

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owners of the application premises (the Premises);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the Premises fall within Taxlot Lots 1088 S.C R.P. and 1088 S.D R.P. in D.D. 83 with Building Licences (BLs) No. 52/94 and 51/94 granted on 7.3.1995 and 15.3.1995 respectively, which are restricted for non-industrial purposes under the BLs. While the proposed social welfare facility (community development center) complies with the said user restriction under the BLs, the applicant should comply with all other terms and conditions under the BLs;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the subject New Territories Exempted Houses (NTEHs) and the nearby public roads; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the subject NTEHs to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should observe and follow the requirements of the relevant environmental protection ordinances and regulations during the operation of the proposed use;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the subject NTEHs are located at an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
 - (ii) there is no DSD's stormwater system in the vicinity of the subject NTEHs. The applicant shall provide maintain/maintain adequate stormwater drainage collection and disposal facilities to deal with the surface runoff of the subject NTEHs or the same flowing on to the subject NTEHs from the adjacent areas;
 - (iii) all stormwater drainage facilities on-site or to be completed under the application, whether within private Lots or Government Land, shall be solely maintained by the applicant and the successive owners of the proposed use at his own resources;
- (f) to note the 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and

- as there is no access for emergency vehicles being provided to reach 30m from the subject Small Houses, additional fire safety measures shall be imposed; and
- (ii) the applicant is reminded that 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 the formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that for unauthorised building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of the planning approval should not be construed as an acceptance of any unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works, if any, in the future.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260410-133255-86438

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 10/04/2026 13:32:55

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 石小姐

意見詳情
Details of the Comment :

非常同意

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-150304-50498

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:03:04

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 倫妙嫻

意見詳情
Details of the Comment :

兩間中心集合一起非常好，舉行活動方便些，也方便職員工作。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-150725-95973

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:07:25

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 鄧桂枝

意見詳情
Details of the Comment :

本人希望多些空間給長者聚會時會舒服啲，現在因為聚會時只有一個房太窄，而且不方便，可以有個地方融合大家，ok,我支持這個申請。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-152200-07531

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:22:00

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 鄧梁少霞

意見詳情
Details of the Comment :

本人參與明愛活動10多年，現在活躍參與中，明愛舉辦多項文化活動，包括哭嫁歌，花帶編織，本人也參與其中，因此，本人十分支持明愛能租新屋村22E,繼續為居民服務。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-152854-01803

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:28:54

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 陳婉君

意見詳情
Details of the Comment :

我本人強烈地希望明愛可以多一間活動室，可以學多一些東西，多一些空間更可以容納多一些人學習。在明愛此中心學的很多傳統的手工藝，實屬難得。故希望考慮考慮本村村民可以學多一些有用的東西，知識和手工藝。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-153211-43010

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:32:11

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 鍾玉意

意見詳情
Details of the Comment :

因為明愛現時地方真是窄，所以活動中心地方不是夠，如有多啲地方走動，可以舒服啲，各人都開心啲，大家活動方便啲，希望有多啲地方走動，自然開心快樂。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-153903-03784

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:39:03

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 陳偉儀

意見詳情
Details of the Comment :

明愛已扎根於龍躍頭已差不多30年，由兩個單位現在合併為一個單位，但由於一個單位要兼顧寫字樓及活動課室空間實在太狹窄，同時，龍躍頭的居民日漸增加，參加活動的人數亦隨之而增加，希望寫字樓及活動室的空間能夠分開，多設一個單位用作活動室，方便居民參與活動。感謝明愛為龍躍頭居民帶來的活動令居民的感情增加。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-154227-71533

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:42:27

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 劉香蓮

意見詳情
Details of the Comment :

本區明愛中心已服務村民30多年，多年來都不時會舉行多樣化活動，有旅行，有學生英文班，每星期都會有老人家活動，因地方有限，現在很多活動都已暫停。很希望能夠盡快批出申請。謝謝！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-154859-13878

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:48:59

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 鄧淑娟

意見詳情
Details of the Comment :

本人支持明愛龍躍頭社區發展計劃使用龍躍頭新屋村22E號地下為活動中心。明愛在龍躍頭服務三十多年，需要一個中心舉辦活動給長者、婦女及區內學童。每星期三長期有長者活動，幫長者檢查身體。明愛中心將本區的長者哭嫁歌和編織花帶製作成書，令其他人對這兩項非物質文化遺產有更多認識。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-155317-09014

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:53:17

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 鄺美兒

意見詳情
Details of the Comment :

明愛中心扎根龍躍頭30幾年，街坊希望中心可以找到合適地方，繼續為居民提供各式活動和講座，為街坊解決問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-155643-61100

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:56:43

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 潘惠琮

意見詳情
Details of the Comment :

我希望我們婦女及長者有個地方一起聚會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-155924-73378

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 15:59:24

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 黃美娟

意見詳情
Details of the Comment :

