

Similar s.16 Applications within/straddling the same “V” Zone of the Site
in the past five years

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/948	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.3.2023
2.	A/YL-KTS/961	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2023
3.	A/YL-KTS/1128	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.6.2026

Government Departments' General Comments

1. Land Administration

Comment of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 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;
- there are no Small House applications approved or under processing at the Site; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no objection in principle to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection in principle to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of a drainage proposal, and implementation and maintenance of the drainage proposal for the proposed use should be included in the planning permission; and
- advisory comments are at **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies being provided to his satisfaction; and

- advisory comments are at **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in October 2024, the Site was situated in an area of miscellaneous rural fringe landscape character comprising village houses, temporary structures, farmlands and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity;
- according to the site photos, the Site was formed without any trees. A single-storey structure was observed on the Site, which was largely under the canopy of a large existing tree (*Ficus macrocarpa*) outside the southern site boundary. According to the applicant's submission, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structure at the Site; and
- advisory comments are at **Appendix IV**.

8. Other Departments

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the permission is given to the uses and/or structures under application. It does not condone any other use(s) and/or structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) 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 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 that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD acknowledges that there will be no parking or loading/unloading space provided at the Site. The application is approved on the understanding that there is and will be no vehicular access to/from the Site; and
 - (ii) 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 Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
 - (ii) 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, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant government departments as necessary;
- (g) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire

service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) 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;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator 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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to affect 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 are 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;
- (k) 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 applicant and/or 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; and
- (l) to note the comments of the Commissioner of Police that the proposed use shall not cause traffic congestion or flooding.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月02日星期二 11:03
收件者: tpbpd/PLAND
主旨: 郵件標題: 反對申請編號A/YL-KTS/1137 | 元朗錦上路臨時商鋪規劃申請 (涉佔官地+非法構築物)
類別: Internet Email

致城市規劃委員會秘書處:

本人【吳蜀豪】，聯絡電話: [REDACTED]，居住地址: [REDACTED]，為申請地點（元朗錦上路丈量約份第 106 約地段 1872 號 A 分段餘段）毗鄰居民，正式反對編號 A/YL-KTS/1137「臨時商店及服務行業（3 年）」用地申請，核心反對理由圍繞申請地存在非法佔用政府土地、現存違例建築物兩項違規事項：

1. 申請地現存構築物屬未獲批准之非法僭建，不符合申請臨時商鋪基本條件

申請人現時在該地皮已經搭建之建築物，從未向地政總署、屋宇署、城規會申請任何建築許可，屬違例非法構築物，並非後續擬新建臨時商鋪。按照香港規劃及屋宇相關法例，土地上存有未清拆的非法僭建，不具備申請臨時商業用途的法定資格，若城規會批准本次規劃申請，等同默許透過規劃合法化現存違規建築，變相縱容違建行為。

2. 申請人長期違規佔用周邊官地，超出申請地段界線

申請實際營運範圍已經越出該 1872 號地段法定地界，擅自圈佔毗鄰政府官地（政府土地/路旁官地）作擴充鋪面使用，屬無合法土地契約、無地政批准的非法佔官地行為。申請人本身已經持續違規佔用公地，不符合誠信申請臨時用地的資格，一旦批出 3 年臨時商鋪牌照，會令非法佔地狀態長期合法化，損害公眾土地權益。

3. 批准申請會衍生連串民生問題

該地處鄉村住宅密集區，申請人本身已有佔地僭建前科，如獲批臨時商業經營，後續必會進一步擴建、繼續侵佔官地，帶來車輛隨意霸佔村路、噪音廢棄物滋擾民居、污水隨意排放等問題，堵塞消防及救護通道，影響周邊居民居住安全與環境，完全不滿足臨時商鋪審批標準。

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基於以上違規事實，本人懇請城規會全盤駁回 A/YL-KTS/1137 號臨時商鋪申請，並同步轉介地政總署、屋宇署跟進該地非法佔官地、違例建築物的執法清拆程序。

此致

城市規劃委員會

申訴人：吳蜀豪

日期：2026 年 6 月 2 日

致 城市規劃委員會



留意到貴處(檔案編號 A/YL-KTS/1137)關於元朗
錦上路丈量約份(第106約地段第1872號A,分段餘段)
擬申請興建臨時商店及服務行業。

現向貴處作出強烈投訴,原因為相關地段存在大量
僭建物還沒有處理好,不明白貴處何解會接受他的申
請,請貴處派人實地考察清楚,而且該地點出口正正就
是交通燈位及與旁邊花園出口相近,會大量增加車流
量,嚴重影響交通及增加村民使用行人路風險,而該地
段水患嚴重,沒有提及如何處理水患問題,請貴處接納
民意撤回這檔案的申請。

元崗村村代表: 梁志輝 地址:

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致 城市規劃委員會



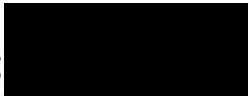
留意到貴處(檔案編號 A/YL-KTS/1137)關於元朗
錦上路丈量約份(第 106 約地段第 1872 號 A, 分段餘段)
擬申請興建臨時商店及服務行業.

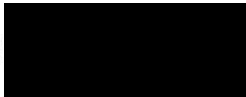
現回覆貴處, 本村已開會討論相關事宜, 元崗村村
民及相關附近屋苑居民均反對此項申請, 原因為相關
地段出口正正就是交通燈位及與旁邊花園出口相近,
會大量增加車流量, 嚴重影響交通及增加村民使用行
人路風險, 而該地段水患嚴重, 沒有提及如何處理水患
問題, 請貴處接納民意撤回這檔案的申請.

元崗村村代表: 張集才 地址: [REDACTED]

元崗村村代表: 梁耀財 地址: [REDACTED]

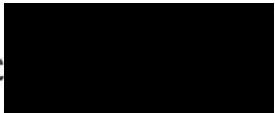
元崗村村代表: 梁光輝 地址: [REDACTED]

姓名/簽署: Chau Kwok Chun 地址: 

姓名/簽署: Lam KC 地址: 

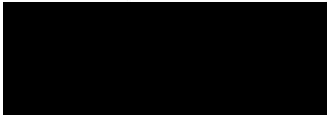
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姓名/簽署: Leung Ho Wai 地址: 

姓名/簽署: NG CHI HANG 地址: 

姓名/簽署: Leung Pui Kit 地址: 

姓名/簽署: Leung Kai Hin 地址: 

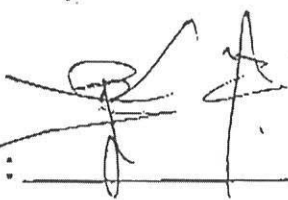
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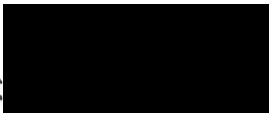
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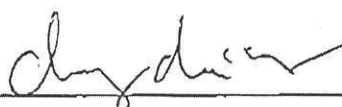
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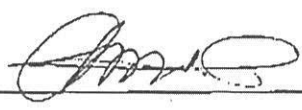
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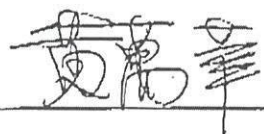
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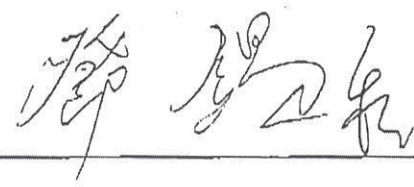
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姓名/簽署: 龍桂利

地址: 

姓名/簽署: 黃萬華 

地址: 

姓名/簽署: 鄧錫泉 

地址: 