

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1181**

- Applicant** : Harbour Area Treatment Scheme Division, Drainage Services Department (DSD) represented by AECOM Asia Company Limited
- Site** : Various Lots in D.D. 117 and D.D. 119 and Adjoining Government Land (GL), Yuen Long, New Territories
- Site Area** : About 46,000m<sup>2</sup> (including GL of about 7,700m<sup>2</sup> or 16.7%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zonings** : “Other Specified Uses” annotated “Sewage Treatment Works” (“OU(STW)”) (about 75.7%); and  
*[restricted to a maximum building height (BH) of 35mPD]*  
“Undetermined” (“U”) (about 24.3%)
- Application** : Proposed Organic Waste Co-digestion Facilities and Minor Relaxation of Building Height Restriction (BHR) for Permitted Sewage Treatment Plant

**1. The Proposal**

- 1.1 The application site (the Site) consists of a larger site within the “OU(STW)” zone (the northern site) and a smaller site within the “U” zone (the southern site) (**Plan A-1**). The applicant seeks planning permission for proposed organic waste co-digestion facilities (OWCF) at the southern site, and minor relaxation of the BHR from 35mPD to 40mPD (+5m or +14.3%) for permitted sewage treatment plant (STP) use at the northern site, which would collectively form the Yuen Long South Effluent Polishing Plant (YLSEPP). According to the Notes of the OZP for the “OU(STW)” zone, ‘Sewage Treatment/Screening Plant’ is always permitted and the zone is subject to a BHR of 35mPD. Moreover, based on the individual merits of a development or redevelopment proposal, minor relaxation of the BHR within the “OU(STW)” zone may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance. According to the covering Notes of the OZP, all uses or developments within the “U” zone except those specified in the Notes require planning permission from the Board.

The Site is currently mainly occupied by warehouses, open storage/storage yards and a pig farm, and partly vegetated (**Plans A-2 to A-4c**).

- 1.2 The Site is accessible via Kung Um Road (**Plan A-2**). The proposed YLSEPP will consist of a tertiary STP at the northern site and an OWCF at the southern site (**Drawing A-1**), which would treat all the sewage generated from the committed Yuen Long South (YLS) Development, and part of the sewage from the committed Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and the Yuen Long Areas 13 and 14 development under planning (**Plan A-1**). The major development parameters of the proposed indicative scheme submitted by the applicant are summarised as follows:

Proposed Uses	Proposed STP within the “OU(STW)” Zone (the northern site)	Proposed OWCF within the “U” Zone (the southern site)
Site Area	About 3.5 hectares	About 1.1 hectares
Gross Floor Area	Not more than 53,200m <sup>2</sup>	
Maximum BH	40mPD	38.5mPD
Design Capacity	65,000m <sup>3</sup> /day average dry weather flow	100 wet tonnes of pre-treated food waste/day
No. of Structures	16	9
No. of Parking Spaces	35 (for private cars)	
No. of Loading/unloading Spaces	12 (for heavy goods vehicles (HGVs))	

- 1.3 The sewage from the aforesaid development projects will be pumped to the Site via rising mains. Apart from sewage, the YLSEPP will also receive pre-treated food waste delivered via HGVs for co-treatment with sewage sludge to achieve synergy effect. The vast majority of the tertiary treated effluent from the proposed STP will be supplied to the planned YLS Water Reclamation Plant (YLSWRP) adjacent to the northern site within the same “OU(STW)” zone (**Plan A-5**). After further treatment at YLSWRP, the reclaimed water will be used for non-potable uses (such as flushing water) in the area.
- 1.4 A number of visual and landscape mitigation measures are proposed as part of the development, including sensitive design of aboveground structures, provision of green roofs and roadside/amenity planting, and enhancement of landscape buffer, etc. (**Drawing A-2**). While some 402 trees of common species will be affected by the proposed development (with no Old and Valuable Trees (OVTs) found within the Site), a minimum of 405 heavy standard trees of a mixture of native species will be compensated within the Site.
- 1.5 Following land resumption, clearance and site formation works by other departments as part of the YLS Development, work on the YLSEPP will tentatively commence in 2027/28 and be completed by 2031/32. Plans showing the indicative site layout, landscape proposal and photomontages submitted by the applicant are at **Drawings A-1 to A-5** respectively.
- 1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 24.8.2022 (**Appendix I**)

