

Previous s.16 Applications

Approved Application

Application No.	Uses / Developments	Date of Consideration
A/NE-FTA/247	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	6.12.2024 (revoked on 6.9.2026)

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1	A/NE-FTA/151	Proposed Temporary Goods Reshuffling Yards for a Period of 3 Years	24.7.2015 (on review)	R1, R3 & R5
2	A/NE-FTA/156	Proposed Temporary Unloading/Loading Platforms for a Period of 3 Years	9.10.2015	R1, R4 & R5
3	A/NE-FTA/182	Proposed Filling of Land and Pond for Permitted Agricultural Use (Hydroponic Farm)	6.4.2018	R2, R5 & R6
4	A/NE-FTA/186	Filling of Land for Permitted Agricultural Use (Hydroponic Farm)	7.9.2018	R5, R6 & R7

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended 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 for a departure from such planning intention, even on a temporary basis.
- R2 The planning intention of the “AGR” zone 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 justifications for land/pond filling of 2 to 3m in height (+6.5mPD) for agricultural purpose.
- R3 The proposed use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the development would have no adverse traffic, environmental and landscape impacts on the surrounding areas.

- R4 The application did not comply with the TPB PG-No. 13E in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding area.
- R5 Approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R6 The applicant failed to demonstrate that the filling of land and pond would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area.
- R7 The planning intention of the “AGR” zone 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 justifications for land filling of 1.5m in height (5mPD to 6mPD) for agricultural purpose.

**Similar s.16 Applications for Temporary Warehouse
in the vicinity of the Site within/partly within the “Agriculture” zone
in the Fu Tei Au and Sha Ling Area**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1	A/NE-FTA/220 ¹	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works	10.11.2023 (revoked on 10.5.2025)
2	A/NE-FTA/238 ²	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	21.6.2024 (revoked on 21.12.2025)
3	A/NE-FTA/258 ¹	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Associated Filling of Land	19.9.2025
4	A/NE-FTA/271 ²	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	27.2.2026

Remarks

*¹: Applications No. A/NE-FTA/220 and A/NE-FTA/258 involve the same site.

*²: Applications No. A/NE-FTA/238 and A/NE-FTA/271 involve the same site.

Government Departments' General Comments

1. Traffic

Comments of the Chief Engineer/Technical Services, Railway Development Office, Highways Department (CE/TS, RDO, HyD):

- the application site (the Site) is in close proximity to the preliminary alignment of the Northern Link Eastern Extension which is now under planning. According to the applicant, the proposed use involves temporary warehouse use (two storeys) for a period of three years and the proposed structures do not have any deep foundation and underground structures. Therefore, he has no comment on the application from railway development viewpoint.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to implement the flood mitigation measures and any other stormwater drainage facilities as identified in the drainage impact assessment , and the implemented flood mitigation measures and drainage facilities should be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix V**.

3. 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 rural inland plain landscape character comprising farmlands, village houses, vegetated areas, warehouses and temporary structures. The proposed use is considered not entirely incompatible with the surrounding environment;
- according to the Tree Survey Report and the Supplementary Planning Statement submitted by the applicant, 28 trees of common and undesirable species, including one dead tree, were observed during the tree survey conducted on 2.10.2024 within the Site. The trees were proposed to be felled as they will be affected by the proposed use and could not be retained. As stated in the Landscape Proposal, 28 *Senna surattensis* (黃槐) with continuous soil trench were proposed to be planted along the southwestern and northwestern periphery of the Site;
- the Site is the subject of an approved planning application (No. A/NE-FTA/247) submitted by the same applicant. As compared to the approved application, no change to the Landscape Proposal were noted. Existing trees were not observed on the Site and should

have been felled. With reference to site photos taken on 27.5.2026, the Site was fenced-off and largely formed;

- noting that no distinctive landscape resources as defined in the “Application for Permission under s.16 of Town Planning Ordinance – Guidance Notes” were found on the Site and the applicant has submitted the Landscape Proposal to mitigate the landscape impacts arising from the development use, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

4. Fire Safety

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

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

5. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- his advisory comments are at **Appendix V**.

6. Building Matters

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

- no objection to the application;
- it is noted that three structures and land filling are proposed in the application. Before any new building works are to be carried out on 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 unauthorized 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**.

7. Other Departments

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

- Commissioner for Police (C for P);

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) should the applicants fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further applications;
- (c) to liaise with the locals to explain the details of the proposed use;
- (d) 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;
- (e) 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:
 - Unlawful occupation of GL adjoining the private lots covered by the planning application

the Government land (GL) within the Site has been fenced off/illegally occupied 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 planning application since there is illegal occupation of GL which regularization would not be considered according to prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (ii) if the planning application is approved, the lot owners shall apply to his office for a Short Term Waiver (STW) (on whole lot basis) to permit the structures 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 they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (iii) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (f) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Man Kam To Road and the Site is not managed by the Transport Department (TD); the applicant should seek comments from the responsible party; sufficient manoeuvring space within the Site shall be provided; and no vehicles 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 Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the proposed access arrangement should be commented by

TD; HyD is not/shall not be responsible for the maintenance of any access connecting the Site to Man Kam To Road; and 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 Director of Environmental Protection (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’; implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling; employ licensed waster collectors to regularly collect from the portable toilets and dispose of the sewage properly; and (iv) follow the requirements of the ‘Control of Oily Fume and Cooking Odour from Restaurants and Food Business’ issued by the Environmental Protection Department (https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) and implement suitable facilities (e.g. grease traps) for treatment of the wastewater produced from the proposed canteen (Grease Traps for Restaurants and Food Processors, https://www.epd.gov.hk/epd/english/environmentinhk/water/guide_ref/guide_wpc_gt.html);
- (i) 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 should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (j) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should minimise the possible adverse environmental impacts on the existing watercourse in his design and during construction. The Director of Agriculture, Fisheries and Conservation and DEP should be consulted on possible environmental and/or ecological impacts of the proposed use; and
 - (ii) the Site is in an area where no public sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
- (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 satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; 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 following comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department’s (FEHD) facilities should be affected;
 - (ii) proper licence/permit issued by FEHD is required if there are any catering services/activities regulated by DFEH under the Public Health and Municipal Services

Ordinance (Cap. 132) and other relevant legislation for the public;

- (iii) if the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from FEHD in accordance with Cap. 132. The application for restaurant licence, if acceptable by FEHD, will be referred to relevant government departments, such as Buildings Department, Fire Services Department, Planning Department, LandsD (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iv) in accordance with Section 4 of Food Business Regulation (Cap.132X), the expression ‘food business’ means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place are exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
 - (v) a factory canteen licence must be obtained from FEHD for the food business in a factory building which involves the sale or supply of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the premises by persons employed in any factory in that factory building; and
 - (vi) the operation of the eating place and any commercial/trading activities must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed 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. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works;
- (n) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should submit the proposed building works and associated site formation works to the Buildings Department for approval as required under the provisions of the BO; and
- (o) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures and land filling are proposed in the application. Before any new building works are to be carried out on 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 unauthorized building works under the BO. An AP 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) Regulation (B(P)R);
- (iii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) 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 proposed use under the 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) 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 co-ordinator for the proposed building works in accordance with the BO;
- (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;
- (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for the 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;
- (ix) the applicant's attention is 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;
- (x) the 16.5m high two-storey structures for warehouse, office, canteen and toilet use may be considered excessive. It should be justified upon formal plan submission to BD; and
- (xi) detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號
Reference Number: 260523-200316-79916

提交限期
Deadline for submission: 12/06/2026

提交日期及時間
Date and time of submission: 23/05/2026 20:03:16

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

意見詳情
Details of the Comment :

地盤發展影響我們居民嘅生活，包括嘈音，污染，影響綠化地。當時擱置後，現在又再用其他公司名義申請用地，嚴重影響村民生活，我們希望城市規劃能夠考慮用地發展，為我們村民提供更好的生活環境

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

參考編號

Reference Number:

260525-220811-93499

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

25/05/2026 22:08:11

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG CHUN WING

意見詳情

Details of the Comment :

本人強烈反對此申請A/N-FTA/280，此点地已重覆申請好多次，最近一次A/N-FTA/247應該在6/6/2026撤回申請，此工程已開展18個月，工程十分擾民，多次投訴，此地点又近民居，濕地低窪地帶，水浸黑点。希望當局遵循民意，不獲批准。

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

參考編號

Reference Number:

260527-124819-08467

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

27/05/2026 12:48:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SIMON NG

意見詳情

Details of the Comment :

To the Relevant Staff of the Planning Department,I am the legal owner of the bearing lot no. [REDACTED], which is solely owner by me.I strongly and absolutely object to the inclusion of this land in the current application.

Legal proceedings regarding the ownership dispute of the aforesaid land have concluded with a COURT RULING,and the land ownership has been clearly confirmed.I have previously written to your department to report this matter,yet no follow up action has been taken.I hereby earnestly request your department to carefully review the court judgment and my previous correspondence, and verify the land ownership thoroughly.PLEASE refrain from approving the use of my private land to the inappropriate applicant.I reiterate my firm OBJECTION to including my land for the present APPLICATION.

3 附加

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

參考編號

Reference Number:

260527-131528-07292

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

27/05/2026 13:15:28

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SIMON NG

意見詳情

Details of the Comment :

I object firmly to this Application. I own the adjacent lots; [REDACTED]. The applicants land has been raised by 3 to 4 meters, blocking natural drainage. Upon completion of the proposed warehouse, rainwater will back flow onto my land, causing persistent water logging. My land can no longer be used for planting. This is a SERIOUS problem with no remedial measures proposed. I request you REJECT this application.

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

參考編號

Reference Number:

260529-190737-27284

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 19:07:37

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SIMON NG

意見詳情

Details of the Comment :

I strongly object to this application for two reason; 1. The applicant is not the land owner.They n ever informed me,nor obtained my consent for this application.I have already sent a solicitor's le tter to NORTH DISTRICT PLANNING OFFICE to state my firm opposition and reserve all leg al rights.The applicant has no valid authority to make this application.

2. We are currently in litigation against the applicant.We strongly suspect their company is shell company and any compensation would be unenforceable.(The applicant filed the application wit hout ownership or authorization.This may breach HONG KONG LAWS ,including fraud,makin g false statements to a government department and provisions under the TOWN PLANNING O RDINANCE).I am the legal owner of lot no [REDACTED] and [REDACTED] of D.D 89.Please fully take my objecti ons into consideration.

3
附加

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

參考編號

Reference Number:

260605-025443-69682

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

05/06/2026 02:54:43

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. May Yuen

意見詳情

Details of the Comment :

致城市規劃委員會全體委員：

本人是羅湖沙嶺村之原居民，現就上述規劃申請A/NE-FTA/280提出強烈反對。該項目將對周邊環境造成不可逆轉的破壞，並對居民的生命與財產安全構成嚴重水浸威脅。主要反對理由如下：

1. 生態與環境遭受嚴重破壞破壞綠化地帶：大幅度平整土地將摧毀現有的天然植被與綠化土地。生物棲息地消失：工程將直接破壞當地野生動物的棲息地與生態平衡。加劇環境污染：施工及建成後的運作將帶來持久的光污染、噪音與空氣污染。
2. 加劇水浸風險，威脅居民生命財產減少天然地面滲水：大面積地面硬化（石屎化）會導致雨水無法自然滲入地下。加重排水系統負荷：極端天氣下，大量表面徑流將瞬間湧入現有排水道，極易引發嚴重水浸。危及人身與財產安全：該區現有配套無法承受此洪澇風險，將直接威脅鄰近居民的生命安全，並造成嚴重的財產損失。
3. 違反規劃原意不符合土地用途：該發展項目與周邊自然環境完全格格不入。未落實緩減措施：申請文件並未提供有效且具信服力的環境及排水影響評估報告。基於上述對環境破壞及居民安全的重大隱憂，本人懇請城市規劃委員會考慮公眾利益，拒絕這項規劃申請。

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

參考編號

Reference Number:

260606-000943-11558

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

06/06/2026 00:09:43

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung

意見詳情

Details of the Comment :

****關於沙嶺規劃申請 (A/N-FTA/280) 的公眾意見書****

本人為沙嶺居民，強烈反對A/N-FTA/280號規劃申請。該項目不僅嚴重騷擾民居，更為社區帶來多重環境與安全隱患：

第一，**噪音騷擾與心理折磨**。現有地盤A/N-FTA/247多年來的噪音，已導致本人嚴重失眠。若新工程無縫接軌，居民精神將徹底崩潰。

第二，**空氣污染與廢料危機**。工程引發大量揚塵，且項目涉及堆放環保廢料。這類廢料不僅產生惡臭、滋生蚊蟲，更隨時釋放有毒微粒，嚴重威脅周邊居民的呼吸道健康。

第三，**交通負荷與安全威脅**。大量泥頭車及重型車輛頻繁進出，導致沙嶺一帶交通擠塞，亦對居民出入造成極大的道路安全隱患。

發展不應剝奪居民的生存權。懇請政府體恤民苦，拒絕審批該申請，還我安居權利。

沙嶺居民謹啟

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

參考編號

Reference Number:

260609-104041-08383

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 10:40:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳治翔

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村[REDACTED]的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平静静的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作顺利，身體健康，沙嶺村居民[REDACTED]號A泣懇

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

參考編號

Reference Number:

260609-104041-62301

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 10:40:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 袁惠新

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村 [REDACTED] 號的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平靜靜的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作顺利，身體健康，沙嶺村居民 [REDACTED] 號泣懇

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

參考編號

Reference Number:

260609-113020-35982

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 11:30:20

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 袁

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村 [REDACTED] 的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平靜靜的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作順利，身體健康，沙嶺村居民 [REDACTED] 號泣懇

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

參考編號

Reference Number:

260609-120141-49916

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 12:01:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. yuen ho tin

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村 [REDACTED] 的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平靜靜的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作顺利，身體健康，沙嶺村居民 [REDACTED] 號泣懇

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

參考編號

260609-155732-40720

Reference Number:

提交限期

12/06/2026

Deadline for submission:

提交日期及時間

09/06/2026 15:57:32

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 蔡榮聰

Name of person making this comment:

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村[REDACTED]的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平靜靜的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作顺利，身體健康，沙嶺村居民[REDACTED]號泣懇

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

參考編號

260609-160708-49805

Reference Number:

提交限期

12/06/2026

Deadline for submission:

提交日期及時間

09/06/2026 16:07:08

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 曾耀威

Name of person making this comment:

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村 [REDACTED] 的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平靜靜的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作順利，身體健康，沙嶺村居民 [REDACTED] 號泣懇

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

參考編號

Reference Number:

260609-190007-84842

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

09/06/2026 19:00:07

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 袁惠才

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村 [REDACTED] 的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平靜靜的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作順利，身體健康，沙嶺村居民 [REDACTED] 號泣懇

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

參考編號

260524-174501-88945

Reference Number:

提交限期

12/06/2026

Deadline for submission:

提交日期及時間

24/05/2026 17:45:01

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Man kit

Name of person making this comment:

意見詳情

Details of the Comment :

致相關部門：

我哋係沙嶺嘅居民，現就區內地盤工程項目，誠懇地表達我哋嘅深切憂慮，並懇請 貴部門慎重考慮。

地盤編號 A/N-FTA/247 將於今個月底屆滿，我哋原以為可以稍為喘息，但得知 貴部門正審批另一工程 A/N-FTA/280，我哋真係好擔心。接連嘅地盤工程，將會對我哋嘅日常生活、居住環境同社區安全帶嚟好大影響，希望 貴部門可以正視。

1. 生態環境方面

沙嶺一帶有唔少樹木同野生動物棲息，生態環境比較脆弱。長期接連嘅地盤工程，會令植被減少、水土流失，破壞呢片天然環境。我哋唔係反對合理發展，但希望政府喺審批時，可以更全面評估對自然生態嘅累積影響。

2. 噪音同生活質素方面

地盤工程產生嘅噪音同塵埃，對居民嘅日常生活同健康都有實際困擾。尤其係長者同小朋友，長期暴露喺工程噪音之下，休息同學習都好難不受影響。如果一個工程完結，另一個又即刻上馬，居民根本冇喘息嘅空間。

3. 河道淤塞同水浸風險

我哋亦非常擔心，接連嘅工程會令大量泥沙沖入附近河道，令河道容量收窄。雨季時如果去水唔暢順，好容易會引發水浸，對居民嘅家居安全構成實質威脅。呢個唔係杞人憂天，而係切實嘅環境風險。

我哋嘅期望：

我哋唔係要同政府對立，只係希望有一個可以安居嘅社區。喺呢度，我哋懇請 貴部門可以重新審視 A/N-FTA/280 嘅申請，認真評估對居民生活、環境同水文嘅影響，甚至考慮

取消審批，讓我哋可以有機會重回安寧嘅生活。

多謝 貴部門花時間睇我哋嘅心聲，希望可以得到正面嘅回應。

沙嶺居民 謹上

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

參考編號

Reference Number:

260524-174756-90850

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

24/05/2026 17:47:56

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yuen

意見詳情

Details of the Comment :

致相關部門：

我哋係沙嶺嘅居民，現就區內地盤工程項目，誠懇地表達我哋嘅深切憂慮，並懇請 貴部門慎重考慮。

地盤編號 A/N-FTA/247 將於今個月底屆滿，我哋原以為可以稍為喘息，但得知 貴部門正審批另一工程 A/N-FTA/280，我哋真係好擔心。接連嘅地盤工程，將會對我哋嘅日常生活、居住環境同社區安全帶嚟好大影響，希望 貴部門可以正視。

1. 生態環境方面

沙嶺一帶有唔少樹木同野生動物棲息，生態環境比較脆弱。長期接連嘅地盤工程，會令植被減少、水土流失，破壞呢片天然環境。我哋唔係反對合理發展，但希望政府喺審批時，可以更全面評估對自然生態嘅累積影響。

2. 噪音同生活質素方面

地盤工程產生嘅噪音同塵埃，對居民嘅日常生活同健康都有實際困擾。尤其係長者同小朋友，長期暴露喺工程噪音之下，休息同學習都好難不受影響。如果一個工程完結，另一個又即刻上馬，居民根本冇喘息嘅空間。

3. 河道淤塞同水浸風險

我哋亦非常擔心，接連嘅工程會令大量泥沙沖入附近河道，令河道容量收窄。雨季時如果去水唔暢順，好容易會引發水浸，對居民嘅家居安全構成實質威脅。呢個唔係杞人憂天，而係切實嘅環境風險。

我哋嘅期望：

我哋唔係要同政府對立，只係希望有一個可以安居嘅社區。喺呢度，我哋懇請 貴部門可以重新審視 A/N-FTA/280 嘅申請，認真評估對居民生活、環境同水文嘅影響，甚至考慮

14

取消審批，讓我哋可以有機會重回安寧嘅生活。

多謝 貴部門花時間睇我哋嘅心聲，希望可以得到正面嘅回應。

沙嶺居民 謹上

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

參考編號

260524-183032-86674

Reference Number:

提交限期

12/06/2026

Deadline for submission:

提交日期及時間

24/05/2026 18:30:32

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Yuen

Name of person making this comment:

意見詳情

Details of the Comment :

致有關政府部門嘅先生女士：

我哋係一班住喺沙嶺嘅居民，當中有好多係年紀老邁嘅長者。今日託人寫呢封信，唔係要投訴，亦唔係要對抗，只係想用老人家嘅身份，誠心誠意向你哋懇求，希望你哋可以體恤我哋嘅處境。

我哋屋企對面嘅地盤 A/N-FTA/247，今個月底終於到期。呢段日子以嚟，我哋日日對住工程，晚晚聽住機器聲，雖然辛苦，但都諗住捱埋呢個月就可以回復平靜。點知最近聽聞，政府可能會再批出另一項工程 A/N-FTA/280，我哋呢班老人家真係好驚、好徬徨。

冇覺好瞓，冇啖安樂茶飯

後生嘅要返工，細路哥要讀書，而我哋呢班老人家，日頭已經冇咩地方可以去，只係想喺屋企安安靜靜咁下。但係地盤打樁、鑽地嘅聲音，嘈到我哋心都震埋，心口成日悶住悶住，血壓又容易飆高。幾個老友記都話，夜晚成晚眼光光，食安眠藥都冇用。我哋唔係想阻住社會進步，只係想求你哋體諒下，接連不斷嘅工程，真係會將我哋嘅身體同精神都磨滅晒。

怕水浸，怕家園不保

我呢啲老人家，經歷過好多次打風落雨。近幾年天氣反常，大雨話嚟就嚟。附近嘅河道，因為之前工程已經沖咗好多泥沙落去，去水明顯慢咗好多。如果再接住有新工程，泥土再沖落河道，到時大雨一嚟，水浸入屋，我哋呢啲老骨頭行又行唔快，真係唔知可以走去邊。呢個唔係自己嚇自己，係真係好擔心。

樹冇咗，雀仔都唔見晒

以前推開窗，都仲見到幾棵樹，聽到雀仔叫，人嘅心情都舒暢啲。呢幾年，樹越嚟越少，空氣差咗，連雀仔都少咗好多。我哋唔係咩環保專家，只係知道，再咁落去，沙嶺

就唔會再係一個可以安居嘅地方。懇求你哋，可唔可以留返少少綠色畀我哋同下一代？

最後嘅懇求

我哋明白，政府有政府嘅規劃，社會亦需要進步。但我哋只係普通嘅基層市民，只係想有一個安靜、安全嘅屋企，可以平平靜靜過埋晚年。A/N-FTA/247 完咗之後，可唔可以俾我哋真係有機會抖下氣？可唔可以重新考慮，取消 A/N-FTA/280 嘅審批？當係做件好事，體恤吓我哋呢班年紀大、冇乜所求嘅老居民。

多謝你哋願意花時間睇我呢封信，我哋真係好希望，政府可以聽到我哋卑微嘅心聲。

祝工作順利，身體健康。

沙嶺一班長者居民

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

參考編號

Reference Number:

260524-225235-96211

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

24/05/2026 22:52:35

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Jan yuen

意見詳情

Details of the Comment :

致政府部門

事項：就沙嶺地區地盤工程項目 A/N-FTA/247 及擬審批項目 A/N-FTA/280 提出正式反對意見

本函由沙嶺居民聯署提交，就上述地盤工程項目對本區居民生活質素、環境及公共安全構成之累積性影響，表達深切關注，並懇請 貴署審慎考慮以下各點。

一、背景

地盤編號 A/N-FTA/247 將於本月底屆滿。據了解，貴署現正審批另一地盤項目 A/N-FTA/280，位置鄰近現有工地。兩項工程倘無間斷接續進行，將對本區構成持續而嚴峻之影響，居民對此表示極度憂慮。

二、噪音污染對居民身心健康之影響

根據世界衛生組織指引，長期暴露於高水平環境噪音，可導致聽力受損、睡眠障礙、心血管疾病風險增加，以及誘發焦慮、抑鬱等精神健康問題。本區居民，尤其是長者及兒童，過去數年已持續承受地盤工程產生之打樁聲、鑽探聲及重型機械運作聲浪。不少居民反映出現長期失眠、精神緊張、血壓升高等症狀，有居民更需尋求醫療協助。

倘 A/N-FTA/280 獲批，居民將面臨新一輪長期噪音暴露，身心健康風險勢必加劇。貴署在審批過程中，有責任充分考慮工程對居民之累積性健康影響。

三、河道淤塞及水浸風險

A/N-FTA/247 工程期間，已有大量泥沙隨雨水沖入鄰近河道，導致河道容量收窄，去水能力明顯下降。本港近年極端天氣事件日趨頻繁，暴雨強度屢創新高。若再接續進行 A/N-FTA/280 之工程，進一步加劇河道淤塞，雨季期間極可能引發水浸，對民居及居民生命安全構成直接威脅。此非假設性擔憂，而是基於客觀環境條件之合理預測，懇請 貴署委託相關部門進行詳細水文評估。

四、生態環境之累積性破壞

沙嶺一帶擁有原生植被及多樣性生物棲息地，具一定生態價值。接連不斷之地盤工程，將導致植被覆蓋率持續下降、水土流失加劇、野生動物棲息地萎縮。環境影響評估不應孤立審視個別項目，而應將接連工程之累積性生態衝擊納入考量。貴署有責任確保發展不會以不可逆轉之環境代價換取。

五、居民訴求

基於上述各點，我們懇請 貴署：

1. 重新審視 A/N-FTA/280 之審批，充分考慮接連工程對居民身心健康、環境及公共安全之累積性影響；
2. 暫緩審批，待完成全面之環境影響評估、水文評估及居民諮詢後再作決定；
3. 倘若評估結果顯示影響超出可接受水平，應果斷取消 A/N-FTA/280 之審批，以保障居民基本生活權益。

我們並非無理反對發展，而是期望政府在規劃過程中，能以居民福祉及環境可持續性為優先考量，在發展與社區權益之間取得合理平衡。

我們期待 貴署以專業、公正及負責任的態度處理此事，並懇請於合理時間內給予書面回覆。

此致

沙嶺居民聯署

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

參考編號
Reference Number: 260605-043854-11445

提交限期
Deadline for submission: 12/06/2026

提交日期及時間
Date and time of submission: 05/06/2026 04:38:54

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

**意見詳情
Details of the Comment :**

致：城市規劃委員會秘書處

就規劃申請編號 A/NE-FTA/280 提交反對意見

申請地點：文錦渡丈量約份第89約多個地段及毗連政府土地
申請用途：臨時貨倉

敬啟者：

本人為關注區內規劃及環境保育事宜的公眾人士，現就上述規劃申請向城市規劃委員會（下稱「城規會」）提交反對意見，並懇請城規會在考慮本申請時，全面評估其對周邊環境、基礎設施、居民生活質素及整體規劃意向可能造成的影響。

本人反對本申請的主要理由如下：

一、申請用途與鄉郊及自然環境的整體規劃考慮未必協調

文錦渡一帶仍保留相當程度的鄉郊景觀及自然環境特色。本人關注臨時貨倉用途涉及貨物儲存、車輛運輸及相關配套活動，其運作模式與周邊環境特徵是否相容，值得審慎研究。

雖然申請屬臨時性質，但臨時用途往往可能持續多年，相關活動對土地景觀、環境質素及地區面貌所帶來的影響亦不應被低估。本人認為城規會應仔細考慮有關用途是否符合該區長遠規劃方向及土地用途規劃意向。

二、對生態環境及自然資源可能造成累積影響

本人關注申請地點及其周邊範圍的植被、生態功能及自然環境價值。

17

即使個別發展項目所產生的影響看似有限，但多項同類用途於同一地區逐步增加時，可能對生態環境造成累積影響，包括自然植被減少、野生動物活動空間收窄，以及土地生態功能下降等情況。

因此，本人認為在評估本申請時，除考慮個別項目的直接影響外，亦應充分考慮區內同類發展所產生的累積環境影響。

三、貨倉運作可能對附近環境及居民造成滋擾

臨時貨倉一般涉及貨車、貨櫃車或其他商用車輛進出，相關活動可能增加區內交通流量及運輸活動頻率。

本人關注有關運作可能帶來噪音、燈光及空氣質素方面的影響。即使申請人建議採取緩解措施，實際執行情況及長期成效仍有待驗證。

為保障附近居民及土地使用者的合理生活環境，懇請城規會仔細審視相關影響評估及緩解措施是否足夠及切實可行。

四、排水及水浸風險問題值得審慎評估

近年香港極端天氣及暴雨事件較以往更為頻繁，社會對土地發展所涉及的排水及防洪能力尤其關注。

本人關注倘若申請涉及土地平整、硬地鋪設或改變原有地面狀況，可能影響天然滲水能力及地表徑流情況。

雖然申請文件或已提供相關技術資料，但本人認為城規會仍應審慎考慮：

- * 有關排水設施是否足以應付極端降雨情況；
- * 發展會否增加周邊地區的排水負荷；
- * 一旦出現暴雨或排水設施失效時，是否會增加附近地區受水浸影響的風險。

在上述問題獲得充分證明及妥善處理前，本人認為應採取較審慎的規劃原則。

五、應充分考慮公眾利益及規劃制度的一致性

城規會在審批規劃申請時，除考慮個別發展需要外，亦須兼顧整體公眾利益及規劃制度的完整性。

本人認為，任何涉及鄉郊地區土地用途改變的申請，均應確保不會對環境質素、生態資源、基礎設施容量及地區規劃目標造成不利影響。

倘若相關技術評估、環境考慮或規劃理據仍存在重大不確定性，則應採取較審慎的方式處理，以符合可持續發展及預防性規劃原則。

結語

基於上述關於土地用途協調性、環境保護、生態保育、交通及噪音影響、排水能力以及

公眾利益等方面的考慮，本人懇請城市規劃委員會審慎考慮本人的意見，並拒絕批准規劃申請編號 A/NE-FTA/280。

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

參考編號

260611-122659-16533

Reference Number:

提交限期

12/06/2026

Deadline for submission:

提交日期及時間

11/06/2026 12:26:59

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss M. Yuen

Name of person making this comment:

意見詳情

Details of the Comment :

致：城市規劃委員會秘書

關於：強烈反對規劃申請編號 A/NE-FTA/280 — 文錦渡丈量約份第89約多個地段和毗連政府土地的擬議臨時貨倉及相關填土工程我是文錦渡 / 虎地坳及沙嶺分區附近的居民 / 持份者。就上述申請人提出的新規劃申請（編號 A/NE-FTA/280），本人聯同周邊受影響居民表示強烈反對。本案的擬議發展不僅嚴重破壞當地鄉郊生態，更將對附近居民的日常生活、交通安全及環境衛生帶來不可逆轉的嚴重負面影響。以下為具體反對理據：