明愛需要更多空間，因為明愛有很多活動，也需要服務區內街坊。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-160252-80940

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:02:52

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 張嬌

意見詳情
Details of the Comment :

本人有參與明愛的活動，十分開心，很喜歡明愛。因此本人十分支持明愛。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-161229-91316

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:12:29

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 袁如波

意見詳情
Details of the Comment :

明愛能帶給我們歡樂，本人參加明愛活動30多年，由1990年開始，直到現在都有參與，因此，本人希望明愛能於新屋村繼續租地方舉辦活動。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-161512-71335

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:15:12

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 鄧笑芬

意見詳情
Details of the Comment :

本人很喜歡參與明愛的活動，所以本人十分支持明愛能繼續服務大家。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-162425-15799

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:24:25

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 文鳳琮

意見詳情
Details of the Comment :

明愛於龍躍頭服務30多年，本人直到現在仍有參與活動。過去明愛舉辦多項長者活動，有整茶果，哭嫁歌，老人講座等，旅行，多姿多彩。現在本人年紀大了，明愛沒有放棄我們，協助我們記錄哭嫁歌，讓我們可以去不同地方，如大家表演及分享過去經驗，令我們晚年能充實自己。所以本人十分支持明愛繼續為居民服務，可以延續下去。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-163222-38315

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:32:22

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 林肖錦

意見詳情
Details of the Comment :

本人乃龍躍頭村村民，因得悉明愛中心欲申請新屋村一單位，用作活動空間用途，我非常支持他們。因為實在沒有足夠空間給予中心辦一些活動，希望貴署能早日批核中心，使我們村民繼續多些參加活動，繼續開心。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-163501-03219

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:35:01

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 梁珊萍

意見詳情
Details of the Comment :

明愛帶給我們很多歡樂，明愛帶給我哋有鄰里關係的建立，以及為街坊服務。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-163700-00166

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:37:00

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 陳錦萍

意見詳情
Details of the Comment :

有地方聯絡

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

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參考編號
Reference Number: 260422-164102-36950

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:41:02

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 張秀玲

意見詳情
Details of the Comment :

我們想婦女及長者有個聚腳地，以及知道更多資訊。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260422-164427-69630

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 22/04/2026 16:44:27

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 鍾琮蟬

意見詳情
Details of the Comment :

本人支持這項申請，希望盡快獲批，有更寬闊及舒適的空間給予街坊參加活動和講座。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260427-193744-54092

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 19:37:44

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 李蓮嬌

意見詳情
Details of the Comment :

我支持這項申請，希望中心能夠繼續服務街坊。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260427-194055-87153

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 19:40:55

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 陳惠業

意見詳情
Details of the Comment :

我支持這項申請，希望中心有更大空間為居民提供服務和舉辦活動。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260427-194419-56646

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 19:44:19

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 郭鳳蓮

意見詳情
Details of the Comment :

我支持這項申請，希望中心有更多空間可以容納多些街坊參與活動。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260427-200104-72733

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 20:01:04

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 鄭潔紅

意見詳情
Details of the Comment :

我支持這項申請，希望中心能提供多些活動給街坊。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 260427-200514-04019
Reference Number:

提交限期 02/05/2026
Deadline for submission:

提交日期及時間 27/04/2026 20:05:14
Date and time of submission:

有關的規劃申請編號 A/NE-LYT/872
The application no. to which the comment relates:

「提意見人」姓名/名稱 女士 Ms. 程玉珍
Name of person making this comment:

意見詳情
Details of the Comment :

我支持這項申請，希望中心能繼續提供各類服務給村民。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260427-201316-08846

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 20:13:16

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 李運帶

意見詳情
Details of the Comment :

我支持這項申請，讓街坊能夠享用更大的活動空間。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

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參考編號
Reference Number: 260428-151127-82765

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 28/04/2026 15:11:27

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LYT/872

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. CHAU LAI CHUN

意見詳情
Details of the Comment :

支持明愛申請租屋，有足夠空間用以居民使用。

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月28日星期二 0:56
收件者: tpbpd/PLAND
主旨: A/NE-LYT/872
類別: Internet Email

A/NE-LYT/872 G/F, 22D and 22E San Uk Tsuen, Lung Yeuk Tau Caritas

G/F, 22D and 22E San Uk Tsuen, Lung Yeuk Tau, Fanling

Site area: About 129.16sq.m

Zoning: "VTD"

Applied use: Social Welfare Facility (Community Development Centre)

Dear TPB Members,

Fully support.

A pleasant surprise, a 'V' zone application for a positive community enterprise. Most villages are lacking in such services.

Hopefully the application will be dealt with the same soft touch as all those parking lots and other commercial operations that are routinely streamlined and rubberstamped.

Mary Mulvihill

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

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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/NE-LYT/872

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

侯志強 謹啟

簽署 Signature



日期 Date

2026.4.15