

**Previous s.16 Applications Covering the Application Site**

Approved Application

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-KTS/551	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.6.2025

Rejected Applications

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	A/DPA/NE-KTS/141	Residential Development with Ancillary Recreation/Amenity Facilities	17.6.1994	(1) – (7)
2.	A/NE-KTS/96	Golf Driving-Range for a Temporary Period of 12 Months	11.6.1999	(1), (2), (8), (9), (10)
3.	A/NE-KTS/102	Golf Driving Range for a Temporary Period of 3 Years	3.12.1999	(1), (2), (8), (9), (10)
4.	A/NE-KTS/117	Proposed Golf Driving-Range for a Temporary Period of 3 Years	11.8.2000	(1), (2), (6), (8), (9), (10)

**Rejection Reasons**

- (1) Not in line with the planning intentions.
- (2) Not compatible with the surrounding uses.
- (3) Unsatisfactory traffic impact assessment.
- (4) Inadequate junction improvement proposal.
- (5) Unsatisfactory vehicular access proposal.
- (6) Failure to demonstrate no adverse traffic impact/traffic noise impact.
- (7) Failure to demonstrate no adverse sewerage impact.
- (8) Failure to demonstrate no adverse environmental impacts/nuisance/safety hazards to the nearby Lin Tong Mei Village.
- (9) Failure to demonstrate no drainage impact.
- (10) Undesirable precedent.

## **Government Departments' General Comments**

### **1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (LandsD):

- the application site (the Site) comprises Old Schedule Agricultural Lots in D.D. 91 and D.D. 100 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) and the adjoining private lot. No right of access via GL is granted to the Site. The applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements;
- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Wavier (STW) (on whole lot basis) to permit the structures to be erected within the said private lots. 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. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
- advisory comments are at **Appendix IV**.

### **2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comments on the application; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

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

### **3. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and

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

#### 4. **Drainage**

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

- no objection to the application from public drainage viewpoint;
- the Site is in an area where no DSD stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact on the adjacent area; and
- the Site is in an area where no public sewerage connection is available.

#### 5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in May 2025, the Site is situated in an area of rural inland plain landscape character comprising vacant land, open storage sites/temporary structures, village houses/low-rise residential developments and scattered tree groups. The Hong Kong Golf Club is located to the further north while mature woodlands were located to the further east of the Site. The proposed use is considered not entirely incompatible with the landscape setting in the proximity;
- with reference to the site photos taken on 17.3.2026, the Site is largely vacant. Some self-seeded vegetation and trees of common species are found on the Site. According to the submitted Tree Survey Report and Landscape Proposal, 25 trees within the Site will be affected and 25 new trees will be planted as landscape mitigation measures;
- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

#### 6. **Other Departments**

The following government departments have no objection to or no comment on the application and their advisory comments, if any, are provided at **Appendix IV**:

- District Officer (North), Home Affairs Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;

- Project Manager (North), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (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;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and occupier(s);
- (c) to note the comments of the District Lands Officer/North, Lands Department that the applicant should comply with all the land filling requirements imposed by relevant government departments. Government land should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport that:
  - (i) the road outside the lots is a one-lane two-way carriageway which shall not be blocked, the implementation of traffic management measures (i.e. staff deployment and traffic signage) to ensure no queuing of vehicles outside the Site and pedestrian safety, as proposed by the applicant, shall be maintained at all times during the planning approval period; and
  - (ii) the vehicular access of the Site is connected to the Fan Kam Road via a section of a local access road which is not managed by the Transport Department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (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 should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Fire Services 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 Department for approval. In addition, the applicant should also be advised that (a) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and (b) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that:
- (i) no operation between 7:00 p.m. and 7:00 a.m. from Mondays to Saturdays, as proposed by the applicant, is allowed on the Site during the planning approval period;
  - (ii) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
  - (iii) the provision of the 2.5m high solid metal wall along the Site boundary, as proposed by the applicant, should be provided during the planning approval period;
  - (iv) given no public sewerage connection is available in the vicinity of the Site, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 and are duly certified by an Authorized Person;
  - (v) the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' should be followed and the statutory requirements under relevant pollution control ordinances should be met; and
  - (vi) the requirements of the ProPECC PN 2/24 and ProPECC PN 1/23 should be followed to properly handle the construction runoff and sewage produced from the proposed use;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
- (i) it is observed that part of the site falls within the Waterworks Reserve (WWR);
  - (ii) no structure shall be built or materials stored within the WWR;
  - (iii) free access shall be made available at all time for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- (iv) no tree or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main; and
  - (v) government shall not be liable to any damage whatsoever and however caused arising from burst or leakage of the public water mains within and in close vicinity of the site;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures and land filling are proposed in the application, before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (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 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 proposed use under the captioned 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) the headroom (1.1m) of the single-storey structures (i.e. warehouse) is considered excessive. It should be justified upon formal plan submission to BD;
  - (vii) 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
  - (viii) detailed checking under the BO will be carried out at building plan submission stage; and

- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation that the Tai Lung Veterinary Laboratory (TLVL) and the Animal Health Division (AHD) in the Tai Lung Experimental Station of the Agriculture, Fisheries and Conservation Department are situated in the vicinity of the Site with Fan Kam Road as its sole vehicular access. The essential TLVL undertakes critical animal disease diagnosis, disease control and public health emergency response functions. Considering the risk of traffic accidents in the vicinity of the Site, the applicant should ensure all traffic safety measures be effectively implemented to ensure safety and avoid adverse impact on the operation of the TLVL and the AHD.

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-KTS/574

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

上水鄉事會表示反對  
該項申請。

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

簽署 Signature [Signature] 日期 Date 2026. 3. 23

致城市規劃委員會秘書：

1 附加

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

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/574

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

蓮塘尾村村代表及村民強烈反對該項申請

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

簽署 Signature



日期 Date

2026. 3. 23

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年03月31日星期二 9:11  
收件者: tpbpd/PLAND  
主旨: 規劃申請編號A/NE-KTS/574 意見書  
附件: Adobe Scan 2026年3月27日.pdf  
類別: Internet Email

已附上有關意見書

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

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/574

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

蓮塘尾村村民對於在該位置反對興建臨時貨倉。第一，交通擠塞問題。粉錦公路本來已經非常擠塞，若在該地興建貨倉，只會進一步加重該地段交通擠塞，影響附近居民出入及過路行人通行。第二，行人安全憂慮。粉錦公路該地段的兩側行人路已經非常狹窄且凹凸不平，若在此位置興建臨時貨倉的出入口，將進一步增加行人安全風險，尤其對小孩和老人走路危險大大提升。第三，該出入口處位於巴士站附近，將嚴重影響附近乘客上落車安全。如在該位置興建臨時貨倉將加重擠塞問題，增加安全隱患，影響附近居民生活。

「提意見人」姓名/名稱 Name of person/company making this comment 宋有壽村長

簽署 Signature 宋有壽 日期 Date 27-3-2026

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月06日星期一 2:50  
收件者: tpbpd/PLAND  
主旨: A/NE-KTS/574 DD 100 Lin Tong Mei, Fanling  
類別: Internet Email

Dear TPB Members,

551 approved 6 June 2025. Now a fresh application from a new source.

Not only is relocation excuse being grossly abused, now the sites are being manipulated like a game of musical chairs.

It appears that the consultant has designed a formula to allow it to amass a number of sites to offer to the highest bidder.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 14 March 2025 2:37 AM HKT  
**Subject:** Re: A/NE-KTS/551 DD 100 Lin Tong Mei, Fanling

Dear TPB Members,

A reading of the minutes on approvals for similar relocation applications reveal that Dev Bureau is overriding objections from other depts.