一、申請人缺乏誠意履行條件，有利用程序漏洞長期霸佔「農業」地帶之前科城規會必須高度關注，該選址早前獲批的規劃申請 A/NE-FTA/247 及其後的第16A條修訂申請（A/NE-FTA/247-9）。在該案中，規劃署已明確指出申請人履行附帶條件的進度嚴重滯後，累計延期高達 21 個月，遠超一般 18 個月的上限，並已被定為「最後一次批准延期」。現時，申請人眼見舊許可的最後寬限期（2026 年 9 月 6 日）即將屆滿，竟隨即於 2026 年 5 月提交編號 A/NE-FTA/280 的全新申請。這明顯是企圖透過「化整为零、借屍還魂」的策略，逃避舊申請未落實設施的法律後果。這種「無休止申請」的行為，實質上將「臨時用途」變相成為「永久霸佔」，嚴重違反規劃公義及《城市規劃委員會規劃指引編號 34 D》的精神。

二、填土工程規模龐大（逾 1.6 萬平方米），引發嚴重水浸與生態災難是次新申請（A/NE-FTA/280）涉及高達 16,256 平方米的龐大土地。在該處「農業」地帶進行大規模填土工程，會徹底破壞地下天然儲水和排水系統。在雨季或颱風期間，周邊村落和道路將面臨極大水浸風險。此外，大量填土會 permanent 破壞周邊的生態生境，與該區「農業」地帶的規劃意向完全背道而馳。

三、貨車流量激增，嚴重危害文錦渡路交通安全及居民作息擬議的臨時貨倉項目將引致大量重型貨車、貨櫃車每日頻密進出文錦渡路一帶。現時該處道路已飽和，新增的重型車流量不僅加劇交通擠塞，其產生的噪音、廢氣和震動，亦嚴重剝奪了周邊居民的安寧與睡眠質素，對居民的日常生活造成極嚴重的滋擾。

四、技術評估嚴重欠缺，未能證明對周邊環境無害查閱是次申請（A/NE-FTA/280）的公開資料，申請人並沒有提交詳盡的環境影響評估、交通影響評估以及排水排污影響評估。在缺乏科學數據證明此龐大項目不會對周邊居民生活構成危害的情況下，城

規會絕不應草率接納是項申請。總結：基於上述理由，本案（A/NE-FTA/280）屬於不合理的過度發展，且嚴重損害公眾利益與居民生活環境。懇請 城市規劃委員會及規劃署秉持專業，嚴厲把關，拒絕接納是項規劃申請。

反對居民

M. Yuen

2026年6月11日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月11日星期四 0:33
收件者: tpbpd/PLAND
主旨: A/NE-FTA/280 DD 89 Nam Kam To Road
類別: Internet Email

Dear TPB Members,

247 was streamlined and rubberstamped on 6 Dec 2024 with the support of Sec for Development.

Another site with clear Drainage issues as the site is completely surrounded by water courses. However conditions not fulfilled.

Table 1 Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-FTA/247 Date of Compliance

- (a) The submission of a revised ecological impact assessment (EcolA) 05.02.2025
- (b) The implementation of the revised EcolA **Not complied with**
- (c) The submission of a revised drainage impact assessment (DIA) 24.07.2025
- (d) The implementation of the flood mitigation measures and drainage facilities **Not complied with**
- (f) The submission of a fire service installations (FSIs) proposal **Not complied with**
- (g) The implementation of the FSIs proposal **Not complied with**
- (h) The implementation of traffic management measures **Not complied with**

TPB members by rubberstamping roll over applications with a clear indication of foot dragging on following the regulations **are displaying the same STANDARDS OF NEGLIGENCE AS THOSE EXHIBITED BY THE MANY PARTIES RESPONSIBLE FOR THE TAI PO FIRE.**

When you took office you agreed to abide by the guidelines and procedures. Failure to do so is Misconduct in Public Office.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 22 November 2024 2:24 AM HKT
Subject: Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

The Applicant's statement raises a number of issues:

As the proposed development is intended to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu due to land resumption to pave way for the second

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

phase development of Hung Shui Kiu/Ha Tsuen New Development Area, the special background of the application should be considered on individual merit.

THE ADMINISTRATION HAS YET TO MAKE A PUBLIC ANNOUNCEMENT THAT IN ORDER TO FACILITATE DEVELOPMENT OF HUNG SHUI KIU ALL AGRICULTURE ZONED LAND IN THE TERRITORY IS NOW OPEN TO BROWNFIELD DEVELOPMENT.

IT IS ABOUT TIME THAT TPB MEMBERS REQUEST DATA FROM DEVELOPMENT BUREAU RE THE ESTIMATED CUMULATIVE TOTAL OF AGRICULTURE ZONING IT INTENDS TO SUPPORT FOR THIS EXERCISE.

and approval of the current application would not set an undesirable precedent within the "AGR" zone.

UNDER THE AMENDMENTS TO

TPB PG-No. 13G (Revised April 2023): TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

CONSIDERABLE TRACTS OF 'AGRICULTURE' ZONING HAVE ALREADY BEEN ALLOCATED UNDER CAT 2 GIVING THE COMMUNITY THE IMPRESSION THAT THE EXTENSION TO BROWNFIELD OPERATIONS WOULD BE CONFINED TO THESE LOCATIONS

The applicant will reinstate the Site to an amenity area after the planning approval period. SO DOES THE APPLICANT INTEND TO LOOK FOR ANOTHER SITE BEFORE THE THREE YEAR DEADLINE? OF COURSE NOT, THE INTENTION WOULD BE TO DEVELOPE A 'FOREVER HOME'. THIS STATEMENT SHOULD BE BANNED FROM THE APPLICATION PROCESS AS ONCE TRASHED THESE SITES WILL NEVER BE REINSTATED.

There are significant departmental objections so the streamlining this application cannot be tolerated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 20 October 2024 3:17 AM HKT
Subject: Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

In view of the drainage issues and proximity to watercourses this application has to be rejected IF, and regreably this is doubtful, TPB'S OWN APPROVED GUIDELINES HAVE ANY SUBSTANCE.

This district is Cat 3 and 4, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable"
TPB PG-No. 13G (Revised April 2023)

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

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND
PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

There is no justification for approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 15 July 2024 2:55 AM HKT
Subject: A/NE-FTA/247 DD 89 Nam Kam To Road

A/NE-FTA/247

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area: About 16,256m² Includes Government Land of about 80m²

Zoning: "Agriculture"

Applied Development: Warehouse / 19 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. In 2018 the site was rejected under an application for Hydroponic Farming. But since then the government has reneged on its pledges to phase out brownfield operations and is fully committed to converting every field in NT to such use.

Members should refer to the papers and minutes re 186 and question why the site has been completely stripped of vegetation and is now being applied for a use that is not Col 2. Neither is the area one of those designated under the manipulative Notes that effectively render zoning obsolete.

This is an area with considerable farming activity. There are ponds on adjacent lots. The site is beside a playground so the introduction of frequent trips by large vehicles is certainly not appropriate.

Why has the government not ensured that its mega construction projects do not include sturdy multi floor warehouses?

The application should be rejected as it is inconceivable that white becomes black in such a short time frame.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 1 November 2018 2:35 AM HKT
Subject: Re: A/NE-FTA/186 DD 89 Nam Kam To Road

Dear TPB Members,

The 7 Sept minutes include additional information with regard to illegal operations at this site:

DEP had also received environmental complaints concerning the site in the past three years and during one of their ambush operation, **a truck driver was caught red-handed dumping construction and demolition waste at the Site and he was convicted under Waste Disposal Ordinance.**

PD: The Site was over 1.5 hectares and **majority of it had been filled up without planning permission. The current application was a "Destroy First, Build Later" case.** Although the northern part of the Site covering Lots 466, 520RP, 521 to 523 in DD89 had once obtained approvals from the Agriculture, Fisheries and Conservation Department and LandsD for erection of agricultural structures, the land filling activities at that part of the Site exceeding +3.9mPD had never been agreed by relevant departments and the relevant Letter of Approval (LoA) and associated Certificates of Exemption (for Building Works and Site Formation) were cancelled and revoked on 12.10.2017.

It is blatantly obvious that this application has zero merit and that the relevant authorities must pursue remedial measures so that the site is restored.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, August 6, 2018 2:20:24 AM
Subject: A/NE-FTA/186 DD 89 Nam Kam To Road

A/NE-FTA/186

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area : About 15,836m² Includes Government Land of about 67m²

Zoning : "Agriculture"

Applied Development : Hydroponic Farm

Dear TPB Members,

Back again albeit a reduction in size and land filling to only 6m.

On 6 April when Application 182 was discussed the following details were revealed:

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

The District Lands Officer/North, Lands Department (LandsD) did not support the application from the land administration point of view on the grounds that **there were illegal structures on the site, illegal occupation of government land and illegal landfilling activities had been carried out on the site**. As for the rest of the site, the **land/pond filling activities had never obtained permission from relevant departments**. The Director of Agriculture, Fisheries and Conservation (DAFC) objected to the application from nature conservation point of view in that **the application site and its vicinity was a piece of wetland consisted of marsh/watercourse/etc., which might be of considerable ecological value**, and the applicant failed to identify and address any potential ecological impact that might arise from the proposed land filling activity. The Commissioner for Transport did not support the application at this stage as the applicant should carry out a traffic impact assessment covering Man Kam To Road, Po Shek Wu Road, Jockey Club Road and road network of the Sheung Shui/Fanling district. The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) objected to the application from landscape planning point of view **as there was an extensive unauthorised land filling of at least 2m in height and unauthorised significant vegetation clearance at the site prior to application**. The Director of Environmental Protection (DEP) and the Chief Engineer/Mainland North, Drainage Services Department had reservations on the application as there was no technical assessment to demonstrate that the proposed use would not result in adverse drainage impacts. **DEP had also received environmental complaints concerning the site from 2015 to 2018**.

Even Plan D did not support application, indicating that that it is seriously bad. The application site was over 2 hectares and majority of it had been filled without planning permission. The current application was for further filling of the entire site to about +6.5mPD (which was about 2 to 3m in thickness based on original ground level), which was a **"Destroy First, Build Later"** case.

The extensive filling of land and pond with hard surface was considered incompatible with the rural agricultural landscape character in the area and the **applicant had not provided any justification for the required depth of land-filling (i.e. over 5mPD) for erection of hydroponic farm/greenhouses** and ancillary facilities.

Precisely, this type of activity does not require land filling and should be carried out on industrial sites as hydroponic farming is nothing more than an artificial form of farming and studies indicate that the produce lacks certain elements that only produce grown in the earth can provide.

Members must again reject what is an obvious Destroy First, Build Later development.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, March 6, 2018 2:29:13 AM
Subject: A/NE-FTA/182 DD 89 Nam Kam To Road

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

A/NE-FTA/182

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, NT

Site area : About 20,800m² Includes Government Land of about 100 m²

Zoning : "Agriculture"

Applied Development : Filling of Land and Pond 6.5m for Hydroponic Farm

Dear TPB Members,

Give over. Even a townie like me knows that hydroponic farming is essentially industrial in nature and can be carried out inside buildings, on roof tops, etc.

The produce is planted in containers on stands filled with nutrient solution. There is no direct planting into the earth so no land filling is required.

This is obviously an ongoing unapproved brownfield and the land filling is a Destroy to Build project. Note location close to Lo Wu.

TPB must reject this application as approval would set a most undesirable precedent.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月10日星期三 16:17
收件者: tpbpd/PLAND; enquire1/PLAND; Enquiry NDO/HAD; Enquiry/HQS/DSD; e-Enquiry Counter/LAO/LANDSD; Erica TI SO/HAD
主旨: 反對有關規劃申請編號A/NE-FTA-280擬議臨時貨倉
附件: 2026.06 反對信.pdf
類別: Internet Email

敬啟者：

本人為打鼓嶺沙嶺村居民福利會代表，冼先生。
附件為反對擬議臨時貨倉的有關信件，請參閱，敬候回覆，謝謝。

冼先生
[REDACTED]

打鼓嶺沙嶺村居民福利會

2026 年 06 月 02 日

敬啟者：

(有關規劃申請編號 A/NE-FTA/280)

(擬議臨時貨倉(危險品倉庫除外))

本會就有關上述申請，並廣泛諮詢村民，同時召開村民大會討論，會上全體村民一致堅決反對以上有關申請。理由如下：

1. 相關地段上地用途屬農業地帶，與規劃許可不符。
2. 上述申請之相關地段位處低窪，並不適宜進行填土工程。因該地段周邊緊貼民居，填土工程會令附近居民有嚴重水浸的高風險隱憂。
3. 申請範圍內仍有村民以務農謀生，填土工程會影響務農村民的生計。而中央位置有上萬尺濕池魚塘，填土工程同時破壞大自然生態環境，造成環境污染。
4. 該申請並無提供擬議車輛通道，本會評估該申請會利用文錦渡旁作車輛通道。文錦渡路的車輛車速一般較快，而該臨時通道狹窄，令車輛減速轉彎等容易造成交通意外。評估通道下有數條東江水管，更不宜有重型車輛經常行駛，萬一東江水管因工程而受到破壞，後果不堪設想。同時，東江水管旁有數戶村民在居住，經常在斜坡上行駛重型車輛，實對村民造成極大危險。
5. 申請工程位置不宜有大量車輛頻繁進出，會加劇交通堵塞，更對村民出入安全構成重大威脅，而噪音與灰塵更會嚴重影響村民居住環境。



6. 貨倉容易引致非法棄置廢棄物、積水蚊患、垃圾堆積等衛生問題，會臭氣熏天，害蟲增多。
7. 如貨倉存放建築或回收物料，會造成火災隱憂。雖說不包括危險品，但非危險品都會有易燃物，萬一發生火警，後果不堪設想。
8. 踏入雨季，天氣不穩，長時間下暴雨會令住在低窪地區的村民嚴重水浸，十分危險，地勢險要不平整，希望政府各部門認真關注。

有關申請無論在土地規劃上，現場環境、排水設施、車輛通道、村民居所安全問題、東江水管隱憂、衛生問題、火警隱憂、如何彌補受破壞的土地環境等，完全欠缺處理方案。因此，本會堅決反對有關申請。謝謝！

此致

正本呈送 城市規劃委員會

副本呈送 規劃處、北區民政事務處、渠務署



打鼓嶺沙嶺村居民福利會

主席李樹榮：

李樹榮

謹啟

2026年06月02日

以下村民簽署反對：

2026 年 06 月 02 日

姓名		姓名	
戴志平		黃翠婷	
張細歡		陳綺文	
戴燕婷		袁兆鴻	
戴煒森		袁嘉諾	
戴志中		袁嘉欣	
戴耀倫		李秀云	
戴煒堯		李麗鈺	
陳笑玲		黃騰光	
張建中		黃偉傑	
吳偉文		黃佩霞	
盧貴生		黃佩詩	
黃素云		呂米高	
黃寧志		林作池	
黃俊彥		李家衡	
黃俊康		李樹榮	
曾玉嬌		莫楊見	
黃松表		李財平	

