

Previous Application

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/DPA/NE-MKT/1	Temporary Open Storage of Construction Materials for a Period of Three Years	18.10.2013 (on review)	R1-R3

Rejection Reasons

- R1 The applied use was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applied use was incompatible to the surrounding environment which was dominated by rural landscape character with farmlands, pig farm and vegetated hillslopes.
- R3 Approval of the application would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit and implement a revised drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments on the application are at **Appendix IV**.

2. Fire Safety

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments on the application are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no residential dwelling is identified within 100m from the Site and no traffic of heavy vehicle will be generated from the proposed use;
- since no further filling of land will be carried out under the application, his office has no comment from the environmental planning perspective;
- no environmental complaint was received for the Site in the past three years; and
- his advisory comments on the application are at **Appendix IV**.

4. Other Departments

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);

- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Principal Government Engineer/Railway Development, Highways Department (PGE/RD, HyD);
- (f) Commissioner of Police (C of P);
- (g) Project Manager (North), CEDD (PM(N), CEDD); and
- (h) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) the permission is given to the use(s) under the application. It does not condone any other use(s) which currently exist(s) on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use(s) not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) 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;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the following irregularity covered by the subject planning application has been detected by his office:

Unauthorised structures within Lots 97 and 101 in D.D. 86 and partly extended from Lot 100 in D.D. 86 covered by the application

there are unauthorised structures on Lots 97 and 101 in D.D. 86 and a portion of unauthorised structure extended from Lots 100 to 101 in D.D. 86 covered by the application. The lot owner(s) should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (ii) the following irregularities not covered by the subject planning application have been detected by his office:

Unauthorised structures extended from Lots 100 to 101 in D.D. 86 not covered by the application

there are unauthorised structures extended from Lots 100 to 101 in D.D. 86 not covered by the application. The lot owner(s) should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

Unlawful occupation of Government Land (GL) adjoining Lots 100 and 101 in D.D. 86 with unauthorised structure not covered by the application

GL adjoining Lots 100 and 101 in D.D. 86 has been fenced off/illegally occupied with unauthorised structure without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL and remove the unauthorised structure as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iii) subject to the approval of the Town Planning Board to the application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to his office for Short Term Waiver (STW) to permit the erected and to be erected structures. 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 on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees 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(s)/applicant 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 and land control action for any unlawful occupation of GL; and

- (iv) the lot owner(s) should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (e) 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;
- (f) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the Lin Ma Hang Road via a section of a local access which is not managed by the Transport Department. The land status of the local access road should be checked with DLO/N, LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant parties/authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is located in an area where no public sewerage connection is available; and
 - (ii) the applicant should be reminded of the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system;
 - where walls are erected or kerbs are laid along the site boundary, peripheral channels

should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;

- all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(h) to note the comments of the Director of Fire Services (D of FS) that 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 office for approval. In addition, the applicant should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the applicant should follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP');

- (ii) the applicant should follow the requirements of the Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' for the proposed septic tank and soakaway pit system with certification by Authorised Person (AP) or employ licensed water collector to regularly collect and properly dispose of the sewage collected in the proposed toilet; and
 - (iii) for transportation of the cranes, the applicant should be reminded that the "night-time off-peak hours when the traffic volume on Lin Ma Hang Road is substantially lower" shall be outside sensitive hours (i.e. between 11:00 p.m. and 7:00 a.m.) as stated in the 'COP';
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) a structure and land filling are proposed at the Site. Before any new building works 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 BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - 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;
 - 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;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any approved use under the captioned application;
 - 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;
 - 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 BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - 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;
 - in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed use. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of

Design Manual: Barrier Free Access 2008;

- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of soil water and surface water respectively;
 - the 5.5m high warehouse is considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to BD for approval as required by the provision of the BO if found applicable;
- (l) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
- (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed use, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (n) to note the comments of the Project Manager (North), CEDD (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.

