Similar S.16 Applications
in the vicinity of the Site within/straddling the "Agriculture" zones
on the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-LYT/777[1]	Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	13.1.2023 [Revoked on 13.10.2024]
2.	A/NE-LYT/806	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	27.10.2023 [Revoked on 27.7.2025]
3.	A/NE-LYT/820[2]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	26.1.2024 [Revoked on 26.7.2025]
4.	A/NE-LYT/828	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	5.7.2024
5.	A/NE-LYT/837[1]	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.12.2024
6.	A/NE-LYT/851[2]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	1.8.2025

Remarks

[1] Applications No. A/NE-LYT/777 and 837 involves the same site.

[2] Application No. A/NE-LYT/820 covers part of the site of Application No. A/NE-LYT/851.

Government Departments' General Comments

1. Traffic

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no comment on the proposed filling of land subject to the implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts;
- there was no complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection to the application from public drainage perspective provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
- should the application be approved, conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- her advisory comments are at **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection in principle to the application from landscape planning perspective;
- based on the aerial photo taken in 2024 (**Plan A-3**), the Site was located in an area of rural inland plain landscape character comprising village houses, carparking areas, vegetated areas and tree clusters. The proposed temporary use is considered not incompatible with the surrounding environment; and

- with reference to the site photos taken on 15.9.2026 (**Plan A-4**), the Site was covered with wild plants and a few trees/shrubs of common species were found on it.

5. Building Matters

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

6. Other Departments

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

(a) Director of Fire Services (D of FS);
(b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
(c) District Officer (North), Home Affairs Department (DO(N), HAD);
(d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
(e) Director of Electrical & Mechanical Services (DEMS); and
(f) Commissioner of Police (C of P).

Recommended Advisory Clauses

(a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);

(b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;

(c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

  (i) the Site comprises Old Schedule Agricultural Lots 1488 RP (Part) and 1489 RP (Part) in D.D. 83 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. Besides, according to the vehicular access plan of the planning statement, the proposed vehicular ingress/egress requires to pass through other private lots, the applicant shall make his own arrangement as there is no such right granted to the Site;

  (ii) there is an unlawful occupation of Government land (GL) outside the Site not covered by the planning application. The GL adjoining the said private lot has been fenced-off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance) (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. The lot owner/applicant shall realign the fence and cease the illegal occupation of the adjoining GL not covered by the subject planning application immediately; and

  (iii) the lot owner/applicant should comply with all the land filling requirements imposed by relevant Government departments;

(d) to note the comments of the Commissioner for Transport (C for T) that:

  (i) Sui Wan Road and the local village access road leading to the Site from Sui Wan Road are not managed by the Transport Department. The applicant should obtain consent from relevant land owners and maintenance authorities on using these roads; and

  (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

(e) 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 Site and the nearby public roads; and

  (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;

(f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites' ('COP'); and (ii) implement relevant

mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during filling of land;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense. The drainage facilities should be rectified if they are found inadequate/ineffective during operation; 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 shall submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that site formation works are building works under the control of the Buildings Ordinance (the BO). Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO.

To: Town Planning Board

Subject: Objection to Application No. A/NE-LYT/882

(Temporary Public Vehicle Park & Land Filling at DD 83, Lots 1488 S.B & 1489 S.B, Lung Yeuk Tau, Fanling)

I strongly object to the above planning application for the following reasons:

1. Security Concerns: Operating a vehicle park will increase non-resident traffic, negatively impacting local neighborhood security.

2. Fire Hazards: The site is surrounded by wooden structures, tin sheds, and converted residential huts. Parking numerous vehicles creates a severe fire hazard that could trigger a catastrophic, uncontrollable blaze.

3. Severe Flooding Risks: The area already suffers from chronic flooding due to previous unauthorized land filling and blocked drainage channels (e.g., severe indoor flooding during the May 22 and June 18 rainstorms this year). Raising this agricultural land will worsen runoff to over 10 lower-lying households, overloading the single remaining narrow ditch.

Please reject this application to safeguard the safety and living conditions of local residents.

[redacted]

Objector: Chung Sai Leung

Chung Sai Leung

Date: September 22, 2026

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

2

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月04日星期日 0:30
收件者: tpbpd/PLAND
主旨: A/NE-LYT/882 DD 83 Lung Yeuk Tau Big Bee Taxi

類別: Internet Email

A/NE-LYT/882 Big Bee Taxi
Lots 1488 (Part) and 1489 (Part) in D.D. 83, Lung Yeuk Tau, Fanling
Site area: About 1,533sq.m
Zoning: "Agriculture"
Applied use: 20 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

This is not a public vehicle park, it is Open Storage of vehicles. Misrepresentation. Moreover, the number of vehicles to be parked is not compatible with the size of the site. 75sq.mts per vehicle.

Big Bee taxis actually park on urban streets. I see them every day outside K11 in TST.

Very suspicious is that there is no mention of EV charging. Big Bee is an electric taxi fleet.

Members should question what the true intention is.

