

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Applications

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/198	Temporary Open Parking of Lorries for a Period of Three Years	12.4.2002 (Revoked on 12.10.2002)
2.	A/NE-TKL/735	Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of Three Years	27.10.2023 (Revoked on 27.7.2025)

Rejected Application

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-TKL/386	Temporary Open Storage and Storage of Recycled Materials (Plastic Waste and Disused Pinball Machines) for a Period of 3 Years	20.7.2012	R1 – R3

Rejection Reasons

- R1 The development 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 development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments and local objection on the application and the applicant had failed to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.
- 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. Traffic

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

- no comment on the application from highways maintenance point of view;
- the existing local access road connecting the application site (the Site) to Sha Tau Kok Road – Lung Yeuk Tau is not under the maintenance of HyD; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no comment on the application from public drainage viewpoint;
- according to record, there is an existing streamcourse, Ng Tung River, in the close vicinity of the southern side of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse;
- since the site area has been expanded, the previously approved drainage proposal under application No. A/NE-TKL/735 could no longer be applied to this application. Should the application be approved, the applicant should submit satisfactory stormwater drainage proposal to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the applied use;
- the Environmental Protection Department (EPD) and the Agriculture, Fisheries and Conservation Department should be consulted on possible environmental and/or ecological impacts of the applied use. The Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix V**.

3. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

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;
- based on the aerial photo taken in 2025, the Site is located in an area of miscellaneous rural fringe landscape character comprising warehouses, temporary storages, village houses, vegetated areas and tree clusters. The applied use is considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 10.4.2026, the Site was fenced-off and formed. Some scattered containers, construction waste and some vegetation were found on it. According to the site visit on 20.4.2026, one *Bombax ceiba* (木棉) with approximately 700mm diameter at breast height (DBH) and some common/undesirable species were observed. As stated in the Application Form, paragraph 5.6 of Planning Statement and revised Layout Plan, the aforesaid tree is proposed to be retained;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

5. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that three structures 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 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 under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

6. **Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) failure to reinstate the “AGR” portion of 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;
- (e) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain 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 GL but no right of access via GL is granted to the Site;
 - (ii) no consent is given for inclusion of GL (about 152.9m² as mentioned in the Application Form) in the Site;
 - (iii) Lot 89 in D.D. 83 is partly covered by Modification of Tenancy (MOT) No. 38619 and Letter of Approval (LoA) No. L5630 for domestic, kitchen, agricultural storage, latrine and shade purposes. His office reserves the rights to take enforcement action for irregularities and cancel the MOT/LoA where appropriate;
 - (iv) the following irregularities covered by the planning application have been detected by his office:

unauthorised structure(s) within Lots 87 and 89 both in D.D. 83 covered by the planning application

there are unauthorised structures on Lots 87 and 89 both in D.D. 83. 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;

unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site has been fenced off without any permission. Any occupation of GL without Government’s prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (v) the following irregularity not covered by the planning application have been detected by his office:

unlawful occupation of GL adjoining Lot 89 in D.D. 83 not covered by the planning application

the GL adjoining the said private lot has been fenced off and illegally occupied with unauthorised structure(s) without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (vi) erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owner(s)/applicant should remove all the unauthorised structures, rectify the occupation of GL immediately and provide relevant proof to his office; and
 - (vii) the lot owner(s)/applicant should either (i) remove the unauthorised structure(s) and cease the illegal occupation of GL not covered by the planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the planning application for further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis. The STW and STT, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent 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;
- (f) to note the comments of the Commissioner for Transport (C for T) that the local access road leading to the Site from Sha Tau Kok Road – Lung Yuek Tau is not managed by the Transport Department. The applicant should clarify with relevant land owners and road maintenance parties on using the local access road. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. All vehicles entering and exiting the Site shall be restricted to non-peak hours (i.e. 10:00 a.m. to 4:00 p.m.);
 - (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and traffic impact should be commented by the Transport Department;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) according to record, there is an existing streamcourse, Ng Tung River, in the close vicinity of the southern side of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage

impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;

- (ii) since the site area has been expanded, the previously approved drainage proposal under application No. A/NE-TKL/735 could no longer be applied to this application. The applicant should submit satisfactory stormwater drainage proposal to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the applied use;
 - (iii) the applicant should minimise the possible adverse environmental impacts on the existing streamcourse in the design and during construction. The Environmental Protection Department (EPD) and the Agriculture, Fisheries and Conservation Department should be consulted on possible environmental and/or ecological impacts of the applied use; and
 - (iv) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the applied use;
- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', and, in case toilet is provided, to provide suitable sewage treatment facilities as required under the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations' and are duly certified by an Authorized Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practices to avoid adverse impact on the nearby environment, such as trees and any watercourses;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - 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 (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that adequate planting area and tree protection zone should be provided for the retained tree to avoid adverse impact on tree health arising from the land filling. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures 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 BO. An AP should be appointed as the co-ordinator 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;
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - 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 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;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
 - the applicant's attention is also drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
 - office(s) shall be provided with prescribed windows in accordance with Regulations 30 and 31 of the B(P)R;
 - the headroom (6m) of the proposed structures 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; and
- (n) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and 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. Subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.