This is an abuse of power.

Reminder to members, approval should be based on planning principles not on expediency. Moreover DevB's support in expanding brownfield operations is in direct conflict with previous policy re restricting the expansion of brownfield.

Already a large amount of farmland has been designated Cat 2 to accommodate the relocation of operations impacted by development of Northern Metropolis.

There is no justification to approve applications for sites outside the Cat 2 boundaries.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 7 February 2025 3:04 AM HKT  
**Subject:** A/NE-KTS/551 DD 100 Lin Tong Mei, Fanling

A/NE-KTS/551

Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) and 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling

Site area: About 6,604sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

540 withdrawn. The footprint has been redrawn.

This is part of a larger site on which all vegetation and trees have been removed without any approval for filling of land. The intention is obviously for a much larger brownfield operation.

This will bring heavy traffic of large vehicles onto the narrow village access road.

The Applicant claims to have problems in relocating. However a large amount of Agriculture zoning has already been designated for Cat 2.

With the reduction in economic activity and the rising vacancy rates in industrial buildings, it is unacceptable that the development of the Northern Metropolis be used an excuse to turn the entire NT into one large brownfield with the related implications.

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 12 August 2024 3:13 AM HKT  
**Subject:** A/NE-KTS/540 DD 100 Lin Tong Mei, Fanling

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

A/NE-KTS/540

Lots 3339 RP (Part), 3340 RP (Part), 3341 RP (Part), 3345 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349, 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling

Site area: About 6,603sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. While no approval on record for brownfield operations on this and adjoining lots, there has been extensive stripping of vegetation and excavation of land.

When the administration announced it plans for the Northern Metropolis, it never mentioned that the this would be achieved by significant extension of brownfield activities into districts that were previously not overrun with such operations.

Note that all these applicants bleat about their circumstances and insist that there is urgent need for warehousing. However this is not supported by the current state of the economy that indicates a substantial reduced in volume of retail sales. Therefore the already abundant Industrial and Open Storage zonings can accommodate these activities. In fact there are a number of applications going through the process seeking to rezone such lots to residential.

This indicates that NT development is being pushed through without the necessary preparations being made to ensure that warehousing activities going forward would be, as was pledged in policy addresses, accommodated in custom built industrial parks. The government and operators have failed to ensure that these facilities were actually developed.

Moreover many applications for brownfield, like this one, are seeking to expand their site coverage, while at the same time justifying relocation of their existing premises. This effectively increases the footprint of brownfield and is contrary to the stated policies.

It is quite clear that once these sites have been filled in they will never again be suitable for any form of farming activity.

It is high time that TPB members fulfil their role of monitoring the administration instead of rubber stamping its recommendations that will turn most of NT into nothing more than a BROWNFIELD HUB.

The application should be rejected.

Mary Mulvihill

**tpbpd/PLAND**

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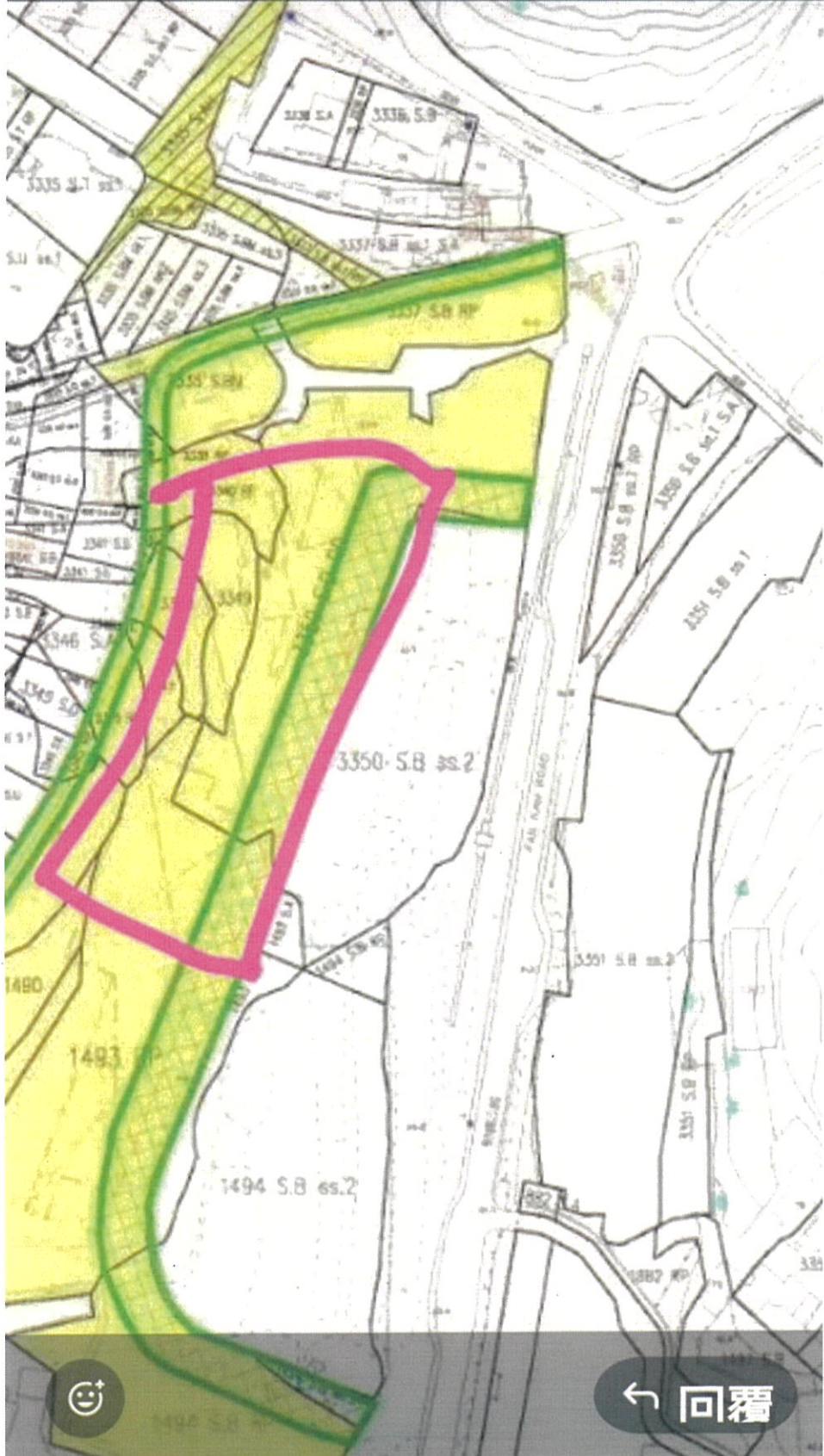
寄件者: [REDACTED]  
寄件日期: 2026年04月08日星期三 10:46  
收件者: tpbpd/PLAND  
主旨: 反對規劃申請：申請編號 A/NE-KTS/574  
類別: Internet Email



← 你

3月31日 15:49

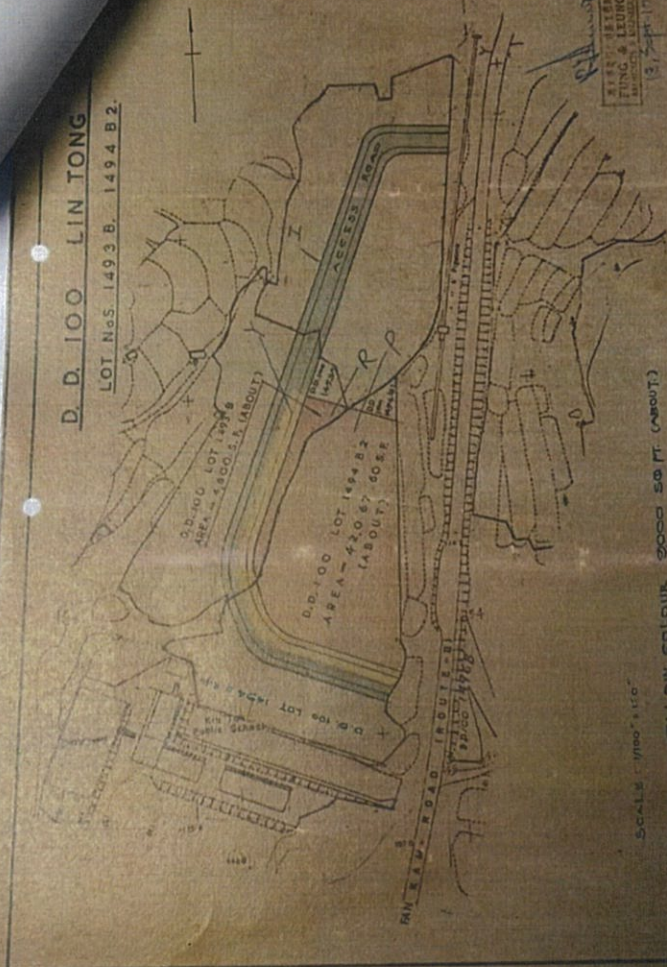
粉嶺高爾夫 ☆ ➡ ⋮



← 回覆

D. D. 100 LIN TONG

LOT NOS. 1493 B, 1494 B2.



SEEN & VERIFIED  
TUNG & LEUNG  
MAY 1973

SCALE: 1/1000 = 1" = 10'

AREA IN YELLOW COLOUR 3000 SQ. FT. (ABOUT)

N178023

# 規劃申請 PLANNING APPLICATION



申請編號 Application No.	<b>A/NE-KTS/574</b>
地點 Location (見下圖 See Plan Below)	上水古洞南龍塘地丈量約份第91約及第100約多個地段 Various Lots in D.D.91 and D.D.100, Lin Tong Mei, Kwu Tung South, Sheung Shui
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 古洞南分區計劃大綱核准圖編號S/NE-KTS/22 Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
建議 Proposal	擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期3年) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於**2026年4月8日或之前**，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)方式，向城市規劃委員會提出。  
Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) on or before 8 Apr 2026.

## 詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。  
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出查閱前，登入委員會的網頁([https://www.tpb.gov.hk/en/plan\\_application/A\\_NE-KTS\\_574.html](https://www.tpb.gov.hk/en/plan_application/A_NE-KTS_574.html))或掃描本通告的二維碼)及到下列地點查詢這宗申請。  
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website ([https://www.tpb.gov.hk/en/plan\\_application/A\\_NE-KTS\\_574.html](https://www.tpb.gov.hk/en/plan_application/A_NE-KTS_574.html)) or scanning the QR code in this Notice) and at the following locations.

### 規劃查詢資料查詢處 Planning Enquiry Counters, Planning Department

(熱線 Hotline: 2231 5000)  
香港北角渣華道333號北角政府合署15樓  
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
新界沙田上禾輦路1號沙田政府合署15樓  
15/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。  
All comments made to the Board will be available for public inspection under the Ordinance.

### 個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以作處理條例及相關的城規條例委員會規例的規定作以下用途：  
(a) 處理這宗申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「意見人」)的姓名供公眾查閱；以及  
(b) 方便從意見人與委員會秘書及政府部門之間進行聯絡。  
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:  
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments  
In accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

### 重要提示 Important Notes:

- 委員會考慮申請的暫定會議日期已載於委員會的網頁([www.tpb.gov.hk/](http://www.tpb.gov.hk/))。考慮這宗申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請於會議日期前一天以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)向委員會秘書處預留座位。座位數量有限，先到先得。  
The tentative date of the Board to consider the application has been uploaded to the Board's website ([www.tpb.gov.hk/](http://www.tpb.gov.hk/)). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請的文件，會在會議前送給委員會秘書處存放於規劃資料查詢處(查詢熱線: 2231 5061)，以及在會議當日存放於會議轉運室，以供公眾查閱。  
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 若委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或在會議結束後，在委員會的網頁上查詢決定結果。  
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

## 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2026年3月17日  
Town Planning Board  
17 Mar 2026



(任何人在未經委員會許可而塗去、更改、毀壞或移除此通告，均可構成刑事罪行。)  
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

年4月8日或之前，以專人送遞或郵遞（香港  
245或2522 8426）或電郵（tpbpd@pland.gov.hk）

comment must be made to the Town Planning  
offices, 333 Java Road, North Point, Hong Kong),  
(.hk) on or before 8 Apr 2026.

### 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2026年3月17日  
Town Planning Board  
17 Mar 2026



(本通告可隨時更改、毀壞或移除本通告，均可能構成刑事罪行。)

Urgent Return receipt Expand Group Restricted Prevent Copy

To: 規劃署

反對規劃申請: 申請編號 A/NE-KTS/574

反對興建臨時倉申請理由: 1.地段有路權私人問題, 2.影響交通流量, 3.農地可以復耕, 地主已出律師信給申請者地主。

From: Mr Law

[Yahoo Mail: 輕鬆搜尋和整理郵件, 助你解決問題](#)

Urgent Return receipt Expand Group Restricted Prevent Copy

Seq. 1 5

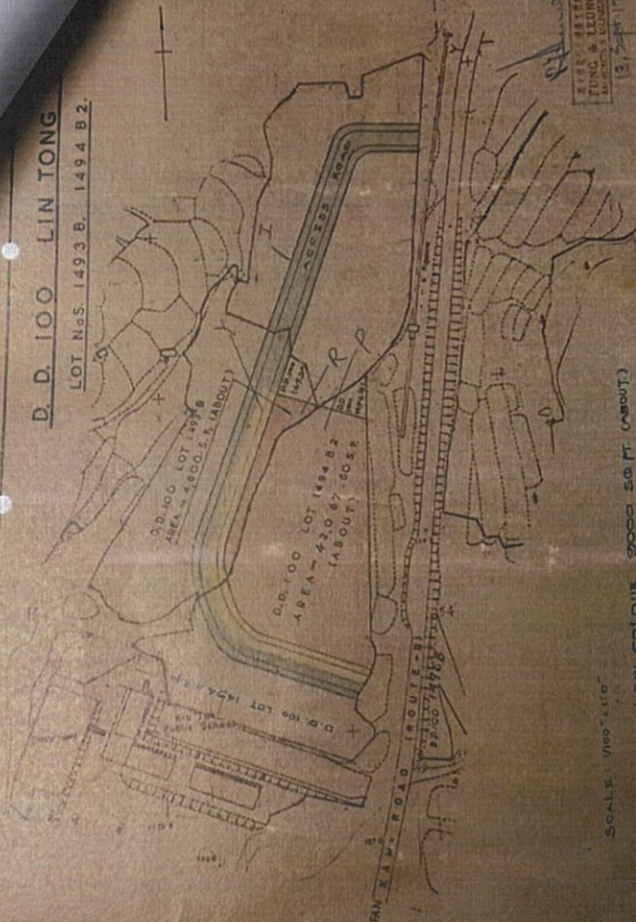
**tpbpd/PLAND**

寄件者: [REDACTED]  
寄件日期: 2026年05月05日星期二 14:40  
收件者: tpbpd/PLAND  
主旨: 反對規劃申請 : A/NE-KTS/574  
類別: Internet Email