- (b) Supplementary Planning Statement with Annexes (**Appendix Ia**) (including Air Quality Impact Assessment (AQIA), Noise Impact Assessment (NIA), Water Quality Impact Assessment (WQIA), Quantitative Risk Assessment (QRA), Drainage Impact Assessment (DIA), Traffic Impact Assessment (TIA) and Landscape and Visual Impact Assessment (LVIA))
- (c) Further Information (FI) received on 7.10.2022 (**Appendix Ib**)  
*[exempted from publication and recounting requirements]*

## 2. **Justifications from the Applicant**

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

### ***The Need for Inclusion of the Southern Site***

- (a) The need for a new STP to serve the YLS Development was established at the early stages of the YLS feasibility study<sup>1</sup>. A local STP with a treatment capacity of about 24,000m<sup>3</sup>/day was proposed at the northern site and duly reflected in the Recommended Outline Development Plan (RODP) of YLS in 2017. In response to the pressing housing demand, a planning and engineering review was subsequently undertaken and the treatment capacity of the proposed STP was revised upwards to about 27,000m<sup>3</sup>/day with tertiary treatment level (thereafter known as YLSEPP) and equipped with water reclamation facilities (i.e. YLSWRP). The extent of the northern site-cum-YLSWRP site remained unchanged in the Revised RODP of YLS promulgated in 2020 (**Plan A-5**), and the northern site-cum-YLSWRP site was duly rezoned as “OU(STW)” with BHR of 35mPD in 2020/21 (**Plan A-1**).
- (b) Upon detailed investigation<sup>2</sup>, the sewage flow projection, layout design and land requirement of the proposed YLSEPP was reviewed in the light of changes in planning circumstances in consultation with concerned departments. To cater for the sewerage demand arising from the further intensification of the YLS Third Phase Development and nearby projects (such as the intensification of the HSK/HT NDA and the on-going planning of the Yuen Long Areas 13 and 14 development (**Plan A-1**)), the capacity of the YLSEPP has been further revised to 65,000m<sup>3</sup>/day to provide holistic sewage treatment and disposal for the region.
- (c) In view of the above changes in planning circumstances and the need to complement the emerging policy on food waste recycling, the northern site was found insufficient to accommodate all the proposed facilities. Through site search and consultation with concerned departments, the southern site (zoned “U” on the OZP and intended for government use under the Revised RODP of YLS (**Plan A-**

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<sup>1</sup> Agreement No. CE 35/2012 (CE) ‘Planning and Engineering Study for Housing Sites in YLS – Investigation’ (the YLS Study).

<sup>2</sup> Agreement No. CE 6/2019 (DS) ‘Hung Shui Kiu Effluent Polishing Plant and YLSEPP – Investigation’ (the YLSEPP Study).

5)) was identified for expansion of the proposed YLSEPP. The southern site is considered the most suitable site due to its close proximity to the northern site, which would help minimise potential nuisances to the local community.

- (d) The proposed YLSEPP is one of the essential infrastructures to support the YLS Development that needs to be completed by 2031/32 and the current proposed location is the most favorable and cost effective option. The Cavern Master Plan was formulated the same year as the promulgation of the RODP of YLS Development. While the YLS Development, including implementation of the YLSEPP, has already progressed to an advanced stage, the Hung Shui Hang Strategic Cavern Area (SCVA) is still at an early planning stage. If the proposed YLSEPP is to be accommodated into the said SCVA, there would be significant mismatch in development programme, resulting in delays in population in-take for various housing projects.

#### ***The Need for Minor Relaxation of BHR for the Northern Site***

- (e) The ground level for the northern site is around 23.5mPD. In developing the layout design for the YLSEPP, it was found that the majority of the sewage treatment facilities at the northern site would have to be constructed underground with 2 storeys of basement floors under the extant BHR of 35mPD. According to initial estimation, approximately 95,100m<sup>3</sup> of soil could be spared from excavation if the BHR of the northern site is slightly relaxed to 40mPD. A compact design will be adopted to ensure that the proposed development would remain low-rise, achieve savings in capital, operation and environmental costs (due to lesser need for pumping and ventilation) and would help reduce the burden on fill banks.

