

11 MAR 2025

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The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

HAU KAN SUM 侯根深 · HAU JOEY AUI YIN 侯啟彥 · HAU PAK HANG ETHAN 侯柏亨

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

PANG HING YEUN 彭慶餘

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	D.D. 91 Lot Nos. 2360 S.B (Part), 2360 S.C, 2360 S.D, 2360 S.F, 2360 S.G & 2360 RP (Part), Ping Kong, Sheung Shui, New Territories. 新界上水丙崗丈量約份第91約地段第2360號B分段 (部份) · 2360號C分段 · 2360號D分段 · 2360號F分段 · 2360號G分段及2360號餘段 (部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1002.53 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... NA ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... NA ..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	PING KONG OZP 丙崗分區計劃大綱圖 S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	Temporary Car Park 臨時停車場  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展Temporary Private Vehicle Park (Private Car and Light Goods Vehicle)  
(For a period of 3 years)  
臨時私人停車場(私家車及輕型貨車)(為期三年)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 ..... 1002.53 ..... sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... NA ..... sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... NA .....

Proposed domestic floor area 擬議住用樓面面積 ..... NA ..... sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... NA ..... sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 ..... NA ..... sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 19 (5m x 2.5m) .....

Motorcycle Parking Spaces 電單車車位 ..... .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 3 (5m x 2.5m) .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... .....

Others (Please Specify) 其他 (請列明) ..... .....

.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 ..... .....

Coach Spaces 旅遊巴車位 ..... .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... .....

Heavy Goods Vehicle Spaces 重型貨車車位 ..... .....

Others (Please Specify) 其他 (請列明) ..... .....

.....



Proposed operating hours 擬議營運時間 星期一至日全日 24 小時開放，包括公眾假期..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 鄉村車路通往丙崗路.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		.....	
		.....	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. 申請位置位于上水丙崗村，整個丙崗村並沒有政府公眾停車場，村內只靠私人停車場給村民泊車。
2. 同時附近祥龍圍邨車位亦嚴重不足，私家車位只有47個、輕型貨車位只有4個，因而亦需要靠丙崗村的私人停車場泊車。
3. 由於車位不足，導致丙崗路有嚴重違泊情況，影響交通及居民安全。
4. 丙崗村富禧花園合共有9幢27個單位，申請位置只給予富禧花園居民停泊，其餘外來者不得使用，同時亦不租予其他人士。
5. 申請位置合共22個車位，19個私家車位及3個輕型貨車位(即輕型貨Van)，而場內車輛通道約5.5米至9米闊，場內有足夠位置掉頭，因此有足空間及夠闊度令行車暢順。
6. 申請位置每日車輛出入架次約為 10 至 15 次。
7. 申請位置星期一至日，全日 24 小時開放，包括公眾假期。
8. 申請位置已用作泊車多年，一直沒有出現任何問題，現在我們希望納入正軌，正式向貴署申請。
9. 申請位置不涉斬樹、填土及挖掘工程，因此不會影響環境。



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

PANG HING YEUN

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

20-02-2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	D.D. 91 Lot Nos. 2360 S.B (Part), 2360 S.C, 2360 S.D, 2360 S.F, 2360 S.G & 2360 RP (Part), Ping Kong, Sheung Shui, New Territories. 新界上水丙崗丈量約份第91約地段第2360號B分段 (部份) · 2360號C分段 · 2360號D分段 · 2360號F分段 · 2360號G分段及2360號餘段 (部份)
Site area 地盤面積	1002.53 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	PING KONG OZP 丙崗分區計劃大綱圖 S/NE-PK/11
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) (For a period of 3 years) 臨時私人停車場(私家車及輕型貨車)(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		22
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		19 (5m x 2.5m)  3 (5m x 2.5m)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

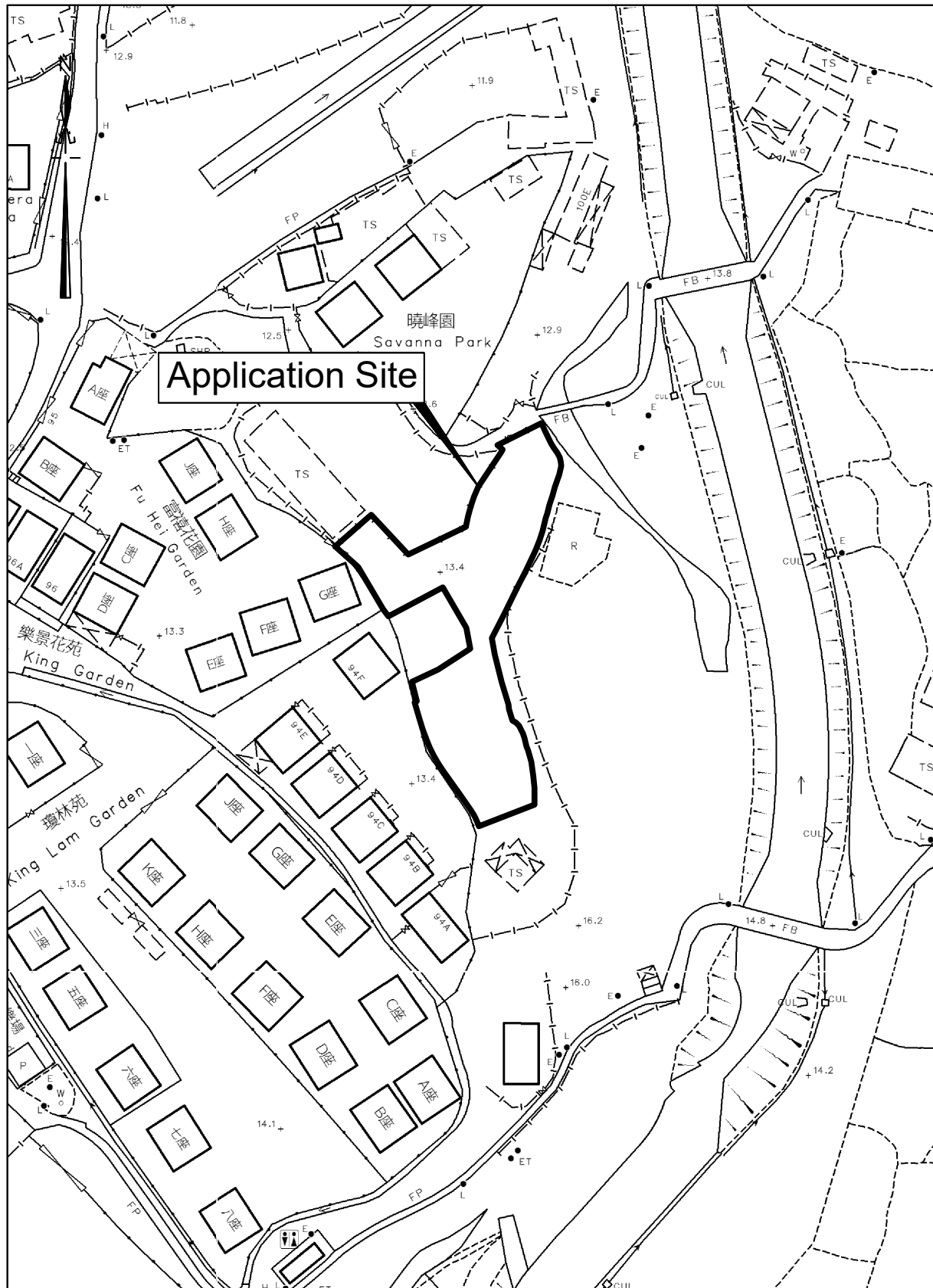


Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Access Plan</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <p>Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號</p>		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# LOCATION PLAN



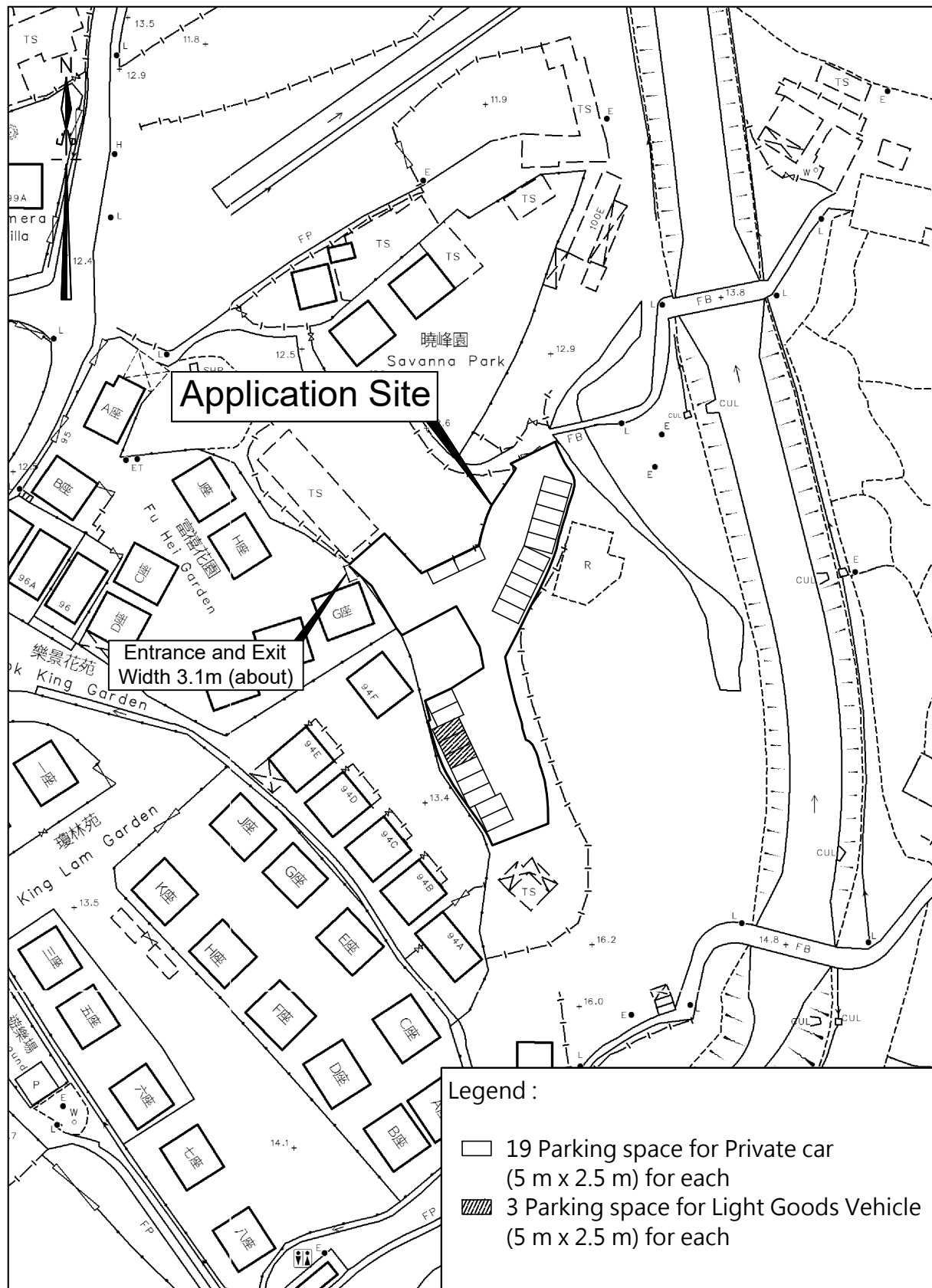
Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : February 2025

# LAYOUT PLAN



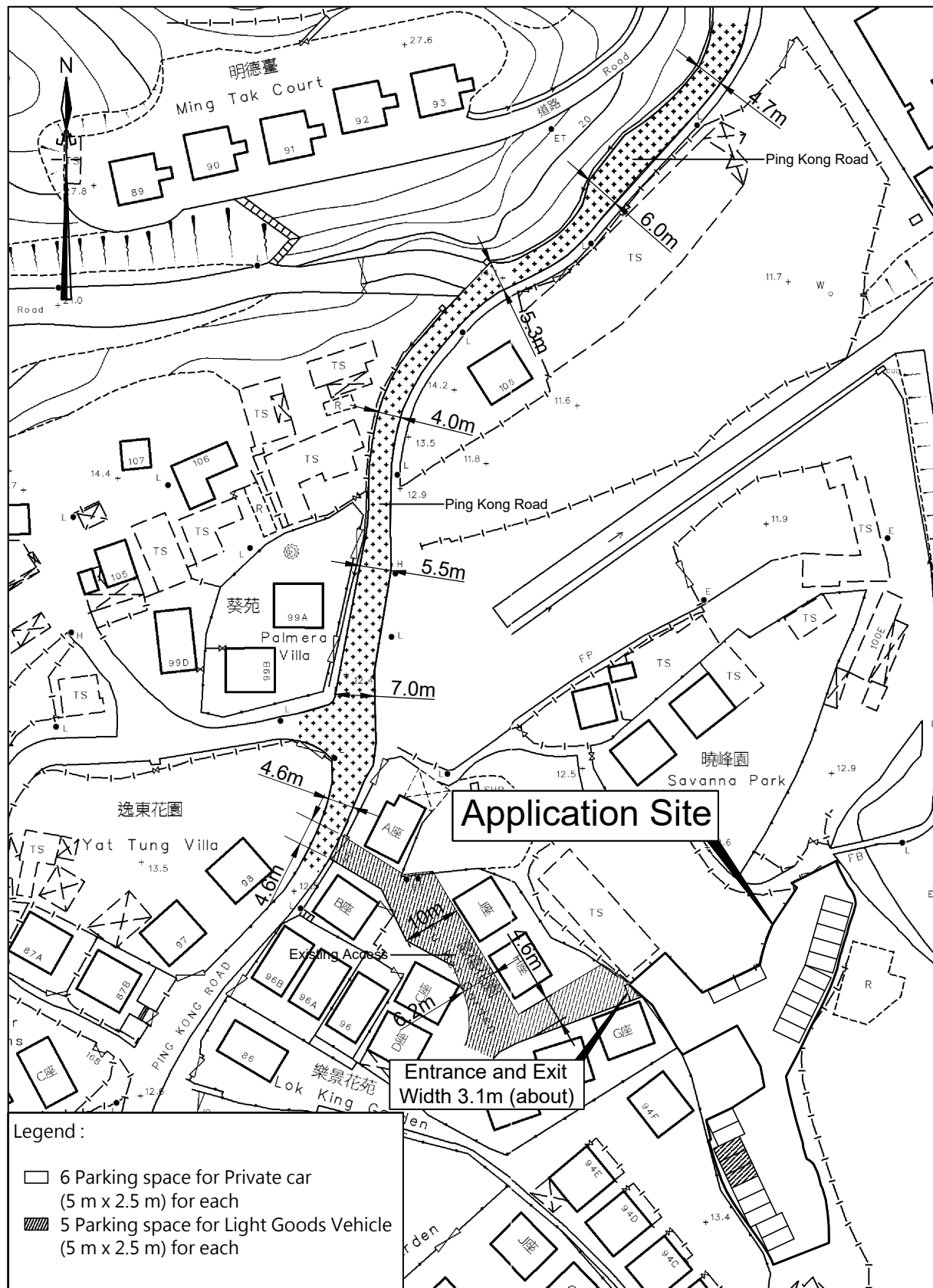
Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A  
3-SW-11B

Date : February 2025



# ACCESS PLAN



Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : February 2025

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

寄件者: [REDACTED]  
寄件日期: 2025年04月16日星期三 9:29  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: [s16 application A/NE-PK/213, 214 & 215]: Departmental Comment from Transport Department (TD)  
附件: A\_NE-PK\_213, A\_NE-PK\_214 & A\_NE-PK\_215.pdf; D.D. 91 Ping Kong Car Park - Routing Plan.pdf

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 13.4.2025 regarding the s16 application No. A/NE-PK/213, 214 & 215. Thank you.