D. D. 100 LIN TONG  
LOT Nos. 1493 B, 1494 B2.



STYLING BY  
TUNG & LUNG  
Landscape & Planning  
13 Sept 1977

SCALE: 1/1000 = 1/150'  
AREA IN YELLOW COLOUR: 9000 SQ. FT. (ABOUT)

N17883

# 規劃申請 PLANNING APPLICATION

(進一步資料) FURTHER INFORMATION

A/NE-KTS/574

申請編號 Application No.	A/NE-KTS/574
地點 Location (見下圖 See Plan Below)	上水高埔南圍地段丈量約份第17份及第106份等項地段 Various Lots in D.D.91 and D.C.166, Lin Tung Mei, Kwu Tung South, Sheung Shui
地帶及圖則 Zoning and Plan	「農地」, "Agriculture" 經核准的葵涌南圍地段丈量圖則A/NE-KTS/22 Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
建議 Proposal	擬議臨時貨倉(包括危險貨物)總附屬設施及相關填土工程(為期三年) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2026年5月26日或之前,以專人送遞或郵遞(香港北角渣甸道333號北角政府合署15樓)或傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)方式,向城市規劃委員會提出。  
Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 26 May 2026.

## 詳情 Particulars

1. 這宗申請是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。有關這宗申請的通告已於2026年3月17日刊登在公報,供公眾人士知悉。這宗申請,尚待審議的補充資料。  
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance), a notice of which was first published on 17 Mar 2026. The applicant has submitted further information to supplement the application.
2. 這宗申請可獲公眾人士(下稱「公眾人士」)透過申請作出查詢。個人查詢的詳情,可於上午九時至下午六時(星期一至五)上午九時至下午六時,親臨本處或向二樓(二樓)查詢。有關查詢,請向本處查詢。  
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website ([https://www.tpb.gov.hk/en/plan\\_application/A\\_NE\\_KTS\\_574.html](https://www.tpb.gov.hk/en/plan_application/A_NE_KTS_574.html)) or accessing the QR code in this Notice) and at the following locations:  
查詢處:葵涌南圍辦事處 Planning Enquiry Counters, Planning Department  
(熱線: 2231 5000)  
香港北角渣甸道333號北角政府合署15樓  
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.  
葵涌南圍上水管理處辦事處15樓1504室  
15/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

## 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2026年5月5日  
Town Planning Board  
5 May 2026

1. 根據條例,所有向委員會提出的意見,均會供公眾閱覽。  
All comments made to the Board will be available for public inspection under the Ordinance.
2. 個人資料聲明 Statement on Personal Data  
本處將處理任何在處理有關申請時所收集到的個人資料,以供處理有關申請。有關個人資料的用途如下:  
(a) 處理這宗申請,包括向公眾提供有關資料,同時公佈有關人士(下稱「有關人士」)的姓名及地址;以及  
(b) 向公眾提供有關這宗申請的資料。  
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:  
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

3. 重要提示 Important Notes  
1. 這宗申請的補充資料已於2026年3月17日刊登在公報,供公眾人士知悉。有關這宗申請的補充資料,可於上午九時至下午六時(星期一至五)上午九時至下午六時,親臨本處或向二樓(二樓)查詢。有關查詢,請向本處查詢。  
The supplementary information submitted to the Board in any comment will be available for public inspection on the Board's website ([www.tpb.gov.hk](https://www.tpb.gov.hk)). For observation of the meeting, reservation of seat can be made with the Secretary of the Board by telephone (2231 5000), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.  
2. 有關這宗申請的補充資料,可在申請作出後,向本處查詢。有關查詢,請向本處查詢。  
The paper for consideration of the Board in relation to the application will be available for public inspection after hours to the Board Members of the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of the meeting.  
3. 查詢處:葵涌南圍辦事處,可於上午九時至下午六時(星期一至五)上午九時至下午六時,親臨本處或向二樓(二樓)查詢。有關查詢,請向本處查詢。  
After the Board has considered the application, enquiry about the decision may be made at the 2231 5000 or 2522 8426 or the day of the decision can be viewed at the Board's website after the meeting.

(任何人在未經委員會許可的情況下,修改、破壞或移除此通知,均可被視為刑事罪行。)  
(Any person who alters, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

年4月8日或之前，以專人送遞或郵遞（香港  
245或2522 8426）或電郵（tpbpd@pland.gov.hk）

comment must be made to the Town Planning  
ffices, 333 Java Road, North Point, Hong Kong),  
v.hk) **on or before 8 Apr 2026.**

### 位置圖 Location Plan

( 只作識別用 for identification purpose only )



或市規劃委員會  
2026年3月17日  
Town Planning Board  
17 Mar 2026



( 本通告如未經本會許可而擅自更改、毀壞或移除本通告，均可能構成刑事罪行。 )

Urgent Return receipt Expand Group Restricted Prevent Copy

To : 規劃署

反對規劃申請：申請編號 A/NE-KTS/574

反對興建臨時倉申請理由： 1.地段有路權私人問題， 2.影響交通流量， 3. 農地可以復耕， 地主已出律師信給申請者地主。

From : Mr Law

[Yahoo Mail：輕鬆搜尋和整理郵件，助你解決問題](#)

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-KTS/574 Received on 24/04/2026

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本鄉事已諮詢蓬壠尾村村代表  
及村民他們一致表示強烈反對  
該項申請。

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

簽署 Signature Goff 日期 Date 2026.5.13

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月22日星期五 15:36  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: 規劃申請編號 A/NE-KTS/574上水區鄉事委員會意見  
附件: ANE-KTS574侯志強主席意見簽名.pdf  
類別: Internet Email

請各有關部門接納我們的反對意見

城市規劃委員會秘書處  
北角政府合署 15 樓  
北角渣華道 333 號  
香港

上水區鄉事委員會

日期：2026 年 5 月 21 日

有關：規劃申請編號 A/NE-KTS/574 意見

敬啟者：

本人乃上水鄉事委員會主席侯志強，謹代表上水鄉事委員會，蓮塘尾、唐公嶺及長瀝村各鄉村，就上述第 16 條規劃申請 A/NE-KTS/574 提出強烈反對。

蓮塘尾村村代表宋有壽先生及村民宋女仕，早前已分別提交反對意見，本人現以鄉事委員會主席身份，再次正式陳述本區鄉民的共同立場。

反對理據如下：

(1) 擬議發展與《古河南分區計劃大綱圖》S/NE-KTS/22 的整體規劃策略，以及政府「保育農地」和「新界東北發展」的大方向嚴重背離。

申請地段位處雙魚河下游農業生態廊道核心地帶，任何硬地化及非農業用途均會打破鄉郊生態連貫性，與政府近年大力推動的「農業園」及「濕地保育」政策背道而馳。

(2) 申請人於 2026 年 4 月 24 日提交的補充資料，雖回應部門意見，但內容極為簡略且缺乏實質技術支持。

所謂的交通管理措施(僅設置琥珀色旋轉警示燈及少量標誌，限制非高峰期車次)，根本未能有效解決貨車進出對鄉郊窄路及行人(包括村民、遊客)的安全威脅；環境評估亦僅以「概括承諾」遵循指引，欠缺詳細的排水模擬、地下水質監測及累積影響分析，難以令人信服。