#### ***No Adverse Impact***

- (f) The proposed development is a designated project (DP) under the Environmental Impact Assessment Ordinance (EIAO). An indicative layout has been prepared to serve as the basis for various technical assessments, including AQIA, NIA, WQIA, QRA, DIA, TIA and LVIA, and the layout would be subject to further detailed design and refinement under the on-going YLSEPP Study. The technical assessments concluded that there will be minimal environmental, quantitative risk, drainage, traffic, and landscape and visual impacts arising from the proposal with the imposition of mitigation measures. Solar panels and green roofs will be provided at rooftops as far as practicable to establish a sustainable design. The implementation of the mitigation measures would be monitored and audited under the EIAO regime. A socio-economic impact assessment (SIA) was previously conducted as part of the YLS Study.
- (g) The proposed development is under the purview of two individual divisions of DSD. The applicant (i.e. the Harbour Area Treatment Scheme Division under the Sewage Services Branch) is responsible for the application and project administration, design and construction of the YLSEPP, while the Mainland North Division under the Operations & Maintenance Branch is responsible for commenting on the submitted DIA.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and publishing notices in local newspapers. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the requirements as set out in TPB PG-No. 31A are not applicable.

### **4. Background**

- 4.1 The need for sewage treatment facilities to support the YLS Development was established at the early stages of the YLS Study. The general location of the proposed STP at and around the northern site was reflected in the Draft RODP in 2016, and slightly refined under the RODP in 2017. The extent of the northern site remained unchanged on the Revised RODP promulgated in May 2020 (**Plan A-5**). The statutory planning procedures pertaining to YLS Development Stages 1 and 2 (including the northern site) were completed in August 2021.
- 4.2 The proposed YLSEPP is a DP under the EIAO by virtue of the proposed sewage treatment works involving an installed capacity of more than 15,000m<sup>3</sup>/day and activity for the reuse of treated sewage effluent from a treatment plant. The EIA report was approved with conditions and an Environmental Permit (EP, No. EP-605/2022) was issued by the Director of Environmental Protection (DEP) on 25.7.2022, which included various conditions, *inter alia*, submission of landscape and visual mitigation plan and compensatory tree planting implementation plan, etc.
- 4.3 According to the Revised RODP for YLS promulgated in May 2020, the northern site and the southern site fall within YLS Development Stages 2 and 3 respectively. However, the land resumption and clearance programme of the YLS Development project is subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval. The detailed implementation programme with phasing and packaging of works for the proposed development will be formulated in due course in consultation with concerned departments.

### **5. Previous Application**

There is no relevant previous application concerning the Site.

### **6. Similar Application**

There is no similar application within the subject “OU(STW)” and “U” zones.

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

### **7.1 The Site is:**

- (a) accessible from Kung Um Road to its east/north via local tracks;
- (b) the northern site is currently mainly occupied by warehouses, open storage/storage yards, with some graves, residential structures, an apiary, local tracks, vegetated land and vacant land/structures; and
- (c) the southern site is currently mainly occupied by warehouses, some vegetated land, a storage yard, a pig farm, a pond and a stream.

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

- (a) to the north and east of the Site are predominately warehouses and open storage/storage yards with scattered residential structures, graves/ burial urns, vacant land/structures, workshops, car parks and ponds;
- (b) to the south and west of the Site are the landscaped foothills of Kung Um Shan, predominated by woodland/shrubland intermixed with graves, paths and a temple within the “Conservation Area” and “Green Belt” zones;
- (c) there are residential structures in the vicinity of the Site with the nearest one located to the immediate west of the northern site; and
- (d) except for some open storage/storage yards and warehouses operating with valid planning permissions, most of the remaining open storage/storage yards, warehouses, workshops and car parks in the vicinity are suspected unauthorised development subject to enforcement action taken by the Planning Authority.

## **8. Planning Intentions**

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

## **9. Comments from Relevant Government Bureau/Departments**

- 9.1 The following government bureau/departments have been consulted and their views on the application and public comments, where relevant, are summarised as follows:

### **Policy Support and Long Term Development**

#### 9.1.1 Comments of the Secretary for Development (SDEV):

- (a) She supports the application from the perspective of taking forward the YLS Development and HSK/HT NDA projects.
- (b) The current application is for the implementation of the YLSEPP which is an essential infrastructure to treat all the projected sewage generated from the committed YLS Development, and part of the projected sewage from the committed HSK/HT NDA as well as to accommodate the projected sewage demands of the planning projects in the district including the Yuen Long Areas 13 and 14 development. The northern site has been selected under the YLS Study as early as 2016 having gone through thorough technical assessments and extensive public consultation, while the southern site has been derived from consultation with concerned departments in the light of changes in planning circumstances. The suitability of the Site for the proposed use is supported by extensive technical assessments and the environmental acceptability of which has been established under the EIA process. The scale and extent of the proposal has also considered the design capacity of the facility to meet the projected sewage treatment demand from the development projects and other technical requirements.

