

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/548	Temporary Site Office for a Period of 2 Years	7.10.2011 <i>[Revoked on 7.7.2012]</i>
2	A/YL-TYST/934	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	8.3.2019
3	A/YL-TYST/1139	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	28.1.2022

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/623	Temporary Open Storage of Construction Materials for a Period of 3 Years	7.12.2012	(1) to (4)

Rejection Reasons:

- (1) Not in line with the planning intentions of the “CDA” and “R(B)” zones.
- (2) Incompliance with the then Town Planning Board Guidelines No. 13E.
- (3) Not compatible with the adjoining existing residential development.
- (4) The applied use would generate adverse environmental impact on the existing and planned residential uses in the vicinity.

Similar Applications within the “R(B)” Zone in the past 5 years

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1229	Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Office for a Period of 3 Years	11.8.2023 [revoked on 24.7.2024]
2	A/YL-TYST/1287	Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Office for a Period of 3 Years	6.12.2024

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment from traffic engineering perspective for the application.

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

No adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

No adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from public drainage point of view;
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application No. A/YL-TYST/1139 will be maintained; and
- the applicant should note his advisory comments at **Appendix V**.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix V**.

5. Building Matters

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

- no objection to the application; and
- it is noted that six 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 unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. District Officer's Comments

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

No local feedback was received.

7. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (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) that the lot owner(s) will need to apply to his office for Short Term Waiver (STW) to permit the structures erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. 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 to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space should be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads and reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under his department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his office should not be responsible for the maintenance of any access connecting between the Site and Fui Sha Wai South Road; and
 - (ii) adequate drainage measures should 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:

the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Use" should be followed to minimise any potential environmental nuisances on the surrounding area;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) regarding the fire services installations proposal submitted by the applicant, she is advised that:
 - i. for enclosed structure with gross floor area not exceeding 230 m², portable fire extinguisher and stand-alone fire detector shall be provided;

- ii. in relation to item (i) 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;
 - iii. stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
 - iv. separation distance between each structure shall be clearly indicated on the plan;
 - v. in relation to item (iv) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided if the total floor area exceeds 230 m²; and
 - vi. the total floor area of each structure shall be clearly stated on the plan;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, 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) all the drainage facilities on Site should be maintained in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - (iii) the applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (iii) for unauthorized building works (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;
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

- (v) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月13日星期五 16:06
收件者: tpbpd/PLAND
主旨: 溱林回覆：元朗洪水橋大道村丈量約份第121的多個地段臨時公眾停車場(申請編號：
A/YL-TYST/1347)
附件: 20260213155327.pdf
類別: csmng, Internet Email

致：城市規劃委員會秘書

敬啟者：

附上溱林業戶就題述申請的意見 68 個，詳見附件內容，謝謝。

Best regards,
The Woodville Customer Service Office

[REDACTED]



Serving Customers With Heart

PMCLicence No.: C-619311

Love Green, Save Paper

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1347

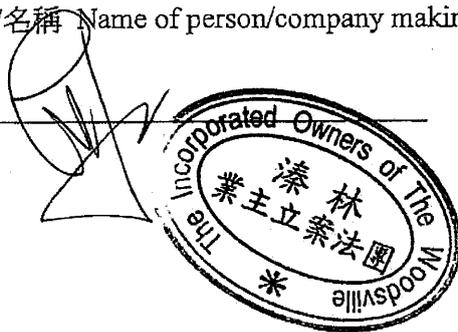
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

附上漆林業戶意見68個，共6頁

「提意見人」姓名/名稱 Name of person/company making this comment 漆林業主立案法團

簽署 Signature



日期 Date

13/02/2026.

有關：城規會邀請公眾就規劃申請提供意見事宜
有關臨時公眾停車場（貨櫃車除外）（為期3年）

反對

申請編號：A/YL-TYST/1347

地點：元朗洪水橋大道村丈量約份第121約多個地段

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	4-2-2026		周	[Signature]
2	反對 Object	4/2/26		Ho	[Signature]
3	反對 Object	4/2/26		林	[Signature]
4	反對 Object	4/2/26		陳	[Signature]
5	反對 Object	4/2/26		林	[Signature]
6	反對 Object	4/2/26		陳	[Signature]
7	反對 Object	4/2/26		Li	[Signature]
8	反對 Object	4/2/26		Lo	[Signature]
9	反對 Object	4/2/26		Ho	[Signature]
10	反對 Object	4/2/26		廖	[Signature]
11	反對 Object	4/2/26		陳	[Signature]
12	反對 Object	5/2/26		陳	[Signature]
13	反對 Object	5/2/26		趙	[Signature]
14	反對 Object	5/2/26		Tan	[Signature]
15	反對 Object	5/2/26		Lo	[Signature]
16	反對 Object	5/2/26		LEUNG	[Signature]

