

Government Bureau/Departments with No Objection / No Adverse Comment

The following government bureau/departments have no objection to or no adverse comment on the application:

- (a) Secretary for Environment and Ecology;
- (b) District Officer (Yuen Long), Home Affairs Department;
- (c) District Lands Officer/Yuen Long, Lands Department;
- (d) Commissioner for Transport;
- (e) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (f) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (g) Project Manager/Major Works, HyD;
- (h) Director of Environmental Protection;
- (i) Director of Agriculture, Fisheries and Conservation;
- (j) Chief Engineer/Mainland North, Drainage Service Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Fire Services;
- (m) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (n) Head of Geotechnical Engineering, CEDD
- (o) Chief Building Surveyor/New Territories West, Buildings Department;
- (p) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (q) Director of Food and Environmental Hygiene;
- (r) Director of Electrical and Mechanical Services; and
- (s) Commissioner of Police.

申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關新界元朗凹頭丈量約份第 115 約地段第 999 號 E 分段（部分）、第 1001 號 A 分段餘段（部分）、第 1002 號 A 分段餘段（部分）及第 1327 號餘段（部分）和毗連政府土地作臨時商店及服務行業(便利店及陳列室)及食肆，以及存放交通科技系統設備連附屬場地辦公室及太陽能板之 S.16 規劃許可續期申請事宜
(為期 3 年)

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

1. 規模細小，沒有不良影響
2. 擬議的商店及食肆可以繼續為員工提供便利及讓經過的騎單車人士和行山人士提供臨時休息點
3. 用途屬臨時性，不會對地區內土地規劃造成影響和立下不良先例

姓名: WU CHI KAI

簽署: [Signature]

日期: 10/8/2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 鄧麗君

簽署: 

日期: 9 / 8 / 2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: Leung Shuk Ling

簽署: 

日期: 8 / 8 / 2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: Ho Wai Y.2

簽署: [Signature]

日期: 11-8-2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名：_____何穎斯_____

簽署：_____Heins_____

日期：_____11/8/2026_____



申請編號：A/YL-NSW/374

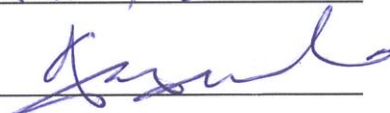
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姓名: Kwok Wing Sze

簽署: 

日期: 11/8/2026.



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 林邵 浩

簽署: yg

日期: 1/8/2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: Edward K21 GONG

簽署: 

日期: 1.8.26



申請編號：A/YL-NSW/374

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姓名: 邝浩然

簽署: 邝浩然

日期: 2026-8-11



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 鄭惜惜

簽署: 

日期: 12-08-2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: Ko Mary

簽署: Mrs

日期: 12/8/2026



申請編號：A/YL-NSW/374

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香港北角渣華道 333 號
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姓名: Molly Cheung

簽署: [Signature]

日期: 12 / 8 / 2026



申請編號：A/YL-NSW/374

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姓名: Agnes Lee

簽署: Agnes Lee

日期: 8/8/2026



申請編號：A/YL-NSW/374

致：城市規劃委員會
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姓名: XING SHAN SHAN

簽署: [Signature]

日期: 12/8/2026



申請編號：A/YL-NSW/374

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姓名: 黃蔚

簽署: 黃蔚

日期: 10 Aug 2026



Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the application site (the Site) comprises a New Grant Lot and three Old Schedule Agricultural Lots (OSALs). Lot No. 1327 RP in D.D. 115 is held under Tai Po New Grant No. 6825 for “House” and “Orchard” purposes. The OSALs were 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;
 - within the Site, the following private lots are currently covered by Short Term Waivers (STWs) whereas the Government Land (GL) therein is covered by the Short Term Tenancy (STT):

STW/STT No.	Lot Nos. / GL (in D.D. 115)	Permitted Use(s)
STW 5335	1327 RP	Temporary Shop and Services (Convenience Store and Showroom) and Storage Use for Traffic Information Technology System Facilities with Ancillary Solar Panels
STW 5336	999 S.E and 1001 S.A RP	
STTYL0108	GL	

- the STW and STT holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owner(s) without STW shall apply to his office for an STW to permit the structure(s) erected within the private lot(s). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (c) 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 Transport Department (TD). 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;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Castle Peak Road – Yuen Long, including local tracks, if any; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection that:
- the applicant shall follow the ‘Control of Oily Fume and Cooking Odour from Restaurants and Food Business’ issued by Environmental Protection Department (EPD);
 - the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 ‘Drainage Plans subject to Comment by EPD’;
 - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
 - the applicant shall observe the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the detailed comments on the drainage record previously provided to the applicant shall be taken into account in the revised submission of condition record of the existing drainage facilities;
 - the applicant shall maintain the existing drainage facilities implemented under the approved previous application No. A/YL-NSW/320 and rectify the facilities if they are found inadequate / ineffective during operation; and
 - the applicant shall submit updated condition records of the existing drainage facilities on Site to the satisfaction of the Director of Drainage Services or the Town Planning Board
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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;

- if 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 the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied uses under the application;
 - for UBW erected on leased land, enforcement action may be taken by 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;
 - 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 BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the applied uses under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - 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
 - detailed checking under the BO will be carried out at building plan submission stage.
- (h) to note the comments of the Head of Geotechnical Engineering, Civil Engineering and Development Department that should there be any proposed building works, the proposed building works should be submitted to BD for approval as required under the provisions of the BO; and
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) no Food and Environmental Hygiene Department's (FEHD's) facilities should be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is/are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (a) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the

departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (b) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
- if the food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold and food by means of a vending machine, relevant restricted food permits should be obtained;
- (iii) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA. Applicants should satisfy FEHD that their premises applying for a food business licence be (i) free of UBW; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
- (iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment (PPE) for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- (v) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and

- (vi) the applicant should conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings.