

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.

**Similar S.16 Applications for Temporary Open Storage Use
within “Agriculture” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-MUP/192*	Proposed Temporary Open Storage of Planters and Landscaping Materials and Site Office for a Period of 3 Years	22.12.2023 (Revoked on 22.9.2025)
2.	A/NE-MUP/207	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
3.	A/NE-MUP/215*	Proposed Temporary Open Storage of Construction Machinery, Planters and Landscaping Material with Ancillary Site Office and Associated Filling of Land for a Period of 3 Years	20.6.2025
4.	A/NE-MUP/216	Temporary Open Storage of Construction Machinery, Tools and Materials Associated Filling of Land for a Period of 3 Years	1.8.2025
5.	A/NE-MUP/232	Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	26.6.2026

Remarks

*: Application Nos. A/NE-MUP/192 and A/NE-MUP/215 largely involve the same site.

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 – Wo Hang is not under the maintenance of HyD;
- as there is no proper run-in/out at the footpath of Sha Tau Kok Road – Wo Hang, which forms part of the proposed access route to the Site, the applicant should submit a design of the run-in/out at the footpath of Sha Tau Kok Road – Wo Hang for his review upon the Transport Department's approval of the access arrangement; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- he has no adverse comment on the submitted drainage impact assessment (DIA) report;
- should the application be approved, conditions should be included to request the applicant to implement the proposed drainage facilities identified in the DIA to ensure that the proposed use will not cause adverse drainage impact on the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewerage impact assessment and sewage treatment/disposal facilities for the proposed 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 (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective noting that no heavy vehicles nor dusty operation will be involved in the proposed use;
- no comment on the proposed filling of land from the environmental planning perspective subject to implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts;
- no environmental complaint against the Site was received in the past three years; and
- his 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;
- site formation works, i.e. land filling works, are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 proposed use with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. 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;
 - (ii) it is noted that no structure is proposed in the planning application, but there are unauthorised structures erected within Lots 36 and 38 in D.D. 38 as further elaborated below;
 - (iii) the following irregularity covered by the planning application has been detected by his office:

unauthorised structure within Lot 36 in D.D. 38 covered by the planning application

there are unauthorised structures within Lot 36 in D.D. 38. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the following irregularities not covered by the planning application have been detected by his office:

unauthorised structure within Lot 38 in D.D. 38 not covered by the planning application

there is a structure extended from adjoining Lot 35 in D.D. 38 to Lot 38 in D.D. 38 not covered by the subject planning application. The lot owner 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 not covered by the planning application

the GL adjoining Lot 36 in D.D. 38 has been fenced off 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;
 - (v) the lot owner/applicant shall either (i) remove the unauthorised structures and cease the illegal occupation of the 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 the further consideration by the relevant departments and, subject to the approval of the Town Planning 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) (on whole lot basis) and Short Term Tenancy (STT) to permit the structures erected and the occupation of 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 and STT, if approved, will be subject to such terms and conditions including the payment of backdated 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/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

- (vi) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Sha Tau Kok Road – Wo Hang via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities. Sufficient manoeuvring space within the Site shall be provided. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and swept path analysis should be commented by TD;
 - (ii) the proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) to his satisfaction;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed works shall be repaired to his satisfaction at the applicant's own costs;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, the applicant is advised to submit a Declaration Form together with relevant FS 251 for approval;
 - (ii) the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid Declaration Form will no longer be applicable while the applicant

is required to submit relevant layout plans incorporated with proposed fire service installations to his department for approval;

- (iii) the submission of a completed Declaration Form alongside valid FS 251 will be considered equivalent to compliance with the relevant approval condition; and
 - (iv) 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;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should observe the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’; and
 - (ii) the applicant is advised to implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during filling of land. In addition, the applicant should seek comments from relevant authorities such as the Agriculture, Fisheries and Conservation Department should there be proposed replacement of the existing watercourse by drainage; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) site formation works, i.e. land filling works, is building works under the control of BO. Before the proposed filling of land is to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
 - (ii) the applicant’s attention is drawn to the followings:
 - if the existing structures is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed 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 BO;
 - before any new building works (including containers / open sheds as temporary buildings and demolition, etc.) are to be carried out on Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
 - detailed checking under BO will be carried out at building plan submission stage.

