Previous Application

Rejected Application

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

Rejection Reasons

R1 The applied use was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

R2 The applied use was incompatible to the surrounding environment which was dominated by rural landscape character with farmlands, pig farm and vegetated hillslopes.

R3 Approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Similar Applications for Temporary Warehouse
within/partly within the same "Agriculture" zone in the vicinity of the Application Site

Approved Applications

	Application No.	Uses / Developments	Date of Consideration
1	A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	20.9.2024 *(revoked on 20.9.2025)*
2	A/NE-MKT/35[4]	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years and Associated Filling of Land	19.7.2024 *(revoked on 19.4.2026)*
3	A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of Three Years and Associated Filling of Land	10.1.2025 *(revoked on 10.10.2026)*
4	A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025 *(revoked on 24.10.2026)*
5	A/NE-MKT/40[2]	Proposed Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of Three Years and Associated Filling of Land	2.5.2025 *(revoked on 2.5.2026)*
6	A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	18.7.2025
7	A/NE-MKT/55	Proposed Temporary Warehouse (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of Three Years	8.5.2026
8	A/NE-MKT/56[1]	Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of Three Years	6.2.2026
9	A/NE-MKT/57[2]	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	26.6.2026
10	A/NE-MKT/61	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of Three Years	8.5.2026
11	A/NE-MKT/62[3]	Proposed Temporary Warehouse (Storage of Construction Materials) for a Period of Three Years	5.6.2026
12	A/NE-MKT/66	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of Three Years	24.7.2026
13	A/NE-MKT/67[4]	Temporary Warehouse (Timber and Other Associated Materials) and Associated Filling of Land for a Period of Three Years	28.8.2026

Rejected Applications

	Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
1	A/NE-MKT/25[1]	Temporary Open Storage and Warehouse for Construction Materials for a Period of Three Years and Filling of Land	11.9.2023	R1-R3
2	A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of Three Years and Associated Filling of Land	1.12.2023 *(on review)*	R1, R2
3	A/NE-MKT/29[3]	Proposed Temporary Warehouse for Storage of Engineering Tools and Equipment for a Period of Three Years	10.11.2023	R1, R2
4	A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of Three Years and Filling of Land	27.10.2023	R1-R3
5	A/NE-MKT/64	Proposed Temporary Warehouse, Open Storage and Shop and Services (Construction Machinery) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	25.9.2026	R1, R3

Rejection Reasons

R1 The proposed/applied use was not in line with the planning intention of the "Agriculture" zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

R2 The applicant failed to demonstrate in the submission that the proposed/applied use would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.

R3 The proposed/applied use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval had been granted to the site and there were adverse departmental comments and local objections.

Remarks

[1] Applications No. A/NE-MKT/25 and 56 largely involved the same site.
[2] Applications No. A/NE-MKT/40 and 57 largely involved the same site.
[3] Applications No. A/NE-MKT/29 and 62 largely involved the same site.
[4] Applications No. A/NE-MKT/35 and 67 involved the same site.

Government Departments' General Comments

1. Cross-boundary Coach Services

Comments of the Commissioner for Tourism (C for Tourism):

- no particular comment on the application from tourism perspective; and

- coach bus is the core mode of transport for tour groups. From the perspective of facilitating the operation of tour groups, availability of sufficient repair and parking facilities can safeguard the stability of coach services and impact positively on visitors' experience.

2. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;

- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Leases which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the applicant's submission (**Appendix Ia)**, the proposed vehicle access (ingress/egress) is required to pass through a strip of Government Land (GL) sandwiches between Lin Ma Hang Road and Lot 472 RP in D.D. 90. The applicant should be advised that there is no right of access via GL granted to the Site; and

- his advisory comments on the application are at **Appendix V**.

3. Drainage

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

- no objection to the application from public drainage perspective;

- should the application be approved, conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and

- her advisory comments on the application are at **Appendix V**.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and

- his advisory comments on the application are at **Appendix V**.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle nor dusty operation is involved;

- no comment on filling of land from environmental planning perspective subject to implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts;

- no environmental complaint was received for the Site in the past three years; and

- his advisory comments on the application are at **Appendix V**.