以下村民簽署反對：

2026 年 06 月 02 日

姓名		姓名	
李澤鋒		馮惠詩	
張自虹		沈嘉慧	
沈志龍		鄭昌發	
洪子釗		劉爾雅	
沈嘉儀		劉壽瑋	
章順業		李麗蘭	
廖宇明		羅成定	
廖少芳		劉展蘭	
陳國偉		村曉僑	
羅紹熙		薛珮如	
羅記海		薛濤健	
鄭十宜		陳月秋	
劉祖壽		勞贊偉	
劉卓謙			
陳沛明			
賴月英			
陳威成			

合共 4 頁



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月08日星期一 21:54
收件者: tpbpd/PLAND
主旨: 反對申請A/NE-FTA/280

類別: Internet Email

致城規會委員

本人是土生土長沙嶺村村民，強烈反對 A/NE-FTA/280 申請。

此地不適合興建"臨時倉庫"，現有申請 A/NE-FTA/247，工程已開展 18 個月，長期嘈音，堆填環保廢料，沙泥滾滾，低窪地帶，甚至假日工作(民居有報警處理)，已產生對居民影響問題(規劃署有否正視)。

此地点非常非常接近民居，水浸黑点，低窪濕地，每逢雨季，村民居所有水浸嘅危機。

地盤面向民居，居民身心崩潰，活在惶恐不安的日子。

規劃本身令香港社會有個美好明天，規劃不應令沙嶺村村民飽受困苦生活。私人發展理應盡社會責任，賺錢同時，應考慮村民嘅需要。顧及村民嘅生活。

社會發展不應剝奪村民的基本生存權。

懇請官員重新審視，體恤民苦，拒絕審批此申請。

沙嶺村村民 Miss Yuen。

tpbpd/PLAND

寄件者:
寄件日期:
收件者:
主旨:

2026年05月24日星期日 11:20
tpbpd/PLAND
就這項工程，本人表示強烈反對！

A/NE-FTA/280

類別: Internet Email

規劃
PLANNING APPLICATION

申請編號	Application No.	
地點	Location (見下圖 See Plan Below)	Var
地帶及圖則	Zoning and Plan	
建議	Proposal	A

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24日或之前，向城市規劃委員會提出。
北角渣華道333號北角政府合署15樓) 傳真(2)

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/NE-FTA/280
地點 Location (見下圖 See Plan Below)	文錦澳丈量約份第89的多個地段和毗連政府土地 Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 虎地埔及沙嶺分區計劃大綱核准圖編號S/NE-FTA/18 Approved Fu Tai Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/18
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6月12日或之前，以專人送遞或郵遞(香港北角道華道333號北角政府合署15樓)或傳真(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 12 Jun 2026.

詳情 Particulars

位置圖 Location Plan (只作識別用 for identification purpose only)

1. 這是根據《城市規劃條例》(下稱「條例」)第16條發出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 公眾可在城市規劃委員會(下稱「委員會」)網頁查詢有關考慮、審議及通過的網頁：
http://www.tppbd.gov.hk/plan_application/A_NE-FTA_280.html
或聯絡本處查詢(二樓)：及地下層地帶規劃處查詢。
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 (http://www.tppbd.gov.hk/plan_application/A_NE-FTA_280.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)
香港北角道華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例，所有對這項申請的意見，均應供公眾查閱。
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

本局會就任何有關這項申請的個人資料交予有關政府部門，以作處理及處理有關這項申請的資料。有關資料將只作以下用途：

(a) 處理這項申請，包括公佈有關這項申請的資料；
(b) 為有關這項申請的資料作公眾查閱之用。
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.

在符合有關資料的條例及有關的Town Planning Board Guidelines.

重要提示 Important Notes

(1) 有關這項申請的決定會議日期以上載於委員會網頁(www.tppbd.gov.hk)。考慮有關這項申請的決定會議日期(即公眾諮詢)將在會議前公佈。有關這項申請的決定會議日期，請向公眾查詢(二樓)：及地下層地帶規劃處查詢。

The tentative date of the Board to consider the application has been uploaded to the Board's website (www.tppbd.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 5001), 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.

(2) 有關這項申請的決定會議日期，將在有關這項申請的決定會議前公佈。有關這項申請的決定會議日期，請向公眾查詢(二樓)：及地下層地帶規劃處查詢。

After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 5001 or 2231 4535 or the gist of the decision can be viewed at the Board's website after the meeting.

(3) 在有關這項申請的決定會議前，有關這項申請的決定會議日期，將在有關這項申請的決定會議前公佈。有關這項申請的決定會議日期，請向公眾查詢(二樓)：及地下層地帶規劃處查詢。



城市規劃委員會
2026年5月22日
Town Planning Board
22 May 2026

(任何人士如未經委員會許可而塗污、更改、毀壞或移走此告示，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.)

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

參考編號

Reference Number:

260612-105504-97471

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

12/06/2026 10:55:04

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 程雪梅

意見詳情

Details of the Comment :

致有關政府部門先生或女士:

我係居住羅湖道沙嶺村[REDACTED]號的居民，我屋企隔離地盆A/N-FTA280距離不到5米，日日聽住地盆機械操作，工程車，泥頭車的燥音，十分滋擾，點知最近政府可能再次批出工程A/N~FTA280，我地呢班居民和老人家不段受地盆燥音滋擾，工程過程中燥音大，泥塵又多，泥塵四處亂飄，又時常飄入我家中，打掃困難，現在每逢打風落雨都十分膽驚受怕，本來此地段周邊範圍都是水浸黑點，排水系統又差，每逢大雨都容易積水及水浸，我家都受過好幾次水浸入屋，水深高達1米半，所有家俬，電氣床鋪都要重新換過，損失慘重。懇求有關政府部門實際情況去規劃一下，使我們一班長者和居民可以得到平平静静的生活，可不可以重新考慮取消A/N-FTA280的審批，體恤我哋呢班長者和居民，希望有關部門聽到我們一班長者和居民的卑微心聲。祝工作顺利，身體健康，沙嶺村居民[REDACTED]號泣懇

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 13:38
收件者: tpbpd/PLAND; [REDACTED]
主旨: A/NE-FTA /280 申請

類別: Internet Email

致：城規會執事先生

就有關 A/NE-FTA /280 之申請，本人及家人極力反對此項目之申請!!

有關此地段整改，以至滋擾，多年前村民已經作出多翻投訴，甚至報警，都不得要領，此地段又未經利益關係人確認而用不法手段佔用及現在在未經政府相關部門確認完全批核下散改土地，偷偷作業。不明申請人其目的為何！同一地段，之前屢次以『家禽冷藏庫及分銷中心』為由申請，現在則以『臨時貨倉』為由申請，確實有這急切需要？其所謂貨倉，是存放何等貨品？怎樣形式存放？提取？對上址及村是否有污染!?(包括聲音污染，空氣污染、水質污染、垃圾廢棄，環境污染)貨物危險性程度、汽車往來密度，外來人進出等等！！
再次疑問！萬一事故發生影響本村民生，誰來買單!!

懇請審視

祝
愉快

沙嶺村村民
陸小姐及家人

--
发自我的网易邮箱手机智能版

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

24 "附加"

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 14:00
收件者: tpbpd/PLAND; Cyrus Chi Fung CHOW/PLAND; Rico WK TSANG/PLAND; Ryan Chi Kin HO/PLAND; Erica TI SO/HAD; Chloe CY YIP/EPD; Eric KS TAM/PLAND; Patrick Chun Ho MAN/LAO/LANDSD
副本: [REDACTED]
主旨: A/NE-FTA /280 申請
附件: IMG_20260507_112612.jpg
類別: Internet Email

致：城規會執事先生
各部門執事先生

就有關 A/NE-FTA /280 之申請，本人及家人極力反對此項目之申請!!

有關此地段整改，以至滋擾，多年前村民已經作出多翻投訴，甚至報警，都不得要領，此地段又未經利益關係人確認而用不法手段佔用及現在在未經政府相關部門確認完全批核下散改土地，偷偷作業。不明申請人其目的為何！同一地段，之前屢次以『家禽冷藏庫及分銷中心』為由申請，現在則以『臨時貨倉』為由申請，確實有這急切需要？其所謂貨倉，是存放何等貨品？怎樣形式存放？提取？對上址及村是否有污染!（包括聲音污染，空氣污染、水質污染、垃圾廢棄，環境污染）貨物危險性程度、汽車往來密度，外來人進出等等！！
再次疑問！萬一事故發生影響本村民生，誰來買單!!

懇請審視

祝
愉快

沙嶺村村民
陸小姐及家人



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

25

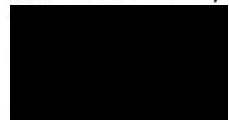
tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 15:27
收件者: tpbpd/PLAND
主旨: Comments on the Section 16 Application No. A/NE-FTA/280
附件: TPB20260612(FTA280).pdf
類別: Internet Email

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association



Registered Name 註冊名稱 : The Conservancy Association 長春社
(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 is for the sole use of the intended recipient(s) and may contain confidential information.
Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.



長春社 Since 1968

The Conservancy Association

12th June 2026

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-FTA/280

The Conservancy Association (CA) would like to express our concern on the captioned.

1. Not in line with the planning intention of Agriculture (AGR)

According to the approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone “*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. From the figures in the application, it seems that the most of the site would be formed and covered by structures. We worry that agricultural land would no longer be arable after the temporary use.

2. Adverse environmental impacts

- Adverse impact on Greater painted-snipe and other wetland-associated species: Abandoned agricultural land would become seasonally wet and offer a range of opportunities for wetland-associated and aquatic fauna. Previous studies¹ have revealed that Greater painted-snipe was once recorded in agricultural land in Sha Ling. This is a rare and localised breeding species in Hong Kong² such that any breeding sites is of conservation importance. Since similar habitat can be spotted in the application site, we worry that direct loss of

¹ Ove Arup (2016), Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Design and Construction, Final Environmental Impact Assessment Report.

² Carey G.J., Chalmers M.L., Diskin D.A., Kennerley P.R., Leader P.J., Leven M.R., Lewthwaite R.W., Melville M.S., Turnbull M. and Young L. (2001). The Avifauna of Hong Kong. Hong Kong Bird Watching Society





長春社 Since 1968

The Conservancy Association

agricultural land would also pose adverse ecological impact on Greater painted-snipe, and other wetland-associated species.

- Potential impact on the watercourse: two watercourses are spotted at southern and northern periphery of the application site. No sufficient details are available to demonstrate any indirect ecological impacts would be resulted, and how these impacts could be mitigated. Meanwhile, potential drainage impacts are also not evaluated in details. We worry that the proposed land and pond filling activities would largely change the hydrology of the site, and such change would affect the adjacent agricultural activities and temporary uses.
- No plans on land recovery: The filling of the Site will be no more than 2.5m. Afterwards, warehouse office, washroom, loading/unloading space for container vehicles, private car parking space, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

3. Undesirable precedent for similar applications

This site has been subject to land formation and vegetation clearance since 2017. Another large-scale unauthorized works have been taken place in 2025 (Figure 1). Enforcement Notice and Reinstatement Notice have been issued on the site. We are concerned that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”³. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

³ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>





長春社 Since 1968

The Conservancy Association

Figure 1 Site condition in September 2025



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 17:26
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 260612 s16 TT 786.pdf; 260612 s16 FTA 280.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

12th June, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/NE-FTA/280)**

1. We refer to the captioned.
2. Under the New Territories North proposal, one of the key developments within the Northern Metropolis, a green spine known as the “Green River Valley” is planned, culminating in the Lo Wu South area¹. We respectfully invite the Board to give serious consideration to whether approval of this application may have implications for, or potentially undermine, the Government’s long-term planning objectives for this strategic initiative.
3. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If the Board decides to approve the application, we would also like the Board to consider whether the site needs to be reinstated after the planning permission expires and, if so, whether this should be set as an approval condition.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://nm-ntnorth.hk/en/index.html?tab=nav-session-3D>

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

參考編號
Reference Number: 260928-135028-25582

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 28/09/2026 13:50:28

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

意見詳情
Details of the Comment :

請人在上址興建臨時貨倉，及進行填土工程。

首先，村道十分狹窄，若批准興建大型貨倉，頻繁進出的貨櫃車及重型貨車，會佔用居民日常出入的道路，加上村內常有長者，及學童步行出入，有機會引發交通意外，威脅沙嶺村村民的人身安全。

再者，車輛頻繁出入泥沙地會發出大量柴油廢氣，並帶來揚塵，惡化區內空氣質素，增加居民患上呼吸道疾病的風險。

最後，工程會改變地形致水浸，例如附近現時正處於工程中的冰鮮場，已因為大量的泥沙而導致了街道附近一帶容易積水。

此發展可對我們的日常生活、交通安全及居住環境帶來不少負面影響。本人促請城市規劃委員會以保障居民生命安全及生活質素為先，否決是次規劃申請（A/NE-FTA/280）。

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

參考編號
Reference Number: 260926-213922-73289

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 26/09/2026 21:39:22

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

意見詳情
Details of the Comment :

強烈反對此申請
申請書內容全 英文譯本 · 已對居民不公平。

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

參考編號
Reference Number: 260926-141524-52893

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 26/09/2026 14:15:24

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. SauFong Lau

意見詳情
Details of the Comment :

強烈反對此申報，本人 居住於此地盤對面寮屋有六，七十年之久，是土生土長沙嶺村村
民，此 地方多次申請，家人每次都反對，令村民十分擾亂及無耐。
請問有否透過居民意見及反對理由，作出合理批准。

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

260927-073857-25860

Reference Number:**提交限期**

02/10/2026

Deadline for submission:**提交日期及時間**

27/09/2026 07:38:57

Date and time of submission:**有關的規劃申請編號**

A/NE-FTA/280

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Jenny YUEN

Name of person making this comment:**意見詳情****Details of the Comment :**

反對，反對此申請，此地多次申請，每次都是爛尾收場，每次村民反對，規劃署照批准申請。回應用16A表格，申請人履行16A以下條件就行。包括申請人不是土地擁有人。

但此地(LOt465)已經有祖堂人士反對。

商人賺錢同時，都要履行社會責任，遵守香港法例。

收到居民反對意見，城市規劃委員有冇考慮對村民的訴求，對村內運輸交通，排污，排水，環境嘈音，通通擾民的事宜有沒有考慮對居民長遠影響。

本人同意北都發展是有利香港發展，但要顧及民生訴求，請給居民一點喘息空間。希望城規會慎重考慮此申請。還村民一個合理回應。

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

參考編號

Reference Number:

260928-170411-19203

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

28/09/2026 17:04:11

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陈

意見詳情

Details of the Comment :

有關政府部門先去或女士我是居住羅湖道沙嶺村[REDACTED]居民，就我家離地盆A/F-FTA280距離不到5米，十分滋擾，最近政府可能再次批出工程。我地呢班居民及長者多次提出反對，不段受地盆滋擾，每次工程中，燥音又大，泥塵又多，時常飄入家中及影响四周環境。現在每逢打風落雨都十分擔警受怕，此地段附近一帶本來都是鳥類覓食區域，也是瀑地底淫地區。本來此區域排水系統差，容易積水及水浸，同時也是水浸黑點。我家都受過好幾次水浸入屋，損失慘重。希望有關當局遵循民意，不獲批准。沙嶺村居民[REDACTED]泣懇

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

參考編號
Reference Number: 260928-183151-92220

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 28/09/2026 18:31:51

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

意見詳情
Details of the Comment :

本人是■■■■居民，本人強烈反對此申請A/N-FTA280，此地點已重覆申請多次，此工程十分擾民，多次投訴，此地點又貼近民居，附近一帶都是濕地低窪地區也是水浸黑點，排水系統又差，每逢落大雨容易積水及水浸，希望有關當局遵循民意，不獲批准

33

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

參考編號
Reference Number: 260918-144119-87693

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 18/09/2026 14:41:19

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

**意見詳情
Details of the Comment :**

I have submitted objections on multiple occasions regarding DD89, lot 445/462. I hereby lodge a firm and resolute objection against the unauthorised use and encroachment upon my land interests by other parties.