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

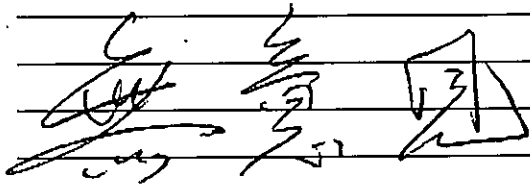
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/231

意見詳情 (如有需要，請另頁說明)

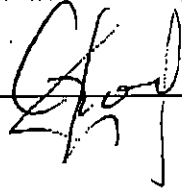
Details of the Comment (use separate sheet if necessary)



「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

2026.5.7

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2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月13日星期三 18:26
收件者: tpbpd/PLAND
主旨: s16_A_NE-MUP_231 WWF 20260513
附件: s16_A_NE-MUP_231 20260513 WWF.pdf
類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application A/NE-MUP/231.

Thank you for your attention.

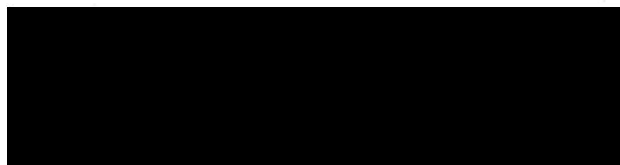
Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

WWF-Hong Kong



13 May 2026

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

By E-mail ONLY

Dear Chair and Board Members,

**RE: Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in Man Uk Bin
(A/NE-MUP/231)**

We would like to show concern to the captioned.

Suspected unlawful development within the application site

Compared to Google's aerial images taken in 2024 and 2026, all the vegetation within the application site had been cleared and the land was formed with large wooden boxes in place (Fig 1). While we do not have updated land use status nor whether suspected unlawful change of land use is underway at the application site, it would be grateful if the Town Planning Board request relevant government departments to investigate any illegal land use/development occurred in relation with the application site. If that were the case, we would like to ask the Town Planning Board to reject the application so as not to legitimate such unlawful habitat destruction ahead of town planning approval granted.

We would be grateful if our comment could be considered by the Town Planning Board.

Kind regards,

Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong

together possible

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生，大紫荊勳賢，SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：富睿瑞澤會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Figure 1. Aerial views of application site in 2026 (left) and 2024 (right)



Image sources: Google Street view (Left), Google Earth (Right). Accessed on 13 May 2026

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3

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月19日星期二 15:00
收件者: tpbpd/PLAND
主旨: KFBG's comments on five planning applications
附件: 260519 s16 KTS 1108.pdf; 260519 s16 KTN 1167.pdf; 260519 s16 KTN 1181.pdf; 260519 s16 MUP 232.pdf; 260519 s16 MUP 231.pdf
類別: csmng, Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five 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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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

19th May, 2026.

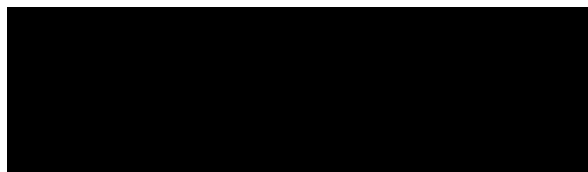
By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years
(A/NE-MUP/231)**

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



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

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-MUP/231

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

因交通過於繁忙 反對

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

簽署 Signature Joe Ho King 日期 Date 21-5-2026

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

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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-MUP/231

意見詳情 (如有需要，請另頁說明)

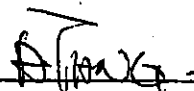
Details of the Comment (use separate sheet if necessary)

現在沙頭角只靠綠單程行車，現沙頭
角交通已非常繁忙，如有上述的設置，
將會影響交通流量，所以不贊成
以上的申請。

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

鄧齊和

簽署 Signature



日期 Date

21-5-2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月24日星期日 23:57
收件者: tpbpd/PLAND
主旨: A/NE-MUP/231 DD 38 Sha Tau Kok
類別: Internet Email

Dear TPB Members,

225 withdrawn.