Regards,  
Theodora Chan  
TP/TP(6)  
Sha Tin, Tai Po & North District Planning Office  
Planning Department  
(Tel.: 2158 6235)

---

From: pang hingyeun [REDACTED]  
Sent: Sunday, April 13, 2025 11:11 PM  
To: Theodora Pui Shan CHAN/PLAND [REDACTED]  
Subject: 回覆: [s16 application A/NE-PK/213, 214 & 215]: Departmental Comment from Transport Department (TD)

Dear Ms Chan,

Please find the enclosed documents for reply to TD' s comments.  
Thank You !

Regards,  
H.Y.Pang

從 [Outlook](#) 傳送

## **A/NE-PK/213, A/NE-PK/214 & A/NE-PK/215**

### We reply to TD's comments

- A. Our three parking lots have an average of 15-20 vehicle entries and exits per day , and they have always been used by the residents of Ping Kong Village. Our parking lots have been in use for many years, even before the application for parking lot No. A/NE-PK/202. Therefore, our parking lots are original and not an addition, and they will not affect the traffic in Ping Kong Village.
- B. The applicant is also one of the property owners of the relevant road, thus granting the applicant the right to use that section of the road to access the parking lot.
- C. The existing 58K minibus stop was originally located at the main entrance of old Ping Kong Village. However, due to ongoing construction in that area, the minibus stop has been temporarily relocated near the application site. We will not install any gates or fence at our application site, and we will allocate part of the space for minibus u- turning. Additionally, we will place signs in visible areas to remind relevant vehicles to be aware of minibus entries and exits. At the same time, most of our vehicles leave early and return late, so there will be minimal impact on the temporary minibus stop.
- D. For application no. A/NE-PK/215, vehicles (LGV) will turn around at the rear of the application site and then drive to the parking space to conduct parallel parking. Please refer to the routing plan. For application no. A/NE-PK/213 & A/NE-PK/214, the light goods vehicle spaces are designated for Van -Type Light Goods Vehicle, so parking space size 5m x 2.5m is sufficient for parking.
- E. The application site has sufficient space for vehicles to turn around, so all vehicles are not queue back to public roads or reverse onto/from public road.
- F. We will not install any gates or fence at our application site, so all vehicles are not cause queuing outside the subject site.
- G. We will install signs in prominent areas of the parking lot to remind pedestrians to stay safe and to notify all parking space users to be cautious of pedestrian safety when entering and exiting the parking lot.
- H. We will obtain consent of the owners/managing department of the concerned Ping Kong Road and local track for using it as the vehicular access to the subject site if necessary.

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

寄件者: peter pang [REDACTED]  
寄件日期: 2025年05月30日星期五 16:04  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: A/NE-PK/213, A/NE-PK/214 & A/NE-PK/215  
附件: Ping Kong Car Park TD comments.pdf; Ping Kong Car Park DLO comments.pdf;  
Routing Plans.pdf; Right of way.pdf  
  
類別: Internet Email

回覆有關部門意見。

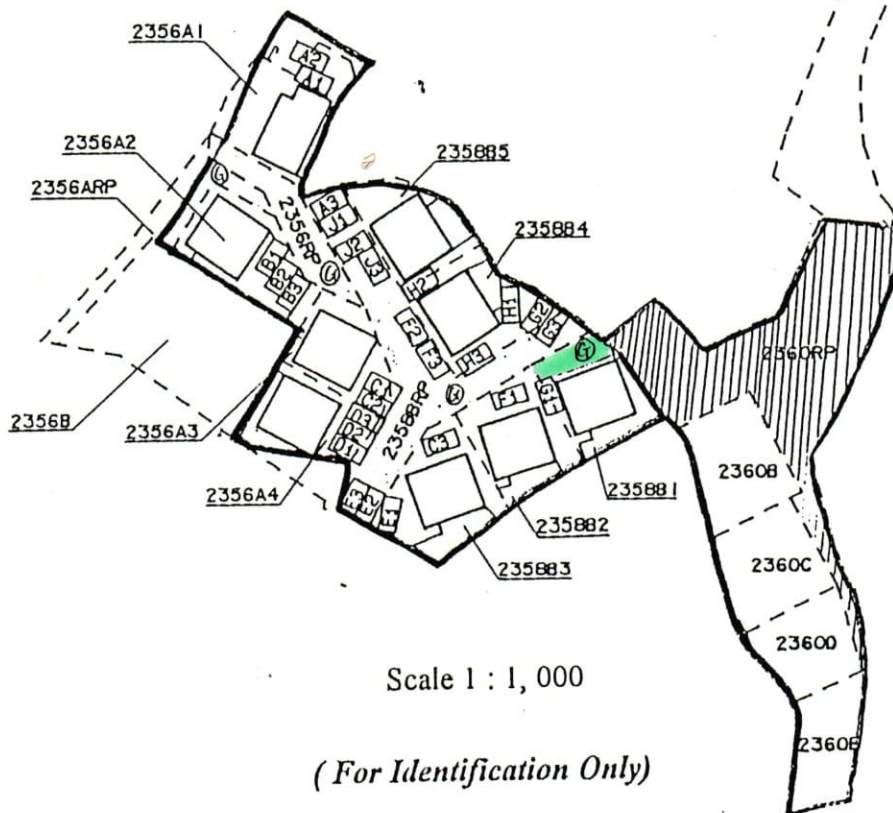
**A/NE-PK/213, A/NE-PK/214 & A/NE-PK/215**

We reply to TD's comments

- A. Our three parking lots have an average of 15-20 vehicle entries and exits per day , and they have always been used by the residents of Ping Kong Village. Our parking lots have been in use for many years, even before the application for parking lot No. A/NE-PK/202 ,used earlier than other parking lots. The relevant vehicles are also the original vehicles within Ping Kong Village, not vehicles that were added later. Therefore, our parking lots are original and not an addition, and they will not affect the traffic in Ping Kong Village.
- B. The applicant is also one of the property owners of the relevant road, thus granting the applicant the right to use that section of the road to access the parking lot. Please refer to the attached right of way document.
- C. The existing 58K minibus stop was originally located at the main entrance of old Ping Kong Village. However, due to ongoing construction in that area, the minibus stop has been temporarily relocated near the application site. We will not install any gates or fence at our application site, and we will allocate part of the space for minibus u- turning. Additionally, we will place signs in visible areas to remind relevant vehicles to be aware of minibus entries and exits. We will notify all vehicle owners that they must give way to the minibus when entering or exiting. At the same time, most of our vehicles leave early and return late, so there will be minimal impact on the temporary minibus stop.
- D. For application no. A/NE-PK/215, vehicles (LGV) will turn around at the rear of the application site and then drive to the parking space to conduct parallel parking. Please refer to the routing plan (Plan No. RP/1). For application no. A/NE-PK/213 & A/NE-PK/214, the light goods vehicle spaces are designated for Van -Type Light Goods Vehicle, so parking space size 5m x 2.5m is sufficient for parking.
- E. The application site has sufficient space for vehicles to turn around, so all vehicles are not queue back to public roads or reverse onto/from public road.
- F. We will not install any gates or fence at our application site, so all vehicles are not cause queuing outside the subject site.
- G. We will install signs in prominent areas of the parking lot to remind pedestrians to stay safe and to notify all parking space users to be cautious of pedestrian safety when entering and exiting the parking lot. H. We will obtain consent of the owners/managing department of the concerned Ping Kong Road and local track for using it as the vehicular access to the subject site if necessary.

Lots Nos. Sub-Sections of 2356 Sec.A &  
Sub-Sections of 2358 Sec.B in D.D.91, North, N.T.

2356 巷富禧路才蓮  
入去 2360



Scale 1 : 1,000

( For Identification Only)

colour code : G = Green



Plan No. YL2284/LI/01A

侯偉勝 文才好 侯碧石  
Poh

侯傑培



Poh

Prepared by Sam Mak & Associates Surveyors Ltd.

KLL/kong

Dated the 5<sup>th</sup> day of February 1996

\*\*\*\*\*

D E E D

\*\*\*\*\*

I hereby certify that this is a true  
and correct copy of the original.

Rene Hout, Solicitor  
Hong Kong

19 MAR 1996

RENE HOUT & CO.,  
SOLICITORS,  
GROUND FLOOR,  
NO.7 TUNG SAU SQUARE,  
TAI PO,  
NEW TERRITORIES,  
HONG KONG.

Ref : RH/1/4585/95  
ky (DEED/A-5)



BETWEEN the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the First Schedule hereto ("the Grantors") and the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the Second Schedule hereto ("the Grantees").

WHEREAS :-

(1) The Grantors are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the First Schedule hereto ("the Grantors' Lots").

(2) The Grantees are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the Second Schedule hereto ("the Grantees' Lots").

(3) The Grantors' Lots and the Grantees' Lots are all held from the Crown for the residue of the term of years created by the Crown Leases thereof (as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap.150).

(4) By divers agreements, the Grantors agreed to grant among themselves and to the Grantees a right of way on or passing through portions of the Grantors' Lots leading from the main road to the Grantees' Lots in manner hereinafter appearing.



THIS DEED is made the 5<sup>th</sup> day of February One Thousand nine hundred and ninety six

BETWEEN the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the First Schedule hereto ("the Grantors") and the parties whose respective names and addresses or registered offices are more particularly set out in the First Column of the Second Schedule hereto ("the Grantees").

WHEREAS :-

(1) The Grantors are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the First Schedule hereto ("the Grantors' Lots").

(2) The Grantees are the respective owners of All Those pieces or parcels of ground registered in the North New Territories Land Registry by various lot numbers all in Demarcation District No.91 as set out in the Second Column of the Second Schedule hereto ("the Grantees' Lots").

(3) The Grantors' Lots and the Grantees' Lots are all held from the Crown for the residue of the term of years created by the Crown Leases thereof (as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap.150).

(4) By divers agreements, the Grantors agreed to grant among themselves and to the Grantees a right of way on or passing through portions of the Grantors' Lots leading from the main road to the Grantees' Lots in manner hereinafter appearing.

NOW THIS DEED WITNESSETH that in pursuance of the said agreements and in consideration of the mutual grant among the Grantors and the grant to the Grantees, the Grantors and the Grantees hereto for themselves their respective executors administrators and assigns or the survivor or survivors of them and the executors and administrators of such survivor his or their assigns or their successors and assigns as the case may be to the intent that the covenants herein contained shall bind them and each and every one of them and the owner or owners for the time being of the Grantors' Lots and the Grantees' Lots DO and each of them DOTH hereby covenant with the other party or parties in manner hereinafter mentioned :-

1. The Grantors DO and each of them DOTH hereby grant unto the others of them and unto the Grantees or the owners and occupiers for the time being of all the Grantors' Lots and the Grantees' Lots a full free and uninterrupted right of way measuring 10 feet in width with access gates thereto measuring 14 feet in width for them and their respective tenants servants agents visitors and other persons authorised by them (in common with other persons having the like right) at all times hereafter and for all purposes connected with the proper use and enjoyment of their respective premises to go pass and repass with or without vehicles through over along and upon the section of the road and footpath constructed on a portion or portions of each of the Grantors' Lots as shown and coloured Green on the Plan annexed hereto ("the Right of Way") TO HOLD the said Right of Way unto all the parties hereto for the residue of the said term of years under the Crown Leases thereof SUBJECT to the payment of the share of the charges hereinafter mentioned.



2. The Grantees DO and each of them DOTH hereby covenant with the Grantors and each of them that :-

- (a) only the owner and the occupier for the time being of each of the Grantors' Lots and the Grantees' Lots shall be entitled to the right and enjoyment of the Right of Way in manner herein described and none of the Grantees shall be entitled to use the Right of Way or any part thereof with vehicles as an access to or from any land adjoining the Grantors' Lots and the Grantees' Lots;
- (b) the Grantees hereto will at all times keep the Right of Way unobstructed and keep and maintain in good repair and condition the Right of Way, all access gates thereto and the road lamps on the Grantors' Lots;
- (c) each of the Grantees (save and except the owners of The Remaining Portion of Lot No.2360 in Demarcation District No.91) shall respectively contribute equally his share of the costs and expenses ("the shares") as hereinafter described in respect of the maintenance, repair and upkeeping of the Right of Way, all access gates and the road lamps on the Grantors' Lots, that is to say, each of the Grantees shall bear 1/13th share of the said costs and expenses (which shall also include the Crown Rent of Lots Nos.2356RP and 2358BRP in Demarcation District No.91); the parties hereto agree that none of the Grantors shall be required to contribute towards any of the said costs and expenses;

(d) save and except for the purposes of carrying out construction works in respect of the development of Lots Nos.2360B, 2360C, 2360D, 2360E and Portion of Lot No.2360RP all in Demarcation District No.91 or for the transportation of furniture and household wares or for the supply of liquid petroleum gas to the Grantees' Lots, no vehicles exceeding 2.5 tonnes shall be permitted to use the Right of Way or any part thereof;

(e) each of the Grantees shall at his own costs and expenses erect and complete the outer boundary walls enclosing the Grantees' Lots which boundary walls are more particularly delineated and set out in red on the Plan annexed hereto and each of the Grantees shall be responsible for the upkeep and maintenance of the portion of the boundary walls erected or to be erected on his own Lot.

3. Any notice required to be given under this Deed shall be deemed duly served if left at or sent by ordinary post to the address specified in this Deed of the party to be served or such other address as may have been notified in writing by or on behalf of such party to the other parties hereto. Any such notice shall be deemed to be served at the time when the same is handed to or left at the address of the party to be served and if served by post on the third day (not being a Sunday or public holiday in the place where the addressee is located) next following the date of posting.