Without my consent, the relevant parties have UNLAWFULLY occupied the above-mentioned lots, infringing upon my land rights. I request your departments to carefully verify the land ownership and actual on-site occupation status of these two lots. Please order the relevant parties to cease all encroachment activities immediately, restore the land to its original condition and return the land to me.

I have raised my objections repeatedly in the past. I earnestly request your departments to take this case seriously, thoroughly investigate the actual land use, and not disregard my legitimate land rights.

Please follow up on this matter without delay.

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

參考編號
Reference Number: 260916-103554-97421

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 16/09/2026 10:35:54

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

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

意見詳情
Details of the Comment :

致:

有關政府部門先去或女士

我是居住羅湖道沙嶺村■■■■居民，就我家離地盆A/F-FTA280距離不到5米，十分滋擾，最近政府可能再次批出工程。我地呢班居民及長者多次提出反對，不段受地盆滋擾，每次工程中，燥音又大，泥塵又多，時常飄入家中及影响四周環境。現在每逢打風落雨都十分擔驚受怕，此地段附近一帶本來都是鳥類覓食區域，也是濕地底滯地區。本來此區域排水系統差，容易積水及水浸，同時也是水浸黑點。我家都受過好幾次水浸入屋，損失慘重。

希望有關當局遵循民意，不獲批准。

沙嶺村居民■■■■泣懇

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

參考編號
Reference Number: 260929-201928-82384

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 29/09/2026 20:19:28

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. KS YUEN

意見詳情
Details of the Comment :

反對此申請，此地之前申請編號A/NE-FTA/247多次被投訴，公眾假期開工，堆填建築家居廢料，泥沙滾滾，無做圍封，攪到家家戶戶屋內泥沙鋪滿地。村民有冤無路訴。此地盤擾亂村民日常生活，對村民十分困擾，地盤十分近民居，嘈音令村民無法休息。此處低窪地帶，保育濕地，水浸黑點。請問城規會此地盤在規劃方面有否正視有關問題，規劃本身是規劃香港美好環境，但是日日擾民，對村民來說是一種精神虐待。希望城規會委員 拒絕。此申請

3513/160

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月29日星期二 16:54
收件者: tpbpd/PLAND
主旨: Fwd: 反對申請A/NE-FTA/280

類別: Internet Email

----- Forwarded message -----

寄件者: [REDACTED]
Date: 2026 年 6 月 8 日 週一 21:54
Subject: 反對申請 A/NE-FTA/280
To: <tpbpd@pland.gov.hk>

致城規會委員

本人是土生土長沙嶺村村民，強烈反對 A/NE-FTA/280 申請。

此地不適合興建"臨時倉庫"，現有申請 A/NE-FTA/247，工程已開展 18 個月，長期嘈音，堆填環保廢料，沙泥滾滾，低窪地帶，甚至假日工作(民居有報警處理)，已產生對居民影響問題(規劃署有否正視)。

此地点非常非常接近民居，水浸黑点，低窪濕地，每逢雨季，村民居所有水浸嘅危機。

地盤面向民居，居民身心崩潰，活在惶恐不安的日子。

規劃本身令香港社會有個美好明天，規劃不應令沙嶺村村民飽受困苦生活。私人發展理應盡社會責任，賺錢同時，應考慮村民嘅需要。顧及村民嘅生活。

社會發展不應剝奪村民的基本生存權。

懇請官員重新審視，體恤民苦，拒絕審批此申請。

沙嶺村村民 Miss Yuen。

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

參考編號

Reference Number:

260929-204010-77209

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

29/09/2026 20:40:10

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG WING

意見詳情

Details of the Comment :

本人多次反對此地盤申請，地基不穩，申請人在嘈音及沙塵方面無處理過，無考慮村民感受，只是着重商人利益一面，村民多次投訴，要各局處理投訴及跟進，浪費香港政府人力物力，浪費香港納稅人的金錢。
強烈反對此申請

36

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

參考編號
Reference Number: 260918-145457-82132

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 18/09/2026 14:54:57

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Tam wai sze

**意見詳情
Details of the Comment :**

致城市規劃委員會：就申請編號A/NE-FTA/280正式反對書

致：城市規劃委員會

本人 / 我方就申請編號A/NE-FTA/280 (地點：文錦渡丈量約份第89約多個地段及毗連政府土地，擬作為期3年臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程)，現正式提出強烈反對，反對理由陳述如下：

一、申請地點業權存有重大爭議

本申請的地點描述為「文錦渡丈量約份第89約多個地段和毗連政府土地」，當中包含多幅並非屬於申請人擁有的私人地段。

申請人並未取得該等私人土地擁有人的書面同意，卻將該等私人地段納入是次規劃申請的地盤範圍之內。有關土地擁有人已經入稟法庭，申請法庭命令禁止申請人在未經許可之下使用有關私人土地，有關業權糾紛現正進行司法程序當中。

二、圍封土地，剝奪土地擁有人行使土地權利

申請人現已對申請範圍內的土地 (包含私人地段以及毗連之政府土地) 進行圍封。有關圍封行動，直接阻擋各私人土地擁有人進入及返回屬於自己的地段，令土地業主無法行使其合法擁有的土地使用、進出、管有權利。

倘若城規會在現有業權爭議未解決的情況下批准A/NE-FTA/280這宗臨時用途申請，會變相認可申請人佔用未經同意之私人土地及圍封土地的狀況，剝奪其他土地擁有人取回及使用自己土地的法定權利，嚴重侵害私人業權。

三、核心反對理據

1. 規劃申請地盤範圍納入多幅非申請人所持有的私人地段，尚未取得相關土地擁有人同意，業權存在未經解決的法律訴訟，在此情況下不適合審批本臨時用途申請。
2. 申請人透過圍封設施，阻礙合法土地擁有人進入自己的土地，若申請獲批，會鞏固該種阻礙業主行使業權的既成事實。
3. 在私人土地業權爭議未透過法庭程序解決前，批准本申請會造成不公，亦會開立不良先例。

四、我方訴求

1. 城市規劃委員會應否決申請編號A/NE-FTA/280之規劃申請。
2. 要求申請人停止圍封有關私人地段及政府土地，移除圍封障礙，容許合法土地擁有人自由進出及取回屬於自己的土地。
3. 待申請人釐清全部地盤範圍內的業權，並取得所有相關私人土地擁有人同意之後，方可再重新提交規劃申請。

我方保留一切行政申訴及法律權利，並可提供有關法庭文件作佐證。

此致

城市規劃委員會



LEUNG, LEUNG & CO.
Solicitors • Hong Kong
梁，梁律師行

Our ref: T0003-001/SL/SL
Your ref: TPB/A/NE-FTA/280

BY FAX (2877 0245) ONLY

Town Planning Board

15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Ms. Ivy Wong/ Mr. Timothy Wu/ Ms. Charmaine Ng

22 September 2026

Dear Sirs,

Re: Lot 445 and Lot 462 of DD 89

We act for our client Treasure Valley Enterprises Limited ("our Client"). We also refer to the captioned two pieces of land and our previous correspondences on this matter. We further refer to Planning Application No. A/NE-FTA/280 ("Application No. 280").

It has come to our attention that the applicant of Application No. 280 has submitted further information to supplement the application, hence the Town Planning Board is inviting comments from the public on or before 2 October 2026.

We write to put on record again that our Client **strenuously opposes** Application No. 280 because it covers the captioned two pieces of land owned by our Client, and our Client strenuously disagrees with developing the land, and such proposals have been completely without the knowledge or authorization or consent of our Client.

Our Client has successfully obtained court order in HCMP 2211/2025 and HCMP 2212/2025 respectively for Lot 445 and Lot 462 and currently liaising with the Bailiff's Office to conduct enforcement action to obtain vacant possession of Lot 445 and Lot 462.

Our client's representative Mr. Simon Ng also submitted a comment to Application No. 280 on 18 September 2026 with reference number 260918-144119-87693.

In the premises, we **strongly demand** your good Department **not to grant** any license under Application No. 280 or any future applications regarding Lot 445 and Lot 462 of DD 89 without the express authorization and consent from our Client. Should Application No. 280 be granted, we expressly reserve the right to institute legal proceedings including to claim damages and other reliefs from your good Department.

Yours faithfully,

LEUNG, LEUNG & CO.

c.c.: Planning Department (by fax: 2877 0389 only);

Development Bureau (by fax: 2845 3489 only);

Standard Billion Limited, Applicant in Application No. 280 and Application No. 247

Partners

Eviana Leung 梁邦媛律師*†

Stephen Leung 梁盛蔭律師†

* China-Appointed Attesting Officer 中國委託公証人

† GBA Lawyer 大灣區律師

in association with Y.T. Chan & Co.

聯營律師事務所: 陳應達律師事務所

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月25日星期五 16:08
收件者: tpbpd/PLAND; [REDACTED]
主旨: 有關的規劃申請編號: A/NE-FTA/280
附件: ANEFTA280 Various Lots in DD 89 and Adjoining Government Land Man Kam To.pdf
類別: Internet Email

致城市規劃委員會秘書：

附上有關的規劃申請編號: A/NE-FTA/280 的反對意見回覆如下及請查附件:-

反對意見:

有關的規劃申請編號 The application no. to which the comment relates A/NE-FTA/280

1. 水務署對上蓋荷載、振動、挖掘、填土有嚴格限制。16 米貨櫃車日日行過／停近東江水管帶，有壓壞、沉降、漏水風險，實際施工及營運期間仍難免對鄉郊寧靜環境及生態造成滋擾，貨倉運作可能帶來大型機械噪音、塵埃、金屬污水影響。
2. 暴雨時雨水是匯流的。文錦渡路、羅湖道、本地小路及下游水道承受的是整片沙嶺／文錦渡貨倉帶的總逕流，貨倉填土一旦完成，遇黑雨或新界北水浸特別報告時，受影響的將是使用文錦渡路的村民、沙嶺一帶住戶。
3. 交通及道路安全，加重文錦渡路及羅湖道路負擔，出入口經本地小路接駁文錦渡路，擬引入貨櫃車及中型貨車（6 個貨櫃車上落貨位 + 3 個中型貨車位）。文錦渡路及羅湖道已是邊境貨運及本地交通繁忙路段，重型車輛進出將增加擠塞、噪音及意外風險。

「提意見人」姓名/名稱 Name of person/company making this comment
打鼓嶺區鄉事委員會

敬請回覆收妥上述電郵及以透過傳真 2877 0245 回覆文件。

如有任何問題,歡迎與本會聯絡 Joey 劉小姐聯絡: [REDACTED]。

專此奉達,順頌

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

鈞安

打鼓嶺區鄉事委員會

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-FTA/280

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

1. 水務署對上蓋荷載、振動、挖掘、填土有嚴格限制。16 米貨櫃車日日行過 / 停近東江水管帶，有壓壞、沉降、漏水風險，實際施工及營運期間仍難免對鄉郊寧靜環境及生態造成滋擾，貨倉運作可能帶來大型機械噪音、塵埃、金屬污水影響。
2. 暴雨時雨水是匯流的。文錦渡路、羅湖道、本地小路及下游水道承受的是整片沙嶺 / 文錦渡貨倉帶的總逕流，貨倉填土一旦完成，遇黑雨或新界北水浸特別報告時，受影響的將是使用文錦渡路的村民、沙嶺一帶住戶。
3. 交通及道路安全，加重文錦渡路及羅湖道路負擔，出入口經本地小路接駁文錦渡路，擬引入貨櫃車及中型貨車（6 個貨櫃車上落貨位 + 3 個中型貨車位）。文錦渡路及羅湖道已是邊境貨運及本地交通繁忙路段，重型車輛進出將增加擠塞、噪音及意外風險。

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

[Redacted signature area]



簽署 Signature _____

日期 25 Sep 2026

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-FTA/280
電話號碼 Tel. No.: 2158 6241
傳真機號碼 Fax No.: 2691 2806

郵寄

打鼓嶺區鄉事委員會

先生／女士：

文錦渡丈量約份第 89 約多個地段和毗連政府土地
擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期 3 年）
（申請編號：A/NE-FTA/280 - 申請人提交的進一步資料）

請參閱隨函夾附由城市規劃委員會（下稱「城規會」）發出的法定通知。一如通知所述，關於申請人就標題所述的規劃申請（涉及你所屬的地區）提供意見。如果你或公眾人士欲就申請人提交的進一步資料提供意見，則必須於 **2026 年 10 月 2 日** 或之前以書面方式直接向城規會提出。根據《城市規劃條例》，任何逾時提出的意見將不獲接納。你或公眾人士可以在夾附的表格上填寫意見。另夾附申請的摘要及位置圖，以供參考。詳細的申請資料可於城規會網頁 (https://www.tpb.gov.hk/tc/plan_application/A_NE-FTA_280.html 或掃描以下二維碼) 或規劃署的規劃資料查詢處 (查詢熱線 2231 5000) 查閱。

請安排將有關法定通知及申請摘要連同位置圖，展示於貴辦事處，以供查閱，直至 2026 年 10 月 2 日止。



城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<https://www.tpb.gov.hk/>)。

供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於規劃署的規劃資料查詢處 (查詢熱線 2231 5000) 及城規會網頁 (<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱。

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

參考編號

Reference Number:

260929-220142-92360

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

29/09/2026 22:01:42

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. wong wing hong

意見詳情

Details of the Comment :

反對A/NE-FTA/280申請，商人只顧自己利益一方，並沒有考慮嚴重影響居民生活。
在環境，排污，排水，嘈音，保育環境生態上，未能顧及村民的憂慮。
如此地興建臨時貨倉，在有火警發生時，有冇顧及村民安危。

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

參考編號

260930-004101-20160

Reference Number:

提交限期

02/10/2026

Deadline for submission:

提交日期及時間

30/09/2026 00:41:01

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. May Yuen

Name of person making this comment:

意見詳情

Details of the Comment :

