

**Government Departments with No Objection / No Adverse Comment**

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

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Environmental Protection;
- (g) Chief Engineer/Mainland North, Drainage Services Department;
- (h) Director of Fire Services;
- (i) Chief Building Surveyor/New Territories West, Buildings Department;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) Project Manager (West), Civil Engineering and Development Department; and
- (l) District Officer (Yuen Long), Home Affairs Department.

## 對申請規劃提出許可的意見

致：香港城市規劃委員會秘書處

地址：香港北角渣華道 333 號北角政府合署 15 樓

傳真：(852) 2877 0245

電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)



申請編號：A/YL-PH/1113

關乎元朗八鄉丈量約份第 111 約地段第 2887 號（部分）、第 2888 號（部分）及第 2901 號（申請人：志科有限公司，申請編號 A/YL-PH/1113）規劃申請提出許可的意見

本人 [REDACTED]，為新界元朗八鄉橫台山申請文件第 27 頁圖片 7、圖片 8 所示道路（以下簡稱「涉事道路」）的合法業權人（文件編號：DD111 Lot 2978、Lot 2971），現就志科有限公司根據《城市規劃條例》第 16 條提交的、編號為 A/YL-PH/1113 的規劃申請，正式提出意見，具體理由及依據如下：

一、涉事道路交通長期嚴重擠塞，申請用途將進一步加劇交通壓力，損害公眾及本人租戶合法權益

本人擁有業權的涉事道路，是元朗八鄉橫台山區域居民日常出行、商業車輛營運及公共交通通行的核心道路，其中 Lot 2978 路段已對外出租，租戶日常經營與出行均依賴該道路通行。當前該道路的日常交通流量已長期處於飽和狀態，大型貨車、工程車輛與私家車、公共小巴混行的情況十分普遍，由此頻繁引發長時間交通擁堵，車輛常無法正常通行，嚴重影響區域整體的交通通行效率，也給道路通行安全帶來極大隱患。本次志科有限公司的規劃申請，其擬實施的

用途會涉及大量貨運車輛、工程車輛的進出、停泊及貨物裝卸作業，若該申請獲得批准，勢必會導致涉事地盤的重型車輛數量大幅激增，不僅會進一步佔用本已極度緊張的道路資源，讓本就嚴重的交通擁堵問題雪上加霜，甚至可能引發嚴重的交通意外，更會直接阻擋本人租戶的正常進出，嚴重侵害租戶的合法經營與通行權益。此舉不僅損害本人作為道路業權人的正常使用權益，更直接侵害區域內全體居民、所有道路使用者及本人租戶的合法權益，與《城市規劃條例》以公眾利益為核心的立法精神相悖。

二、本人作為涉事道路的合法業權人，明確不同意志科有限公司本次的規劃申請和不準許通過 DD111 Lot 2971 道路。

本人為涉事道路的合法業權人，該道路業權已在香港土地註冊處正式登記，權屬具備完整法定效力。本次志科有限公司的 A/YL-PH/1113 號規劃申請，涉事地盤與涉事道路直接相連，申請擬實施用途將直接涉及該道路的使用權、通行權及相關合法權益，而本人作為合法業權人，明確不同意該項規劃申請。申請人在提交申請全過程中，未就道路使用與本人溝通協商，亦未取得本人書面同意，嚴重違反《城市規劃條例》保障相關土地/設施業權人合法權益的核心要求，申請程序存在明顯法定瑕疵，不符合規劃審批的基本前提。

附：涉事道路交通擠塞現場照片

照片 A：白色 ISUZU 貨車停靠路邊，後方車輛排隊，道路兩側雜草與垃圾叢生，通行條件極差



照片 B：手機截圖（拍攝時間：2026 年 2 月 12 日 14:05），佐證擁堵狀態的實際發生時間



照片 C: : 狹窄路段上公共小巴、綠色的士與大型吊車並列擁堵，車輛幾乎無移動空間



註：清晰可見道路空間被大型車輛完全佔用，通行能力已達飽和。

照片 D：大型藍色貨車佔用整個車道，行人被迫在車輛與雜草間穿行，道路缺乏安全通行空間



照片 E:手機截圖 (拍攝時間: 2026 年 2 月 12 日 14:07), 顯示擁堵狀態持續, 未見緩解跡象



照片 F：遠景視角下，該路段車輛排隊長達數十米，私家車、工程車輛混雜，交通完全癱瘓



### 三、相關請求

基於上述法定及事實理由，本人鄭重向貴委員會提出以下請求：

1. 駁回志科有限公司編號為 A/YL-PH/1113 的規劃申請，不予批准其擬實施的用途變更；
2. 審批相關規劃申請時，嚴格落實《城市規劃條例》要求，充分保障相關道路業權人的合法權益，要求申請人必須先取得相關道路業權人的書面同意及保障村民利益，方可推進申請；
3. 對涉事區域的交通承載能力進行全面、獨立的評估，確保規劃決定符合區域交通整體規劃及公眾利益，杜絕因規劃審批加劇區域交通負擔。

本人願意就上述反對意見提供進一步的證明文件、道路業權資料及相關佐證，並全力配合貴委員會的相關調查。

此致

香港城市規劃委員會

姓名: [REDACTED]

聯繫電話: [REDACTED]

電郵: [REDACTED]

日期: 2006 年 3 月 26 日





**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) the application site (the Site) comprises Old Schedule Agricultural Lots 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;
  - (ii) Lots 2888 and 2901 in D.D. 111 are covered by Short Term Waivers (STWs) No. 3930 and 3931 respectively for the purpose of “Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers”; and
  - (iii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) without STW shall apply to his office for a STW to permit the structure(s) erected within the said private lot(s). The application(s) 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD;
  - (ii) the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at anytime during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Tin Road including the local track, if any; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

- (e) to note the comments of the Director of Environmental Protection that:
- (i) no vehicle exceeding 5.5 tonnes is allowed to enter or be parked or stored at the Site;
  - (ii) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
  - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
  - (v) the applicant shall meet the statutory requirements under relevant environmental legislation; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures are involved in the application. Before any new building works (including office and rest room as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO) (Cap. 123);
  - (ii) 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;
  - (iii) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the subject application;
  - (v) 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;

- (vi) 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
- (vii) detailed checking under the BO will be carried out at building plan submission stage.