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

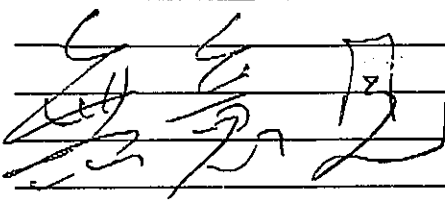
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/837

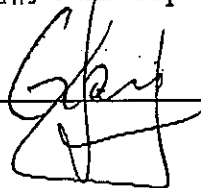
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「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

2026.4.15

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月29日星期三 1:18
收件者: tpbpd/PLAND
主旨: A/NE-TKL/837 DD 83 Kwan Tei North
類別: Internet Email

A/NE-TKL/837

Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North

Site area: About 4,226.9sq.m Includes Government Land of about 152.9sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Open Storage of Recycling Materials and Metalware / 4 Vehicle Parking

Dear TPB Members,

735 streamlined and rubber stamped on 27 Oct 2023 and revoked 27 July 2025 for failure to fulfil both Drainage and Fire conditions. Instead of a warehouse, the site has been used to store recycle materials. In addition, *"The Site is subject to planning enforcement action (No. E/NE-TKL/472) against unauthorized development (UD) for storage use (Plan A-2). Enforcement Notice was issued on 29.8.2023 requiring discontinuation of UD for storage use. The Site is under close monitoring by the Planning Department"*

And despite

"The Chairman, the First Vice-Chairman, the Vice-Chairman of Fanling District Rural Committee, and two individuals object to the application on the grounds that the proposed development would induce adverse traffic and drainage impacts; and previous applications for open storage use were rejected."

So effectively yet another in a long list of operators being rewarded for illegal activities.

Now the consultant has the balls to state that ***"The Applied Use would not result in any adverse traffic, landscape, visual, drainage and noise impacts."***

This when frequent fire are reported at recycling operations and the location is close to a water course.

Note that both conditions have still not been complied with.

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

In view of the revelations re illegal practices on the part of operators being encouraged by govt depts lax supervision and effectively turning a blind eye to infringements, the community can no longer tolerated that operators who repeatedly fail to comply with regulations be rewarded.

The application should be rejected. It is now time the govt bodies Walk the Walk.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 26 July 2023 2:42 AM HKT
Subject: A/NE-TKL/735 DD 83 Kwan Tei North

A/NE-TKL/735

Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North

Site area : About 4,044.9sq.m Includes Government Land of about 152.9sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Warehouse and Open Storage / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. Only a small portion of the site is "OS". Much of it is wooded and adjacent to the river.

Previous applications for OS use were rejected. There is no justification to allow further incursion of the already extensive OS operations into the Agriculture zone.

Members must reject this application.

Mary.Mulvihill

3 加 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

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

P.1-3

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-TKL/837

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看 附頁反對資料

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

簽署 Signature



日期 Date

29-4-2016

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

R2-3

敬啟者：

貴處檔號：TPB/A/NE-TKL/837

新界軍地北丈量約份第83約多個地段和毗連政府土地
臨時露天存放回收物料及金屬製品連附屬設施（為期3年）
（申請編號：A-NE-TKL-837）

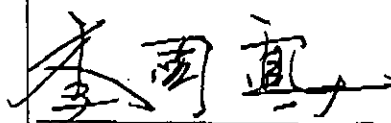
本會接獲該區村民 強烈反對 上述申請，其反對理由是：

- 1) 大量重型車輛出入，村路超出負荷，導致路面下陷，凹凸不平，危及村民/行人安全，更引致噪音問題，影響民生。
- 2) 大量存放堆積回收物料，引致衛生及污水問題，滋生蚊患，民生受到滋擾。

懇請 貴署理解村民的反對聲音，考慮整體環境問題，審慎處理。
肅此奉達，敬祈亮鑒

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



敬上

(李國鳳)



2026年4月29日

粉嶺區鄉事會

FDRC

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

P-3-3

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敬啟者：

貴處檔號：TPB/A/NE-TKL/837

新界軍地北丈量約份第83約多個地段和毗連政府土地
臨時露天存放回收物料及金屬製品連附屬設施（為期3年）
（申請編號：A-NE-TKL-837）

本會接獲該區村民 強烈反對 上述申請，其反對理由是：

- 1) 大量重型車輛出入，村路超出負荷，導致路面下陷，凹凸不平，危及村民/行人安全，更引致噪音問題，影響民生。
- 2) 大量存放堆積回收物料，引致衛生及污水問題，滋生蚊患，民生受到滋擾。

懇請 貴署理解村民的反對聲音，考慮整體環境問題，審慎處理。
此奉達，敬祈亮鑒

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席

劉永安

敬上

(劉永安)



2026年4月29日