

Government 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 Housing;
- (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/Major Works, HyD;
- (g) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (h) Chief Engineer/Mainland North, Drainage Service Department;
- (i) Chief Engineer/Construction, Water Supplies Department;
- (j) Director of Environmental Protection;
- (k) Director of Agriculture, Fisheries and Conservation;
- (l) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (m) Head of Geotechnical Engineering, CEDD;
- (n) Chief Building Surveyor/New Territories West, Buildings Department;
- (o) Director of Fire Services;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Electrical and Mechanical Services;
- (r) Commissioner of Police; and
- (s) Chief Town Planner/Urban Design and Landscape, Planning Department.

申請編號：A/YL-NSW/375

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

有關元朗東頭丈量約份第 115 約地段第 1212 號 B 分段餘段（部分）及第 1212 號 C 分段第 3 小分段餘段和毗連政府土地，
作臨時過渡性房屋發展及附屬用途之 S.16 規劃許可續期申請事宜
（為期 2 年 5 個月）

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. 申請人為一所非牟利機構，長期致力於為社區提供多元化的社會服務，惠及不同階層人士，具備良好公共信譽
2. 擬議的臨時過渡性房屋可以繼續提供居所給輪候公屋名單上的家庭和目前住房條件惡劣的家庭的迫切困境
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: 劉顯成

簽署: h.

日期: 30/07/2026



申請編號：A/YL-NSW/375

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香港北角渣華道 333 號
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姓名： **陳偉權**
物業及設施經理

簽署： 日期： 28/7/2026

申請編號：A/YL-NSW/375

致：城市規劃委員會
香港北角渣華道 333 號
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朱香雄

姓名: _____

簽署: _____

日期: 28/7/2026 _____



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姓名: Yeung Mei Choi

簽署: 

日期: 28/7/2026



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姓名: CHENG PAK YIN

簽署: 

日期: 28-7-2026



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姓名: 阮嘉星

簽署: 阮

日期: 28/7/2026.



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姓名: Wong Man Wai

簽署: Lu

日期: 28/7/2026



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姓名: Wong Tsz Ho

簽署: 

日期: 28-7-2026



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姓名: LI SEN HO

簽署: [Signature]

日期: 28/7/2026



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姓名: Wong Siu Wary

簽署: 

日期: 28/7/2026



Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied development 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:
 - (i) the application site (the Site) comprises Lot Nos. 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land (GL), which are respectively held under Short Term Waiver (STW) No. 5133 and Short Term Tenancy (STT) No. 3298, both for residential and such other necessary ancillary services and facilities for implementation of the transitional housing project; and
 - (ii) the applicant should ensure the applied development shall comply with all conditions of STW No. 5133 and STT No. 3298. Failure to comply with any waiver/tenancy conditions may result in enforcement action and/or termination of the subject STW/STT by the Government;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) sufficient space should be provided within the Site for manoeuvring of vehicles; and
 - (ii) no parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves GL, which is not under HyD's maintenance purview;
 - (ii) the access arrangement of the Site at Chung Yip Road and Shan Pui Road should be commented and approved by the Transport Department (TD);
 - (iii) Chung Yip Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the access connecting the Site, including Chung Yip Road and local tracks;
 - (iv) if the access at Chung Yip Road/Shan Pui Road is approved by TD, the applicant should ensure the run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (v) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that the applicant shall ensure the mitigation measures recommended under the previously conducted environmental assessment and sewerage impact assessments for the applied development are properly implemented and maintained as appropriate;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall maintain the existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) before any new building works (including containers/open sheds as temporary buildings, demolition, land filling and excavation, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (iv) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (v) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) if any Food and Environmental Hygiene Department's (FEHD's) facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;
 - (ii) if FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD;

- (iii) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD;
- (iv) no environmental nuisance shall be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent shall arrange its disposal properly at their own expenses;
- (v) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicles to refuse collection point, should be sought;
- (vi) 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:
 - under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. 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;
 - depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenience store may apply for under the Food Business Regulation:
 - if 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 milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;

- (vii) 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 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.