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

參考編號
Reference Number: 260721-221729-25718

提交限期
Deadline for submission: 11/08/2026

提交日期及時間
Date and time of submission: 21/07/2026 22:17:29

有關的規劃申請編號
The application no. to which the comment relates: A/NE-MKT/68

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

意見詳情
Details of the Comment :

I am interested in applying for training related to crawler-mounted crane operation. At present, suitable practical training opportunities are limited, so a dedicated training center would be very helpful to people who want to improve their professional skills and safety knowledge. I therefore support Planning Application No. A/NE-MKT/68 and hope the proposed center can be approved and properly operated

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

參考編號

Reference Number:

260721-221833-50080

提交限期

Deadline for submission:

11/08/2026

提交日期及時間

Date and time of submission:

21/07/2026 22:18:33

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MKT/68

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 贾蒙

意見詳情

Details of the Comment :

本人認為建造業培訓對工人和社會都有實際價值。起重機操作需要充分的實務訓練，設立合適的培訓中心可以減少因技術不足而引起的安全風險。因此，我支持 A/NE-MKT/68 的臨時用途申請，同時希望營辦者盡量減少交通、噪音和環境影響，並與附近居民保持溝通。

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

參考編號
Reference Number: 260721-221919-41670

提交限期
Deadline for submission: 11/08/2026

提交日期及時間
Date and time of submission: 21/07/2026 22:19:19

有關的規劃申請編號
The application no. to which the comment relates: A/NE-MKT/68

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

意見詳情
Details of the Comment :

本人原則上支持在文錦渡設立臨時建造業培訓中心。建造業機械操作涉及高度專業技能，為有經驗的履帶式起重機操作員提供正規培訓，有助業界培養人才、改善安全文化，並保障工人及公眾。希望申請人嚴格遵守安全、環保及場地管理要求，因此本人支持此項臨時用途申請。

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

參考編號

Reference Number:

260721-222021-21532

提交限期

Deadline for submission:

11/08/2026

提交日期及時間

Date and time of submission:

21/07/2026 22:20:21

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MKT/68

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 焦佳伟

意見詳情

Details of the Comment :

I currently work in the construction industry and am interested in further training for crawler-mounted crane operation. It is not always easy for workers to find suitable locations offering specialised and practical instruction.

The proposed temporary training centre would provide a useful opportunity for experienced operators to strengthen their skills and safety awareness. For this reason, I support Planning Application No. A/NE-MKT/68.

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

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月10日星期一 0:12
收件者: tpbpd/PLAND
主旨: A/NE-MKT/68 DD 86 Man Kam To
類別: Internet Email

A/NE-MKT/68

Lots No. 97, 98, 99, 100 in D.D. 86 and Adjoining Government Land, Man Kam To

Site area: About 2,400sq.m

Zoning: "Agriculture"

Applied use: Training Centre for Construction Industry / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

63 withdrawn and back with a larger footprint. While the applicant waffles on about the merits of the operation, there are a number of references to CHEAP LAND.

This underlines that this operation could be carried out on already degraded brownfield sites instead of filling in 2,400sq.m of 'Agriculture' zoning.

Procurement of cheap land is not a consideration that should be entertained.

Previous objections upheld. The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 11 May 2026 12:37 AM HKT
Subject: A/NE-MKT/63 DD 86 Man Kam To

A/NE-MKT/63

Lots No. 98, 99, 101, 103 and Adjacent Government Land in D.D. 86 and Adjoining Government Land, Man Kam To

Site area: About 2,032sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

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

Dear TPB Members,

Strong Objections. No record of previous approvals. While applications for brownfield close by have been approved. this has been upon review and in light of the relocation antra.

There is no justification to approve further penetration of brownfield into the district as it has not been designated for this purpose.

The application should be rejected.

Mary Mulvihill

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

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月28日星期二 19:08
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 260728 s16 PN 91c.pdf; 260728 s16 MKT 68.pdf; 260728 s16 LYT 879.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

28th July, 2026.