Previous objections applicable and upheld.

Application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 7 January 2026 3:51 AM HKT
Subject: A/NE-MUP/225 DD 38 Sha Tau Kok

A/NE-MUP/225

Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Sha Tau Kok

Site area: About 1,149sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No history of previous approvals. There is no PH or other large development taking place in Sha Tau Kok so therefore no justification as there are already a number of similar operations nearby that are sufficient for any local construction needs.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月25日星期一 16:34
收件者: tpbpd/PLAND
副本: Enquiry/BD; landsd@lands.gov.hk; _DEP_public/EPD; enquiry@police.gov.hk
主旨: 反對規劃許可申請A/NE-MUP/231及A/NEMUP/232
附件: 貨車進出貨倉阻塞道路.jpg; 車輛違泊1.jpg; 車輛違泊2.jpg
類別: Internet Email

致: 城市規劃委員會

就有關規劃許可申請, 申請編號A/NE-MUP/231, 擬議臨時露天存放建築材料及機械及相關填土工程(為期 3 年)位於沙頭角丈量約份第 38 約多個地段及 A/NEMUP/232, 臨時露天存放建築材料連附設施及相關填土工程(為期 3 年)位於萬屋邊丈量約份第 38 約多個地段, 本人現提出強烈反對, 理由如下:

1. 交通負荷及道路安全

現時在該段短短約400米的道路兩旁, 已累積了10多間大型物流中心/貨倉。當中至少有7宗已獲城規會批出規劃許可, (包括申請編號A/NE-MUP/205、A/NE-MUP/207、A/NE-MUP/211、A/NE-MUP/214、A/NE-MUP/215、A/NE-MUP/218及 A/NE-MUP/220。)其中亦有違法構築物作貨倉用途。每次, 每當有重型貨車、貨櫃車進出裝卸貨物(見夾附照片), 經常導致該處交通擠塞。另外, 違例泊車輛亦非常嚴重(見夾附2張照片), 加重對周邊村民及其他道路使用人士構成不必要的危險。交通流量已遠超該路段的承載能力。

2. 大型物流中心/貨倉結構及消防安全

該路段現存及擬建的多個大型面積物流中心/貨倉, 其建築結構安全令人十分擔憂。此類臨時或臨時搭建的巨型構築物, 並沒有結構安全認證, 容易在颱風或惡劣天氣下發生危險。此外, 密集且大面積的物流貨倉存放大量貨物, 一旦發生火警, 該處的消防設施及緊急車輛通道未必能應付, 對周邊村民及涉事員工的生命財產安全構成極大威脅。

3. 破壞鄉郊環境及土地用途不符

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除申請地點為「農業」地帶並不符合鹿頸及禾坑地區的規劃意向。再者，密集式的露天存放和貨倉活動伴隨的大量填土工程，已嚴重破壞禾坑一帶原有的鄉郊景觀及自然生態。所謂臨時許可，實質上已變成了永久性的物流用途，完全違反了該區原本的規劃意向。

基於上述在交通負荷、道路安全、消防隱患、物流中心/貨倉結構安全及環境破壞等方面的強烈負面影響。本人促請城市規劃委員會各委員秉持專業，全面嚴謹審視所述問題，拒絕批出該兩項規劃許可申請，以保障周邊居民的生命安全。

