

Previous S.16 Applications

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/721	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years	19.5.2023 (Revoked on 19.11.2024)
2.	A/NE-TKL/779	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years and Associated Filling of Land	22.11.2024 (Revoked on 22.8.2026)

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-TKL/244	Temporary Open Storage of Construction Machinery and Containers for a Period of 3 Years	5.12.2003	R1, R2
2.	A/NE-TKL/257	Temporary Open Storage of Second Hand Computer Parts and Monitors for a Period of 3 Years	25.6.2004	R3, R4
3.	A/NE-TKL/262	Temporary Recycling Facilities for Electronic Appliances for a Period of 3 Years	19.11.2004	R5, R6
4.	A/NE-TKL/306	Proposed Temporary Open Storage of Metal Goods and Equipment for a Period of 3 Years	28.11.2008 (On review)	R7

Rejection Reasons

- R1 The application site fell within an area zoned “Agriculture” (“AGR”). The planning intention of the “AGR” zone was to retain and safeguard agricultural land, farms and fish ponds, and to encourage farming activities and protect the arable land. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R2 There was insufficient information in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.

- R3 The application site fell within an area zoned “Agriculture” (“AGR”). The “AGR” zone was intended primarily to retain and safeguard good quality agricultural land/farms/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. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R4 The development did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that no previous planning approval had been granted for the application and insufficient information had been provided in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.
- R5 The application site fell within an area with good quality agricultural land and active agricultural activity, which was zoned “Agriculture” (“AGR”). The “AGR” zone was intended primarily to retain and safeguard good quality agricultural land/farms/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. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R6 The development did not comply with the Town Planning Board Guidelines No. 13C for “Application for Open Storage and Port Back-up Uses” in that no previous planning approval had been granted for the application and insufficient information had been provided in the submission to demonstrate that the use under application would not have adverse environmental and drainage impacts on the surrounding areas.
- R7 The application did not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” in that no previous planning approval had been granted to the application site and there were adverse departmental comments on the application. Insufficient information had been submitted to demonstrate that the proposed use would not generate adverse environmental, traffic and landscape impacts on the surrounding areas.

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

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/695 ^{\$}	Proposed Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years	18.3.2022 (Revoked on 18.9.2023)
2.	A/NE-TKL/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.9.2023 (Revoked on 11.6.2025)
3.	A/NE-TKL/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	21.6.2024 (Revoked on 21.3.2026)
4.	A/NE-TKL/762 ^{\$}	Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	2.8.2024 (Revoked on 2.5.2026)
5.	A/NE-TKL/768 [%]	Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land	10.1.2025 (revoked on 10.7.2026)
6.	A/NE-TKL/780 [#]	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.3.2025 (Revoked on 28.3.2026)
7.	A/NE-TKL/784	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	14.3.2025
8.	A/NE-TKL/803	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	1.8.2025
9.	A/NE-TKL/812	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	23.1.2026
10.	A/NE-TKL/831	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	27.2.2026

11.	A/NE-TKL/835 [#]	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years	17.4.2026
12.	A/NE-TKL/846 [%]	Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years	11.9.2026

Remarks

- \$: Applications No. A/NE-TKL/695 and A/NE-TKL/762 involve the same site.
- % : Applications No. A/NE-TKL/768 and A/NE-TKL/846 involve the same site.
- # : Applications No. A/NE-TKL/780 and A/NE-TKL/835 involve the same site.

Government Departments' General Comments

1. Traffic

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

- no in-principle objection to the application from highways maintenance point of view; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from drainage maintenance viewpoint;
- should the application be approved, the applicant should maintain those existing drainage facilities properly and rectify them if they are found inadequate/ineffective during operation; and
- the application site (the Site) is in the vicinity of the existing watercourse to the west and south of the Site. The applicant shall be required to place all the proposed works/materials at least 3m away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction.

3. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- no objection to the submitted FSIs proposal dated 8.10.2026 (**Appendix Ib**). The applicant should submit a full set of F.S.251 which should incorporate all FSIs proposed in the endorsed FSIs proposal for his further arrangement of FSIs acceptance inspection; and
- his advisory comments are at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective with reference to the previously approved application No. A/NE-TKL/779. It is noted that the environmental mitigation measures proposed by the applicant are generally the same as those of application No. A/NE-TKL/779 except updated on the sewage treatment method (i.e. use of septic tank), and the applicant undertakes to provide the environmental mitigation measures;
- no comment on the proposed regularisation of filling of land from environmental planning perspective considering that there is no further filling of land under the application;

- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

5. **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 2024, the Site was located in an area of miscellaneous rural fringe landscape character comprising warehouses, temporary structures, village houses, farmlands, vegetated areas and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 4.9.2026, the Site was fenced-off and generally formed. A temporary structure and some trees of common species, which were compensatory planting proposed in the previously approved application (No. A/NE-TKL/779), were observed on it. According to the Application Form, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her 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;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that four structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

7. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) of the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration shall not be given to any further application;
- (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 Site comprises several Old Schedule Agricultural Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government. According to the plan attached to the planning application, the proposed vehicular access (ingress/egress) requires to pass through both Government land (GL) and private land. There is no right of access via the GL granted to the Site. Besides, for the access via private land, the applicant has to make his own arrangement;
 - (ii) the private lots are covered by Short Term Waiver (STW) Nos. 1676 and 1677 both for the purpose of warehouse and ancillary facilities;
 - (iii) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on the private lots resulting in excessive built-over areas (BOA) of the STWs. LandsD objects to the planning application since regularisation of the excessive BOA via modification of STW conditions of the subject case, in which a portion of the Site (i.e. Lot 4 S.B in D.D. 84) is affected by the project, namely “PWP Item No. 4173CD Drainage Improvement Works in Ta Kwu Ling - Ancillary Road Works” and the relevant pre-clearance survey has been conducted, would not be considered according to the prevailing land policy. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the lot owners/applicant should demonstrate that the lease breaches/irregularities found within the lots have been duly rectified; and
 - (v) the lot owners should comply with all the 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 sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the existing drainage facilities should be rectified if they are found inadequate/ineffective during operation; and
 - (ii) the Site is in the vicinity of existing watercourse to the west and south of the Site. The applicant shall be required to place all the proposed works/materials at least 3m away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction;
- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', and (ii) properly maintain the existing septic tank as per the requirements under the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' for sewage treatment;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) licensing requirements, if any, would be formulated upon receipt of formal application via the licensing authority; and
 - (ii) the application involves substantial structural works which may be subject to the Buildings Ordinance (BO) (Cap. 123). The applicant is advised to consult the Building Authority (BA) to ascertain whether the provision applies;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practices and measures to avoid adverse impacts on the watercourse nearby and to avoid polluting it;
- (l) 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 departments prior to commencement of the works;
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that four structures and land filling are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- the 12m tall warehouse is considered excessive. It should be justified upon formal plan submission to BD; and
- detailed comments under the BO will be provided at building plan submission stage; and

(n) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:

- (i) the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and
- (ii) the applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the applied use would need to be vacated for the site formation works. The applicant is advised to take account of the above if the applied use is pursued.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-TKL/852

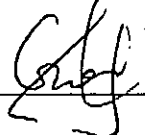
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2026.9.1

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

2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月11日星期五 16:07
收件者: tpbpd/PLAND
主旨: 反對有關A/NE-TKL/852 的規劃申請
附件: MX-3060V_20260911_154656.pdf
類別: Internet Email

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

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A/NE-TKL/852

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強烈反對申請，因為鄉郊道路無法負荷，而且嚴重威脅人車安全。通往申請地點道路狹窄，並非為頻繁進出的重型貨車及貨櫃車而設。貨倉運作必將帶來大量重型車輛，大幅增加當地的交通負荷，導致嚴重的交通擠塞。更重要的是，重型車輛在狹窄的村路上與村民（特別是長者及小朋友）人車爭路，將對行人安全構成極大威脅。基於上述的嚴重負面影響，除非興建適當的設施，例如行人路、交通燈，能讓市民安全使用道路，否則本人強烈敦促城規會拒絕是次規劃申請。

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

李復光

簽署 Signature



日期 Date

11/9/2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月19日星期六 0:44
收件者: tpbpd/PLAND
主旨: A/NE-TKL/852 DD 84 Ping Che
類別: Internet Email

A/NE-TKL/852

Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che

Site area : About 3,726sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 6 Vehicle Parking

Dear TPB Members,

779 approved 22 Nov 2024. And once again conditions not fulfilled. So back with the GL dropped.