4. AND IT IS HEREBY DECLARED that in this Deed (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa; words

importing the masculine gender only shall include the feminine gender and the neuter gender; and words importing persons shall include companies or corporations; and whenever applicable any covenant contained in this Deed which binds a person or persons shall so far as possible be deemed to bind such person or persons jointly and severally.



THE FIRST SCHEDULE ABOVE REFERRED TO

FIRST COLUMN

SECOND COLUMN

Names of the Grantors  
and their addresses/  
registered offices

Lot Number (all in Demarcation  
District No.91) registered in the  
name of the Grantor whose name  
appears on the first column  
directly opposite to this Column

RICHAPPY INVESTMENT LIMITED  
( 富禧投資有限公司 )  
whose registered office is  
situate at [REDACTED]

The Remaining Portion of Lot  
No.2356

[REDACTED] and HAU YING KIT  
( 侯英傑 ) and HAU KAN SUM  
( 侯根深 ) both of [REDACTED]

[REDACTED] as Tenants in Common in  
the following shares, i.e. 2/3  
shares thereof to Richappy  
Investment Limited and 1/3 share  
thereof to Hau Ying Kit and Hau  
Kan Sum

RICHAPPY INVESTMENT LIMITED  
( 富禧投資有限公司 )  
whose registered office is  
situate at [REDACTED]

The Remaining Portion of  
Section A of Lot No.2356

HAU POON SEK ( 侯盤石 )  
and HAU WAI SHING ( 侯偉勝 )  
both of [REDACTED]

The Remaining Portion of  
Section B of Lot No.2358

[REDACTED] as  
Tenants in Common in equal  
shares

HAU SEK TONG ( 侯錫堂 )  
of [REDACTED]

Subsection 1 of Section B  
of Lot No.2358

THE SECOND SCHEDULE ABOVE REFERRED TO

FIRST COLUMN

SECOND COLUMN

Names of the Grantors  
and their addresses/  
registered offices

Lot Number (all in Demarcation  
District No.91) registered in the  
name of Grantee whose name  
appears on the first Column  
directly opposite in this Column

HAU TAK TAI TEDDY (侯德泰)  
of [REDACTED]

Subsection 1 of Section A of  
Lot No.2356

HAU CHAK MAN (侯澤民)  
of [REDACTED]

Subsection 2 of Section A of  
Lot No.2356

HAU FUK WAH (侯福華)  
of [REDACTED]

Subsection 3 of Section A of  
Lot No.2356

HAU KIN HING (侯健興)  
of [REDACTED]

Subsection 4 of Section A of  
Lot No.2356

HAU SEK TONG (侯錫堂)  
of [REDACTED]

Subsection 1 of Section B of  
Lot No.2358

HAU WAI SUM (侯惠森)  
of [REDACTED]

Subsection 2 of Section B of  
Lot No.2358

HAU KAM LUNG (侯金龍)  
of [REDACTED]

Subsection 3 of Section B of  
Lot No.2358

---

FIRST COLUMN

---

SECOND COLUMN

---

HAU SIK MING (侯錫明)  
of [REDACTED]

Subsection 4 of Section B of  
Lot No.2358

HAU SIK CHEONG (侯錫昌)  
of [REDACTED]

Subsection 5 of Section B of  
Lot No.2358

HAU LUK (侯祿)  
of [REDACTED]

Section B of Lot No.2360

HAU MATTHEW PETER (侯榮雄)  
of [REDACTED]

Section C of Lot No.2360

HAU DAVID (侯榮偉)  
of [REDACTED]

Section D of Lot No.2360

HAU KWAN TAK (侯均達)  
of [REDACTED]

Section E of Lot No.2360

HAU YING KIT (侯英傑)  
and HAU KAN SUM (侯根深)  
both of [REDACTED]

[REDACTED] as Tenants in Common  
in equal shares

Portion of The Remaining Portion  
of Lot No.2360 (which portion is  
shown on the plan annexed hereto  
and hatched Black)

IN WITNESS WHEREOF the parties hereto have caused this  
Deed to be duly executed under seal the day and year first above  
written.



SEALED with the Common Seal of )  
 the Grantor, Richappy Investment )  
 Limited and SIGNED by Hau Poon Sek )  
 and Hau Wai Shing, )  
 its Directors, in the presence of :- )

*Winnie*

WONG YEE MAN WINNIE  
 Clerk to Rene Hout & Co., Solicitors,  
 Hong Kong

SIGNED SEALED and DELIVERED by )  
 the Grantors, Hau Ying Kit and Hau )  
 Kan Sum, in the presence of :- )

*TSANG KWOK FUN*

TSANG KWOK FUN  
 SOLICITOR,  
 HONG KONG

SEALED with the Common Seal of )  
 the Grantor, Richappy Investment )  
 Limited and SIGNED by Hau Poon Sek )  
 and Hau Wai Shing, )  
 its Directors, in the presence of :- )

*Winnie*

WONG YEE MAN WINNIE  
 Clerk to Rene Hout & Co., Solicitors,  
 Hong Kong

SIGNED SEALED and DELIVERED by )  
 the Grantors, Hau Poon Sek and Hau )  
 Wai Shing, in the presence of :- )

*Winnie*

WONG YEE MAN WINNIE  
 Clerk to Rene Hout & Co., Solicitors,  
 Hong Kong

SIGNED SEALED and DELIVERED by )  
 the Grantor, Hau Sek Tong, in the )  
 presence of :- )

*Winnie*

WONG YEE MAN WINNIE  
 Clerk to Rene Hout & Co., Solicitors,  
 Hong Kong

*侯碧石 侯偉騰*

文才好 Man Choi Ho, the  
 lawful attorney of  
 Hau Ying Kit  
 文才好 Man Choi Ho, the  
 lawful attorney  
 of Hau Kan Sum

*侯碧石 侯偉騰*

*侯碧石 侯偉騰*

Holder of Hong Kong Identity Card No. [REDACTED] Holder of Hong Kong Identity Card No. [REDACTED]

*侯碧石 侯偉騰*

Hau Poon Sek and Hau Wai Shing,  
 the lawful attorney of Hau Sek Tong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Tak Tai Teddy, in  
the presence of :-

*Wong Yee Man Winnie*

WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Chak Man, in the  
presence of :-

*Wong Yee Man Winnie*

WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Fuk Wah, in the  
presence of :-

*Wong Yee Man Winnie*

WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Kin Hing, in the  
presence of :-

*Wong Yee Man Winnie*

WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Sek Tong, in the  
presence of :-

*Wong Yee Man Winnie*

WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Wai Sum, in the  
presence of :-

*Wong Yee Man Winnie*

WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

*Duk*  
*侯偉勝*  
Hau Poon Sek, the  
lawful attorney of Hau  
Tak Tai Teddy

*Duk*  
*侯偉勝*  
Hau Poon Sek, the  
lawful attorney of  
Hau Chak Man

*Duk*  
*侯偉勝*  
Hau Poon Sek, the lawful  
attorney of Hau Fuk Wah

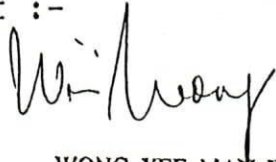
*Wai*  
*侯偉勝*  
Hau Wai Shing, the  
lawful attorney of  
Hau Kin Hing

*Duk*  
*侯偉勝* *Wai*  
*侯偉勝*  
Hau Poon Sek and Hau Wai Shing, the  
lawful attorney of Hau Sek Tong

*Wai*  
*侯偉勝*  
Hau Wai Shing, the  
lawful attorney of  
Hau Wai Sum

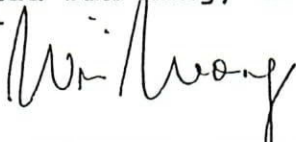


SIGNED SEALED and DELIVERED by  
the Grantee, Hau Kam Lung, in the  
presence of :-



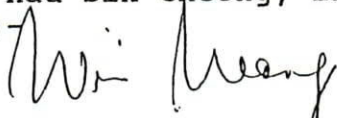
WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Sik Ming, in the  
presence of :-



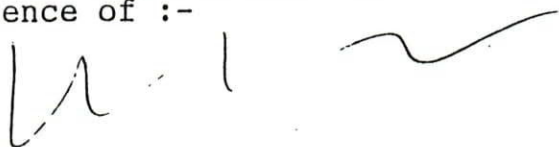
WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Sik Cheong, in the  
presence of :-



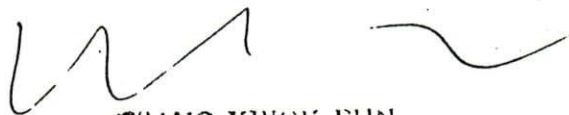
WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Luk, in the  
presence of :-



TSANG KWOK FUN  
SOLICITOR,  
HONG KONG

SIGNED SEALED and DELIVERED by  
the Grantee, Hau Matthew Peter,  
in the presence of :-



TSANG KWOK FUN  
SOLICITOR,  
HONG KONG



SIGNED SEALED and DELIVERED by  
the Grantee, Hau David, in the  
presence of :-





TSANG KWOK FUN  
SOLICITOR,  
HONG KONG





Hau Poon Sek and Hau Wai Shing,  
the lawful attorney of Hau Kam Lung

 Holder of Hong Kong Identity  
Card No. 

Hau Chan Pui, the lawful attorney  
of Hau Sik Ming

 Holder of Hong Kong Identity  
Card No. 



Hau Chan Pui, the lawful attorney  
of Hau Sik Cheong

 Holder of Hong Kong Identity  
Card No. 

Man Choi Ho, the lawful attorney  
of Hau Luk

 Holder of Hong Kong Identity  
Card No. 

Man Choi Ho, the lawful attorney  
of Hau Matthew Peter

 Holder of Hong Kong Identity  
Card No. 

Man Choi Ho, the lawful attorney  
of Hau David

SIGNED SEALED and DELIVERED by )  
the Grantee, HAU KWAN TAK , )  
in the presence of :- )



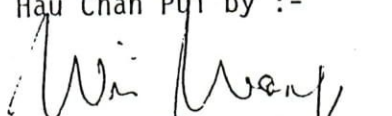
TSANG KWOK FUN  
SOLICITOR,  
HONG KONG

SIGNED SEALED and DELIVERED by )  
the Grantees, Hau Ying Kit and Hau )  
Kan Sum, in the presence of :- )



TSANG KWOK FUN  
SOLICITOR,  
HONG KONG

INTERPRETED to the said Hau Poon Sek,  
Hau Wai Shing and Hau Chan Pui by :-



WONG YEE MAN WINNIE  
Clerk to Rene Hout & Co., Solicitors,  
Hong Kong

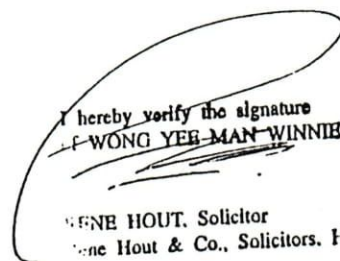
文才好

Man Choi Ho, the lawful attorney  
of Hau Kwan Tak

文才好  
文才好

Man Choi Ho, the  
lawful attorney of  
Hau Ying Kit

Man Choi Ho, the  
lawful attorney of  
Hau Kan Sum



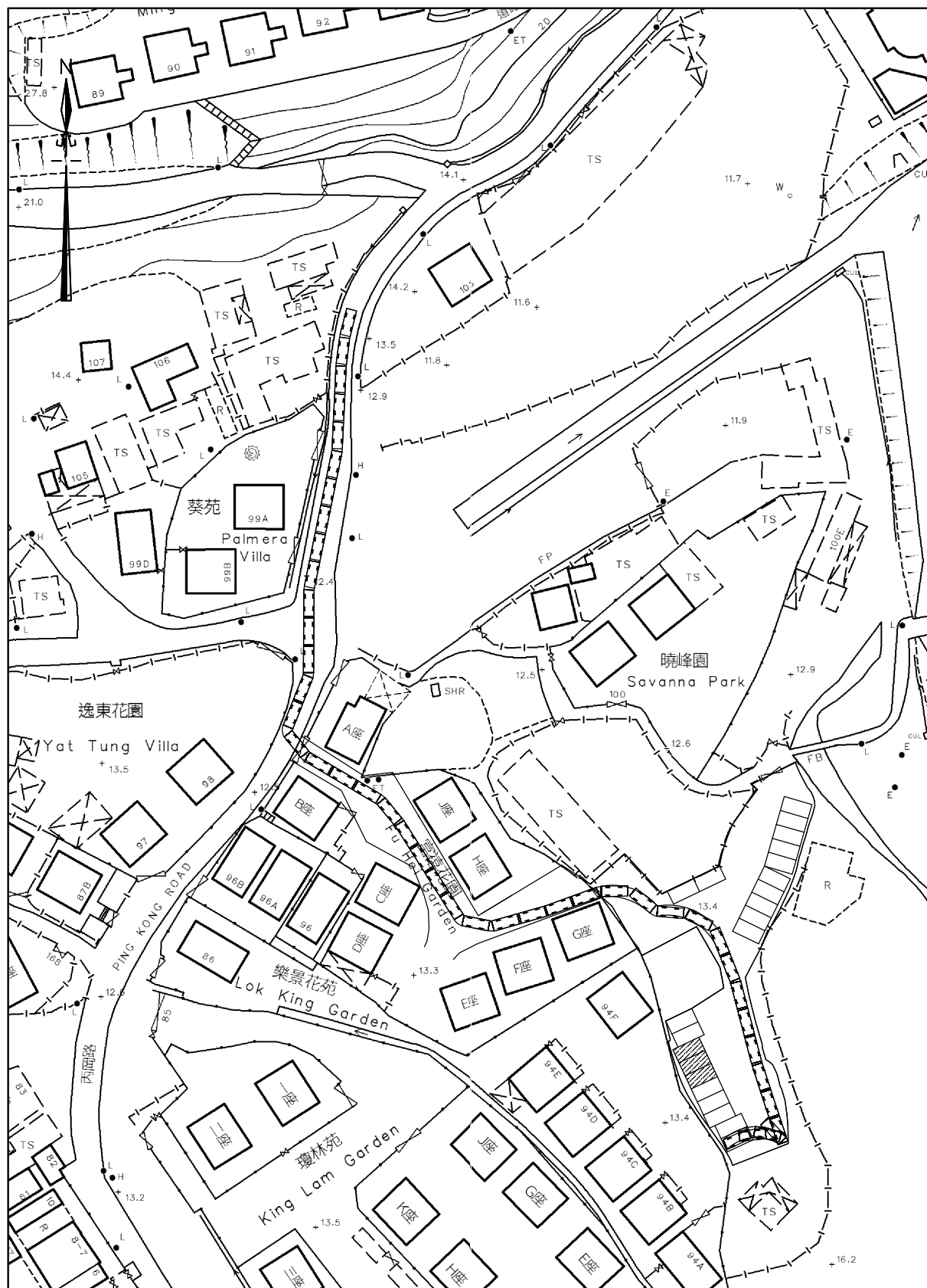
I hereby verify the signature  
of WONG YEE MAN WINNIE  
RENE HOUT, Solicitor  
Rene Hout & Co., Solicitors, Hong Kong