#### 9.1.2 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

He has no comment to the application from the perspectives of the YLS Development and HSK/HT NDA projects.

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

- (a) He has no objection to the proposed development.
- (b) According to the Revised RODP of YLS promulgated in May 2020, the Site falls partly within areas zoned “OU(STW)”, “Amenity” and “Government” (“G”), partly within an area shown as ‘Road’ and partly falls outside the YLS Development Area (**Plan A-5**).

### **Land Administration**

#### 9.1.4 Comments of the Chief Estate Surveyor/New Development Area, Lands Department (CES/NDA, LandsD):

- (a) She has no adverse comment on the application from land resumption point of view.

- (b) The proposed development will affect various private lots and adjoining GL. Land resumption and clearance will be required to implement the proposal.

### **Traffic**

#### 9.1.5 Comments of the Commissioner for Transport (C for T):

She has no comment on the application from traffic engineering point of view.

#### 9.1.6 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

He has no adverse comment on the application and the applicant should note his detailed comments at **Appendix III**.

### **Environment and Food Waste Recycling**

#### 9.1.7 Comments of the DEP:

- (a) He has no comment on the assessments and findings of the submitted AQIA, NIA and WQIA.
- (b) Since the proposed YLSEPP is a DP by virtue of Items F.1 and F.4 under Part I, Schedule 2 of EIAO, an EIA study had been conducted. The EIA Report was approved with conditions and an EP (No. EP-605/2022) for construction and operation of the proposed YLSEPP was issued, both on 25.7.2022.
- (c) The proposed OWCF will form a key contribution in meeting the relevant policy objectives/targets in the 2020 and 2021 Policy Addresses, the “Waste Blueprint for Hong Kong 2035” and “Hong Kong’s Climate Action Plan 2050”, and will become an integral part of the strategic planning of food waste recycling facilities in Hong Kong.

### **Urban Design, Visual and Landscape**

#### 9.1.8 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

He has no comment from architectural and visual impact point of view. Should the application be approved, the applicant should note his suggestions at **Appendix III**.

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

##### **Urban Design and Visual Aspect**

- (a) The proposed maximum BHs of 40mPD (for the northern site)



and 38.5mPD (for the southern site) are generally in line with the BH profile of the locality as recommended in the Revised RODP of YLS (**Plan A-5**). Taking into account the proposed landscaping measures (such as roadside and amenity planting, provision of green roof and landscape buffer, etc.), the low-rise proposal is considered not incompatible with the surrounding area and no significant visual impact is anticipated.

#### Landscape Aspect

- (b) She has no comment from landscape planning perspective.
- (c) According to the aerial photo and site photos (**Plans A-3 to A-4c**), the Site is situated in an area of rural fringe predominated by temporary structures, open storage yards and woodland.
- (d) With reference to the submission, about 402 existing trees are identified and proposed to be felled. Regarding the proposed mitigation measures as shown on the landscape plan (**Drawing A-2**), about 405 new heavy standard trees will be planted at various parts of the Site. The landscape impact on the existing landscape resources within the Site would be mitigated. Moreover, roof-top greenery and shrub planting are proposed at the Site to help the proposed development to blend in with the green backdrop and help improve the landscape quality of development and the adjacent area. The design and implementation of the landscape works will be handled by the in-house expertise of the applicant and be monitored under the EIAO.
- (e) Should the application be approved, the applicant should note the detailed comments at **Appendix III**.

#### Water Supplies

9.1.10 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) Existing water mains will be affected (**Plan A-2**). In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water mains shall be provided to his department. The applicant should also note the detailed comments at **Appendix III**.

#### Fire Safety

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

- (a) He has no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction.

- (b) Should the application be approved, the applicant should note the detailed comments at **Appendix III**.

#### **Geotechnical**

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

He has no adverse comment on the application and the applicant should note the detailed comments at **Appendix III**.

#### **Electrical and Mechanical Safety**

- 9.1.13 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no comment on the assessment and findings of the submitted QRA from electrical/mechanical safety perspective.
- (b) As there is an overhead line at the southern fringe of the southern site (**Plan A-2**), the applicant should note the detailed comments at **Appendix III**.