Mary Mulvihill

3

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/NE-LYT/882

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志强議員

簽署 Signature _____ 日期 Date 2026.9.16

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
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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/882

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

沒有意見

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

簽署 Signature _____ 日期 Date 28/9/2026

5 to 6

P. 1/3

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
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有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-LYT/882

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

請參閱頁反對資料

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

簽署 Signature _____ 日期 Date 29-9-2016

粉嶺區鄉事會
FDRC

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

貴處檔號 : TPB/A/NE-LYT-882

敬啟者:

粉嶺龍躍頭丈量約份第 83 約地段第 1488 號(部分)及第 1489 號(部分)
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程 (為期 3 年)
(申請編號: A/NE-LYT/882)

本會接獲龍躍頭村民對上述申請作出 <u>強烈反對</u>，原因是：

1) 該地段沒有正式道路進出入停車場，車輛駛過後引起沙塵滾滾，空氣混濁，車輛噪音，嚴重影響周邊人口稠密的寮屋居民及其它村民，影響村民/行人安全。

2) 填地引致水浸及堆積污水問題，嚴重影響民生。

懇請 貴處審慎處理及希望理解村民的反對聲音，不宜批作停車場。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席

李國鳳 敬上
(李國鳳)

2026 年 9 月 29 日

粉嶺區鄉事會
FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

貴處檔號 : TPB/A/NE-LYT-882

敬啟者:

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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安
(劉永安)

2026 年 9 月 29 日

7

致 城市規劃委員會秘書
香港北角渣華道333號
北角政府合署15樓
Tel.28770245 / 25228426

貴處檔號 : TPB/A/NE-LYT-882

P.1/2

敬啟者:

粉嶺龍躍頭丈量約份第83約地段第1488號(部分)及第1489號(部分)
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程 (為期3年)
(申請編號: A/NE-LYT/882)

本鄉(龍躍頭)村民提出 **強烈反對**，原因是：

1) 該地段不適合批作停車場，因沒有正式道路進出入停車場， 影響村民/行人安全。
2) 車輛駛過後引起沙塵滾滾，空氣混濁，嚴重影響周邊人口稠密的寮屋居民及其它村民。
3) 大量車輛產生噪音問題。
4) 填地引致水浸及堆積污水，產生環境衛生問題，影響民生。

懇請 貴處理解村民的反對聲音，以下是村民簽名反對批作停車場，希望貴處審慎處理，不宜批出申請。

村民簽名：

蔡德威 李清映 劉沛旋 鄧振宇
李培潤 梁堅 陳沛明 陳[illegible]基
雷沂琳 黃樂然 [illegible]
李培[illegible] 王[illegible] 鄭[illegible]基
唐[illegible]
陳[illegible] 吉健瑜 高萍

2026年10月6日

8

致 城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
Tel. 28770245 / 25228426

貴處檔號 : TPB/A/NE-LYT-882

P.2/2

敬啟者:

粉嶺龍躍頭丈量約份第 83 約地段第 1488 號(部分)及第 1489 號(部分)
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程 (為期 3 年)
(申請編號: A/NE-LYT/882)

本鄉(龍躍頭)村民提出 **強烈反對**，原因是：

1) 該地段不適合批作停車場，因沒有正式道路進出入停車場， 影響村民/行人安全。
2) 車輛駛過後引起沙塵滾滾，空氣混濁，嚴重影響周邊人口稠密的寮屋居民及其它村民。
3) 大量車輛產生噪音問題。
4) 填地引致水浸及堆積污水，產生環境衛生問題，影響民生。

懇請 貴處理解村民的反對聲音，以下是村民簽名反對批作停車場，希望貴處審慎處理，不宜批出申請。

村民簽名：

鍾潤[illegible] 廖[illegible] 鄭柏基 鍾潔樺 馮偉雄
鍾劍松 鄭子偉 鄭鎮[illegible]
鍾劍雲 [illegible] [illegible]
鍾劍樺 張永[illegible] 張凱[illegible]

2026 年 10 月 6 日

9

致：城市規劃委員會

事宜：反對有關粉嶺龍躍頭規劃申請做臨時公眾停車場及相關填土工程

申請編號：A/NE-LYT/882

地點：粉嶺龍躍頭丈量份第 83 約地段第 1488 號（部份）及第 1489 號（部份）

反對主要原因：

1. 把土地改為臨時公共停車場會引來大量雜人進出場地，最少擺放幾十台車，治安有一定影響；

2. 放置車輛眾多會造成危險隱患，特別是周邊都是木棚及鐵皮屋搭建豬欄及出租屋，如有汽車爆炸或安全事故造成火警，會引來大災難，因為好多豬欄已改建出租屋，大火一發不可收拾；

3. 最重要的一項是當雨季天水浸問題十分嚴重，如果再把耕地填高後，水自然向低下流，10 多戶人家就更加慘況，實例最嚴重的兩次於本年度 5 月 22 日及 6 月 18 日落了兩場黑雨及紅雨，令到全屋水浸到睡床邊（見附上圖片），主要是申請的農地周邊也填高了做了貨車場及洗車場，把兩條出水渠也封掉及堵塞了，導致每逢落雨天長期水浸，實在不能忍受，希望水浸盡快退水，只剩下有一條小坑渠排水，太狹窄水不能馬上排清，就造成正常水浸；

希望當局考慮清楚才審批這項申請。

謝謝！請體諒民情！

RECEIVED
21 SEP 2026
Town Planning Board

[redacted]

反對人：邱國榮 9/18.

日期：2026 年 9 月 18 日



排水渠淤塞，沒有排水功能



掃描全能王 創建



掃描全能王 創建