

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-TT/34	Temporary open storage of construction machinery and machinery and materials for a period of 12 months	5.6.1998
2	A/YL-TT/35	Temporary open storage of construction machinery and materials for a period of 12 months	5.6.1998
3	A/YL-TT/449	Proposed Temporary Wholesale Trade (Metal Ware) for a Period of 3 Years	22.2.2019 (revoked on 22.5.2021)
4	A/YL-TT/536	Proposed Temporary Wholesale Trade with Ancillary Office for a Period of 3 Years	1.4.2022 (revoked on 1.10.2023)
5	A/YL-TT/683	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	24.1.2025 (revoked on 24.7.2026)

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- No in-principle objection to the applied use from drainage point of view and her detailed comments on the submitted drainage impact assessment are in **Appendix IV**.
- Should the Town Planning Board (the Board) approve the application, approval conditions requiring the submission of a revised drainage impact assessment, implementation and maintenance of the proposed drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

3. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the application subject to the fire service installations (FSIs) and water supplies being provided to the Site.
- His detailed comments on the submitted FSIs proposal and advisory comments as detailed in **Appendix IV**.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the applied uses in the application.

- Advisory comments as detailed in **Appendix IV**.

5. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

6. Other Departments

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

- Chief Engineer/Construction of Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the following private lots and portion of GL are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (SST) within the Site:

Lots/ GL in D.D. 117	STW/STT No.	Permitted Use
1483, 1484 S.A, 1484 S.D and 1484 S.E	STW 5474	Temporary Wholesale Trade with Ancillary Office
1484 S.B and 1484 S.G	STW 5475	
1484 S.C and 1484 S.F	STW 5476	
GL in D.D. 117	STTYL0186	

- (iii) there are unauthorised structure(s) and/or uses on Lot 1477 S.A ss.1 in D.D. 117 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (iv) portion of the GL within the Site has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without LandsD's prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorized structure(s) as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
- (v) the STWs and STT holder(s) will need to apply to LandsD for modification of the STWs and STT conditions where appropriate and the lot owner(s) shall apply to LandsD for a STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW and STT will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The

STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site are not under Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the estimated traffic generation shall be commented by TD;
 - (ii) the access road leading from Tai Tong Shan Road to the Site is not maintained by HyD. HyD should not be responsible for maintaining any access; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) to follow the relevant mitigation measures and requirements shown in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise the potential environmental nuisances on the surrounding areas;
 - (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
 - (iii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's ProPECC PN 1/23 including completion of percolation test and certification by Authorized Person; and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other

issues to public, please submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;

(ii) she has the following comments on the submitted drainage impact assessment:

- Section 3 - Please update the information in Section 3 in order to tally with Appendix D. For example, the existing open channel should be 3m (W) x 2m (H) (instead of (b) 1.8m (W) x 1.5m (D)), the runoff from the Site will finally discharge to the existing 13m (W) x 6m (H) channel (instead of 5m (W) x 5m (D)) and the concerned overall catchment area is 614,641.84m² (instead of 516,735m²);
- Appendix C - The gradients of the proposed u-channels between CP7-CP8 CP8-CP9 are not consistent with the design 1:150 (i.e. about 1:600 and 1:1000 and respectively), please review;
- Appendix D1 & Appendix E2 - It appears that the catchment area for the existing 3m (W) x 2m (H) channel is underestimated. In Appendix B, the catchment area for this channel should encompass the subject site area with the surface runoff in the vicinity (10,313m² + 14,289m² = 24,602m²) as well as other surrounding areas. Therefore, the catchment area for this channel should be much larger than 24,699.05m². Please review and amend the relevant sections in the submission (including calculations) accordingly;
- Appendix E - To avoid any confusion, please update the planning application number to A/YL-TT/805 instead of A/YL-TT/635 in the header;
- Appendix E - Practically, the utilization shall be designed lower than 85% for a conservative approach. Please review and amend if necessary;
- Appendix E1 - Please review the width of stepped channel stated in the heading;
- Appendix E1, "Calculation for channels (1m (W) x 1m (H) peripheral open channels around the site)" - The calculated rainfall intensity on page 1 is 280 mm/hr, please update the rainfall intensity in the "calculation for channels". Additionally, the catchment area for the "outside catchment area" should be the sum of 4,083m² (paved area) and 10,206m² (unpaved area) as per the information in Appendix B. Please check and amend accordingly. In addition, the value of Manning Coefficient "n" should be 0.018 (instead of 0.01) as per the information in Section 2;
- Appendix E1, "Check 830mm dia. Pipe by Colebrook-White Equation" – Please provide the details of the "design velocity from catchment area" and the value of 1.89m/s in the checking of utilization;
- Appendix E1, "Calculation of Head loss" - Please provide the details of velocity value "4.5221m/s";
- Appendix E1, "Calculation for Stepped Channel" - Please provide the details of the required channel capacity "95000 l/min";

