Similar s.16 Applications
in the vicinity of the Site within/partly within 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
7.	A/NE-LYT/882	Proposed Temporary Public Vehicle Park (Taxi Only) and Associated Filling of Land for a Period of 3 Years	6.11.2026

Remarks

[1] Applications No. A/NE-LYT/777 and 837 involved the same site.
[2] Application No. A/NE-LYT/851 covered part of the site of Application No. A/NE-LYT/820.

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 environmental complaint case related to the application site (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 adverse comment on the application from landscape planning perspective;

- according to the aerial photo taken in 2024 (**Plan A-3**), the Site is located in an area of rural inland plain landscape character comprising temporary structures, warehouses, village houses, farmlands, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;

- with reference to the site photos taken on 6.10.2026 (**Plan A-4**) and the site visit conducted on 16.10.2026, the Site is partly formed and partly covered with wild vegetation. Some trees of common and undesirable species are observed on it. It is noted from the further information that all existing trees are proposed to be felled and five new trees are proposed to be planted in the western portion of the Site as a landscape buffer (**Drawing A-3**). Significant adverse landscape impact arising from the application is not anticipated; and

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

5. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and

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

6. 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**.

7. Other Departments

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

(a) Director of Fire Services (D of FS);
(b) District Officer (North), Home Affairs Department (DO(N), HAD);
(c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
(d) Director of Electrical & Mechanical Services (DEMS); and
(e) 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 Lot 1475 S.B RP 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;

(ii) the private lot is covered by Modification of Tenancy No. 38286 for domestic purposes, but its cancellation is under processing. His office reserves the rights to take necessary enforcement action of breach is detected;

(iii) there are structures erected on the private lot concerned. Records of Surveyed Squatter Structures were found thereon, but their conformity is subject to further investigation. His office reserves the rights to take necessary enforcement action if breach is detected;

(iv) there are unauthorised structures within the said private lot not covered by the subject planning application. The lot owner/applicant should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

(v) the lot owner/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an Short Term Waiver (STW) to permit the structures erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future. Unless and until the unauthorised structures are duly rectified by the lot owner or entirely included in the subject planning application, his office would have adverse comment to the application which must be brought to the attention of the Board when they consider the application. Notwithstanding the above, according to the prevailing land policy, no STW applications for domestic purposes would be considered; and

(vi) 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) the local access road connecting the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department. The applicant should obtain consent from the relevant land owners and maintenance authorities for its use;

(ii) no parking at local access road connecting to Sha Tau Kok Road – Lung Yeuk Tau is allowed;

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

(iv) no vehicle without valid license issued under the Road Traffic Ordinance is allowed to park/store on the Site at any time during the planning approval;

(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 Sha Tau Kok Road – Lung Yeuk Tau. Presumably, the relevant departments will provide their comments, if any; 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;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

(i) existing water mains inside the Site as shown in the Fresh Water Mains Record Plan may

be affected (**Attachment**). The applicant is required to either divert or protect the water mains found on-site;

(ii) if diversion is required, existing water mains inside the Site areas are needed to be diverted outside the Site boundaries to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

(iii) if diversion is not required, the following conditions shall apply:

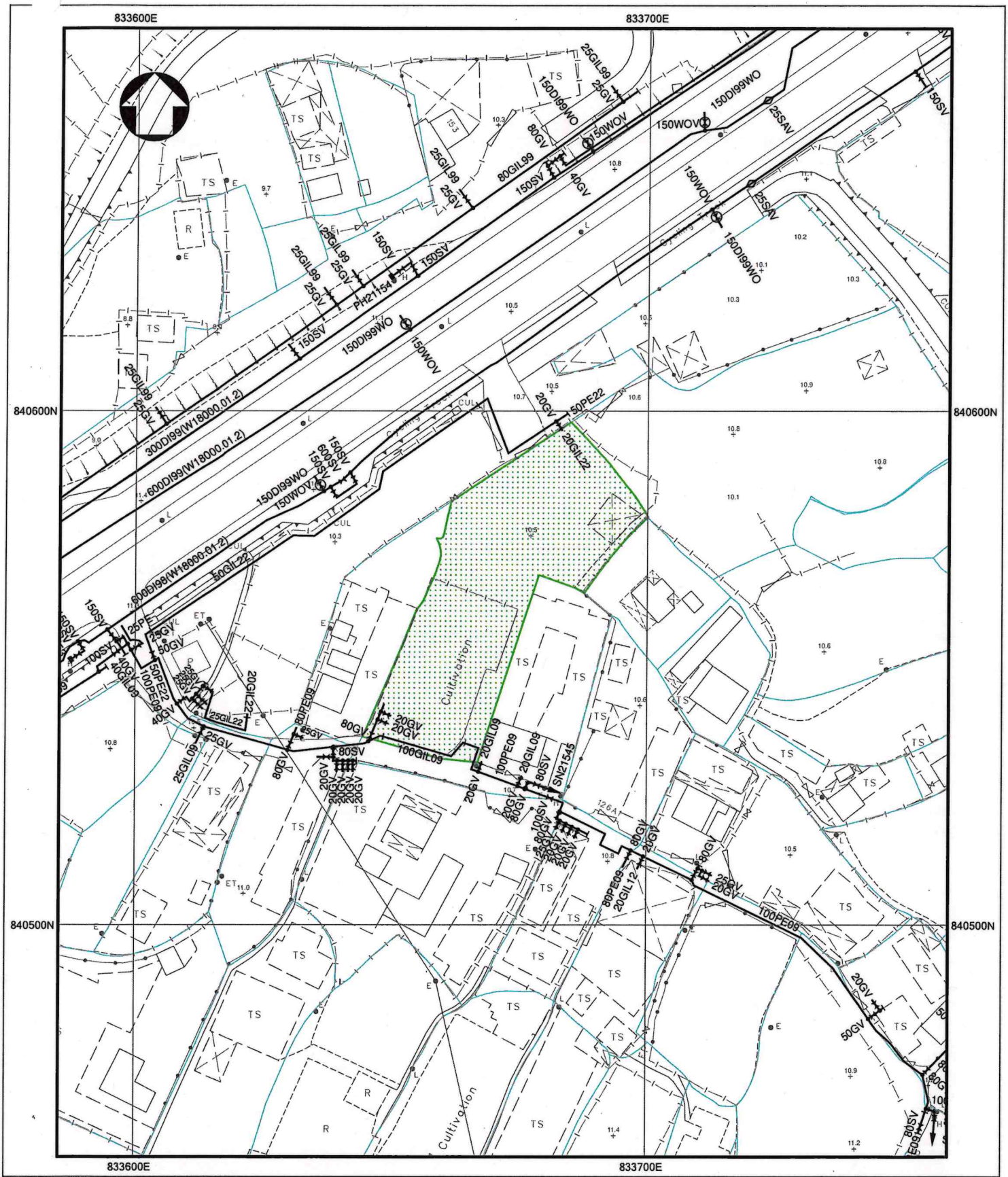
- existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
- details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
- no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains; and