祝工作愉快。

陳傑

25/5/2026

副本抄送：

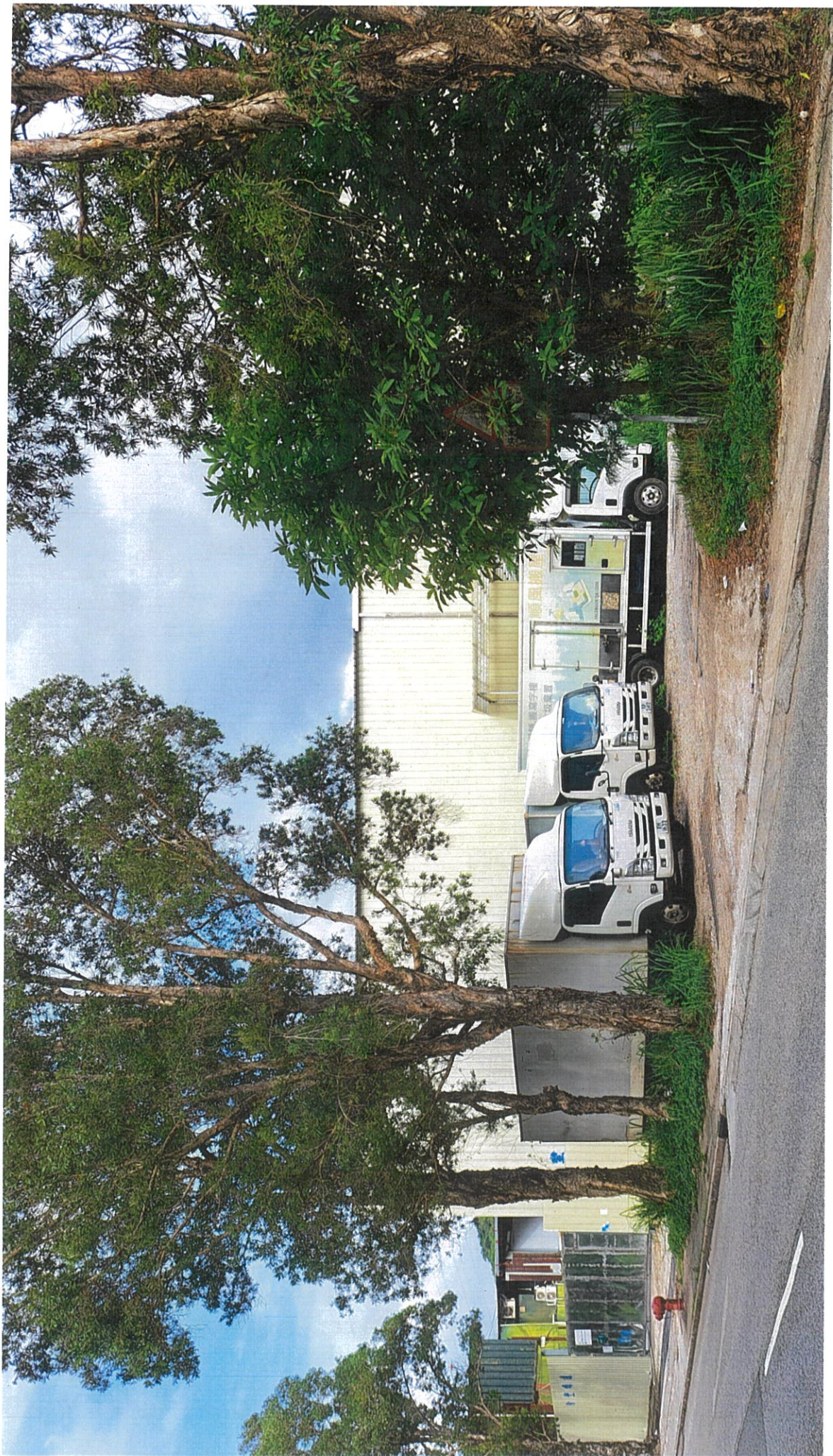
屋宇署（關注貨倉結構安全）

地政總署（關注土地用途與違例填土）

環境保護署（關注環境破壞與污染）

香港警務處（北區警區 - 關注違泊及執法）







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8

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