According to the Planning Statement the operator complied with the Fire and Drainage conditions back in 2025. So is he lying or are government depts dragging their feet with regard to completion of inspection and paperwork?

Members should question the timelines as the deluge of revocations now that the one and a half years compliance time has expired is creating a lot of additional time wasting for members.

If the applicant is lying then the application should not be approved in view of the repeated failures to fulfil conditions.

Mary Muvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 21 October 2024 4:22 AM HKT
Subject: A/NE-TKL/779 DD 84 Ping Che

Dear TPB Members,

The applicant has failed to fulfill a number of conditions including Fire, Traffic Management and Environmental Mitigation.

These are all areas that can impact the safety and security of the community.

The planning statement does not indicate that the applicant has any intention of complying with the conditions.

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Members have a duty to give priority to the interests of the community and should reject the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 18 April 2023 1:47 AM HKT
Subject: A/NE-TKL/721 DD 84 Ping Che

A/NE-TKL/721

Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che

Site area : About 3,873sq.m Includes Government Land of about 91sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 6 Vehicle Parking

Dear TPB Members,

The previous application for brownfield use on the site was rejected back in 2008.

With no previous history of approvals there is no justification in this application. Under the 'Two Wrongs Do Not Make A Right' principle, the resumption of brownfields should eliminate this land use not encourage the development of new brownfield zones.

These operators have had ample time to band together and develop logistics centres on appropriately zoned sites. But they do not want to invest in up to date facilities. Consolidation of such operations would encourage more efficient use of both equipment and vehicles.

Further degradation of precious land resources is not in the long term interest of the community.

Mary Mulvihill

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月22日星期二 20:01
收件者: tpbpd/PLAND; [REDACTED]
主旨: 附上有關的規劃申請編號: A/NE-TKL/852
附件: ANETKL852 Various Lots in DD84 Ping Che.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-TKL/852 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-TKL/852

緊貼坪輦河，填土、排水及鄉郊道路負荷構成環境風險，電子產品及建築材料貯存，一旦包裝破損、雨水沖刷或意外洩漏，污染物可直接進入河道。另設貨櫃車、中型貨車及輕型貨車上落，車輛經鄉郊小路接駁坪輦路。該帶小路狹窄，重型車輛會影響村民出入、行人安全，並加劇路面損耗。

擬議的大規模填土工程及建築材料/電子產品貨倉運作，極易改變地表徑流，加劇暴雨期間周邊低窪地區及平原河的排水壓力，引發淹水危機。此外，貨倉運作產生的揚塵及噪音亦會嚴重影響周邊環境衛生及居民生活質素。

填土作業加上貨倉存放建築材料，會帶來塵土、噪音、排水風險。地盤鄰近平原河，填土會改變原有地形，若排水設施不足，雨季有機會引致水土流失、淤泥流入河道，影響周邊鄉村及水環境；申請提交資料未能充分證明填土及倉庫營運，不會對周邊民居、河溪構成持續滋擾與環境破壞。

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

打鼓嶺區鄉事委員會
[REDACTED]

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]。

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

專此奉達,順頌

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

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

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

A/NE-TKL/852

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

緊貼坪輦河，填土、排水及鄉郊道路負荷構成環境風險，電子產品及建築材料貯存，一旦包裝破損、雨水沖刷或意外洩漏，污染物可直接進入河道。另設貨櫃車、中型貨車及輕型貨車上落，車輛經鄉郊小路接駁坪輦路。該帶小路狹窄，重型車輛會影響村民出入、行人安全，並加劇路面損耗。

擬議的大規模填土工程及建築材料/電子產品貨倉運作，極易改變地表徑流，加劇暴雨期間周邊低窪地區及平原河的排水壓力，引發淹水危機。此外，貨倉運作產生的揚塵及噪音亦會嚴重影響周邊環境衛生及居民生活質素。

填土作業加上貨倉存放建築材料，會帶來塵土、噪音、排水風險。地盤鄰近平原河，填土會改變原有地形，若排水設施不足，雨季有機會引致水土流失、淤泥流入河道，影響周邊鄉村及水環境；申請提交資料未能充分證明填土及倉庫營運，不會對周邊民居、河溪構成持續滋擾與環境破壞。

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

打鼓嶺區鄉事委員會

[Redacted signature area]



簽署 Signature _____

日期 22 Sep 2026