(3) 擬議填土工程(6,554 平方米、最高 2.3 米混凝土硬地化)雖然標榜「臨時三年」，但一旦實施，土地的農業復耕能力及自然排水功能將永久喪失，與申請人聲稱「營運規模與原有場地相若」及「不會影響長遠農業用途」的陳述明顯矛盾。此舉等同以臨時名義進行永久性工業化改造，嚴重破壞農地可持續利用價值。

(4) 申請地點緊鄰歷史悠久的郊遊點及村民日常活動範圍，一旦批准，將直接影響本區居民的傳統鄉村生活方式、社區凝聚力，以及本地農村旅遊的發展潛力，與城市規劃委員會一貫強調的「維護鄉郊特色」原則不相符。

(5) 同一地段過去多次同類申請均被拒絕，現時再提本申請，若獲批准，將形成極為不良的先例，鼓勵更多投機性發展，導致古洞南農業地帶逐步被零星貨倉及硬地化用途蠶食，最終徹底改變整個地區的鄉村及農業本質。

基於以上理據，本人強烈要求城市規劃委員會拒絕本規劃申請，並將本申請轉介農業漁護署、環境保護署、渠務署、運輸署及路政署作更深入的綜合評估，以保障上水鄉事委員會所屬各鄉村及雙魚河下游農業生態的長遠利益。

本人及上水鄉事委員會感謝委員會各位委員審慎考慮本區鄉民的聲音，堅守規劃原則，維護新界鄉郊的農業及生態價值。

此致  
城市規劃委員會

上水鄉事委員會主席



侯志強

副本抄送：  
北區地政署  
規劃署  
路政署  
農業漁護署  
發展局

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月20日星期三 23:42  
收件者: tpbpd/PLAND  
主旨: A/NE-KTS/574 Comment  
附件: ANE-KTS574意見宋春嬌.pdf; 附件二宋春嬌.jpeg; 附件三宋春嬌.jpeg; 附件一宋春嬌.jpeg  
類別: Internet Email

請各委員會委員接納本人意見

城市規劃委員會秘書處  
北角政府合署 15 樓  
北角渣華道 333 號  
香港

日期：2026 年 5 月 20 日

有關：規劃申請編號 A/NE-KTS/574 意見

敬啟者：

本人宋春嬌為上水蓮塘尾村村民，三代人一直以農務為生，就上述申請提出強烈反對。

主要反對理據如下：

1) 擬議用途與『農業』地帶的規劃意向嚴重不相符，因它既非分區計劃大綱圖註釋內的『欄一』用途，亦非『欄二』用途，根本已沒條件作第 16 條申請。倉庫污水流入雙魚河及其支流，影響附近鄉村，農地將受污染，違反環保署及渠務署環境守則。

2) 蓮塘尾村早年以種菜為主，土地肥沃、水源充足。1960 年代農業式微後部分荒廢，但近年已有村民進行復耕，荒廢農田重新耕作。

以下為部分仍活躍(位於雙魚河下游)，而有農作物出產的村落/區域：

(A) 長瀝村：緊接蓮塘尾村下游，有機農莊活躍（如樂活有機農莊），種植各類蔬菜。

(B) 蕉徑村彭屋：是傳統蔬菜產區之一，目前仍有活躍農耕，是香港現存較完整的農業地帶之一。

(C) 農業園一期：佔地十一公頃，已落成啟用中，仍維持部分農戶耕作。

(D) 坑頭村：河流轉向點附近，仍有部分農田從事耕作。

(E) 古洞村：歷史上蔬菜集散地，現仍有農地繼續生產蔬菜。

(F) 燕崗村：沿河農地活躍，有機農場種植芋頭、粟米、生菜等作物。

(G) 金錢村：傳統沿河村落，發展農業及畜牧，部分農田仍維持生產。

(H) 松柏塱村：位於塱原周邊，包圍農耕濕地，村民參與蔬菜及水田耕作。

(I) 河上鄉：800 多年古村，雙魚河環抱，傳統農業區，現推動生態農耕，與塱原濕地緊密相連。

(J) 塱原：雙魚河下游最核心的農耕淡水濕地，現設有塱原自然生態公園，保留農業區，生產大量蔬菜及濕地作物，兼具生態保育功能。

這些村落同在雙魚河下游，如此項規劃申請獲批，受影響的不單止是一條村落，而是整個鄉郊農業界的危機。

3)至於渠務建議文件中,申請人避重就輕,意圖避開面對暴雨、颱風、污水溢漏,附近農地及水道,單依賴滲濾井系統,是否能長期有效滲濾而不造成地下水污染?

填土改變排水模式,累積影響零分析,附近水浸風險被刻意隱瞞。

整體方案違反可持續排水及農業區保護原則。

只用簡單的化糞池+滲濾井,無任何可持續排水系統措施,嚴重不符合環境保護要求。

申請人整份報告及回應,只有「概括承諾遵循 ProPECC PN 1/23」一句空話,完全缺乏任何技術數據、計算、測試或模擬。這根本是典型的「先批後補」拖延戰術。

4)粉錦公路水災頻繁,問題長期以來困擾本區,尤以近蓮塘尾村及大隴村路口(香港高爾夫球會對開)為嚴重黑點,備受本區議會高度關注及跟進。根據公開報導,最近三次嚴重水浸事件包括:2026年5月20日,(附件一黃色暴雨期間),該路段再次嚴重水浸,交通受阻;2025年7月29日(附件二黑色暴雨警告下),粉錦公路近高爾夫球場路段水深約1呎,全線封閉,多輛私家車被困,報警求助;2021年8月8日(附件三大雨期間),路面嚴重積水如黃河,車輛死火拋錨。多年來本區議員多次提出議案,要求渠務署及路政署進行排水系統改善、渠道清理及道路擴闊等工程,並已取得一定成效。

若本規劃申請 A/NE-KTS/574 一旦獲批,將進一步增加硬地面積、改變原有排水模式及加重雙魚河支流負荷,勢必大幅加劇粉錦公路及附近低窪地區的水浸風險,令區議員多年來推動的渠務改善工程,毀於一旦,嚴重影響附近鄉村居民日常出行及農地安全。

5)累積效應及不良先例極為嚴重:同一地段已有一宗臨時貨倉獲批,再批准本申請等同默許「農業」地帶逐步工業化。

本人今次反映意見,完全因為此申請只為做貨倉,完全沒預計填土鋪英泥造成環境、渠道、水質污染,這對我們一眾農民最大傷害,請求城市規劃委員會,拒絕是次規劃申請,萬分感激。