INTERPRETED to the said Man Choi Ho by :-



TSANG KWOK FUN  
SOLICITOR,  
HONG KONG

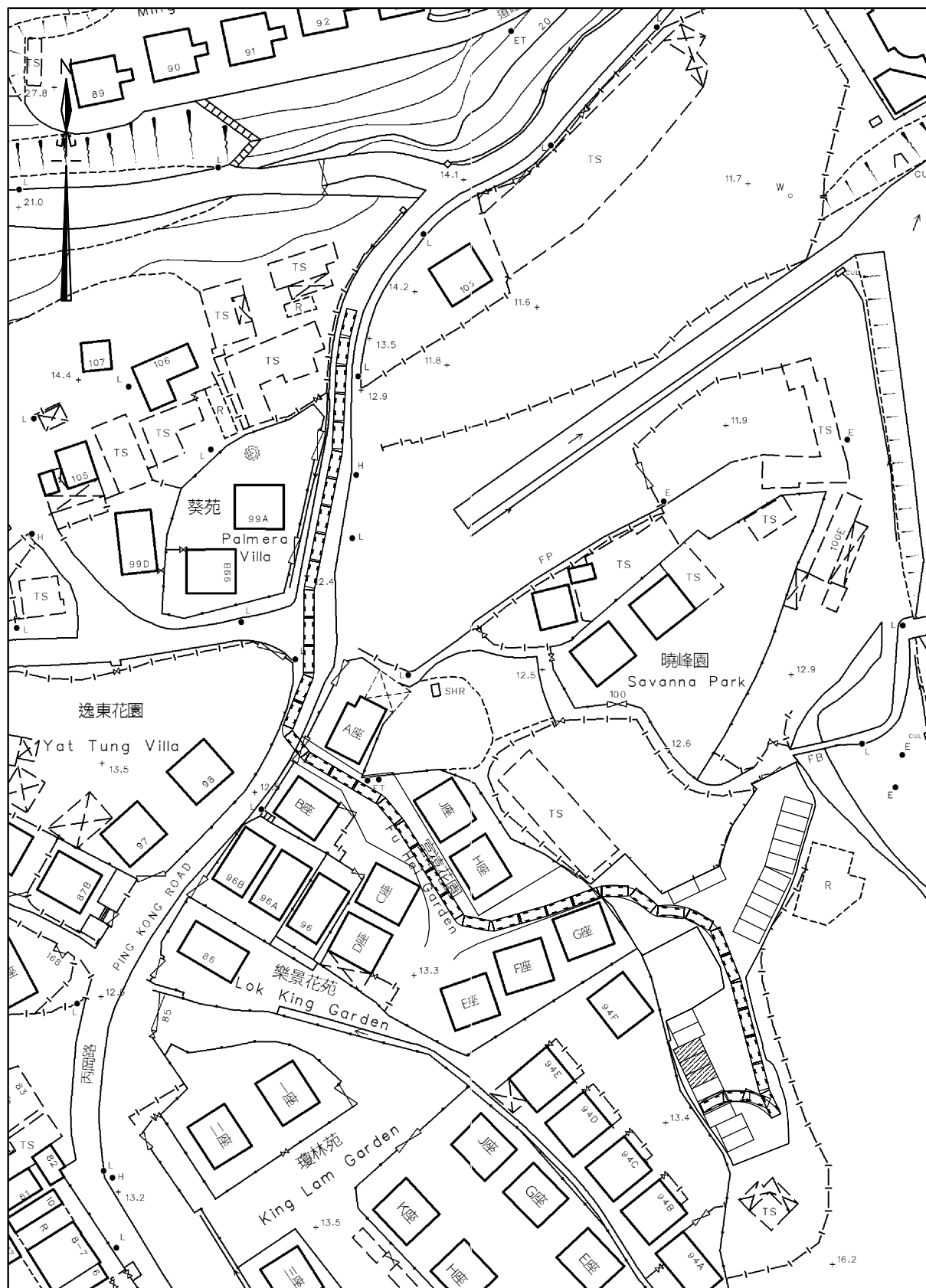
# ROUTING PLAN



卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000  
Plan No. : RP/12  
Survey Sheet No. : 3-SW-11A  
3-SW-11B  
Date : April 2025

# ROUTING PLAN



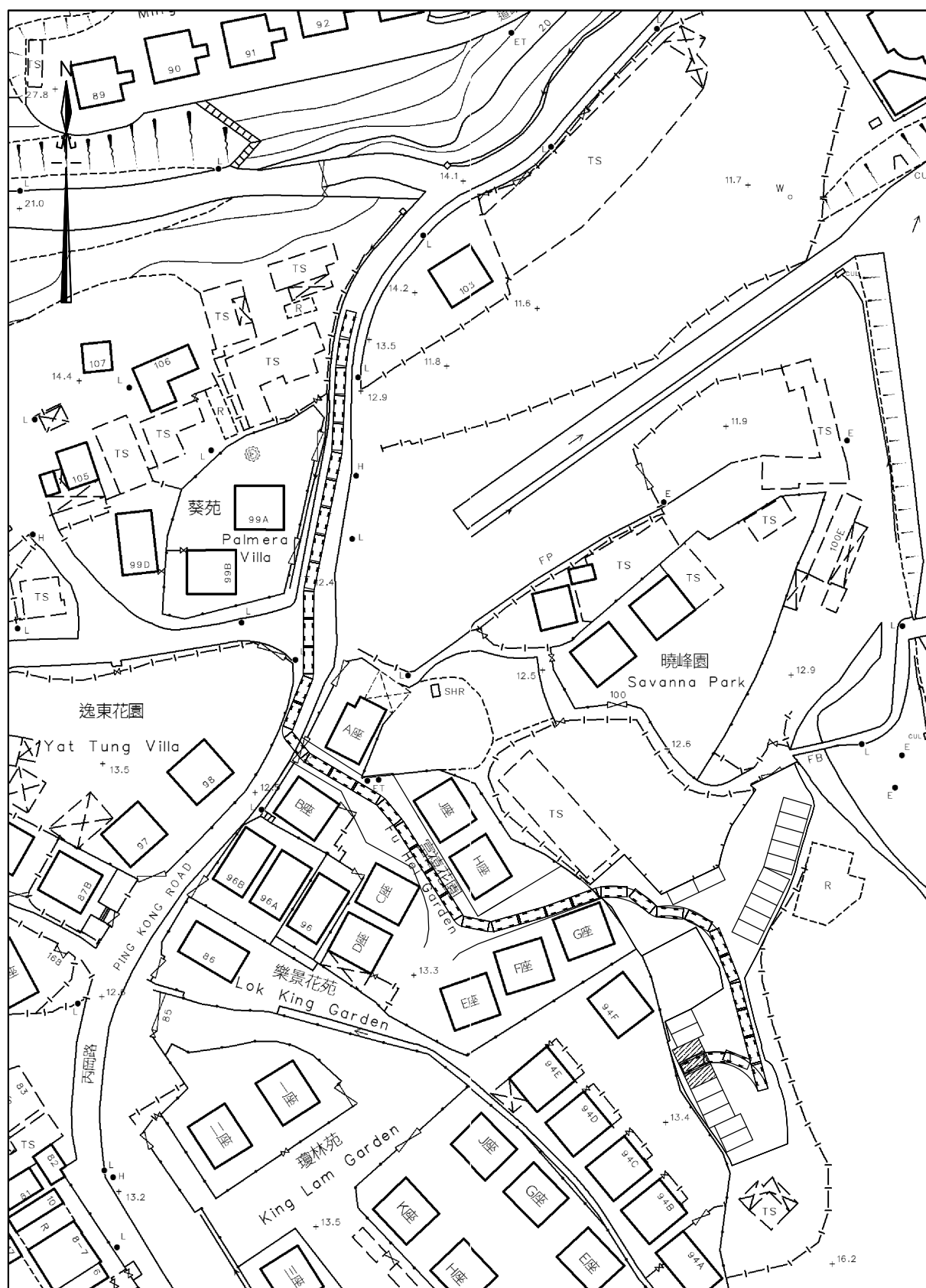
卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Plan No. : RP/13

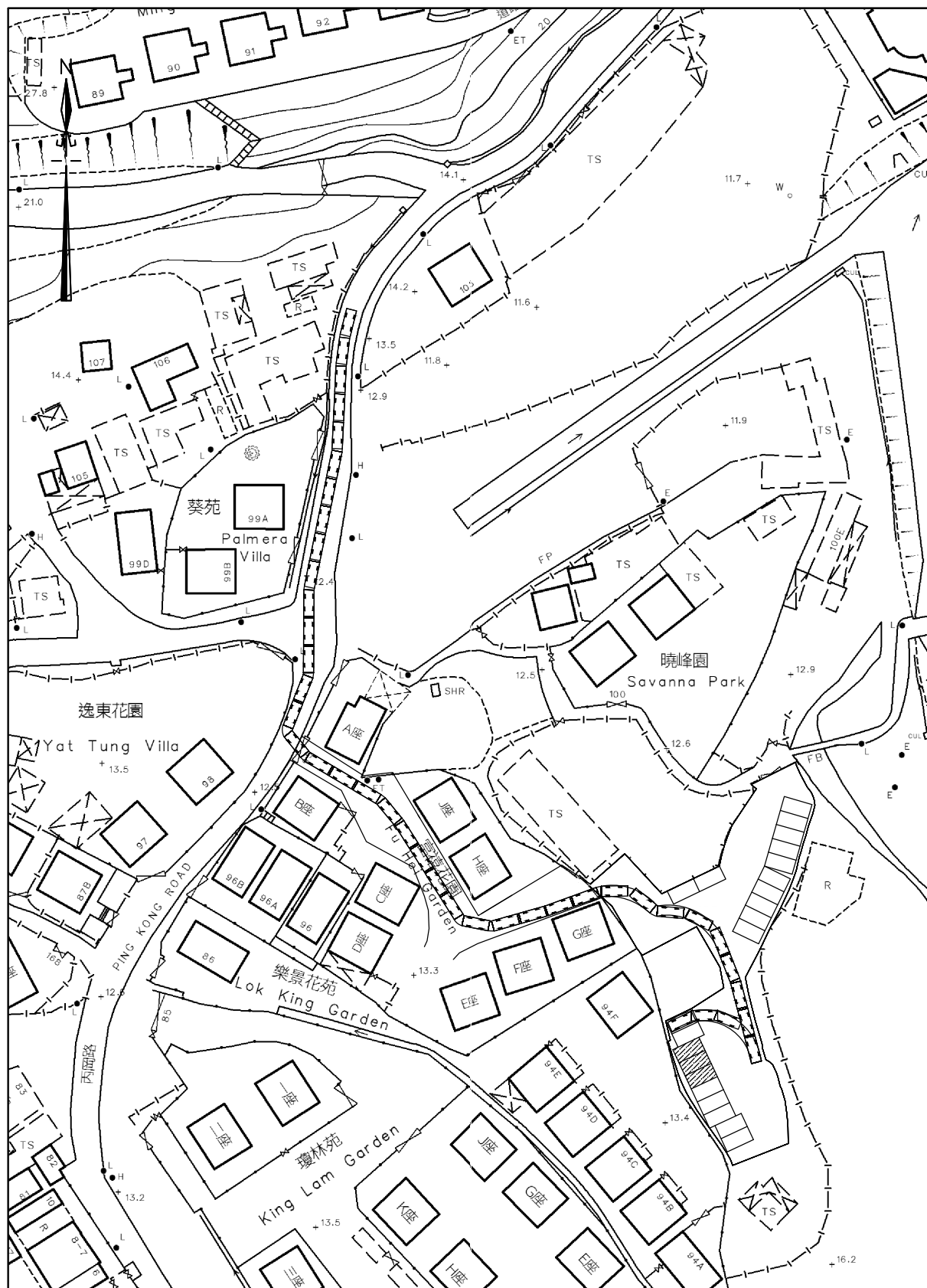
Survey Sheet No. : 3-SW-11A  
3-SW-11B

Date : April 2025



Scale : 1 : 1000  
Plan No. : RP/14  
Survey Sheet No. : 3-SW-11A  
3-SW-11B  
Date : April 2025