有關：城規會邀請公眾就規劃申請提供意見事宜
有關臨時公眾停車場（貨櫃車除外）（為期3年）

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反對

申請編號：A/YL-TYST/1347

地點：元朗洪水橋大道村丈量約份第121約多個地段

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	5/2/26		LAN	
2	反對 Object	5/2/26		CHAN	
3	反對 Object	5/2/26		WAN	
4	反對 Object	5/2/26		CHAN	
5	反對 Object	5/1/26		TANG	
6	反對 Object	5/2/26		CHU	
7	反對 Object	5-2-26		tu	
8	反對 Object	5-2-26		WY	
9	反對 Object	5-2-26		Leung	
10	反對 Object	5-2-26		lee	
11	反對 Object	5-2-26		Ma	
12	反對 Object	5-2-26		Ho	
13	反對 Object	5-2-2026		Suen	
14	反對 Object	5-2-2026		TH	
15	反對 Object	5-2-2026		Leng	
16	反對 Object	5-2-2026		Seng	

有關：城規會邀請公眾就規劃申請提供意見事宜
有關臨時公眾停車場（貨櫃車除外）（為期3年）

反對

申請編號：A/YL-TYST/1347

地點：元朗洪水橋大道村丈量約份第121約多個地段

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	5/2/2026		So	
2	反對 Object	5/2/2026		Lui	
3	反對 Object	5/2/2026		Choy	
4	反對 Object	5-2-26		Ho	
5	反對 Object	5-2-26		Siu	
6	反對 Object	5/2/2026		Li	
7	反對 Object	5-2-2026		Yip	
8	反對 Object	5-2-2026		Yip	
9	反對 Object	5/2/2026		Yip	
10	反對 Object	5/2/2026		Yip	
11	反對 Object	5/2/2026		Yip	
12	反對 Object	6/2/2026		Yip	
13	反對 Object	6/2/2026		Yip	
14	反對 Object	6/2/26		Kai	
15	反對 Object	6/2/26		Yip	
16	反對 Object	7/2/26		Yip	

有關：城規會邀請公眾就規劃申請提供意見事宜
有關臨時公眾停車場（貨櫃車除外）（為期3年）

申請編號：A/YL-TYST/1347

地點：元朗洪水橋大道村丈量約份第121約多個地段

反對

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	6/2/2026		CHAN	
2	反對 Object	5/2/2026		Chan	
3	反對 Object	6/2/2026		Chan	
4	反對 Object	6/2/2026		CHANG	
5	反對 Object	6/2/2026		Chan	
6	反對 Object	7/2/2026		Chan	
7	反對 Object	7/2/26		Chan	
8	反對 Object	7/2/26		Chan	
9	反對 Object	7/2/26		Chan	
10	反對 Object	8/2/26		LAN	
11	反對 Object	8/2/26		MAK	
12	反對 Object	8/2/26		Lun	
13	反對 Object	9/2/2026		Lau	
14	反對 Object	9/2/26		Chan	
15	反對 Object	10/2/26		Chan	
16	反對 Object	11/2/2026		Chan	

有關：城規會邀請公眾就規劃申請提供意見事宜
有關臨時公眾停車場（貨櫃車除外）（為期3年）

反對

申請編號：A/YL-TYST/1347

地點：元朗洪水橋大道村丈量約份第 121 約多個地段

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	12/21/2026 2026		Paul	Paul
2	反對 Object				
3	反對 Object				
4	反對 Object				
5	反對 Object				
6	反對 Object				
7	反對 Object				
8	反對 Object				
9	反對 Object				
10	反對 Object				
11	反對 Object				
12	反對 Object				
13	反對 Object				
14	反對 Object				
15	反對 Object				
16	反對 Object				

有關：城規會邀請公眾就規劃申請提供意見事宜
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P.6.

贊成

申請編號：A/YL-TYST/1347

地點：元朗洪水橋大道村丈量約份第121約多個地段

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	贊成 Agree	5/2 2026		Yip Sam	San.
2	贊成 Agree	5/2/2026		Chow	fk.
3	贊成 Agree	5/2/2026		Leung	SP
4	贊成 Agree	7/2/2026		Ho	Chung
5	贊成 Agree				
6	贊成 Agree				
7	贊成 Agree				
8	贊成 Agree				
9	贊成 Agree				
10	贊成 Agree				
11	贊成 Agree				
12	贊成 Agree				
13	贊成 Agree				
14	贊成 Agree				
15	贊成 Agree				
16	贊成 Agree				