村民

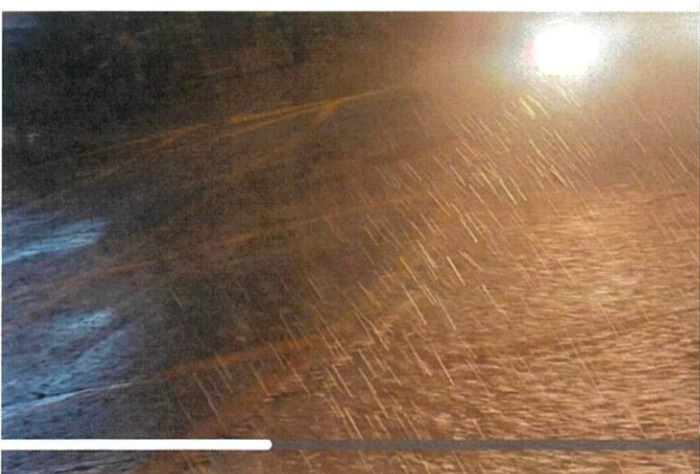
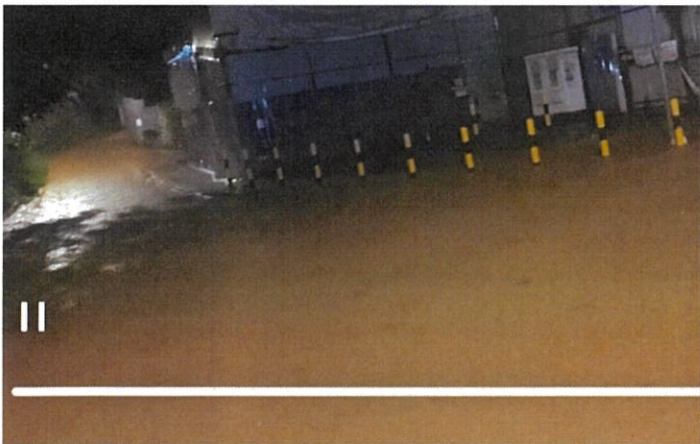
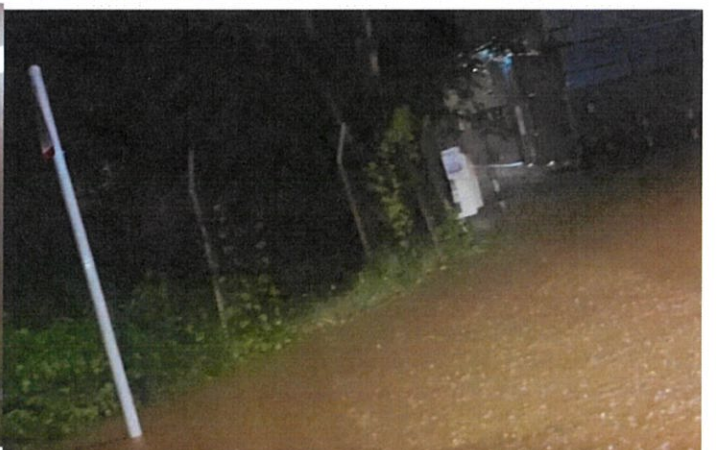
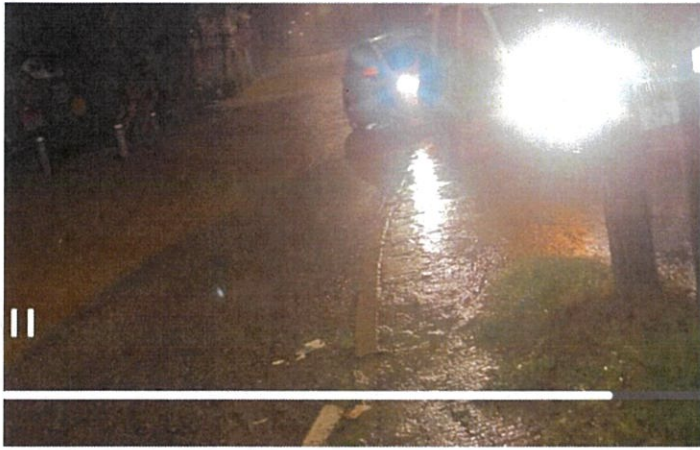
宋春嬌

宋春嬌

副本:北區地政署、渠務處、規劃署、農業漁護署、路政署、環境保護署

2026年5月20日

22:33



附件一  
2026年5月20日現場

## 黑雨 | 粉嶺高球場洪水淹浸成澤國 私家車被困公路司機求助

突發

發佈時間：2025-07-29 15:57 HKT

更新時間：2025-07-29 15:57 HKT



本港今早 (29日) 暴雨來襲，天文台更一度發出今年首個黑色雨警告，至下午2時15分取消所有暴雨警告信號，但多區水浸嚴重。下午2時許，有私家車在粉錦公路被洪水圍困，水浸高約1呎



粉錦公路近高爾夫球場被水淹浸，私家車困於1呎深水中，司機報案稱無法離開。(香港公共交通智庫)



源自網上截圖  
2021年8月8日

新界北部下午出現大雨，多處馬路出現水浸，交通受阻。警方下午4時接獲至少2宗報案，上水天平路及馬會道一帶有水浸報告。



汽車涉水而行。「蕉徑蓮塘尾營盤村突發交通吹水聯誼會」片段截圖



附件三

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月22日星期五 10:48  
收件者: tpbpd/PLAND  
副本: Kennes KF CHAN/LAO/LANDSD; enquire1/PLAND; HQGR/HYD; MAILBOX/AFCD; DEVB Enquiry/DEVB  
主旨: 有關第16條規劃申請編號:A/NE-KTS/574意見  
附件: ANE-KTS574意見壽簽名.pdf; 附件(1).jpeg; 附件(1a).jpeg; 附件(1b).jpeg; 附件(2).jpeg; 附件(3).jpeg; 附件(4).jpeg  
  
類別: [REDACTED] Internet Email

請各有關部門接納我們的反對意見

致：城市規劃委員會秘書

北角政府合署 15 樓

北角渣華道 333 號

20.05.2026

反對有關第 16 條規劃申請編號:A/NE-KTS/574

敬啟者：

本人乃蓮塘尾村村代表，謹代表全村村民，就上述第 16 條規劃申請提出強烈反對意見。

反對理據如下：

(1) 擬議用途與『農業』地帶的規劃意向不相符，根據《古洞南分區計劃大綱圖》S/NE-KTS/22，「農業」地帶的明確規或意向是保留及保護優質農地，鼓勵農業用途及防止非農業用途入侵。擬議用途根本不屬於欄一或欄二，即使申請亦不應予以接納，城規會應依程序直接拒絕。

(2) 選址不合理，申請人在 Planning Statement Appendix II 及 Plan 6 中列出多個替代選址，其中至少一個地點（San Tin Site 2）已被申請人自己評為適合，但申請人卻放棄不用，根本未能證明本申請地段是「唯一合適選址」。

(3) 申請人在陳述中，聲稱「擬議發展不會對週邊地區帶來負面影響」及「擬議發展屬臨時性質，不會影響農業用途地帶的長遠規劃意向」。但申請人卻明確承認 99%地段（6,554m<sup>2</sup>）將以混凝土填高最高 2.3 米進行永久性硬地化，與其陳述完全矛盾。即使此規劃申請為臨時性質(三年)，土地填高及硬地化將會永久破壞農地復間能力。

這申請與過往相同地段，曾作出的規劃申請:A/DPA/NE-KTS/141, A/NE-KTS/96, A/NE-KTS/102, A/NE-KTS/117 等被拒絕的核心理由完全一致（不符合規劃已向、與週邊用途不相容、不良先例）。

(4) 現場仍有活躍農業用途，現場照片（請參閱附件 1,1a,1b,2,3&4），高空圖清楚顯示，現時申請範圍仍是一片綠油油的草原，並有超逾過百羊隻恒常放牧，此活動已達 12~13 年。這不但與申請人聲稱「99%混凝土硬地化」的描述嚴重不符，更證明土地仍有實際農業（畜牧）用途及復耕潛力。本人要求城市規劃委員會將本申請轉介農業漁護署作詳細評估，並考慮對現有農業活動的直接影響。

(5) 申請地點交通出入口，位於粉錦公路一處 4 岔分支路交匯處（請參與附件 4），地點亦緊貼歷史悠久、著名的郊遊地點“榮昌茶座”，而路人、村民及遊客的出入口，

正與申請人擬議貨車出入口交匯重疊(請參與附件 3), 潛在極大交通安全危機, 如批准本規劃申請, 會引到本已超出使用極限的鄉郊小路, 勢必將成為交通事故黑點。本人要求城市規劃委員會, 將本申請轉介運輸署及路政署, 作詳細評估。