6. Traffic

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

- no in-principle objection to the application from highway maintenance perspective;

- should the application be approved, conditions should be included to request the applicant to submit and construct the proposed vehicular run-in/run-out to the Site in accordance with the prevailing HyD standard drawings (i.e. H1113 and H2224 or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement); and

- his advisory comments on the application are at **Appendix V.**

7. Building Matters

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

- no objection to the application;

- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on its suitability for the proposed use; and

- his advisory comments on the application are at **Appendix V**.

8. Other Departments

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

(a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);

(b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

(c) Commissioner of Police (C of P);

(d) Project Manager (North), CEDD (PM(N), CEDD); and

(e) 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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;

(c) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(d) to note the comments of the Commissioner for Transport (C for T) that:

  (i) the proposed vehicular access road between the Site and Lin Ma Hang Road is not managed by the Transport Department. The land status of the access road should be checked with the District Lands Officer/North, Lands Department (DLO/N, LandsD). Moreover, the management and maintenance responsibilities of the access road should be clarified with the relevant lands and maintenance authorities; and

  (ii) 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;

(e) to note the comments of DLO/N, LandsD that:

  (i) the land owner shall apply to his office a Short Term Waiver (STW) to permit the structure erected within the Site. The applicant for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be 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 structure will be considered;

  (ii) the existing fence/hoarding of the Site has encroached onto adjoining Government Land at the northern side of Lot 472 RP in D.D. 90 and the applicant should rectify it immediately; and

  (iii) the applicant should comply with all the land filling requirements imposed by relevant government departments;

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

  (i) water tank shall be constructed before landfilling to alleviate flooding risk;

  (ii) there is existing watercourse to the east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures, if necessary, shall be provided at the resources of the applicant to the satisfaction

of DSD;

(iii) a majority of the Site is located at low-lying area. Given the geographic characteristics, the potential flooding risk due to the proposed development shall be carefully evaluated; and

(iv) the applicant should be advised of the following general requirements in the drainage proposal:

- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system;
- where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;
- all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- the proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the Site, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the

proposed FSIs to his office for approval. In addition, the applicant should note that:

(i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

(ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;

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

(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'; and 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;

(i) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) two structures and land filling are proposed at the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under

the BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;

- in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed use. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;

- the 7m-high warehouse is considered excessive. It should be justified upon formal plan submission to BD; and

- detailed checking under the BO will be carried out at building plan submission stage;

(k) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:

(i) his office is not the responsible government department for control of land filling; and

(ii) the applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to BD for approval as required by the provision of the BO if found applicable; and

(l) to note the comments of the Project Manager (North), CEDD (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works.

[redacted] Appendix VI of RNTPC
Paper No. A/NE-MKT/72

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/72

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

本人 是打鼓嶺木湖村原居民代表，我在收到有關上述申請
A/NE-MKT/72之諮詢後代表木湖村及以個人名義作出
強烈反對，理由如下：申請人所提交的交通影響評估報告
未能反映大量機油化學品儲存及裝卸過程中的安全風險，
更未列明危險品運輸車輛的路線及時間限制。現時
木湖村往返鹿頸及打鼓嶺的道路狹窄，部分路段
僅容一輛車通過，一旦發生油污洩漏或火警，
後果不堪設想。此外，申請人亦未提交任何
有效的緊急應變計劃，村民及學童的生命安全
將因此受到嚴重威脅。基於以上理由，本人
強烈反對此申請，並要求城規會拒絕批准。

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

簽署 Signature 木村村 日期 Date 20-10-2026

(打鼓嶺及木湖村原居民村代表)

該地段申請為期三年臨時申請，但在在到期後再申請續期，最終令
農地永久失去耕作功能。如申請獲批，將鼓勵更多人士在交錯複雜
的環境一再申請臨時貨倉等非農地上的存貨設施，逐步蠶食農地，
加劇工業化。本人懷疑與路氹城區土地作為主要用途有關，
為免重蹈覆轍，敬請城規會及地政處否決A/NE-MKT/72之申請。

2

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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有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/72

