

**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/58 <sup>^</sup>	Temporary Public Car Park for Private Cars for a Period of 3 Years	14.5.1999
2	A/YL-TYST/114	Public Car Park	22.9.2000 approved for 3 years
3	A/YL-TYST/569	Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	24.2.2012 [revoked on 24.12.2013]
4	A/YL-TYST/755	Proposed Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	22.1.2016 [revoked on 22.7.2016]
5	A/YL-TYST/824	Temporary Shop and Services (Real Estate Agency) and Eating Place for a Period of 3 Years	3.2.2017 [revoked on 3.8.2017]
6	A/YL-TYST/1092	Proposed Temporary Shop and Services for a Period of 3 Years	28.5.2021 [revoked on 28.11.2023]
7	A/YL-TYST/1250	Temporary Shop and Services for a Period of 3 Years	16.02.2024 [revoked on 16.11.2025]

Remarks:

<sup>^</sup> Zoned “Residential (Group C)” (“R(C)”) at the time of consideration by RNTPC.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TYST/52 <sup>^</sup>	Temporary Container Tractor and Trailer, Lorry and Car Park for a Period of 12 Months	27.11.1998	(1), (2), (3), (4), (5)
2	A/YL-TYST/106	Temporary Vehicle Park for Private Cars, Lorries and Container Trailers for a Period of 3 Years	14.7.2000	(1), (2), (4), (5), (6)

Remarks:

<sup>^</sup> Zoned “R(C)” at the time of consideration by RNTPC.

**Rejection Reason(s):**

- (1) Not in line with the planning intention.
- (2) Incompatible with the residential developments and secondary schools in the immediate vicinity of the site.
- (3) The road networks and junctions in the area are not designed to cater for traffic generated by container vehicles.
- (4) Adverse environmental or drainage impacts on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent.
- (6) The proposed vehicular access leading from Castle Peak Road is not satisfactory to serve heavy goods vehicles.

**Similar Applications within the same “R(B)1” Zone in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/1160	Proposed Temporary Shop and Services for a Period of 3 Years	24.6.2022 [revoked on 24.12.2023]
2	A/YL-TYST/1194*	Proposed Temporary Shop and Services for a Period of 3 Years	3.2.2023
3	A/YL-TYST/1195*	Proposed Temporary Shop and Services for a Period of 3 Years	3.2.2023 [revoked on 3.8.2024]
4	A/YL-TYST/1277	Proposed Temporary Shop and Services for a Period of 3 Years	20.9.2024
5	A/YL-TYST/1296	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	14.2.2025
6	A/YL-TYST/1308*	Temporary Shop and Services for a Period of 3 Years	23.5.2025
7	A/YL-TYST/1309*	Proposed Temporary Shop and Services for a Period of 3 Years	23.5.2025

Remarks:

\* Straddling the adjacent “Government, Institution or Community” zone.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises 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; and
- Lot 293 RP in D.D. 127 is covered by Short Term Waiver No. 5495 for the purpose of “Temporary shop and services and ancillary uses as may be approved by DLO/YL”.

**2. Traffic**

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

No comment on the application from traffic engineering perspective.

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

No comment from highways maintenance point of view.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the application site received in the past three years.

**4. Drainage**

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

- no in-principle objection to the application;
- based on the submitted drainage proposal enclosed in the application, apparently the applicant would implement and maintain the same drainage facilities as those approved under previous planning application No. A/YL-TYST/1250; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1250 should be stipulated.

**5. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to his department for approval.

**6. Building Matters**

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

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

**7. District Officer's Comments**

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

His office has not received any comment from the village representatives in the vicinity regarding the application.

**8. Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) should you 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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected or to be erected within the subject lots and apply for modification of STW(s) where appropriate. The application(s) for STW(s) and modification of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the application site (the Site) to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisance on the surrounding area; and
  - (ii) the toilet provided at the Site is properly connected to the public sewer such that any sewage generated will be conveyed to the public sewerage system;
- (e) to note the general comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that 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; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) emergency vehicular access shall be provided for all the buildings to be erected on the

Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);

- (ii) the Site abuts on a specified street (Hung Shun Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
- (iii) if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- (iv) 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;
- (v) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED] <[REDACTED]>  
寄件日期: 2026年04月26日星期日 1:12  
收件者: tpbpd/PLAND  
主旨: A/YL-TYST/1350 DD 127 Hung Shun Road, Hung Shui Kiu  
類別: Internet Email

Dear TPB Members,

Agin the interests of the community were ignored and 1250 was approved 16 Feb 2024. Conditions of course still not fulfilled so revoked on 16 Nov 2025.

The Fire and Drainage installations appear to be still at the proposal stage. We are in the post Tai Po Fire era, such feet dragging can no longer be tolerated.

If conditions have not already been fully implemented, the applicaiton should be rejected. If govt depts are failing to proiritize the community interests, then it is the duty of TPB members to take action.

Mary Mulvihill

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**From:** [REDACTED] <[REDACTED]>  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 16 January 2024 2:13 AM HKT  
**Subject:** A/YL-TYST/1250 DD 127 Hung Shun Road, Hung Shui Kiu

A/YL-TYST/1250

Lot 293 RP (Part) in D.D. 127, Hung Shun Road, Hung Shui Kiu, Yuen Long

Site area: 65.3sq.m

Zoning: "Res (Group B) 1"

Applied use: Shop and Services

Dear TPB Members,

1092 approval revoked for failure to fulfil both Drainage and Fire conditions.

The location is close to multiple residential towers.