致城市規劃委員會：

強烈抗議並堅決反對規劃申請編號 A/NE-FTA/280

本人作為飽受困擾的鄰近居民，對虎地坳及沙嶺再度提交興建臨時貨倉及填土工程的申請（編號：A/NE-FTA/280）表示最嚴厲的譴責與堅決反對。

首先，我們對該地段在過去已被否決的情況下，仍不斷由不同申請人名義「重覆、頻密地提交性質極為相似申請」的變相闖關行為，感到極度遺憾與忍無可忍。同一幅土地在短期內不斷調換代理人或空殼公司名稱捲土重來，這種「不折不扣的重覆闖關行為」（Persistent Resubmission），本質上是利用行政程序對當地社區進行疲勞轟炸。這不僅對居民造成長期的精神困擾，更是企圖繞過規劃限制，公然挑戰城規會的審批公信力。城規會若不嚴厲拒絕這種重覆試探底線的申請，將變相縱容「先破壞、後發展」的歪風。其次，此項自擬進行的大規模填土工程，將大幅增加周邊民居的極端水浸風險，直接威脅居民的生命財產安全。該區本屬低窪地帶，近年在颱風及暴雨期間已飽受水浸之苦。現有的自然泥土和植被是唯一的吸水與緩衝屏障。一旦這片土地被強行填平並鋪上石屎，自然地表徑流將被徹底截斷。在極端天氣頻發的當下，大量雨水必定向周邊的民居和農田瘋狂傾瀉，造成嚴重的人為水災隱患。

再者，項目營運引致重型貨車頻繁進出，將徹底摧毀鄉郊社區的居住環境與交通安全。文錦渡一帶的道路極為狹窄，根本無法承載持續不斷的重型車輛。這不僅會帶來嚴重的噪音與揚塵污染，更會對村內長者及學童的出行安全構成直接且迫切的威脅。

基於上述對地區生態、排水、交通及居民福祉的嚴重負面影響，懇請城規會體恤民瘼，嚴正拒絕這種不斷變更名義重覆闖關的投機申請，堅決否決編號 A/NE-FTA/280，以保障居民基本的安居權益。

反對居民

2026年9月29日

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

260930-151522-43139

Reference Number:**提交限期**

02/10/2026

Deadline for submission:**提交日期及時間**

30/09/2026 15:15:22

Date and time of submission:**有關的規劃申請編號**

A/NE-FTA/280

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. 袁惠棠

Name of person making this comment:**意見詳情****Details of the Comment :**

本人就 A/NE-FTA/280 提出強烈反對，要求整宗拒批。

低窪濕地加水浸黑點：該地段位處低窪地帶，鄰近天然溪澗，歷來是區內公認的水浸黑點。每逢大暴雨，周邊一帶積水嚴重，曾導致農地淹沒、車輛死火及民居受浸。

填土必致水浸惡化：申請人擬進行大規模填土，勢必抬高地台、截斷天然排水路徑、壓縮原有低窪蓄洪空間。這等於將上游及場內的洪水直接逼向 131、132A、132B 及 133 號等民居，嚴重威脅居民生命財產安全。

3米緩衝區完全無法解決水患：申請人聲稱設置3米緩衝區分隔天然溪，但緩衝區只能阻隔行人視線，完全擋不住暴雨期間的洪峰與逕流。這是企圖以表面功夫掩飾實質的排水災難。

未做獨立排水影響評估（DIA）：在如此敏感的低窪水浸黑點進行填土工程，申請人僅沿用舊案報告，根本未提交渠務署接納的獨立排水影響評估，無法證明填土後不會加劇周邊水浸。

訴求：在沒有渠務署書面同意及獨立排水評估前，絕對不能批准任何填土工程。為保障居民免受水浸威脅，必須整宗拒批。

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

參考編號

260930-151741-51617

Reference Number:

提交限期

02/10/2026

Deadline for submission:

提交日期及時間

30/09/2026 15:17:41

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 袁志宏

Name of person making this comment:

意見詳情

Details of the Comment :

本人就 A/NE-FTA/280 提出強烈反對，要求整宗拒批。

所謂「3年臨時」實為徹頭徹尾的謊言：申請人聲稱為期3年的臨時用途，但實際方案包括大規模填土、興建3座構築物、鋪設硬地、架設2.5米高圍牆、安裝水電及食堂設施。

設施完全不可逆轉：上述工程一經施工，土地形態已被永久改變，硬質化地面及地基根本不可能在3年後回復原狀。這完全違反《城市規劃條例》第16條「臨時用途」的立法原意——臨時許可不是用來做實質土地用途改變的後門。

借「臨時」之名行永久侵佔之實：若城規會批准，等於變相容許發展商以「臨時」為掩護，將農地及濕地永久轉為物流基地。此例一開，全港農業地帶皆可藉此漏洞被蠶食，城規制度將淪為廢紙。

重複申請反映誠信問題：同址曾以 A/NE-FTA/247 處理同類臨時貨倉及填土。申請人未解決舊案可能留下的環境及違規問題，又再提出實質相同的申請，顯示其並非真正需要「臨時」過渡，而是長期霸佔土地的策略。

訴求：此申請並非真正臨時用途，而是以臨時為名的土地掠奪。城規會應堅守規劃原意，整宗拒絕此申請。

43

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

參考編號

Reference Number:

260930-152058-69088

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

30/09/2026 15:20:58

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yuen yi man

意見詳情

Details of the Comment :

本人就 A/NE-FTA/280 提出強烈反對，要求整宗拒批。

本人居住地點只距離工地3米。該等填土等於在本人門前蓋高樓。

與周邊寧靜鄉郊環境格格不入：該處周邊均為低密度民居、農地及自然環境，並無任何工業或物流設施。引入貨倉（即使不含危險品）將帶來重型車輛廢氣、懸浮塵埃、油污徑流、食堂油煙及污水，嚴重污染原有潔淨環境。

填土高牆擋景，毀滅性破壞景觀：申請人擬填土抬高地台，再加建2.5米高實心金屬圍牆，等於在民居與自然環境之間築起一道巨大的視覺屏障，徹底遮擋原有開揚景觀及自然風景，嚴重降低居民生活質素。

每日噪音持續擾民：貨櫃車早晚進出（07:00-19:00）、裝卸貨物、重型機械運作及發電機轟鳴，將產生持續性低頻噪音及震動。2.5米實心金屬牆根本無法阻隔低頻噪音，所謂「緩衝」只是自欺欺人。

100米內有住宅，環保署已關注：根據進一步資料，環保署已明確指出場地邊界100米內有住宅且涉及重型車，從環境規劃角度未能支持。僅靠圍牆和緩衝無法解決實質的噪音與空氣污染問題。

訴求：此發展與周邊環境完全不協調，污染及滋擾不可接受。要求整宗拒批，絕不允許在民居旁邊興建此等破壞性設施。

44

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

參考編號
Reference Number: 260930-152430-06364

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 30/09/2026 15:24:30

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Chan shui fong

意見詳情
Details of the Comment :

本人就 A/NE-FTA/280 提出強烈反對，要求整宗拒批。

施工必然破壞原有濕地生態：場內濕地及低窪草澤是本地重要的自然生境。申請人擬進行的大規模填土、重型車輛進出、機械震動及泥水徑流，必然對濕地生態造成不可逆轉的破壞。施工期間的塵埃與人為干擾，足以殺死濕地內的雀鳥、兩棲類及水生生物群落。

漁護署要求縮界，申請人敷衍了事：進一步資料顯示，漁農自然護理署已從自然保育角度，要求考慮調整申請邊界以剔出濕草地。但申請人僅以「保留濕地及加設圍欄」敷衍回應，完全無視專業部門的意見。

圍欄根本無法保護濕地：圍欄只能阻擋行人進入，但擋不住填土壓實導致的地下水位改變、擋不住暴雨時夾帶油污和泥沙的逕流、也擋不住夜間燈光及施工震動對野生動物的驅離效應。

濕地是天然蓄洪屏障：破壞濕地不僅是生態災難，更會喪失其原有的蓄洪功能，進一步加劇周邊地區的水浸風險。

在濕地附近蓋建完全不相乎的設施 完全改變整片生態環境。跟周遭環境格格不入。

本人訴求：必須將濕地、低窪草澤及天然溪緩衝帶整塊剔出申請範圍，而非僅以圍欄敷衍。在未有漁護署書面不反對及獨立生態評估前，整宗拒批。

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

參考編號

260930-152628-88929

Reference Number:

提交限期

02/10/2026

Deadline for submission:

提交日期及時間

30/09/2026 15:26:28

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Cheung kam yu

Name of person making this comment:

意見詳情

Details of the Comment :

本人就 A/NE-FTA/280 提出強烈反對，要求整宗拒批。

根本是發展商霸佔官地：該地段涉及多幅 D.D.89 地段及「毗連政府土地」。我們強烈質疑申請人根本無合法權源全面控制該等政府土地。所謂「3年臨時貨倉」實為發展商長期霸佔官地及鄰近農地的手段，利用規劃制度漏洞將公共資源變成私人物流基地。

完全改變土地作用，踐踏農業地帶規劃：該地段劃為「農業」地帶，法定規劃意向是保護農地、濕地及支持鄉郊活動。申請人擬將整塊土地填平起貨倉，是徹底將農業用地非法轉為工業/物流用途，與法定圖則完全背道而馳。

懷疑涉及未經批准工程：根據進一步資料，土力處已指出場內及附近有懷疑未經批准斜坡工程。在未查清並清理這些非法岩土工程前，絕不能批准任何新的填土或建築工程，否則等同縱容違法行為。

絕不能助長以「臨時」掩飾實質開發的歪風：若城規會批准此申請，等於政府縱容私人發展商侵佔公共資源，可能涉及官商不當利益輸送，嚴重損害公眾利益。

訴求：要求城規會整宗拒批，並將霸佔政府土地及懷疑未經批准工程的疑雲，立即轉交地政總署及相關執法部門跟進調查。

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

參考編號

Reference Number:

260930-210324-94742

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

30/09/2026 21:03:24

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. FANYUEN

意見詳情

Details of the Comment :

本人土生生長沙嶺村村民，反對A/NE-FTA/280申請，此地盤已令周邊環境烏煙脹氣，此處沒有排污，排水渠的設施，已令经常水浸低窪地帶水浸風險加劇。近民居嘈音嚴重影响村民生活。申請又沒有附加條件要求申請人安裝隔音屏，村民多次反對及投訴，希望當局已人為本，慎重考慮村民擔憂及無耐。

47

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

參考編號

261001-044745-49999

Reference Number:

提交限期

02/10/2026

Deadline for submission:

提交日期及時間

01/10/2026 04:47:45

Date and time of submission:

有關的規劃申請編號

A/NE-FTA/280

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Leo Poon

Name of person making this comment:

意見詳情

Details of the Comment :

致城市規劃委員會：

反對規劃申請編號 A/NE-FTA/280

本人強烈反對位於虎地坳及沙嶺的臨時貨倉連填土工程申請（編號：A/NE-FTA/280），理據如下：

第一，破壞鄉郊生態與景觀。擬議地點位於自然環境保存良好的鄉郊地區。大規模填土工程將永久破壞現有地形與植被，對周邊生態造成不可逆轉的干預，並與該區原有的鄉郊風貌極不協調。

第二，加劇交通負荷與安全隱患。文錦渡一帶的道路設計主要供村民及輕量交通使用。貨倉營運必然引致大型貨車頻繁出入，將嚴重超出周邊道路的承載力，加劇交通擠塞，並對當地居民及行人構成嚴重的安全威脅。

第三，引發環境及排水問題。填土工程將改變自然地表徑流，大幅增加周邊低窪地區在雨季時的嚴重水浸風險。同時，貨倉營運所產生的噪音、揚塵及光污染，將嚴重滋擾鄰近居民，降低生活質素。

城規會應緊守規劃把關職責，保障鄉郊環境與居民福祉，懇請委員否決此項不合理的申請。

48

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

參考編號

Reference Number:

261001-122209-21842

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

01/10/2026 12:22:09

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss WONG SUET YING

意見詳情

Details of the Comment :

反對！！

此地點並不適合規劃經營臨時貨倉

此發展已對周邊地區帶來重大負面影響。

49

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

參考編號

Reference Number:

260930-164434-80701

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

30/09/2026 16:44:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Choi wing chung

意見詳情

Details of the Comment :

致：

有關政府部門先去或女士

我是居住羅湖道沙嶺村[REDACTED]居民，就我家離地盆A/F-FTA280距離不到5米，十分滋擾，最近政府可能再次批出工程。我地呢班居民及長者多次提出反對，不段受地盆滋擾，每次工程中，燥音又大，泥塵又多，時常飄入家中及影响四周環境。現在每逢打風落雨都十分擔驚受怕，此地段附近一帶本來都是鳥類覓食區域，也是濕地底漥地區。本來此區域排水系統差，容易積水及水浸，同時也是水浸黑點。我家都受過好幾次水浸入屋，損失慘重。

希望有關當局遵循民意，不獲批准。

沙嶺村居民[REDACTED]泣懇

50

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

參考編號
Reference Number: 261002-224937-01032

提交限期
Deadline for submission: 02/10/2026

提交日期及時間
Date and time of submission: 02/10/2026 22:49:37

有關的規劃申請編號
The application no. to which the comment relates: A/NE-FTA/280

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YUEN Man HO

**意見詳情
Details of the Comment :**

本人反對此申報
理據

- 1.嚴重影響村民生活
- 2.不適合建興 所謂 臨時貨倉
- 3.土地擁有權問題
- 4.嘈音，空氣污染，排水污染已對周邊環境及村民帶來嚴重影響。
- 5.申請人 被迫收地遷移，沒有理由要沙嶺村村民埋單。

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

參考編號

Reference Number:

261001-181429-13519

提交限期

Deadline for submission:

02/10/2026

提交日期及時間

Date and time of submission:

01/10/2026 18:14:29

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/280

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss M Yuen

意見詳情

Details of the Comment :

To: The Secretary, Town Planning Board

Email: tpbpd@pland.gov.hk

Subject: Strong Objection to Planning Application No. A/NE-FTA/280 — Proposed Temporary Warehouse with Associated Filling of Land at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To

Dear Sir/Madam,

I am writing as a local resident of Sha Ling to express my unequivocal and strong objection to the new planning application (No. A/NE-FTA/280) submitted by the applicant.

The site in question is subject to a prior approval under Application No. A/NE-FTA/247. The applicant has systematically failed to comply with or discharge the mandatory approval conditions imposed under the previous permission, yet has repeatedly lodged new planning applications to perpetuate a state of non-compliance and tactical deferral. This perpetual cycle of applications inflicts a disproportionate psychological and environmental burden on the local community, amounting to procedural injustice and a severe disruption of our right to a peaceful enjoyment of our properties.

The proposed development will not only inflict irreversible damage on the local rural ecology but will also generate severe, adverse externalities impacting the daily lives, traffic safety, and environmental hygiene of nearby residents. My specific grounds of objection are detailed below:

1. Abuse of Planning Procedures and Lack of Bonafide Intention to Comply with Approval Conditions

The Town Planning Board (the Board) must critically examine the applicant's track record concerning Application No. A/NE-FTA/247 and the subsequent Section 16A amendment (A/NE-FTA/247-9). As explicitly noted by the Planning Department previously, the applicant's progress in complying with approval conditions has been chronically deficient, with cumulative extensions of time totaling 21 months—far exceeding the standard 18-month threshold. The previous extension was explicitly designated as the "final extension."