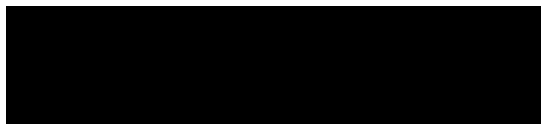
By email only

Dear Sir/ Madam,

**Proposed Temporary Training Centre for Construction Industry (Training Course for
Crawler-Mounted Crane Experienced Operators) with Ancillary Office and
Associated Filling of Land for a Period of 3 Years**
(A/NE-MKT/68)

1. We refer to the captioned.
2. We urge the Board to first consult the relevant authorities to verify the current status of the site, including whether there are any ongoing unauthorised activities, uses, or enforcement cases associated with the application site. If any such issues are identified, we recommend that the Board carefully consider whether it is appropriate to approve the application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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-MKT/68

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請地點道路狹窄，附近已有多個大型倉庫，交通負荷已
非常沉重，基於道路安全，特此提出反對。

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

瓦寮村居民代表
江勝凡

簽署 Signature

江勝凡

日期 Date

2026-8-3

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

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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-MKT/68

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關此項申請，新界區議會工程總代村
及新界區議會第一區及對內局將本村附設生臨
環境及康樂設施，更對附近空氣嚴重污染，對健康
造成不良影響。

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

簽署 Signature

日期 Date

新界打鼓嶺原居民村代表

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-MKT/68

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對。現在這段路已非常繁忙，有大量
車輛繁多，對當地居民安全造成滋擾，
道路阻塞等。

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

鄭錦富

簽署 Signature

鄭錦富

日期 Date

5-8-2026

木湖村居民村代表

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月07日星期五 12:48
收件者: tpbpd/PLAND
主旨: A/NE-MKT/68
附件: A_NE-MKT_68提出投訴及補充意見書.pdf

類別: Internet Email

提出投訴及補充意見書

致：城市規劃委員會

日期：2026 年 8 月 7 日

關於：就規劃申請編號A/NE-MKT/68 提出投訴及補充意見

地段：新界打鼓嶺蓮麻坑路丈量約份第 86 約,第 97、98、99 及 101 號地段
(Lots 97, 98, 99 & 101 in D.D. 86)

敬啟者：

本人就上述地段的發展申請（編號：A/NE-MKT/68），特此致函向貴會投訴申請人未經批准即提前動工、霸佔政府土地、違規出租，以及施工期間對附近交通及行人安全造成的嚴重影響。具體詳情如下：

一、未經批准提前動工及大興土木

據本人實地觀察，申請人在獲得貴會正式批准前，已先行展開大規模土木工程，包括填土工程等基礎建設。此舉顯示申請人已預先動工，違反規劃申請程序，並可能影響最終規劃方案的準確性。

二、霸佔政府土地及持續違規出租

除填土工程外，申請人更擅自圍封相鄰的政府土地，並將其用作臨時用途及出租以獲取利益。本人已知悉北區地政處已拆卸圍封政府土地的圍板，但申請人實際上仍持續佔用該土地並向第三方收取租金，顯示其佔用行為具連續性及牟利性質。

三、重型機械作業引發的交通及安全隱患

申請人在此地段進行施工，需放置多部重型機械及重型車輛，這已嚴重影響附近道路的行車及行人安全，隣近的土地有 Lots 74,76,79,80,84,94 in D.D.86 具體情況如下：

1. **車行淨寬不足**：該段蓮麻坑路通道狹窄，主要入口處車行淨寬僅約5米，而部分最窄路段甚至僅約6米。
2. **行車干擾**：重型機器及車輛進出頻繁，佔據了大部分路面空間，導致行車動線擠壓。
3. **安全風險**：由於道路狹窄，重型車輛與小型私家車或行人共用空間，極易引發擦碰或交通擠塞事故，對附近居民及過往行人的安全構成直接威脅。

四、投訴與建議

基於上述違規行為及潛在風險，本人謹此提出以下意見，懇請貴會在審批申請時予以重視：

1. **查詢現狀：**請貴會向北區地政處查詢最新的佔地紀錄及執法報告，確認申請人是否仍在非法佔用政府土地並進行商業出租。
2. **交通影響評估：**請貴會考慮施工期間及批准申請後重型車輛對狹窄道路的佔用情況，應先考慮出入的人生安全問題為先,確保行車及行人安全為首要。
3. **審批考量：**建議貴會將上述違規施工、佔用土地及交通影響事宜納入審批考量，確保發展計劃符合規劃條件及周邊環境承載力。

隨信附上本人拍攝的現場照片（包括填土工程、佔用土地情況及重型機械阻塞道路之狀況），以資證明。

懇請 貴會嚴正處理此事，並對申請人的行為作出適當跟進。如有任何進一步資料需要，請隨時與本人聯絡。

投訴人: PHILIP

電話: [REDACTED]