#### **District Officer's Comments**

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

His office has not received any comments from the locals on the application.

- 9.2 The following government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Mainland North, DSD (CE/MN, DSD);
- (c) Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CES/NTW, BD); and
- (e) Commissioner of Police (C of P).

### **10. Public Comments Received During the Statutory Publication Period**

- 10.1 On 6.9.2022, the application was published for public inspection. During the first three weeks of the statutory public inspection period, a total of 17 public comments were received, including 15 objections/adverse views and two providing comments on the application. A full set of public comments will be deposited at the meeting for Members' inspection.

***Objections / Adverse Comments (15 Comments)***

- 10.2 Two individuals and two residents/operators of an affected pig farm (**Appendices II-1 to II-4**) object to the application mainly on the grounds that the application could not be considered holistically in the absence of a SIA; there is insufficient justification to substantiate the need for the southern site; the proposed development should be considered in conjunction with the proposed reedbed nearby (**Plan A-5**); and that the proposed open-air development should instead be placed inside caverns (such as the Hung Shui Hang SCVA (**Plan A-1**)).
- 10.3 The Vice-chairperson of The Democratic Alliance for the Betterment and Progress of Hong Kong's Yuen Long Branch (**Appendix II-5**), the owner of the affected pig farm (**Appendix II-6**) and five owner/operators of a nearby chicken farm (made on one standard letter, extracted at **Appendix II-7**) raise similar concerns/suggestions as those in paragraph 10.2 above, and also questions the rationale for advancing the implementation programme for the southern site, the compensation & rehousing (C&R)/relocation/transfer of livestock farm license arrangements, the potential traffic impact to Kung Um Road, and urge the Government to actively liaise with the affected stakeholders.
- 10.4 Four local residents (including an affected apiary operator) raise similar concerns/suggestions as those in paragraphs 10.2 and 10.3, while stating that the proposal would affect existing access roads to nearby residences; the proposed development would necessitate partial resumption and demolition of some existing structures on their lots, thereby affecting their structural safety; that the Government's rehousing arrangement would affect their current way of life; and request the project proponent to preserve their dwellings in-situ (**Appendices II-8 to II-11**).

***Other Comments (2 Comments)***

- 10.5 The remaining two individuals mainly query the necessity of the project, the suitability of the Site and the environmental mitigation measures to be employed during the construction phase of the project (**Appendix II-12**); and suggest the project proponent to enhance the proposed landscape mitigation measures and install solar panels atop the proposed structures (**Appendix II-13**).

**11. Planning Considerations and Assessments**

- 11.1 The application is two-folds, consisting of a proposed OWCF at the southern site (zoned "U" on the OZP) and minor relaxation of the BHR from 35mPD to 40mPD for permitted STP at the northern site (zoned "OU(STW)" on the OZP). The proposed STP and OWCF will collectively form the proposed YLSEPP.

***Policy Support***

- 11.2 The proposed YLSEPP is an essential infrastructure to treat all the projected sewage generated from the committed YLS Development, and part of the projected sewage from the committed HSK/HT NDA, as well as to accommodate the projected sewage demands of the planning projects in the district including the Yuen Long Areas 13 and 14 development (**Plan A-1**). The northern site has been selected under the YLS Study as early as 2016, while the southern site has been

derived from consultation with concerned departments in the light of changes in planning circumstances mainly due to the increase in development intensity for new development areas. The suitability of the open-air sites is supported by extensive technical assessments in commensurate with the development programme of various major development projects, and the environmental acceptability of which has also been established under the EIA process. The scale and extent of the proposal has taken into consideration the Revised RODP for YLS, the site constraints and other technical requirements. In this regard, SDEV supports the application from the perspective of taking forward the YLS Development and HSK/NT NDA projects.

***Proposed OWCF at the “U” Zoned Southern Site***

- 11.3 According to the Explanatory Statement of the OZP, under the YLS Study, the “U” zone falls within the remaining stages of the YLS Development and the existing operations would be gradually phased out in stages once the zoning is amended in the future under the YLS Third Phase Development. Under the Revised RODP of the YLS, the southern site falls within an area zoned “G”. Despite the aforesaid designation on the Revised RODP, there was no definitive user assigned for the southern site. Following confirmation on the need to expand the YLSEPP to meet changes in planning circumstances, a site search was conducted and the southern site was considered most suitable for the said purpose in consultation with concerned departments. In this connection, PM(W), CEDD and CE/CID, PlanD have no comment/no objection to the proposal. Moreover, DEP considers that the proposed OWCF will contribute towards meeting various prevailing policy objectives/targets on food waste recycling and will become an integral part of the strategic planning of food waste recycling facilities in Hong Kong.