# ROUTING PLAN

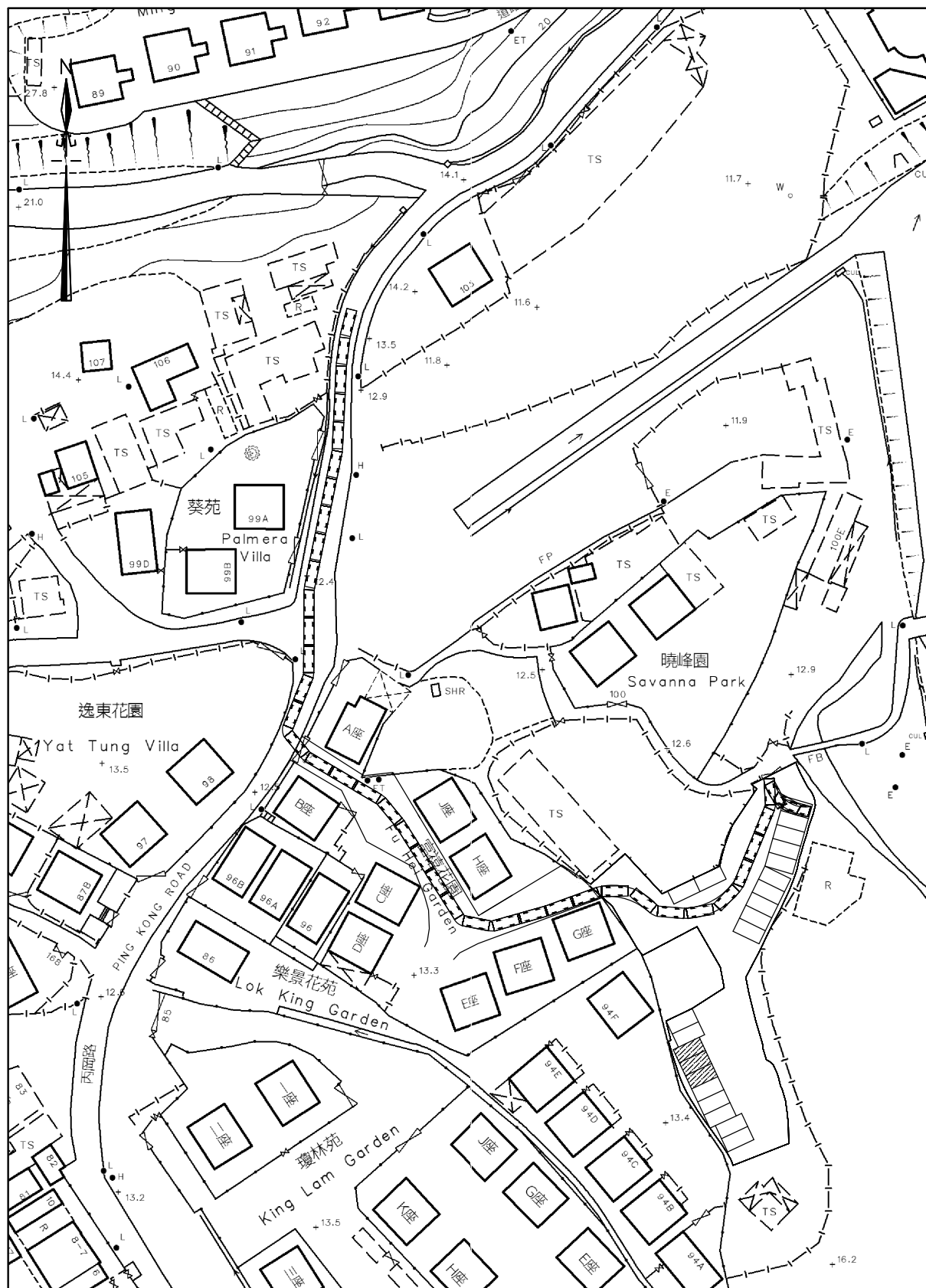


卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000  
Plan No. : RP/15  
Survey Sheet No. : 3-SW-11A  
3-SW-11B  
Date : April 2025



# ROUTING PLAN



卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

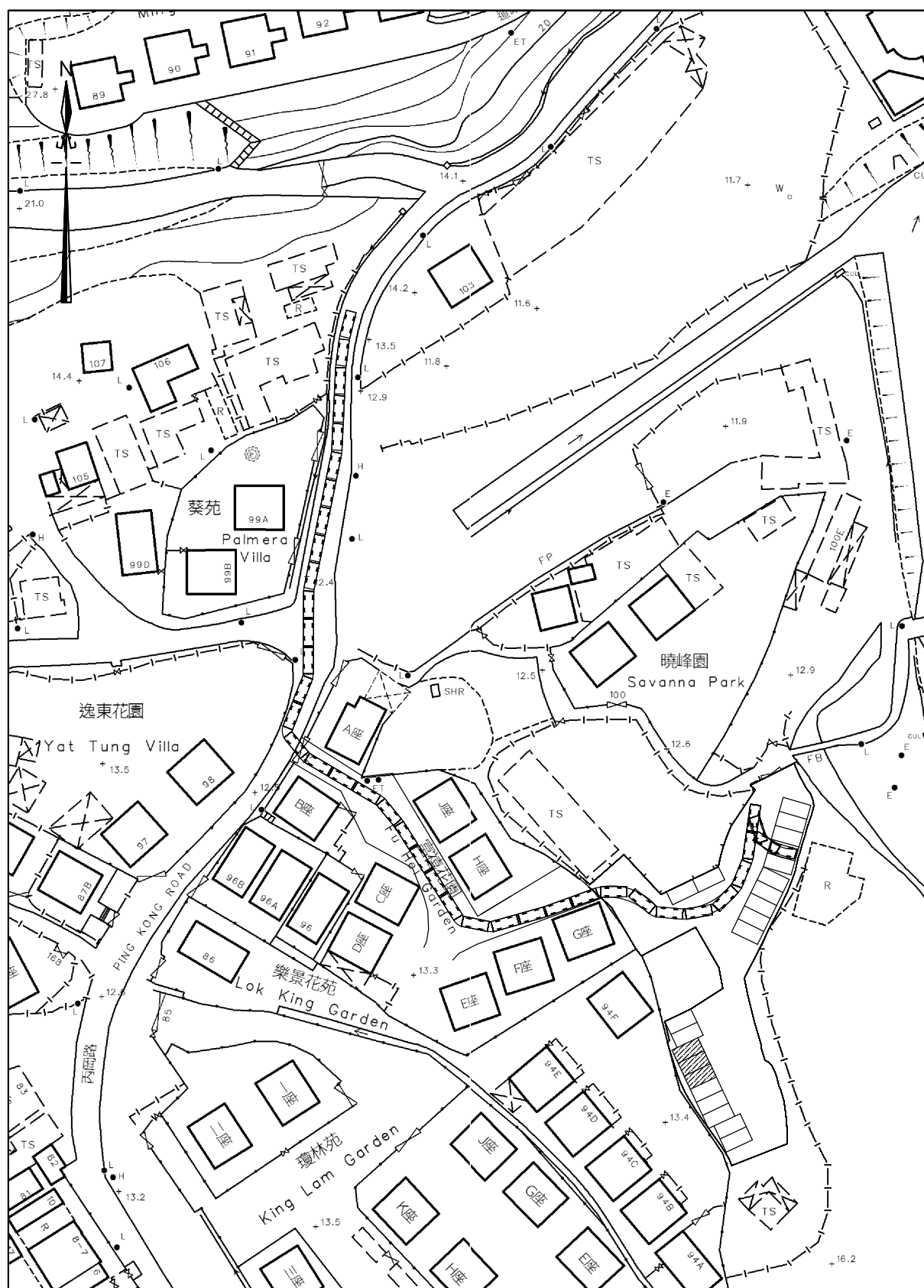
Scale : 1 : 1000

Plan No. : RP/16

Survey Sheet No. : 3-SW-11A  
3-SW-11B

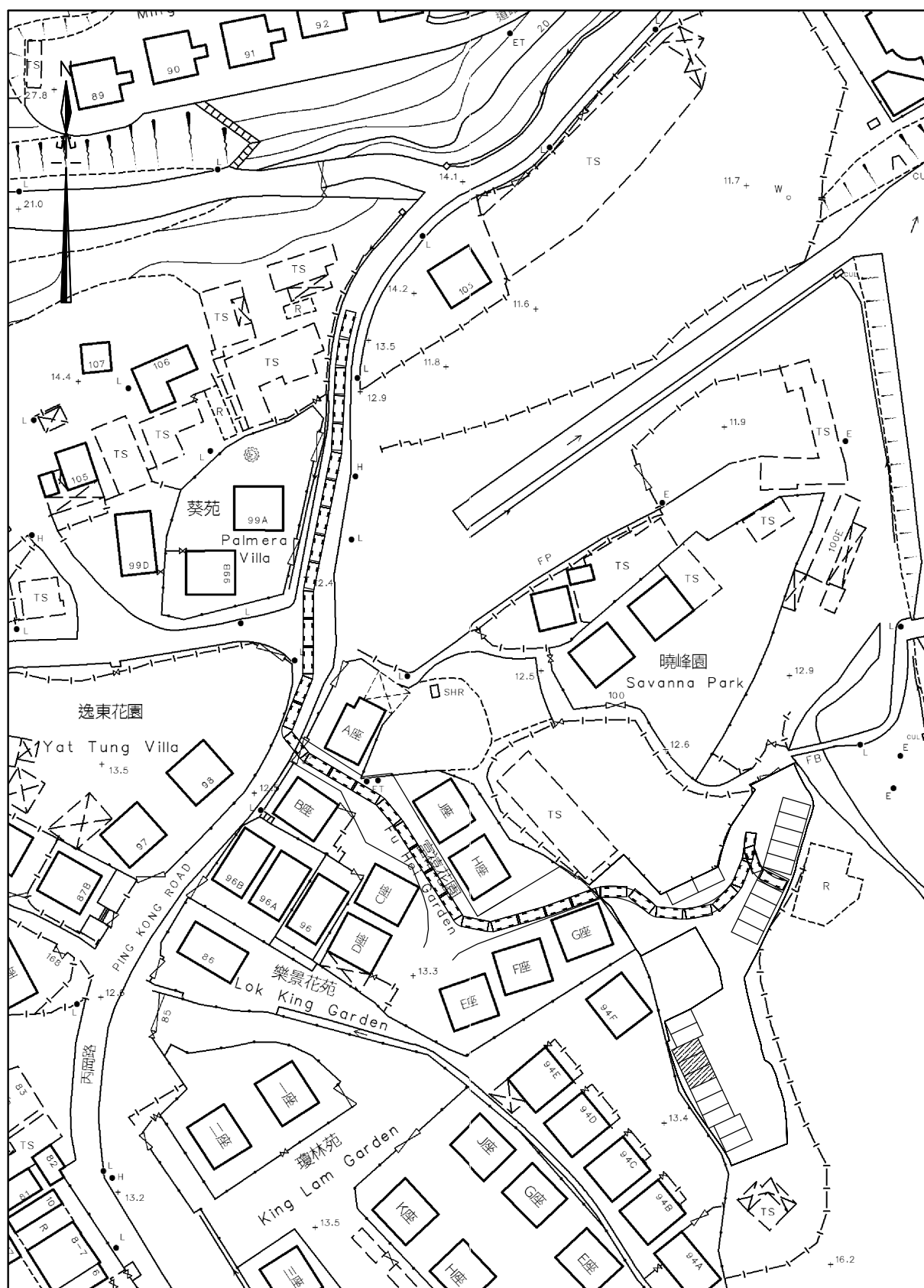
Date : April 2025

# ROUTING PLAN



卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000  
Plan No. : RP/17  
Survey Sheet No. : 3-SW-11A  
3-SW-11B  
Date : April 2025



Scale : 1 : 1000  
Plan No. : RP/18  
Survey Sheet No. : 3-SW-11A  
3-SW-11B  
Date : April 2025