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Failure to fulfil both conditions poses safety risks to the community and should not be tolerated or rewarded by granting a further three years approval.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

2

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月02日星期六 21:02  
收件者: tpbpd/PLAND  
主旨: 溱林回覆：(申請編號：A/YL-TYST/1350)新界元朗洪水橋洪順路丈量約份第127約地段第293號餘段(部分)臨時商店及服務行業(為期3年)  
附件: 20260502205430.pdf  
類別: Internet Email

致：城市規劃委員會秘書

附上溱林 24 名業戶就題述的反對意見，詳見附件，謝謝。

Best regards,  
The Woodsville Customer Service Office

[REDACTED]

[REDACTED]

[REDACTED]

有關：城規會邀請公眾就規劃申請提供意見事宜  
臨時商店及服務行業(為期3年)

2

反對

申請編號：A/YL-TYST/1350

地點：新界元朗洪水橋洪順路丈量約份第127約地段第293號餘段(部分)

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	21/4/2026		Chan (AA)	[Signature]
2	反對 Object	21/4/2026		Suen	[Signature]
3	反對 Object	21/4/26		Wong	[Signature]
4	反對 Object	21/4/26		CHOI	[Signature]
5	反對 Object	21/4/2026		COO	[Signature]
6	反對 Object	21/4/2026		Chung	[Signature]
7	反對 Object	21/4/2026		Sup.	[Signature]
8	反對 Object	22/4/2026		Hoyuiche	[Signature]
9	反對 Object	22/4/2026		Chauklaye	Marge
10	反對 Object	22/4/2026		L	L
11	反對 Object	23/4/2026		李	[Signature]
12	反對 Object	24/4/2026		CHAN	[Signature]
13	反對 Object	24/4/2026		LAI	[Signature]
14	反對 Object				
15	反對 Object				

有關：城規會邀請公眾就規劃申請提供意見事宜  
 臨時商店及服務行業(為期3年)

2

**反對**

申請編號：A/YL-TYST/1350

地點：新界元朗洪水橋洪順路丈量約份第127約地段第293號餘段(部分)

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	22/6/2026		YIP FUNG WAI	yip
2	反對 Object			Chen	Chen
3	反對 Object	22/6/2026		CHUK LAN LAM	Chuk
4	反對 Object	22/6/2026		PANG CHIT YAN	Pang
5	反對 Object	22/6/2026		KEUNG K. H.	Keung
6	反對 Object				
7	反對 Object				
8	反對 Object				
9	反對 Object				
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11	反對 Object				
12	反對 Object				
13	反對 Object				
14	反對 Object				
15	反對 Object				

有關：城規會邀請公眾就規劃申請提供意見事宜  
 臨時商店及服務行業(為期3年)

2

反對

申請編號：A/YL-TYST/1350

地點：新界元朗洪水橋洪順路丈量約份第127約地段第293號餘段(部分)

	意見 Opinion	日期 Date	單位 Units	姓氏 Surname	簽署 Signature
1	反對 Object	26/4/26		TRAN OT	eJ.
2	反對 Object	26/4/26		Can	Ca
3	反對 Object	28/4/26		MALE	
4	反對 Object	28/4/26		LAZ	
5	反對 Object	28/4/26		cai	
6	反對 Object	28/4/26		hu	hu
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				

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月30日星期四 11:59  
收件者: tpbpd/PLAND  
主旨: A/YL-TYST/1350  
附件: BRW405BD87DA629\_022225.pdf  
  
類別: Internet Email

A/YL-TYST/1350

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/1350

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

致規劃委員會秘書：

本屋苑業主立案法團，就有關申請提出反對，理由如下：

1. 影響居住環境：新增人流或車輛帶來噪音及滋擾，影響住戶日常起居。
2. 交通問題：周邊停車位已飽和，外來車輛加劇擠塞，查詢情況上升。
3. 保安風險上升：該位置較隱蔽，外來人流出入對本屋苑治安增加風險。
4. 不符住宅規劃地位：該申請之用途與附近住宅區性質衝突，影響物業價值及居住品質。

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_



日期 Date 29/4/2026



4  
可道中學(嗇色園主辦)  
Ho Dao College (Sponsored by Sik Sik Yuen)



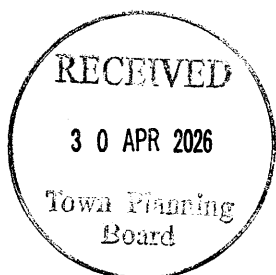
參考編號：HDC/2025-2026/LET032

敬啟者：

本校反對在學校後閘外位置建構臨時商店及服務行業的店舖 (A/LY-TYST/1350)。原因有以下數點：

1. 現存兩層潛建物是違返一般規劃程序，土地持有者將空地預先建造為兩層建築物，然後才向規劃處申請改變用途許可，署方卻接納其申請；
2. 申請位置在單程路的盡頭處，洪順路是一條不能轉彎的單程路，車輛正常掉頭須進入本校校園。進入洪順路車輛若要掉頭，一是倒車，一是駛上行人路掉頭，故經常阻塞交通，也會撞毀建築物（本校鐵閘有多次被掉頭車輛撞毀紀錄），更甚的亦會危及學生和行人安全。若接納上述地方發展，車輛流量勢必增加，交通負荷和路面風險也必加劇，望署方從安全方面多加考量；
3. 洪順路是一條沒法正常掉頭的消防通道，若貿然增加商店及服務行業的店舖，各類物料供應及顧客車輛也必直接駛至通道停留，或泊于洪順路兩旁及盡頭處，如遇緊急情況，消防救護等車輛難以進出，徒添交通隱患。各方面不應製造交通問題，然後依賴警方執法解決。

在未改善道路情況且，又欠缺安全措施下，強行在住宅學校區匆匆發展為混合用途區，這是極不適當的建議。



嗇色園主辦可道中學校長



源植盛

謹啟

二零二六年四月二十八日