***Minor Relaxation of BHR for the Proposed STP at the “OU(STW)” Zoned Northern Site***

- 11.4 The proposed STP is in line with the planning intention of the “OU(STW)” zone, which is for the provision of sewage treatment/screening plant. The applicant has justified the cost-benefits for seeking minor relaxation of the BHR for the northern site, which would help minimise fill materials, achieve savings in capital and operation costs, and would help reduce the associated environmental impacts. The proposed increase in maximum BH by 5m (from 35mPD to 40mPD, i.e. +14.3%) is small in scale and not incongruous with the low-rise setting of the existing and planned context (**Plans A-3 and A-5**). CA/CMD2, ArchSD and CTP/UD&L, PlanD have no adverse comment on the application from urban design and visual impact perspectives, and considers that the proposed BHs of 40mPD (for the northern site) and 38.5mPD (for the southern site) are not incompatible with the surrounding area and no significant visual impact is anticipated.

***Land Use Compatibility***

- 11.5 The Site is located at a rural fringe area predominated by temporary structures, open storage yards/warehouses and woodland (**Plan A-3**). The proposal is not incompatible with the existing context, and would generally be in line with the planned government and public utility installation uses for the area under the YLS Development (**Plan A-5**).

### ***Technical Aspect***

- 11.6 Various technical assessments have been submitted in support of the application and there are no adverse comments from concerned departments, including DEP, DEMS, C for T and CTP/UD&L, PlanD. Adverse environmental, quantitative risk, traffic, and landscape and visual impacts arising from the proposal at both the construction and operational stages are not anticipated. Furthermore, relevant approval condition is recommended in paragraph 12.2 below to address the technical requirements of concerned government department. According to the submitted LVIA, about 402 trees of common species will be affected by the proposal and no OVTs are involved. Moreover, about 405 new heavy standard trees of a mixture of native species will be compensated within the Site in accordance with prevailing technical circulars and guidelines. To ameliorate the potential landscape and visual impacts, various mitigation measures are proposed, including sensitive design of aboveground structures, provision of green roof and roadside and amenity planting, and enhancement of landscape buffer, etc. (**Drawing A-2**). The design and implementation of the landscape and visual mitigation measures, as well as the compensatory planting proposal, will be monitored and audited under the EIAO regime.
- 11.7 The proposed layout submitted by the applicant is indicative in nature and mainly to serve the basis for technical assessments. In particular, the layout is used to demonstrate that the proposed increase in BH would have no significant adverse environmental and visual impacts. The proposed YLSEPP would be subject to further detailed design and refinement under the on-going YLSEPP Study. Should the Committee approve the application, the approval only covers the use and major development parameters sought. The development scheme does not form part of the approval, which may be subject to change at the detailed design stage.

### ***Public Views***

- 11.8 There are 17 public comments objecting/raising concerns/querying the application as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.7 above are relevant. Regarding the public concerns on implementation programme, land resumption, C&R/relocation and temporary access arrangements, while the issues will be handled under the YLS Development by concerned departments according to established practice, should the application be approved, the applicant will also be advised to maintain dialogue with the concerned owners, operators and occupants to address their concerns relating to the development.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11, and having taken into account the public comments as summarised in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 14.10.2026, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted

is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference:

Approval condition

the submission and implementation of water supplies for fire-fighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are in **Appendix III**.

12.3 There is no strong planning reason to recommend rejection of the application.

**13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form received on 24.8.2022
<b>Appendix Ia</b>	Supplementary Planning Statement with Annexes
<b>Appendix Ib</b>	FI received on 7.10.2022
<b>Appendices II-1 to 13</b>	Public Comments Received During the Statutory Publication Period (extracted)
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Indicative Layout Plan
<b>Drawing A-2</b>	Indicative Landscape Proposal
<b>Drawings A-3 to A-5</b>	Photomontages
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos
<b>Plan A-5</b>	Revised RODP Plan

**PLANNING DEPARTMENT  
OCTOBER 2022**