Anticipating the imminent expiry of the final grace period on September 6, 2026, the applicant filed this entirely new application (A/NE-FTA/280) in May 2026. This represents a transparent "tactical substitution" (化整為零、借屍還魂) designed to circumvent the legal consequences of fa

filling to implement mandatory mitigation measures under the previous permission. Allowing such continuous, cyclical applications effectively transforms a "temporary use" into a permanent brownfield operation, directly violating the spirit of Town Planning Board Guidelines No. 34D (TPB PG-No. 34D).

1. Massive Scale of Land Filling (Over 16,000 sq.m.) Threatening Ecologically Sensitive "Agriculture" ("AGR") Zone

The current application involves a substantial site area of 16,256 square metres. Conducting large-scale land filling operations within an active "Agriculture" zone will irrevocably disrupt the natural sub-surface hydrology and topography. During the monsoon season and severe typhoon events, this will severely elevate the pluvial flooding risks for adjacent villages and access roads. Furthermore, the extensive land filling will cause permanent ecological degradation to local habitats, completely contradicting the planning intention of the "AGR" zone, which is to retain and safeguard agricultural land for agricultural purposes.

1. Exponential Increase in Heavy Vehicle Traffic Compromising Road Safety and Residential Amenity

The proposed temporary warehouse will generate substantial logistics-driven traffic, introducing a high frequency of heavy goods vehicles (HGVs) and container trucks onto Man Kam To Road daily. Man Kam To Road is already operating at or near local capacity. The additional heavy vehicle load will not only aggravate localized traffic congestion but will also emit pervasive noise, fugitive dust, and structural vibrations. This directly compromises the residential amenity and health of nearby residents, stripping the community of its quiet enjoyment.

1. Gross Deficiencies in Technical Assessments and Failure to Demonstrate Environmental Acceptability

A review of the submitted documents for Application No. A/NE-FTA/280 reveals that the applicant has failed to provide comprehensive, rigorously modeled technical assessments—specifically a Drainage Impact Assessment (DIA), Traffic Impact Assessment (TIA), and Environmental Assessment (EA). In the absence of validated scientific data and empirical baselines, the applicant cannot demonstrate that the massive land filling will not pose immediate flooding hazards to surrounding settlements, nor can they prove that the heavy vehicle maneuvers can be safely accommodated by the junction layout of Man Kam To Road. The Board should not approve high-impact developments where critical technical justifications are absent.

Conclusion

In light of the above, this application constitutes a clear exploitation of the planning regime, facilitating the gradual encroachment of brownfield operations into pristine rural and agricultural lands. To safeguard the essential living conditions of Sha Ling residents, and to preserve the ecological and infrastructural integrity of the Man Kam To area, I strongly urge the Town Planning Board to uphold planning justice and reject Application No. A/NE-FTA/280.

Thank you for your time and careful consideration of the local community's grievances.

Yours faithfully,

M Yuen
Resident (Sha Ling)

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

53

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年10月02日星期五 10:45
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 261002 s16 FTA 280.pdf; 261002 s12a TYST 10c.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

2nd October, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/NE-FTA/280)**

1. We refer to the captioned.
2. Under the New Territories North proposal, one of the key developments within the Northern Metropolis, a green spine known as the “Green River Valley” is planned, culminating in the Lo Wu South area¹. We respectfully invite the Board to give serious consideration to whether approval of this application may have implications for, or potentially undermine, the Government’s long-term planning objectives for this strategic initiative.
3. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If the Board decides to approve the application, we would also like the Board to consider whether the site needs to be reinstated after the planning permission expires and, if so, whether this should be set as an approval condition.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://nm-ntnorth.hk/en/index.html?tab=nav-session-3D>

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

54

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年10月01日星期四 22:06
收件者: tpbpd/PLAND
主旨: Re: A/NE-FTA/280 DD 89 Nam Kam To Road
類別: Internet Email

Dear TPB Members,

Relocaiton is no justification for approving development of brownfield close to the village play ground.

Traffic, safety and environmental impact should beprimary considerations.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 11, 2026 12:33:02 AM
Subject: A/NE-FTA/280 DD 89 Nam Kam To Road

Dear TPB Members,

247 was streamlined and rubberstampe on 6 Dec 2024 with the support of Sec for Development.

Another site with clear Drainage issues as the site is completely surrounded by water courses. However conditions not fulfilled.

Table 1 Details of Compliance with Approval Conditions of the Previous Application
Approval Conditions of Application No. A/NE-FTA/247 Date of Compliance

- (a) The submission of a revised ecological impact assessment (EcolA) 05.02.2025
- (b) The implementation of the revised EcolA **Not complied with**
- (c) The submission of a revised drainage impact assessment (DIA) 24.07.2025
- (d) The implementation of the flood mitigation measures and drainage facilities **Not complied with**
- (f) The submission of a fire service installations (FSIs) proposal **Not complied with**
- (g) The implementation of the FSIs proposal **Not complied with**
- (h) The implementation of traffic management measures **Not complied with**

TPB members by rubberstamping roll over applications with a clear indication of foot dragging on following the regulations **are displaying the same STANDARDS OF NEGLIGENCE AS THOSE EXHIBITED BY THE MANY PARTIES RESPONSIBLE FOR THE TAI PO FIRE.**

When you took office you agreed to abide by the guidelines and procedures. Failure to do so is Misconduct in Public Office.

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

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 22 November 2024 2:24 AM HKT
Subject: Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

The Applicant's statement raises a number of issues:

As the proposed development is intended to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu due to land resumption to pave way for the second phase development of Hung Shui Kiu/Ha Tsuen New Development Area, the special background of the application should be considered on individual merit.

THE ADMINISTRATION HAS YET TO MAKE A PUBLIC ANNOUNCEMENT THAT IN ORDER TO FACILITATE DEVELOPMENT OF HUNG SHUI KIU ALL AGRICULTURE ZONED LAND IN THE TERRITORY IS NOW OPEN TO BROWNFIELD DEVELOPMENT.

IT IS ABOUT TIME THAT TPB MEMBERS REQUEST DATA FROM DEVELOPMENT BUREAU RE THE ESTIMATED CUMULATIVE TOTAL OF AGRICULTURE ZONING IT INTENDS TO SUPPORT FOR THIS EXERCISE.

and approval of the current application would not set an undesirable precedent within the "AGR" zone.

UNDER THE AMENDMENTS TO

TPB PG-No. 13G (Revised April 2023): TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

CONSIDERABLE TRACTS OF 'AGRICULTURE' ZONING HAVE ALREADY BEEN ALLOCATED UNDER CAT 2 GIVING THE COMMUNITY THE IMPRESSION THAT THE EXTENSION TO BROWNFIELD OPERATIONS WOULD BE CONFINED TO THESE LOCATIONS

The applicant will reinstate the Site to an amenity area after the planning approval period. SO DOES THE APPLICANT INTEND TO LOOK FOR ANOTHER SITE BEFORE THE THREE YEAR DEADLINE? OF COURSE NOT, THE INTENTION WOULD BE TO DEVELOPE A 'FOREVER HOME'. THIS STATEMENT SHOULD BE BANNED FROM THE APPLICATION PROCESS AS ONCE TRASHED THESE SITES WILL NEVER BE REINSTATED.

There are significant departmental objections so the streamlining this application cannot be tolerated.

Mary Mulvihill

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

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 20 October 2024 3:17 AM HKT

Subject: Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

In view of the drainage issues and proximity to watercourses this application has to be rejected IF, and regrettably this is doubtful, TPB'S OWN APPROVED GUIDELINES HAVE ANY SUBSTANCE.

This district is Cat 3 and 4, **"existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable"**

TPB PG-No. 13G (Revised April 2023)

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

There is no justification for approval.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 15 July 2024 2:55 AM HKT

Subject: A/NE-FTA/247 DD 89 Nam Kam To Road

A/NE-FTA/247

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area: About 16,256m² Includes Government Land of about 80m²

Zoning: "Agriculture"

Applied Development: Warehouse / 19 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. In 2018 the site was rejected under an application for Hydroponic Farming. But since then the government has reneged on its pledges to phase out brownfield operations and is fully committed to converting every field in NT to such use.

Members should refer to the papers and minutes re 186 and question why the site has been completely stripped of vegetation and is now being applied for a use that is not Col 2. Neither is

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

the area one of those designated under the manipulative Notes that effectively render zoning obsolete.

This is an area with considerable farming activity. There are ponds on adjacent lots. The site is beside a playground so the introduction of frequent trips by large vehicles is certainly not appropriate.

Why has the government not ensured that its mega construction projects do not include sturdy multi floor warehouses?

The application should be rejected as it is inconceivable that white becomes black in such a short time frame.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 1 November 2018 2:35 AM HKT
Subject: Re: A/NE-FTA/186 DD 89 Nam Kam To Road

Dear TPB Members,

The 7 Sept minutes include additional information with regard to illegal operations at this site:

DEP had also received environmental complaints concerning the site in the past three years and during one of their ambush operation, **a truck driver was caught red-handed dumping construction and demolition waste at the Site and he was convicted under Waste Disposal Ordinance.**

PD: The Site was over 1.5 hectares and **majority of it had been filled up without planning permission. The current application was a "Destroy First, Build Later" case.** Although the northern part of the Site covering Lots 466, 520RP, 521 to 523 in DD89 had once obtained approvals from the Agriculture, Fisheries and Conservation Department and LandsD for erection of agricultural structures, the land filling activities at that part of the Site exceeding +3.9mPD had never been agreed by relevant departments and the relevant Letter of Approval (LoA) and associated Certificates of Exemption (for Building Works and Site Formation) were cancelled and revoked on 12.10.2017.

It is blatantly obvious that this application has zero merit and that the relevant authorities must pursue remedial measures so that the site is restored.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>

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

Sent: Monday, August 6, 2018 2:20:24 AM

Subject: A/NE-FTA/186 DD 89 Nam Kam To Road

A/NE-FTA/186

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area : About 15,836m² Includes Government Land of about 67m²

Zoning : "Agriculture"

Applied Development : Hydroponic Farm

Dear TPB Members,

Back again albeit a reduction in size and land filling to only 6m.

On 6 April when Application 182 was discussed the following details were revealed:

The District Lands Officer/North, Lands Department (LandsD) did not support the application from the land administration point of view on the grounds that **there were illegal structures on the site, illegal occupation of government land and illegal landfilling activities had been carried out on the site.** As for the rest of the site, the **land/pond filling activities had never obtained permission from relevant departments.** The Director of Agriculture, Fisheries and Conservation (DAFC) objected to the application from nature conservation point of view in that **the application site and its vicinity was a piece of wetland consisted of marsh/watercourse/etc., which might be of considerable ecological value,** and the applicant failed to identify and address any potential ecological impact that might arise from the proposed land filling activity. The Commissioner for Transport did not support the application at this stage as the applicant should carry out a traffic impact assessment covering Man Kam To Road, Po Shek Wu Road, Jockey Club Road and road network of the Sheung Shui/Fanling district. The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) objected to the application from landscape planning point of view **as there was an extensive unauthorised land filling of at least 2m in height and unauthorised significant vegetation clearance at the site prior to application.** The Director of Environmental Protection (DEP) and the Chief Engineer/Mainland North, Drainage Services Department had reservations on the application as there was no technical assessment to demonstrate that the proposed use would not result in adverse drainage impacts. **DEP had also received environmental complaints concerning the site from 2015 to 2018.**

Even Plan D did not support application, indicating that that it is seriously bad. The application site was over 2 hectares and majority of it had been filled without planning permission. The current application was for further filling of the entire site to about +6.5mPD (which was about 2 to 3m in thickness based on original ground level), which was a **"Destroy First, Build Later"** case.

The extensive filling of land and pond with hard surface was considered incompatible with the rural agricultural landscape character in the area and the **applicant had not provided any justification for the required depth of land-filling (i.e. over 5mPD) for erection of hydroponic farm/greenhouses** and ancillary facilities.

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

Precisely, this type of activity does not require land filling and should be carried out on industrial sites as hydroponic farming is nothing more than an artificial form of farming and studies indicate that the produce lacks certain elements that only produce grown in the earth can provide.

Members must again reject what is an obvious Destroy First, Build Later development.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, March 6, 2018 2:29:13 AM
Subject: A/NE-FTA/182 DD 89 Nam Kam To Road

A/NE-FTA/182

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, NT

Site area : About 20,800m² Includes Government Land of about 100 m²

Zoning : "Agriculture"

Applied Development : Filling of Land and Pond 6.5m for Hydroponic Farm

Dear TPB Members,

Give over. Even a townie like me knows that hydroponic farming is essentially industrial in nature and can be carried out inside buildings, on roof tops, etc.

The produce is planted in containers on stands filled with nutrient solution. There is no direct planting into the earth so no land filling is required.

This is obviously an ongoing unapproved brownfield and the land filling is a Destroy to Build project. Note location close to Lo Wu.

TPB must reject this application as approval would set a most undesirable precedent.