# ROUTING PLAN



卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

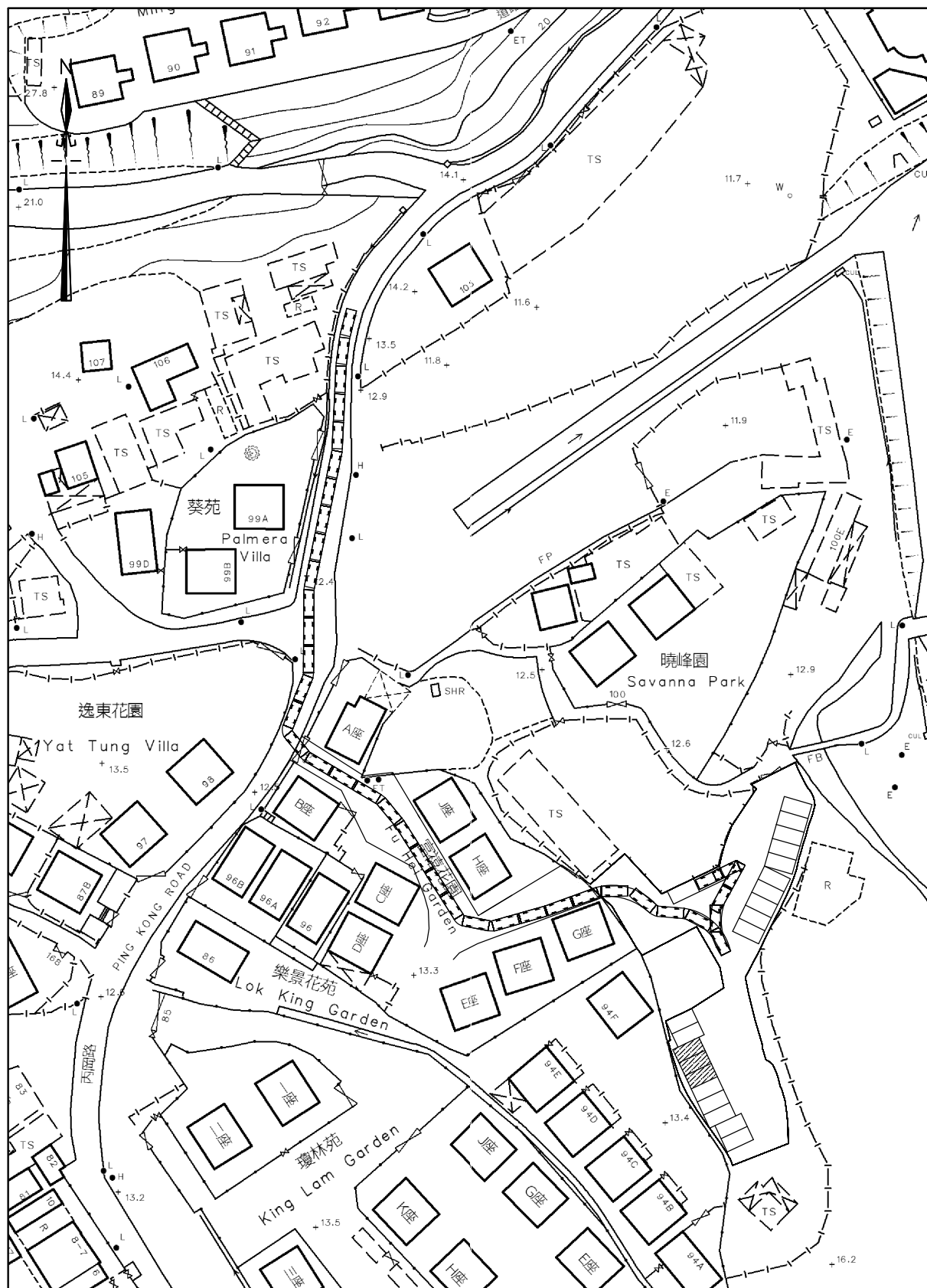
Scale : 1 : 1000

Plan No. : RP/19

Survey Sheet No. : 3-SW-11A  
3-SW-11B

Date : April 2025

# ROUTING PLAN



卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

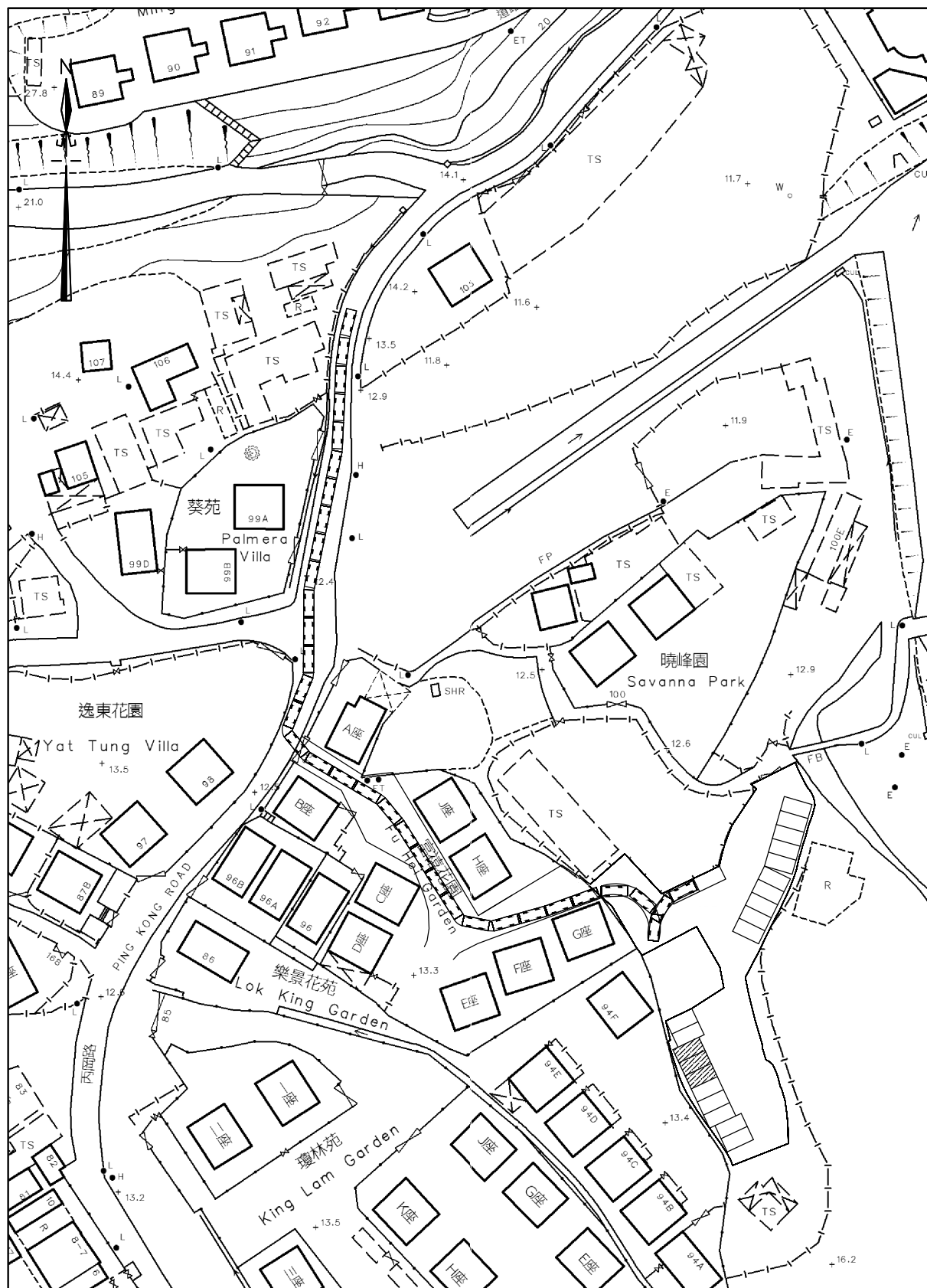
Plan No. : RP/20

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : April 2025

# ROUTING PLAN



卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Plan No. : RP/21

Survey Sheet No. : 3-SW-11A  
3-SW-11B

Date : April 2025

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

寄件者: [REDACTED]  
寄件日期: 2025年06月30日星期一 16:35  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: [s16 application A/NE-PK/213, 214 & 215 - FI03]: Response to Departmental  
Comment from Transport Department (TD)  
附件: 58 K Routing Plan.pdf

Dear Tow Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 27.6.2025 received by STN DPO office on 30.6.2025 regarding the s16 application No. A/NE-PK/213, 214 & 215. Thank you.

Regards,  
Theodora Chan  
TP/TP(6)  
Sha Tin, Tai Po & North District Planning Office  
Planning Department  
(Tel.: 2158 6235)

---

From: pang hingyeun [REDACTED]  
Sent: Friday, June 27, 2025 11:55 PM  
To: [REDACTED]  
Subject: 回覆: [s16 application A/NE-PK/213, 214 & 215 - FI02]: Departmental Comment from Transport Department (TD)

Dear Ms. Chan,

We reply to TD's comments.

Currently, there are 6 parking lots in Ting Kong Village (including our three parking lots), which have a total of about 216 parking spaces.

According to the survey, there are approximately 140 private cars and 18 light trucks parked in the parking lots of Ting Kong Village.

The traffic flow during different time periods is as follows:

- \*\*8 AM to 10 AM\*\*: About 55 private cars and 10 light goods vehicles.
- \*\*10 AM to 12 PM\*\*: About 25 private cars and 5 light goods vehicles.
- \*\*12 PM to 4 PM\*\*: About 20 private cars and 3 light goods vehicles.
- \*\*4 PM to 8 PM\*\*: About 65 private cars and 15 light goods vehicles.

Our parking lots account for approximately ¼ of the overall traffic flow, so they do not significantly impact the traffic in the area.

To facilitate smoother operation for minibus route 58K, our parking lot's location can be used for the

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential  
minibus to turn around. Please refer to the attached diagram for details.

We would like to clarify that our three parking lots have been in use for over 20 years; they are not new. Due to complaints, we are applying for an update, and our parking lots do not accept outsiders; they are solely for existing tenants.

Thank You !

Regards,  
H.Y.Pang

從 [Outlook](#) 傳送



**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s) / Development (s)</b>	<b>Date of Consideration</b>
A/NE-PK/141	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years	8.1.2021
A/NE-PK/156 <sup>1</sup>	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle only) for a Period of 3 Years	29.10.2021 (revoked on 29.7.2023)
A/NE-PK/191 <sup>2</sup>	Proposed Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	24.11.2023 (revoked on 24.5.2024)
A/NE-PK/192 <sup>1</sup>	Temporary Private Car Park (Private Car and Light Goods Vehicle only) for a Period of 3 Years	8.12.2023
A/NE-PK/202 <sup>2</sup>	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	20.9.2024

<sup>1</sup> Part of the site under application No. A/NE-PK/156 overlaps with the site of application No. A/NE-PK/192.

<sup>2</sup> Applications No. A/NE-PK/191 and 202 cover the same site.

**Government Departments' General Comments**

**1. Land Administration**

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

- no comment on the application;
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
- Lot 2360 S.B in D.D. 91 is covered by Building Licence No. 23/2020 (“BL”) for non-industrial purposes. There is a Building Covenant restriction that the Licensee should complete the building development before the expiration of 36 months from 8.4.2024;
- the applicants confirm in the application form that no structure is proposed;
- notwithstanding the building land portion arising from the BL may not fall within the Site, the above comments are made without prejudice to the Government’s right to enforce relevant lease conditions, in particular but not limited to the Building Covenant restriction mentioned above; and
- there is a Small House application in Lots 2360 S.D. and 2360 S.G in D.D. 91 under processing.

**2. Traffic**

Comments of the Commissioner of Police (C of P):

- there were ten traffic complaints/obstruction reports at Ping Kong Road between January 2025 and March 2025, on average of around three complaints per month. One traffic accident was record in the same period. The illegal parking situation appeared to be mild in Ping Kong area.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

#### 4. **Drainage**

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

- no objection to the application from public drainage point of view;
- if the application is approved, approval conditions on the submission and implementation of a drainage proposal for the Site, and maintaining the drainage facilities for the Site to his satisfaction is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- his advisory comments are at **Appendix IV**.

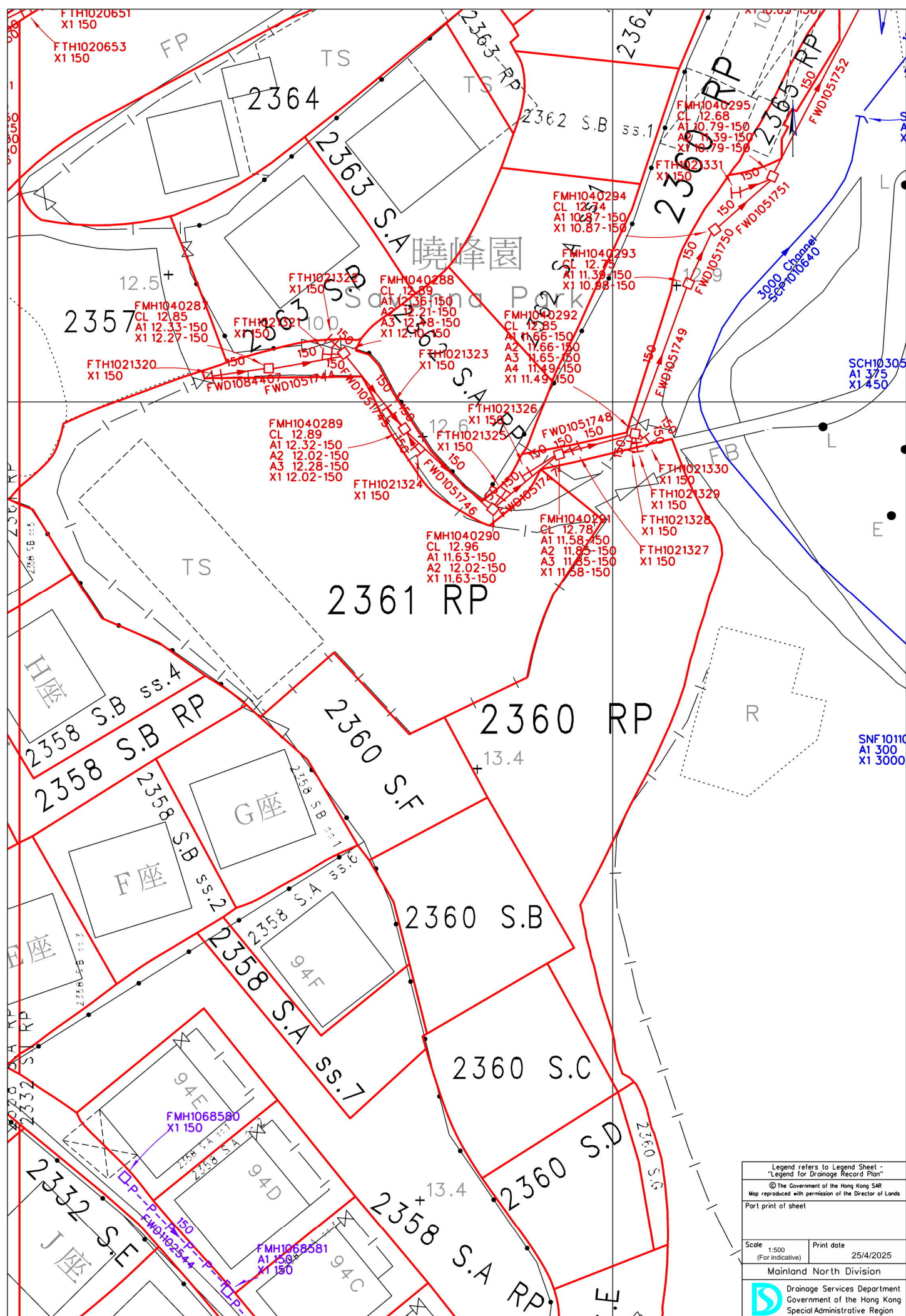
#### 5. **Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- 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 note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under her office's purview. The applicants shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site; and
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicants shall seek consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities and keep her office and Planning Department (PlanD) informed. The applicants shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchments. The lot owner/developer is required to rectify/modify the nearby existing/original drainage system if it is found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site; and
  - there is existing DSD maintained public sewerage connections in the vicinity of the subject site. A copy of the drainage record (**Attachment I**) is attached for the applicants' reference (lines in red). Should the applicants choose to connect their proposed sewerage system to DSD's network, they shall furnish CE/MN, DSD with their connection proposal for agreement. After obtaining CE/MN, DSD's agreement, the applicants shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for formal application for the required connection. Upon CE/MN, DSD's acceptance of the connection application, the applicants shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicants. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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

A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

侯瑞興

「提意見人」姓名/名稱 Name of person/company making this comment 西崗原居民代表 Hau Tim Hing

簽署 Signature 侯瑞興 日期 Date 08-06-2025





致城市規劃委員會秘書：

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停車場增長是滿足長期需求，同時  
位置良好方便停車，另外村內外需求  
大增，現時停車場無法滿足長期  
或現時需求(其他)，因而方便其他需  
要停車需求，增長可以減少不同需  
求問題，因而希望同意。

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

簽署 Signature \_\_\_\_\_

侯柏亨

日期 Date \_\_\_\_\_

9/4/2025



致城市規劃委員會秘書：

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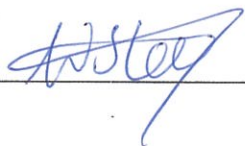
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我同意設立臨時私人停車場，因本村地域小且平地有限，導致停車場空間嚴重不足，居民經常要到偏僻的地段泊車，容易造成進出困難，又有安全隱患，因此本村有設立臨時私人停車場的迫切需要。

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

簽署 Signature



日期 Date

8/4/2025





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Details of the Comment (use separate sheet if necessary)

讚成

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

李銘承

簽署 Signature

李銘承

日期 Date

1 - 4 - 2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成 車位少

政府加充電樁

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

簽署 Signature 侯根深 日期 Date 01/04/2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

賴成

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

簽署 Signature 侯詠欣 日期 Date 01-06-2025



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Details of the Comment (use separate sheet if necessary)

同意

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

梁芷菁

簽署 Signature

梁

日期 Date

31-03-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成

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

陳達利

簽署 Signature



日期 Date

02-04-2025





致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

Handwritten signature: 贊成

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

孫勇

簽署 Signature

Handwritten signature: 孫勇

日期 Date

31-03-2025





致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

*Totally agree with the application. The reason is lack of parking at this area, cars and lorries will park at the road side which cause other issue.*

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

簽署 Signature

日期 Date

*1/4/2025*



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

44  
張或

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

簽署 Signature



日期 Date

1-4-2025



致城市規劃委員會秘書：

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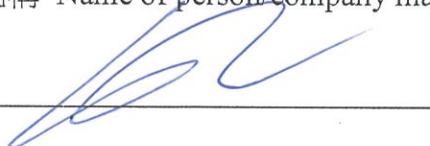
Details of the Comment (use separate sheet if necessary)

贊成

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

黃耀宗

簽署 Signature



日期 Date

5-4-2025



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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