- Appendix E3 - In the remark, the value of S_o (friction gradient) is 0.001 but the value in the calculation is 0.0015. Please check and amend the difference;
- Appendix F, "Site photo 7" - Please check whether the diameter of the existing underground stormwater water drainage pipe is 830 mm or 6 ft (i.e. 1830mm). If the diameter is 1830mm, please update the relevant sections in the submission (including the calculation in Appendix E) accordingly;
- Appendix F, "Site photo 8" - The channel depth seems to be less than 2m in the photo and not exactly a rectangular channel as assumed in the calculation in Appendix E2, please review and update accordingly;
- General - Please be reminded to comply with "DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage Systems" if the proposed works involve the construction of permanent or temporary works within, over or adjacent to DSD's stormwater drainage systems. In addition, the drainage works related to existing stormwater drainage systems should be implemented during dry seasons only;
- General - The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
- General - The applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
- General - The proposal must not obstruct overland flow or existing flow paths and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. All existing flow paths as well as the runoff falling onto and passing though the site will be intercepted and disposed of via proper discharge points. Free flow condition of the adjacent drains, channels and watercourses should be maintained at all time;
- General - The applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. Any blockage or damage of public drains arising from the construction works shall be made good at the cost of the applicant and to our satisfaction;
- General - The existing drainage facilities, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage

system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system; and

- General - The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s);

(h) to note the comments of the Director of Fire Services that:

(i) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(ii) he has the following comments on the submitted fire service installations proposal:

- for enclosed structure with gross floor area not exceeding 230m², i.e. Structure B4, B5 & Pump Room, portable fire extinguisher and stand-alone fire detector shall be provided;
- for enclosed structure with gross floor area exceeding 230m², sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided;
- in relation to the above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
- stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
- a 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500m² on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30m;
- modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of this Department;
- structure B6 shall be clarified as to whether it is a shed with 2 or more sides open;
- for shed(s) open on 2 sides or more, only fire extinguishers shall be provided;
- the applicable structures in item 2.1 of the FS Notes shall be clarified and tally with the plan; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) eight structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained. Otherwise, they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R;
- (vii) the 13m high 2-storey warehouse may be considered excessive. It should be justified upon formal plan submission to BD; and
- (viii) detailed comments under the BO will be carried out at building plan submission stage; and

(j) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月06日星期日 1:17
收件者: tpbpd/PLAND; Enquiry CEO/CEO
主旨: A/YL-TT/805 DD 117 Tai Tong
類別: Internet Email

Dear TPB Members,

683 approved 20 Sept 2024 despite the dismal history, revoked 20 June 2026.

The operator is still submitting PROPOSALS. This is unacceptable.

As govt officials and TPB members do not appear to be taking the issues seriously, it is time that the CE reminds them that their first duty is to the community not the interests of operators.

Despite the shocking loss of lives at Tai Po, **NOT A SINGLE APPLICATION HAS BEEN REJECTED BECAUSE OF REPEATED FAILURES TO IMPLEMENT FIRE CONDITIONS.**

There is therefore no pressure on applicants to follow the regulations.

It is clearly time to send out a strong message that like the crack down on rich tenants in public housing, operations that put the community at risk will no longer be tolerated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 29 December 2024 3:08 AM HKT
Subject: A/YL-TT/683 DD 117 Tai Tong

Dear TPB Members,

635 was withdrawn and almost one year later back with the same plan. The operator appears to be engaging in delaying tactics.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

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Date: Friday, 1 March 2024 3:22 AM HKT

Subject: A/YL-TT/635 DD 117 Tai Tong

A/YL-TT/635

Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong

Site area : About 10,313sq.m Includes Government Land of about 1,794sq.m

Zoning : "Open Storage" and "Recreation"

Applied use : Warehouse / 11 Vehicle Parking

Dear TPB Members,

536 was revoked for failure to comply with numerous conditions but operations continued and applicant is back with an enlarged footprint AND WILL NO DOUBT BE APPROVED UNDER THE EXPRESS ROUTE THAT ELIMINATES THE NEED FOR MEMBERS TO EXAMINE APPLICATIONS IN DETAIL.

The site now extends into 'REC' zoning and includes additional public land that should be properly administered.

Government depts and Members cannot continue to ignore their duty to consider the health and security of the community as paramount.

To continue to approve operations that clearly have no intention of fulfilling basic conditions is an abrogation of this duty.

Strong Objections to encroachment into 'REC' that would set a precedent.

Mary Mulvihill

From: [REDACTED]

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

Date: Tuesday, 4 January 2022 2:08 AM HKT

Subject: A/YL-TT/536 DD 117 Tai Tong

A/YL-TT/536

Lots 1483 (Part), 1484 S.A (Part), 1484 S.B, 1484 S.C, 1484 S.D, 1484 S.E, 1484 S.F, 1484 S.G and 1485 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong

Site area : About 8,252sq.m Includes Government Land of about 336sq.m

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Zoning : "Open Storage" 1

Applied use : Wholesale Trade / 9 Vehicle Parking

Dear TPB Members,

Previous application revoked after EIGHT extensions of time. While the lots are zoned Open Storage, parts of the district have been rezoned to accommodate large scale residential and community developments.

Members must question which conditions were not fulfilled as those that impact health, safety and environment cannot be tolerated in proximity to residential enclaves.

Mary Mulvihill