最後, 請委員會對本申請堅決拒絕。以免鼓勵更多投機者申請將「農業」地帶改作貨倉用途, 嚴重破壞古洞南一帶的鄉村及農業特色, 與政府「保育農地」及「新界東北發展」整體規劃背道而馳。

根據以上充分理據, 謹請各委員堅守「維護鄉郊」環境, 同時平衡「鄉村式發展」與「自然保育」的需要。

本人再一次強烈要求城市規劃委員會, 拒絕本申請。

此致  
城市規劃委員會

宋有壽

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蓮塘尾村村代表宋有壽

聯絡電話: [REDACTED]

副本抄送:  
北區地政署  
規劃署  
路政署  
農業漁護署  
發展局



▶ 附件(1)羊群放牧攝於17.05.2026 0:00 / 0:54



附件(1a)羊群放牧攝於17.05.2026



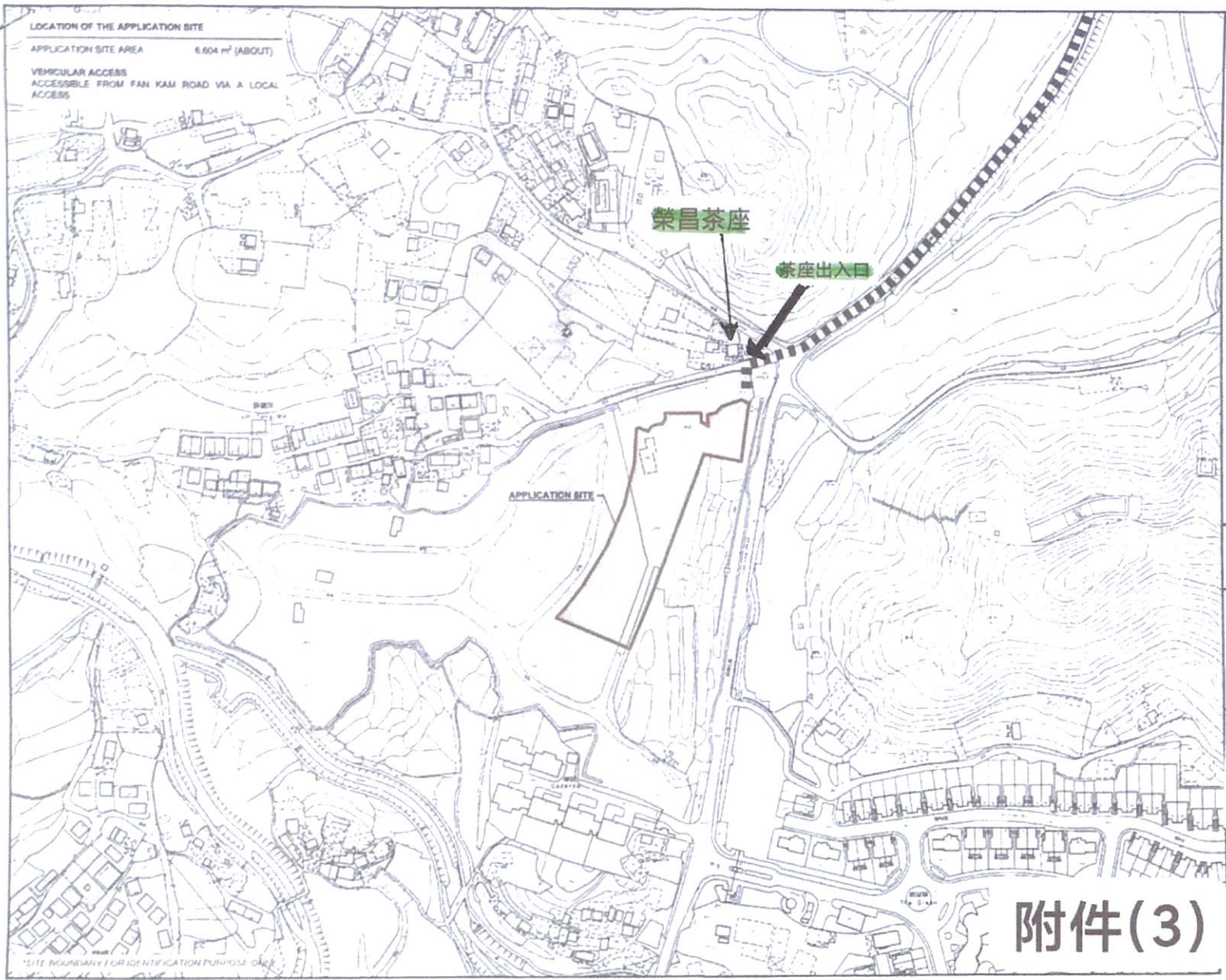
附件(1b)羊群放牧攝於17.05.2026



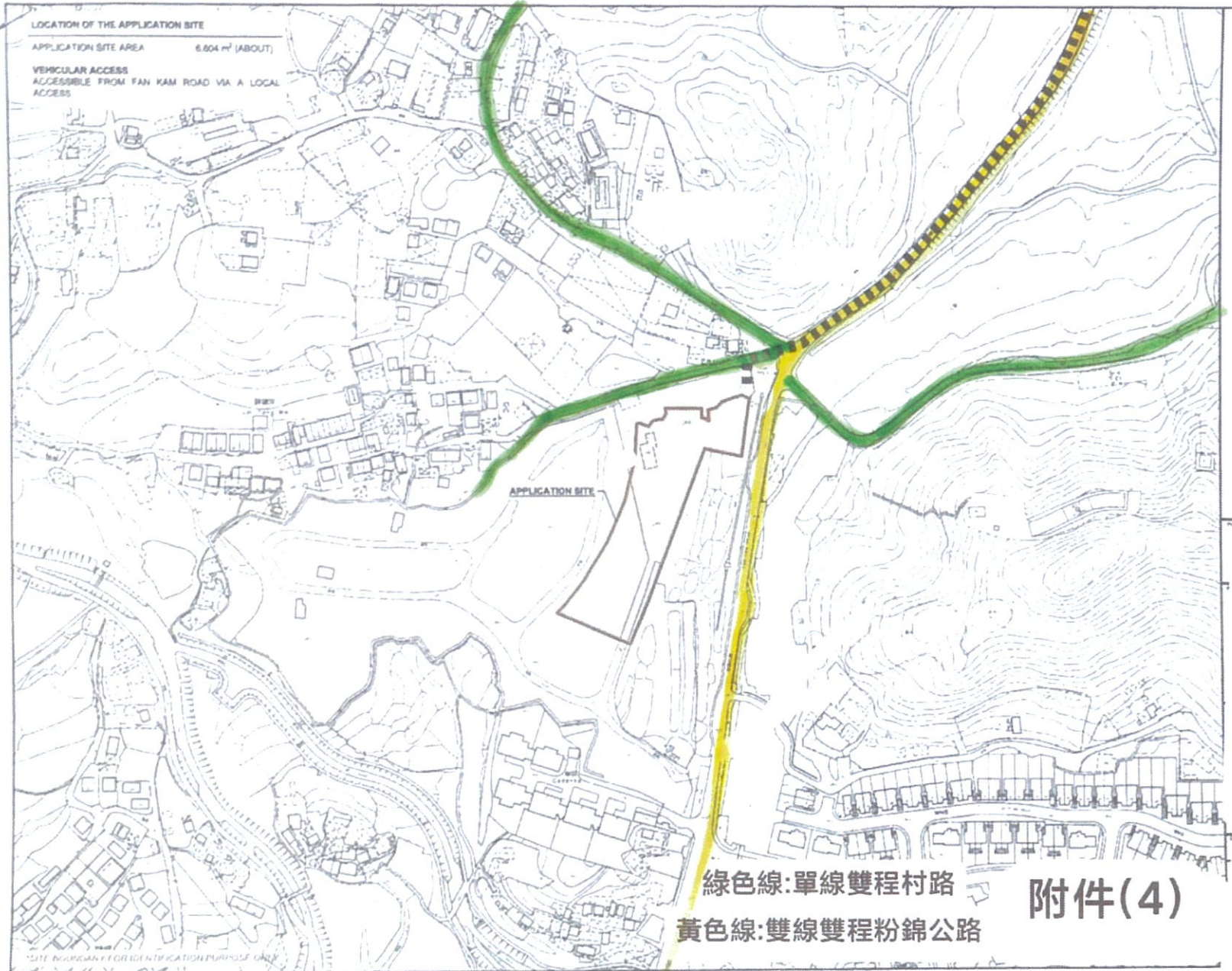
附件(2)