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

本人是馬料屋民代表 致規劃委員會
本人 仅對 A/NE-MKT/72 因為塘路太窄
而對行人不安全 也影響至馬料村太收貨了
所有貨倉都有排斥規劃

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

簽署 Signature 江勝凡 日期 Date 21-10-26

3

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/72

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對，現時道路已很繁忙，對居民及小童造成不便及危險，村民一致反對

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

簽署 Signature 鄭鄧富 日期 Date 14-10-2026

[redacted]

[redacted]

木湖村居民村代表

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

4

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月25日星期日 0:33
收件者: tpbpd/PLAND
主旨: A/NE-MKT/72 DD 90 Lin Ma Hang Road, Man Kam To

類別: Internet Email

A/NE-MKT/72
Lots 70 S.A RP and 72 in D.D. 86 and Lot 472 RP in D.D. 90, Lin Ma Hang Road, Man Kam To
Site area: About 1,335sq.m
Zoning: "Agriculture"
Applied Use: Warehouse / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. The true intention is a vehicle repair workshop, a most polluting activity.

"The Proposed Development comprises two single-storey temporary warehouses, each approximately 230 square metres in size (totalling approximately 460 square metres), with a height not exceeding 7 metres. Based on the site area of 1,335 square metres, the site coverage is approximately 34.5%, with the remaining 875 square metres allocated for internal access roads, loading/unloading activities, vehicle manoeuvring, and site buffering.'

So almost 900sq.m to manoeuvre a single truck!

This is not a relocation sob story so there is no coercion from Sec for Dev.

Lin Ma Hang Road is NOT CAT 2.

The application should be rejected.

Mary Mulvihill

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

5

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月13日星期二 10:25
收件者: [redacted] tpbpd/PLAND
主旨: 有關的規劃申請編號: A/NE-MKT/72
附件: ANEMKT72 DD86 Lots 70 SARPand 72 and DD90 lot 472 RP.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-MKT/72 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-MKT/72

1. 道路結構不匹配
道路結構是鄉村小路，絕不適合旅遊巴或大型工具搬運車等頻繁進出。

2. 堵塞水渠，引致水患
持續收到居民水浸投訴，擬議相關填土工程將有可能堵塞本村排水。鋪設硬底化及填土工程，將徹底破壞農地原有的自然吸水與蓄水功能，導致大量雨水逕流湧向旁邊更低窪的民居。若批准填土，極可能引發低窪處的村屋直接無法居住，嚴重威脅村民的生命與財產安全。

3. 道路使用量
申請地點經蓮麻坑路進出，該路段路面狹窄，貨車倒車操作必然阻礙交通、可能造成道路堵塞，增加道路使用量及整體交通秩序。一旦出現倒車情況，若司機駕駛經驗不足未能即時處理，形成塞車，本鄉堅守維護鄉民民生福祉為首要原則，保持道路暢通的應有使用權利。

「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]

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

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

鈞安

打鼓嶺區鄉事委員會

致城市規劃委員會秘書：

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-MKT/72

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

1.道路結構不匹配

道路結構是鄉村小路，絕不適合旅遊巴或大型工具搬運車等頻繁進出。

2.堵塞水渠，引致水患

持續收到居民水浸投訴，擬議相關填土工程將有可能堵塞本村排水。鋪設硬底化及填土工程，將徹底破壞農地原有的自然吸水與蓄水功能，導致大量雨水逕流湧向旁邊更低窪的民居。若批准填土，極可能引發低窪處的村屋直接無法居住，嚴重威脅村民的生命與財產安全。

3. 道路使用量

申請地點經蓮麻坑路進出，該路段路面狹窄，貨車倒車操作必然阻礙交通、可能造成道路堵塞，增加道路使用量及整體交通秩序。一旦出現倒車情況，若司機駕駛經驗不足未能即時處理，形成塞車，本鄉堅守維護鄉民民生福祉為首要原則，保持道路暢通的應有使用權利。

「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]

簽署 Signature _____ 日期 Date 13 Oct 2026

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致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

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簽署 Signature _____ 日期 Date 2026.10.9