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) before any new building works (including land filling) 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 (UBWs) under the Buildings Ordinance (Cap. 123) (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(ii) if any existing structure (including land filling) is erected on leased land without the approval of the BA, they are UBWs under the BO and should not be designated for any proposed use under the application; and

(iii) for 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 any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO.



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
7. NO EXISTING WSD CABLE IN THE VICNITY OF THE SITE.
8. NO PROPOSED WSD CABLE IN THE VICNITY OF THE SITE.
9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT BOUNDARY (FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-8A & 8B

FILE REF: (8) IN WSD/M/SP 3051/439/166S/06 PT.1

REF. CODE: 41W26M	SHEET 1 OF 1	SCALE 1:1000

水 務 署
Water Supplies Department

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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
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
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/884

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

收到多位龍躍頭居民就以上申請的反對意見，現代為反映如下：
1. 自皇后山邨入伙後粉嶺公路龍躍頭段比以往更加繁忙，申請開設停車場的位置貼近公路路口，居民擔心出現影響居民生命安全及車輛出入暢通的交通事故風險會大增
2. 停車場選址周邊已有大民居，屋宇密集，居民擔心停車場會帶來噪音、空氣污染及通道阻塞等影響居住環境的隱患
3. 據居民提供的資料該土地曾有違例法展紀錄地用途紀錄，懷疑是次申請人會否重蹈覆轍，影響居民權益。

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

簽署
Signature

日期
Date 22/10/2026

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

2

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月25日星期日 0:15
收件者: tpbpd/PLAND
主旨: A/NE-LYT/884 DD 83 Lunf Yeuk Tau, Fan Ling

類別: Internet Email

A/NE-LYT/884
Lot 1475 S.B RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling
Site area: About 1,587sq.m
Zoning: "Agriculture"
Applied use: Public Vehicle Park / 18 Vehicle Parking / **Filling of Land**

Dear TPB Members,

"Part of Site has already been covered with hard-paving (1,004 m2 , 63 % (about)); the remaining area is soiled (583 m2 , 37 % (about)). This application serves to regularise the existing hardpaving of concrete, where the existing level is +10.5mPD (about). For soiled area, the applicant proposed to fill with concrete and gravel"

The land filling was carried out without approval. Moreover, a number of applications for adjoining lots were rejected for similar use. The unfilled in section of the site has been cultivated.

This is a Destroy to Build with the true intention of brownfield use as 18 vehicle parking on almost 1.600sq.mts is almost 90sq.mts per vehicle, so parking is a red herring.

The application should be rejected in line with previous decisions.

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
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有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/884

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

反對

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

簽署 Signature _____ 日期 Date 2016.10.9

4

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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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 14 Feb 2021

5 to 6

P.1/3

致城市規劃委員會秘書：
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請參閱反對資料。

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

簽署 Signature _____ 日期 Date 27 - 10 - 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

P.2/3

5

貴處檔號 : TPB/A/NE-LYT-884

敬啟者:

粉嶺龍躍頭丈量約份第 83 約地段第 1475 號 B 分段餘段(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/884)

本會接獲龍躍頭村民對上述申請作出 **強烈反對**，原因是：

1) 上述之申請地段是農地，很早已填為石屎地，是違法嗎？請不宜批作停車場。
2) 據知該地段很早已在沒有申請下違法違規地經營中。
3) 地政處曾發出警告信，但經營者藐視不理，依然繼續營業中。
4) 離普的事，近日更在地內加建 TS 僭建物，更影響民生，令居民甚為不滿。
5) 欠缺渠務，堆積污水，水浸等問題有待解決
6) 周邊衛生及空氣環境惡劣，沙塵滾滾，嚴重影響民生。

懇請 貴處理解村民的強烈反對聲音，敬希審慎處理，不宜批作上述申請用途。

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 10 月 27 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

[redacted]

貴處檔號 : TPB/A/NE-LYT-884

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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 敬上
(劉永安)

2026 年 10 月 27 日