申請地點高空圖

攝於20.05.2026



附件(3)



8

香港城市規劃委員會

規劃申請 A/NE-KTS/574 的反對意見

臨時貨倉（不包括危險品倉庫）連附屬設施及填土，為期 3 年，位於粉嶺／古洞南蓮塘尾農業地帶

本人趙其宗先生，乃 [REDACTED] 居民，對本申請深表關注，並提出反對意見。

本人極之關注粉錦公路現況，近年已全面超出交通流量負荷，這是區內居民及運輸署多年來一致認同的事實。根據運輸署 2024 年數據顯示，粉錦公路，錦田路至粉嶺公路一段，每日平均車流量已近 14,000 輛，較 2019 年增長約 19%，遠高於鄰近鄉郊道路 1.0 - 2.5%。高峰時段（早上 07:30 - 08:30 及黃昏 17:00 - 18:00），多個路口（如大頭嶺迴旋處、雞嶺迴旋處）經常出現車龍，甚至堵塞 3 號幹線、環回公路，雨季排水不暢，更令情況雪上加霜。本人認為，任何新增車流均會將本已脆弱的道路推向無可修復的深淵。

更令人憂慮的是，申請文件內的交通影響評估清楚顯示，擬議貨倉的貨車出入高峰時間，正是粉錦公路現有高流量的時段。即使申請人聲稱「不會產生額外交通流量吸引」，但每日貨車進出（保守估計 20 - 50 架次）勢必在繁忙時段進一步加劇擠塞，影響行車安全及緊急車輛通行。

此外，本申請的累積交通影響更不容忽視。粉錦公路沿線正同時面對多項已落實或即將落成的發展：

雲向屋苑（765 伙）即將入伙，大量居民將依賴粉錦公路出入。

過渡性房屋已啟用並入住，新增人口及車流已成事實。

北區醫院擴建工程（增加 1,500 張病床，預計 2029 年完成）將帶來大量救護車、醫護及訪客流量。

至於粉錦公路兩個大型屋苑，估計車流次數：

歌賦嶺（53 伙）：估計 630 - 885 輛 私家車。

邁爾豪園（78 伙）：估計 195 - 270 輛 私家車。

每伙每日平均產生 6 - 10 個車程（雙程計，包括上下班、接送子女、購物、訪客等）。

兩個屋苑每日總車流貢獻：已約 2,000 - 3,300 架次。

這些車流全部需經粉錦公路出入（主要接駁點為屋苑正門），並會途經大頭嶺迴旋處、雞嶺迴旋處等瓶頸路段。

粉錦公路的存在隱憂：彎多路窄,路段車龍延長、意外風險增加、雨季排水問題嚴重。任何新增發展（如貨倉）都會令本已「達巔峰」的流量雪上加霜。  
政府視角：運輸署 ATC 及北區區議會會議紀錄均認同粉錦公路需「基建先行」（粉嶺繞道、路口改善工程仍在進行中），現況已不宜再輕易增加車流來源。

總結：在北部都會區發展下，建議政府及城規會優先解決道路容量問題，才考慮任何可能進一步加重負荷的申請。

這些發展均會令粉錦公路交通壓力急劇上升。在基建尚未完善、粉嶺繞道西段及多個路口改善工程仍未全面落成前，批准本申請無異於火上加油。

本人理解發展需要，但更希望政府及城規會秉持「基建先行」的原則。敬請委員會認真考慮：在粉錦公路交通問題得到徹底解決（包括道路擴闊、路口優化及公共交通強化）之前，暫緩或拒絕此類可能加重負荷的臨時申請，以保障區內所有居民的安全與生活質素。

本人衷心感謝城規會在百忙中審閱此意見，並期望能作出負責任的決定，維護粉嶺／古洞南一帶的可持續發展。



提交人：趙其宗

日期：2026年5月25日

聯絡方式：[REDACTED]

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月22日星期五 22:01  
收件者: [REDACTED]  
主旨: 反對有關第16條規劃申請編號:A/NE-KTS/574  
類別: Internet Email

致：城市規劃委員會秘書  
北角政府合署 15 樓  
北角渣華道 333 號

22.05.2026

反對有關第 16 條規劃申請編號:A/NE-KTS/574

敬啟者：

本人乃上水長瀝村村代表-魏威廉，謹代表全村村民，就上述規劃申請提出強烈反對意見。

反對理據如下：

(1) 申請人在陳述中, 聲稱「擬議發展不會對週邊地區帶來負面影響」, 現時粉錦公路的交通非常繁忙, 路面狹窄, 每當兩台大型車, 如貨車, 泥頭車, 巴士相遇, 往往會引致 200 米車籠。不單是在工程期間會嚴重影響粉錦公路交通, 日後物流倉投入運作定必影響一帶車輛。

(2) 申請地點交通出入口, 位於粉錦公路一處 4 岔分支路交匯處(請參與附件 4), 村口出路是蓮塘尾村, 唐公嶺村及長瀝村三條村的車輛唯一出入路口, 而且本身規劃并非給大型車輛使用。本人要求城市規劃委員會, 將本申請轉介運輸署及路政署, 作詳細評估。

(3) 申請人在陳述中, 聲稱「擬議發展不會對週邊地區帶來負面影響」, 將會把 99%地段 (6,554m<sup>2</sup>) 以混凝土填高最高 2.3 米進行永久性硬地化。擬規劃貨倉將填高 2.3 米, 本身蓮塘尾村位處斜坡下, 定必影響蓮塘尾的排水。

(4) 申請人聲明「擬議發展屬臨時性質, 不會影響農業用途地帶的長遠規劃意向」。工程將以混凝土填高最高 2.3 米進行永久性硬地化。即使此規劃申請為臨時性質(三年), 土地填高及硬地化將會永久破壞農地復間能力。與一帶“農業園”規劃不合理。本人要求城市規劃委員會將本申請轉介農業漁護署作詳細評估, 並考慮對現有農業活動的直接影響。

最後, 請委員會對本申請堅決拒絕。以免鼓勵更多投機者申請將「農業」地帶改作貨倉用途, 嚴重破壞古河南一帶的鄉村及農業特色。物流倉運作更嚴重加重粉錦公路交通負荷, 道路損壞。

此致  
城市規劃委員會

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

長瀝村村代表

魏威廉 聯絡電話：[REDACTED]

副本抄送：

北區地政署

規劃署

路政署

農業漁護署

發展局