall works, as stipulated in the Project Administration Handbook for Engineering Works and in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 on Geotechnical Control for Slopes and Retaining Walls should be observed; and

- (i) to note that comments of the Director of Electrical and Mechanical Services that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near underground cable(s) or overhead line(s) should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans or overhead line alignment drawings to find out whether the activity would conflict with any underground cable and/or overhead line. The Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation should be observed when carrying out works in the vicinity of electricity supply lines.