Mary Mulvihill

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

55

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月30日星期三 14:15
收件者: Enquiry NDO/HAD; enquire1/PLAND; tpbpd/PLAND; e-Enquiry Counter/LAO/LANDSD;
Enquiry/HQS/DSD; Erica TI SO/HAD
主旨: 反對有關規劃申請編號A/NE-FTA-280擬議臨時貨倉
附件: 2026.09.21.pdf
類別: Internet Email

敬啟者：

本人為打鼓嶺沙嶺村居民福利會代表，冼先生。

附件為反對擬議臨時貨倉的有關信件，請參閱，敬候回覆，謝謝。

冼先生

電話：[REDACTED]

打鼓嶺沙嶺村居民福利會

2026 年 9 月 21 日

敬啟者：

(有關規劃申請編號 A/NE-FTA/280)

(擬議臨時貨倉(危險品倉庫除外))

本會就有關上述申請，並廣泛諮詢村民，同時召開村民大會討論，會上全體村民一致堅決反對以上有關申請。理由如下：

1. 相關地段土地用途屬農業地帶，與規劃許可不符。
2. 上述申請之相關地段位處低窪，並不適宜進行填土工程。因該地段周邊緊貼民居，填土工程會令附近居民有嚴重水浸的高風險隱憂。
3. 申請範圍內仍有村民以務農謀生，填土工程會影響務農村民的生計。而中央位置有上萬尺濕池魚塘，填土工程同時破壞大自然生態環境，造成環境污染。
4. 該申請並無提供擬議車輛通道，本會評估該申請會利用文錦渡旁作車輛通道。文錦渡路的車輛車速一般較快，而該臨時通道狹窄，令車輛減速轉彎等容易造成交通意外。評估通道下有數條東江水管，更不宜有重型車輛經常行駛，萬一東江水管因工程而受到破壞，後果不堪設想。同時，東江水管旁有數戶村民在居住，經常在斜坡上行駛重型車輛，實對村民造成極大危險。
5. 申請工程位置不宜有大量車輛頻繁進出，會加劇交通堵塞，更對村民出入安全構成重大威脅，而噪音與灰塵更會嚴重影響村民居住環境。



6. 貨倉容易引致非法棄置廢棄物、積水蚊患、垃圾堆積等衛生問題，會臭氣熏天，害蟲增多。
7. 如貨倉存放建築或回收物料，會造成火災隱憂。雖說不包括危險品，但非危險品都會有易燃物，萬一發生火警，後果不堪設想。
8. 踏入雨季，天氣不穩，長時間下暴雨會令住灰低窪地區的村民嚴重水浸，十分危險，地勢險要不平整，希望政府各部門認真關注。

有關申請無論在土地規劃上，現場環境、排水設施、車輛通道、村民居所安全問題、東江水管隱憂、衛生問題、火警隱憂、如何彌補受破壞的土地環境等，完全欠缺處理方案。因此，本會堅決反對有關申請。謝謝！

此致

正本呈送 城市規劃委員會

副本呈送 規劃處、北區民政事務處、渠務署



打鼓嶺沙嶺村居民福利會

主席李樹榮：

謹啟

2026年09月21日

以下村民簽署反對：

2026 年 09 月 21 日

姓名		姓名	
李麗銓		莫楊見	
董騰光		吳偉文	
董佩雯		張建中	
董佩詩		余貴生	
董偉傑		莫素云	
呂米高		袁永良	
林作池		袁偉倫	
戴志平		袁沛全	
張細歡		袁錦昌	
戴偉森		陳麗芳	
戴燕婷		黃靜雯	
戴志中		黃永基	
陳笑玲		李麗芳	
戴耀倫		李秀云	李秀云
戴偉堯		袁嘉欣	
李樹榮		袁嘉諾	
李家衡			

以下村民簽署反對：

2026 年 09 月 21 日

姓名		姓名	
黃錦華		陳成成	
陳金勝		鄭小寧	
李樹林		梁宇明	
袁仲謀		沈嘉慧	
黎錦城		劉祖壽	
葉志忠		劉壽珍	
陳綺文		劉應祥	
黃松泰		賴月屏	
曾玉嬌		林以發	
黃慧婷		羅志定	
黃俊彥		馮惠珊	
黃俊康		羅記海	
李樹平		吳紹熙	
張文如		關如芳	
薛煒建		沈嘉儀	
薛珮如		童煥棠	
林曉儀		沈子釗	

以下村民簽署反對：

2026 年 09 月 21 日

姓名		姓名	身份證首四位數字
李麗蘭			
劉美芳			
黃啟河			
黃向歆			
黃向欣			
洪志強			
陳國偉			
陳沛明			

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年10月01日星期四 18:09
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: 返對A/NE-FTA /280項目申請
附件: IMG_20261001_170959.jpg; Screenshot_20261001_171307.jpg; Screenshot_20261001_165909.jpg; Screenshot_20261001_165651.jpg; Screenshot_20261001_165446_com_whatsapp_MediaViewActivity_edit_135957846752040.jpg; IMG-20260827-WA0045(2)_edit_136216425691629.jpg

類別: Internet Email

致：城規會執事先生
各部門執事先生

就有關 A/NE-FTA /280 之申請，本人及家人極力反對此項目之申請!!

有關此地段整改，以至惡勢力滋擾，多年前村民曾作出多翻投訴，甚至報警，都不得要領，此地段又未經利益關係人確認而用不法手段佔用及現在亦未經政府相關部門確認完全批核下散改土地，偷偷作業。之前偷傾倒之瀝青都沒有還原，之前政府相關部門說此偷作業工程確認是違規，并要求還完，但施工方不但沒有依法反而變得更利害，偶爾還晚上加班開工，藐視法紀，此地現已難復原貌。不明申請人其目的為何！三年又三年臨時倉申請！！同一地段，之前屢次以『家禽冷藏庫及分銷中心』為由申請，現在則以『臨時貨倉』為由申請，確實有這急切需要？不明其迫切性何在？其所謂貨倉，是存放何等貨品？怎樣形式存放與提取？對上址及村是否有污染?（包括聲音污染，空氣污染、水質污染、垃圾廢棄，環境污染）貨物危險性程度、汽車往來密度，外來人進出等等！！

另此相關規劃申請通告張貼點已經不多，但已經短時間內被破壞，破壞者居心叵測，村民知情權又何在！

未開始正規營運已有問題一串串，是老實商人或是老老實實去傷害人！再次疑問疑問！萬一事故發生影響本村民生，誰來買單!!

懇請審視

沙嶺村村民
陸小姐及家人上

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

--

发自我的网易邮箱手机智能版

← 2026年9月12日
09:44

ⓘ ← 2026年9月14日
09:37



於2026年9月12号及14号
通告於巴士站展示情況



2026年9月12日

09:44



於12号展示是這樣的，
一个不留神都不會看到



這張於行人橋上於9月14
号後已經消失得無影無踪

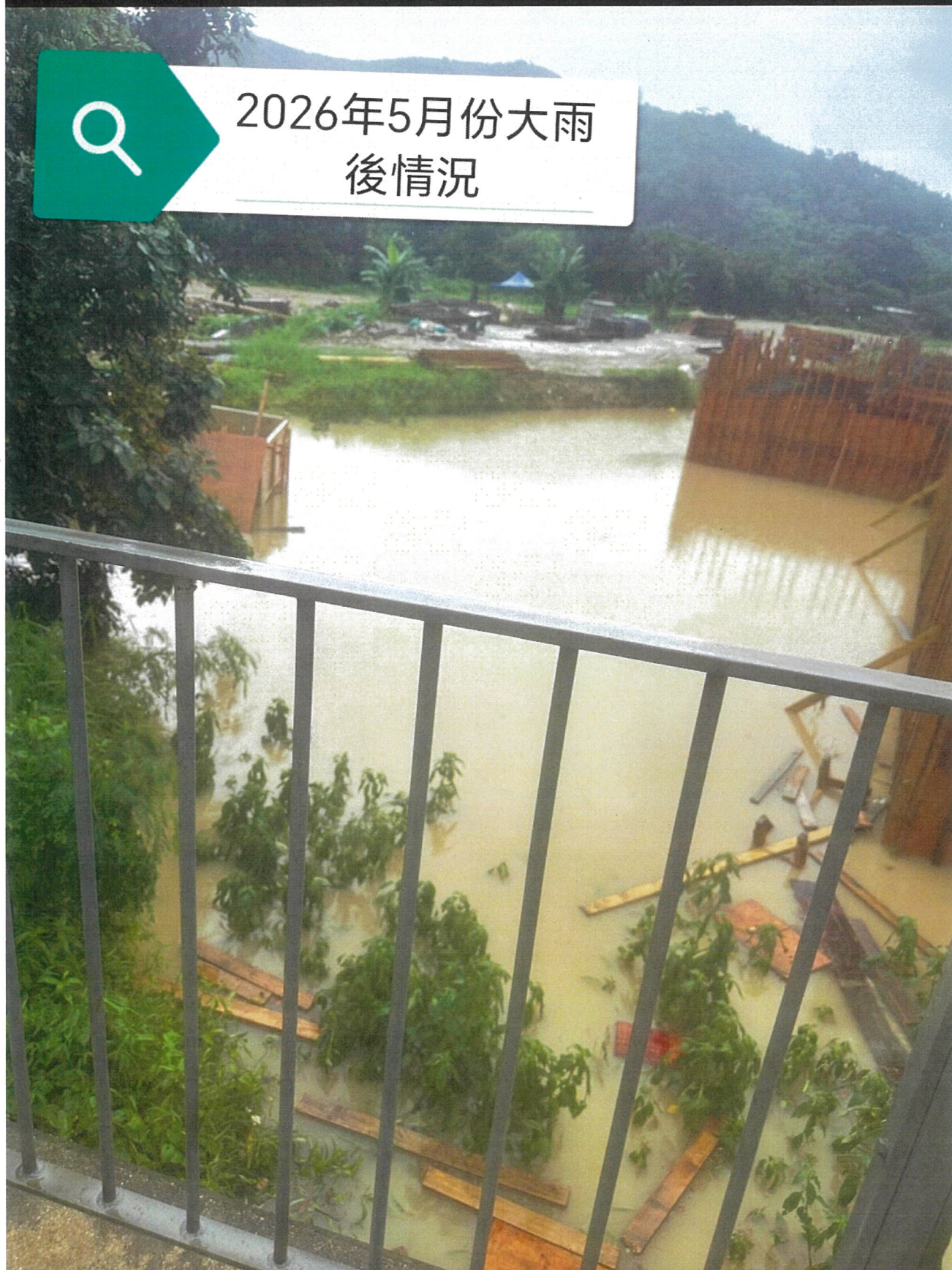


2026年5月份大雨後情況
當時地盤工程每天早上7点多
已經開工，影響村民作息





2026年5月份大雨 後情況





這些全是瀝青鋪的

KS Yuen

先生／女士：

有關：新界文錦渡路沙嶺 DD89 Lot 501, 504SB, 505, 506 SB RP
(規劃署申請編號：A/N-FTA/258)

你於本年 8 月 19 日的來電。本署現回覆如下：

本署人員較早前曾往視察，發現上址有新建構築物。就此，本署曾要求北區地政處提供相關土地的資料，根據地政總署回覆及本署現行執法政策，該構築物屬須優先取締的僭建物類別，本署會向有關業主發出清拆令，着令其清拆相關僭建物。本署會繼續跟進此個案。

如有疑問，請與本署結構工程師/C5-4 黃錦榮先生(電話:3842 4160)
或 技術主任/C5-8 葉嘉弘先生(電話:3842 4235) 聯絡。

總結構工程師/C

(高級結構工程師 高寶亮



代行)

2026 年 8 月 26 日

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

56 附加

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年10月02日星期五 1:17
收件者: Renol TAN/MND/DSD; stndp/PLAND; tpbpd/PLAND
副本: Ray Hung Wai LAM/TD
主旨: 明確A/NE-FTA /280 申請---反對此項目申請
附件: Screenshot_20261001_222523_com_whatsapp_Conversation_edit_154391489556935.jpg; Screenshot_20261001_170314_com_hihonor_photos_SlotAlbumActivity_edit_136509014329590.jpg
類別: Internet Email

執事先生

反對 A/NE-FTA-280 項目申請之資料——申述與補充之嚴正聲明

早上好

較早前在跟村民朋友聊天時發現，前幾天沙嶺福利會召集人李樹榮（花名：雞佬）曾經召集過村民到上址進行集體簽名活動，其目的為收集各村民對 A/NE-FTA - 280 申請項目持「反對」之意願簽署確定。並聲稱會將收集所得的反對簽署於指定時間（10 月 2 日前）內呈交給貴署表明村民對項目申請均持反對的立場！

本人未能確定李樹榮（雞佬）是否有誤導、歪曲或是否有如實如期呈上所有反對簽署。為免各村民大眾利益受損，確保大家的意願得到公平申訴，特此作出申述，如有打擾，懇請理解。

謝謝！

祝
愉快

沙嶺村村民
陸小姐

--

发自我的网易邮箱手机智能版

在 2026-06-12 14:00:23，[REDACTED] 写道：

致：城規會執事先生
各部門執事先生

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

就有關 A/NE-FTA /280 之申請，本人及家人極力反對此項目之申請!!

有關此地段整改，以至滋擾，多年前村民已經作出多翻投訴，甚至報警，都不得要領，此地段又未經利益關係人確認而用不法手段佔用及現在在未經政府相關部門確認完全批核下散改土地，偷偷作業。不明申請人其目的為何！同一地段，之前屢次以『家禽冷藏庫及分銷中心』為由申請，現在則以『臨時貨倉』為由申請，確實有這急切需要？其所謂貨倉，是存放何等貨品？怎樣形式存放？提取？對上址及村是否有污染!?(包括聲音污染，空氣污染、水質污染、垃圾廢棄，環境污染)貨物危險性程度、汽車往來密度，外來人進出等等！！
再次疑問！萬一事故發生影響本村民生，誰來買單!!

懇請審視

祝
愉快

沙嶺村村民
陸小姐及家人



沙嶺三人組

~ Li Fan、~ Sze、你



今日

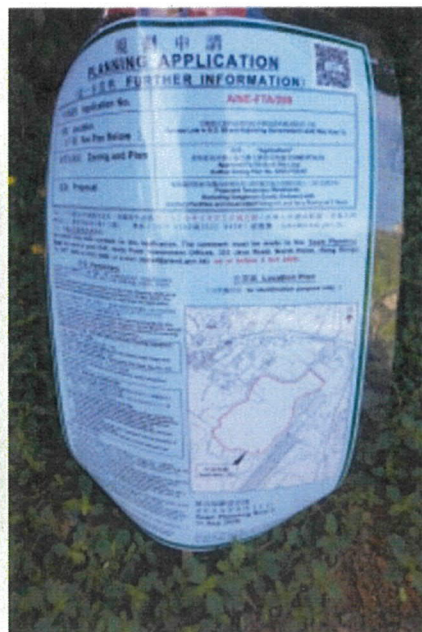
2日



2026年9月14
09:37



2026年9月12日
09:44



於2026年9月12号及14号
通告於巴士站展示情況



18:11 ✓✓

這個10月2号前要提交反對喔 !!

18:12 ✓✓



~ Li Fan



琳姐，前幾日福利會我哋有簽名反對左

19:27



19:41 ✓✓

最好係自己補一次電郵比較安全，這事
有關您及家人的權益喔 !!

09:44



進一步資料

Application No.

A/NE-FTA/280

Location

Location
See Plan Below)

Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To

Zoning and Plan

「農業」 "Agriculture"
虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18
Approved Fu Tei Au & Sha Ling
Outline Zoning Plan No. S/NE-FTA/18

Proposal

擬興建時貨倉(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

有關人士均可就該項申請提出意見。有關意見必須於2026年10月2日或之前，以專人送遞或郵遞（香港北角
道第333號之市政署合署15樓）、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), tel (2877 0245 or 2522 8426) or e-mail (tplupd@pland.gov.hk) on or before 2 Oct 2026.

Particulars		Amount
By Balance b/d		100
To Balance b/d		100
		200

[illegible]

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2026年9月11日
Town Planning Board
11 Sep 2026



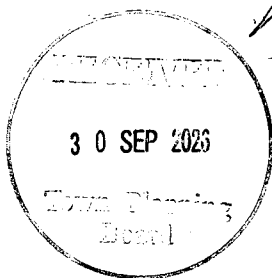
致城市規劃委員會 57

編號: A/NE-FTA/280

反對, 反對, 再反對, 絕對反對這個編號
申請, 理由是 城規會未獲申請
這個地段已經平整, 導致周遭農田
而水浸, 而他的出入口亦正在羅湖道
巴士站, 我的村民搭了巴士之後向前行
他在平整時候泥頭不停出入令到老人
家要閃避極之危險而他做了倉庫之後
更多車輛出入不可能事, 又攞到周遭
沙塵滾滾, 不可能比他申請, 謝謝!

全體人員一致反對

沙嶺居民福利會敬上



~~2026~~
2026-9-30