完全同意

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

簽署 Signature

黃志龍

日期 Date

4-4-2025





致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成

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

蔡翠鈞

簽署 Signature

侯志聰, 代表 業主

日期 Date

4-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

侯灼平

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

侯灼平

簽署 Signature

侯灼平

日期 Date

4月4号 2025年





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Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature [Signature] 日期 Date 2025/04/07



致城市規劃委員會秘書：

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

劉國和

簽署 Signature

*James*

日期 Date

7-4-2025



致城市規劃委員會秘書：

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贊成

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

黃如五

簽署 Signature

黃如五

日期 Date

01-04-2025



致城市規劃委員會秘書：

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贊成

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

侯健碩

簽署 Signature

侯健碩

日期 Date

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

簽署 Signature Hau Wai Ha 日期 Date 01-06-2025





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

陳梓童

簽署 Signature

陳梓童

日期 Date

01-04-2025





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

簽署 Signature 侯靈琛 日期 Date 01-04-2025



致城市規劃委員會秘書：

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

A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成同意兩要

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

陳楚強

簽署 Signature

強

日期 Date

31-03-2025



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-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

侯冠鋒

簽署 Signature



日期 Date

01-04-2025



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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Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

Kan

日期 Date

01-04-2025



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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Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature [Signature]

日期 Date 31-03-2025





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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贊成

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

范進權

簽署 Signature

范進權

日期 Date

2 / 4 / 2025





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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Details of the Comment (use separate sheet if necessary)

贊成

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

贊成 趙曉紅

簽署 Signature

趙曉紅

日期 Date

2-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature 何偉雄 日期 Date 03-06-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

林頌堂

簽署 Signature

林

日期 Date

31-03-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成

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

林福成

簽署 Signature

林福成

日期 Date

02-04-2025







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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贊成

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

張志強

簽署 Signature



日期 Date

02-06-2024



致城市規劃委員會秘書：

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

陳雅絲

簽署 Signature

SP

日期 Date

01-04-2025



致城市規劃委員會秘書：

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

簽署 Signature [Signature] 日期 Date 31. 3. 2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature 維 日期 Date 1/4 2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

魏成

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

梁敏榮

簽署 Signature

梁

日期 Date

31-03-2025





致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

周浩生

簽署 Signature

周浩生

日期 Date

3-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature 王曉東 日期 Date 2025年4月6日



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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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

絕無贊成

不夠車位，車位很少

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

簽署 Signature

CH

日期 Date

7-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

絕對贊成

不夠車位，車位很少

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

簽署 Signature



日期 Date

7-4-2025



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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

絕對贊成

不夠車位，車位很少

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

簽署 Signature C.D 日期 Date 7-4-2025





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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成 車位很少

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

簽署 Signature  日期 Date 08/04/2025



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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

侯煒城

簽署 Signature

侯煒城

日期 Date

11/4/2025



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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有任何意見

贊 B

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

侯鈞玲

簽署 Signature

*[Signature]*

日期 Date

1-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

完全同意 車位不夠

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

簽署 Signature 鄺雪芳 日期 Date 4 - 4 - 2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

蘇偉雄

簽署 Signature

蘇

日期 Date

5-4-2025





致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成 因不夠車位泊車

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

袁光耀 恒

簽署 Signature

袁光耀 恒

日期 Date

4-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

宗

日期 Date

3/4/2025



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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電郵：tpbpd@pland.gov.hk

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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-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature [Signature] 日期 Date 4-4-2025



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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Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

至

日期 Date

5-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成 車位不夠

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

簽署 Signature [Signature] 日期 Date 4/4/2025





致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

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

張禮軒

簽署 Signature

\_\_\_\_\_

日期 Date

2025-4-2



致城市規劃委員會秘書：

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

簽署 Signature \_\_\_\_\_

日期 Date 2025-4-1



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

張觀祥

簽署 Signature

張

日期 Date

4-1-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

庄

日期 Date

2-4-2028



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成 因車位不夠泊

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

鍾志勇

簽署 Signature

鍾志勇

日期 Date

2-4-2025





致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成車位很少

「提意見人」姓名/名稱 Name of person/company making this comment MR. KAN WING FAI

簽署 Signature



日期 Date

3-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

Lee Wai Keung

日期 Date

1-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

周從傑

簽署 Signature



日期 Date

5-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

吳耀南

日期 Date

7-4-2025



致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成 車位很少，旧車不夠用。

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

簽署 Signature 楊玉秀 日期 Date 3-4-2025





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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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

此

陳成明

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

周偉倫

簽署 Signature

周偉倫

日期 Date

3-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

彭仕軍

簽署 Signature

彭仕軍

日期 Date

2-4-2025



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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Details of the Comment (use separate sheet if necessary)

Handwritten signature: 鍾志

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

簽署 Signature 蓮 日期 Date 3-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

*LOH WAI MAN*

日期 Date

3-4-2025



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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Details of the Comment (use separate sheet if necessary)

劉志強

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

劉志強

簽署 Signature

劉志強

日期 Date

4-4-2025





致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成泊車位不夠

「提意見人」姓名/名稱 Name of person/company making this comment ALY WAI CHING ANDY

簽署 Signature



日期 Date

2-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

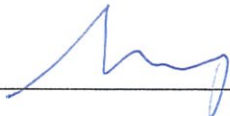
贊成

贊成

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

袁有東

簽署 Signature



日期 Date

2-4-2025



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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

完全同意 車位充足

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

陳錫明

簽署 Signature

陳錫明

日期 Date

3-4-2025



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Details of the Comment (use separate sheet if necessary)

贊成

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

郭偉

簽署 Signature

郭偉

日期 Date 3-4-25



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Details of the Comment (use separate sheet if necessary)

贊成需要泊車位

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

簽署 Signature 劉明芝 日期 Date 4/4/2025





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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成 車位太少，不夠泊車，

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

葉子俊

簽署 Signature

葉子俊

日期 Date

3-4-2025



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Details of the Comment (use separate sheet if necessary)

完全贊成 不夠車位泊車

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

簽署 Signature                      日期 Date 4-4-25



致城市規劃委員會秘書：

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**A/NE-PK/213**

意見詳情 (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

完全贊成

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

簽署 Signature [Signature] 日期 Date 6-4-2028



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-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

「提意見人」姓名/名稱 Name of person/company making this comment 黃兆洪

簽署 Signature

[Signature]

日期 Date

3-4-2025



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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Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature Berker 日期 Date 3-4-2025





致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

劉運紅

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

簽署 Signature 劉 日期 Date 8/4/2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

完全同意

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

劉慶芳

簽署 Signature



日期 Date

9-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成 泊車

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

林國忠

簽署 Signature

林國忠

日期 Date

3-4-2025



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

先 貝 成

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

簽署 Signature AF

日期 Date 3-4-2025



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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Details of the Comment (use separate sheet if necessary)

贊成

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

鄧家輝

簽署 Signature



日期 Date

3-4-2025





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

A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

完全贊成 泊車位很少

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

劉永輝

簽署 Signature

707

日期 Date

3-4-2025



## 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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature

日期 Date

3-4-2025

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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

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

簽署 Signature 文 日期 Date 3-4-2025



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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

譚翠兒

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

譚翠兒

簽署 Signature

譚翠兒

日期 Date

4-4-2025



致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

號 誠

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

簽署 Signature

黃就財

日期 Date

5-4-2025





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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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強力反對該地段申請臨時私人停車場！該地段的車輛進入停車場一定要經由富禧花園進出也要環繞過全富禧花園的屋宇才能到達該地段的停車場。富禧花園住戶們大大的不安，由其是噪音，汽車的排污氣，住戶出入該花園人生意外的安全也受影響，由其是引入陌生人進入該屋圍增加盜竊罪案發生！

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

兩崗村居民代表  
侯永康

簽署 Signature

侯永康

日期 Date

6/4/2025















本摘要圖於2025年3月13日擬備，  
所根據的資料為測量圖編號  
3-SW-11A、B、C及D  
EXTRACT PLAN PREPARED ON 13.3.2025  
BASED ON SURVEY SHEETS No.  
3-SW-11A, B, C & D

## 平面圖 SITE PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**A/NE-PK/213**

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

109

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**From:**  
**Sent:** 2025-04-09 星期三 12:27:47  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-PK/213 申請規劃許可的意見  
**Attachment:** a.ne-pk.213.pdf

致  
城市規劃委員會秘書

本人就 A/NE-PK/213 的規劃申請提出意見,請看附件

Best regards  
Hui Yuk fung



致

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會秘書收

關於規劃申請 A/NE-PK/213 提出意見

09/04/2025

本人許育峯 Hui Yuk fung 為新界上水丙崗村村民, 現本人對在貴署作出規劃申請 A/NE-PK/213 號申請提出意見如下：

1. 就在此申請地點的丙崗路出入口位置一段，即是富禧花園和逸東花園之間的行車路，這路不足 14 呎，根本不能應付這個停車場的行車流量，如一出一入，會導致丙崗路的交通嚴重影響（見圖黃色長形位圖丙崗路行車段），不能同時進出雙程行駛(見照片)。
2. 在申請車場出入口位置的富禧花園和逸東花園的出入口位置前 20 米左右，是丙崗村公共小巴的停泊站（見圖紅色星位置），常會有村民在此上落車及有公共小巴停泊候車，所以在這位置做停車場根本不合適及會嚴重影響丙崗路的出入交通。
3. 在貴會的申請文件中看見這停車場內沒有給車掉頭和迴旋處作行車用的緩衝(見圖)，如出車和入車同時行駛，會頂死在停車場，如雙方都不禮讓，會解決不了問題，導致外面丙崗路的交通受到影響，嚴重時的癱瘓丙崗路的進出

交通，後果很嚴重。

4. 在進入此停車場的丙崗路入口處,再直入位置還有多得個屋苑必要使用這條丙崗路進出，如樂景花園，瓊林苑，丙崗老圍等，而丙崗路入口位轉入的富禧花園也需要使用這條丙崗路回家，住戶超過 100 戶，如這停車場的車進出所引起的擠塞導致丙崗路擠塞而癱瘓交通，會影響以上屋苑住戶。
5. 這停車場的出入口通道只有 3.1 米闊，在申請人的 Access Plan 所顯示，不符合消防車進入的標準，這會令停車場附近的民居做成安全隱憂，如停車場有車起火而消防車不能進入救人救火，這會導致周邊居民的生命及財產危險。
6. 由丙崗路轉入富禧花園的屋苑大門申請人沒有顯示這大門大小呎寸,闊多少米,可否同時給停車場車同時出入嗎?可通行消防車嗎?如闊度不夠雙程行駛和不夠消防標準闊度通過,這會造成丙崗路轉入的大門交通阻塞和消防安全隱憂,影響富禧花園及周邊民居的安全及丙崗路的交通。

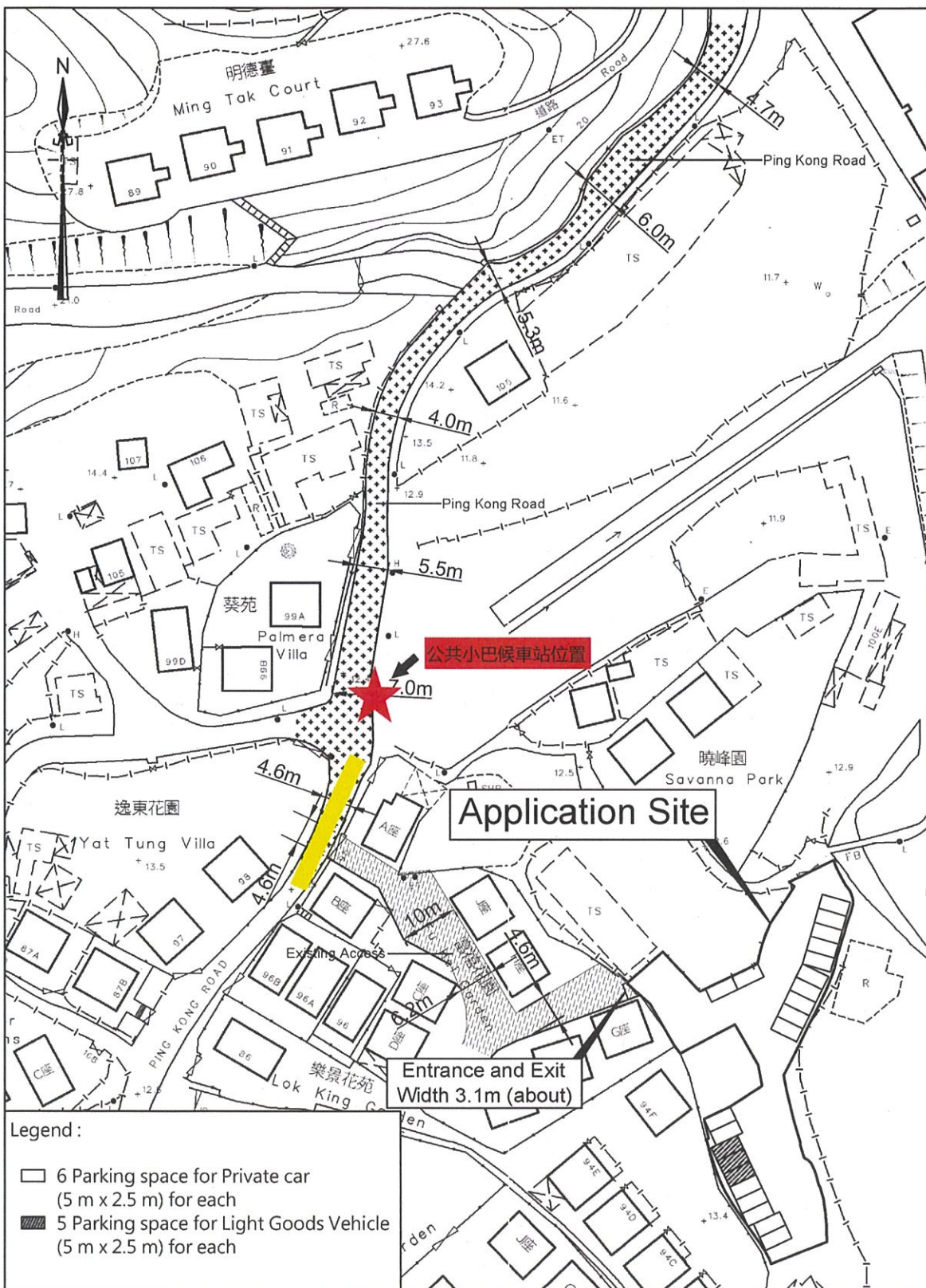
本人就以上 6 點所提出的意見，就此規劃申請，作出不合適在此地段位置做停車場的申請意見，請貴會慎重考慮，這關係申請地點周邊的民居生命 safety 及丙崗路的現行的交通情況，謝謝。

聯絡電郵:

聯絡電話:



## ACCESS PLAN



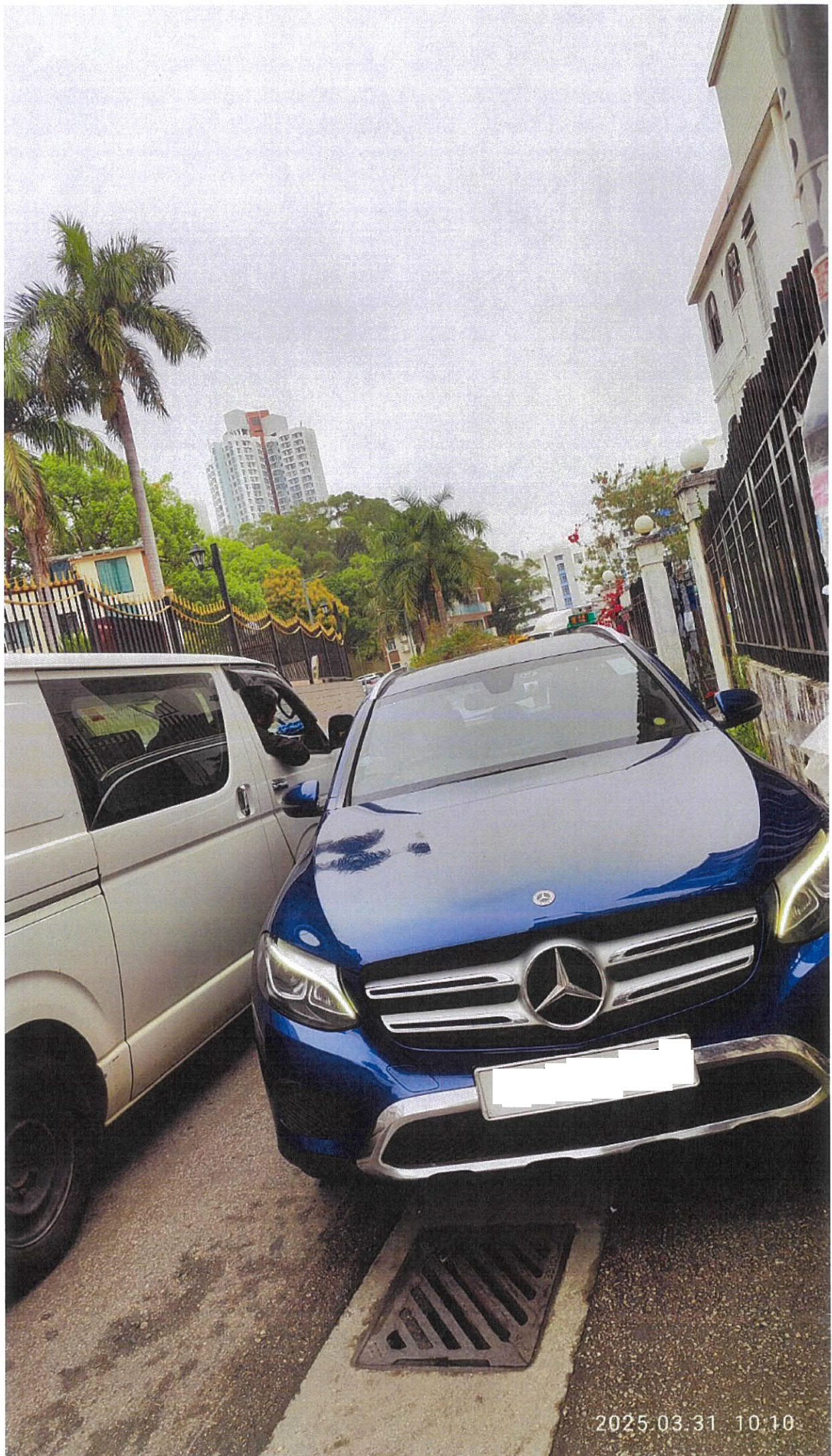
Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : February 2025





2025.03.31 10:10



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

## 參考編號

250411-111956-38068

## Reference Number:

## 提交限期

11/04/2025

## Deadline for submission:

## 提交日期及時間

11/04/2025 11:19:56

## Date and time of submission:

## 有關的規劃申請編號

A/NE-PK/213

## The application no. to which the comment relates:

## 「提意見人」姓名/名稱

先生 Mr. Hui Yuk fung

## Name of person making this comment:

## 意見詳情

## Details of the Comment :

## 關於規劃申請A/NE-PK/213提出意見

- 1.就在此申請地點的丙崗路出入口位置一段，即是富禧花園和逸東花園之間的行車路，這路不足14呎，根本不能應付這個停車場的行車流量，如一出入，會導致丙崗路的交通嚴重影響，不能同時進出雙程行駛。
- 2.在申請車場出入口位置的富禧花園和逸東花園的出入口位置前20米左右，是丙崗村公共小巴的停泊站（見圖紅色星位置），常會有村民在此上落車及有公共小巴停泊候車，所以在這位置做停車場根本不合適及會嚴重影響丙崗路的出入交通。
- 3.在貴會的申請文件中看見這停車場內沒有給車掉頭和迴旋處作行車用的緩衝，如出車和入車同時行駛，會頂死在停車場，如雙方都不禮讓，會解決不了問題，導致外面丙崗路的交通受到影響，嚴重時的癱瘓丙崗路的進出交通，後果很嚴重。
- 4.在進入此停車場的丙崗路入口處，再直入位置還有多得個屋苑必要使用這條丙崗路進出，如樂景花園，瓊林苑，丙崗老圍等，而丙崗路入口位轉入的富禧花園也需要使用這條丙崗路回家，住戶超過100戶，如這停車場的車進出所引起的擠塞導致丙崗路擠塞而癱瘓交通，會影響以上屋苑住戶。
- 5.這停車場的出入口通道只有3.1米闊，在申請人的Access Plan所顯示，不符合消防車進入的標準，這會令停車場附近的民居做成安全隱憂，如停車場有車起火而消防車不能進入救人救火，這會導致周邊居民的生命及財產危險。
- 6.由丙崗路轉入富禧花園的屋苑大門申請人沒有顯示這大門大小呎寸，闊多少米，可否同時給停車場車同時出入嗎？可通行消防車嗎？如闊度不夠雙程行駛和不夠消防標準闊度通過，這會造成丙崗路轉入的大門交通阻塞和消防安全隱憂，影響富禧花園及周邊民居的安全及丙崗路的交通，而見申請表中的圖，私家車位和貨車位的大小比例相同，不附合規定大小及不可能是一樣的5Mx2.5M的車位面積，請貴會跟進。

本人就以上6點所提出的意見，就此規劃申請，作出不合適在此地段位置做停車場的申請意見，請貴會慎重考慮，這關係申請地點周邊的民居生命安全及丙崗路的現行的交通情況，謝謝。

110

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

250411-213034-77431

**提交限期****Deadline for submission:**

11/04/2025

**提交日期及時間****Date and time of submission:**

11/04/2025 21:30:34

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

A/NE-PK/213

**「提意見人」姓名/名稱****Name of person making this comment:**先生 Mr. Luis Perry Chi Fung H  
au**意見詳情****Details of the Comment :**

Dear Town Planning Board,

I formally object to Application A/NE-PK/213 regarding the proposed 22-vehicle parking development in Ping Kong Village.

The application's contradictory justifications and failure to address critical safety issues warrant immediate rejection. My objections are as follows:

1. Contradictions in Justification

The applicant makes conflicting claims:

Point (2): Addresses parking shortages at Cheung Lung Wai Estate (1.2km away)

Point (4): Spaces are exclusively for Ping Kong residents

This inconsistency suggests either of the following:

Misrepresentation, or

No demonstrable local need, as Ping Kong's existing parking facilities show no signs of being unable to meet the current demand. There is no shortage of proper car parking spaces in the village.

In any event, the public transport available is sufficient to meet the demands of both the public and Ping Kong residents.

2. Safety & Environmental Concerns

A. Traffic Risks

Ping Kong Road (4m width) is unsuitable for 22+ additional vehicles:

The narrow lane cannot safely accommodate increased traffic flow

No pedestrian safety measures are proposed near HKCKLA Buddhist Wisdom Primary School (150m from site), which serves 200+ students

B. Environmental Impact

The proposed development would likely:

Increase CO<sub>2</sub> emissions (based on standard vehicle emission rate)

Generate disruptive noise levels, particularly during peak hours

C. Visual Compatibility



There are already far too many car parks near the Application Site, and building more of the same structures will disturb the prevailing rural village landscape character. This will create both adverse visual and landscape impacts.

### 3. Requested Actions

Reject the application due to unresolved contradictions and safety risks.

Require further assessment, including:

A Transport Department review of road safety impacts

An environmental impact study addressing air/noise pollution

A public hearing at North District Community Hall

Broader Concerns

This application is among three pending proposals seeking 61 total parking spaces in the area. Approving any without evaluating their cumulative impact risks overwhelming local infrastructure and compromising resident safety.

For these reasons, I urge the Board to reject this flawed proposal.

Sincerely,  
Luis Hau

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

A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

丙崗村內停車位不足，為村民造成極大的不便和困擾，尤其在新  
年春節日情況更嚴重，嚴重影響我們村民回村過節！強烈要求增  
加或增設停車場！

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

簽署 Signature Sylvia 日期 Date 9/4/2025





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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Details of the Comment (use separate sheet if necessary)

歡迎這類規劃申請，因內崗村停車位不夠，  
泊車位很小。

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

文才好

簽署 Signature

文才好

日期 Date

2-4-2025



致城市規劃委員會秘書：

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A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於政府停車場不足，所以我的車輛泊在  
 这里，本人反對城規會規劃。

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

簽署 Signature

日期 Date

古廣鴻

古廣鴻

2025-4-5



致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

泊車位不足

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

簽署 Signature Law 日期 Date 1-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

車位不足，需要停泊車輛。

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

簽署 Signature



日期 Date

1/4/2025





---

**From:**  
**Sent:** 2025-04-08 星期二 02:59:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-PK/213, 214, 215 DD 91 Ping Kong

#### A/NE-PK/213

Lots 2360 S.B (Part), 2360 S.C, 2360 S.D, 2360 S.F, 2360 S.G & 2360 RP (Part) in D.D. 91, Ping Kong, Sheung Shui

Site area: About 1,002.53sq.m

Zoning: "VTD"

Applied use: 22 Private Vehicle Park

#### A/NE-PK/214

Lots 2351 S.B ss.1, 2351 S.B RP, 2351 S.C ss.1 (Part), 2351 S.C RP (Part), 2351 S.E ss.1 (Part), 2351 S.E ss.2 (Part), 2351 S.E ss.3 RP (Part), 2351 S.E RP (Part), 2351 S.F and 2351 RP in D.D. 91, Ping Kong, Sheung Shui

Site area: About 786.58sq.m

Zoning: "VTD"

Applied use: 28 Private Vehicle Park

#### A/NE-PK/215

Lot 2365 RP (Part) in D.D. 91, Ping Kong, Sheung Shui

Site area: About 587.84sq.m

Zoning: "VTD"

Applied use: 11 Private Vehicle Park

Dear TPB Members,

So, the authorities have finally got around to monitoring the lucrative parking scams in Ping Kong. All existing unapproved operations under the same operator.

Members should question why there is no provision for EV charging facilities at any of them.

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

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Hopefully IR will now assess the operations for tax purposes.

Mary Mulvihill

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

## 參考編號

250408-153034-13784

## Reference Number:

## 提交限期

11/04/2025

## Deadline for submission:

## 提交日期及時間

08/04/2025 15:30:34

## Date and time of submission:

## 有關的規劃申請編號

A/NE-PK/213

## The application no. to which the comment relates:

## 「提意見人」姓名/名稱

女士 Ms. 高克閒

## Name of person making this comment:

## 意見詳情

## Details of the Comment :

本人高克閒就規劃申請A/NE-PK/213 提出意見如下:

- 1.在申請表的第7部分理由中的第2項與第4項的理由中的意思互相矛盾,第二項的祥龍圍車位不足不是他們申請的理由,因第4項在理由中說明這個停車場是只給富禧花園居民停泊不得給外來者使用,那祥龍圍的理由不是理由.
- 2.在申請表的第7部分理由中的第4項說明,這停車場只給富禧花園居民使用,但富禧花園大門通度很窄,只有4米左右,根本負荷不到停車場的車輛出入,只適用於居民行人路進出使用,如再加上車輛行使會危害居民的安全,,大門要人車共用對居民很危險,也會出現人車爭路情況出現。
- 3.在申請表的第7部分理由中的第5項理由中,停車場是申請共22個車位,即每天約有44次(每天每車出入一次)至88次出入(每天出入兩次),怎會是申請人所報的10-15次,這數字完全不合理,而且在申請文件中的圖顯示這停車場內沒有可給作迴旋處行車用的道路,如出入車同時行駛,便會塞死在停車場和屋苑內,極大可能導致外面丙崗路的交通受到嚴重阻塞。
- 4.在申請表的第7部分理由中的第3項理由中,申請人講述車位不足導致丙崗路有嚴重違泊會影響居民安全,我想提出的是申請人是說丙崗路那一段那一個位置,申請中沒有任何展示影響位置,但本人知道申請人的停車場在進入丙崗路,富禧花園入口位置段的位置,再直行還有多個屋苑是使用這條丙崗路進出,如瓊林苑,老圍,樂景花園,如這停車場的車進出時引起的擠塞導致丙崗路擠塞而影響交通,這真的會影響以上屋苑住戶出入及安全,人車爭路.
- 5.在申請表的第7部分理由中的第8項說明申請人已在此申請位置的土地用途為泊車使用,而且已泊車多年,現在希望納入正軌,這即是此地段地號一直以來都是非法及違反土地使用條例,這應該由貴會及地政署先處理現在的土地用途問題先,據本人所知,如地主多年在私人土地上違法使用土地,如用作停車場使用,地政處及城規會應作出檢控,嚴重的不修正用途的土地,政府可收回土地歸還政府,因所有新界土地都是租地到2047年,不能違反土地契約,如不先修正現在情況即任何土地擁有人也可以跟申請人說的非法改用土地用途及作停車場使用,更沒有任何消防設備下改用停車場,這才是真正的在現在情況下危及富禧花園居民的生命危險,本人也請貴會派人到申請地點視察環境,要即時停止他們現在的非法停車場用途.
- 6.這停車場所出示的申請圖則顯示停車場出入口通道只有3.1米,消防車很難進入而且要經

過富禧花園的私人土地才能進入申請人的停車場,這會影響附近民居有安全隱憂停車場有意外或起火會相當危險,,會危及屋苑居民,申請文件中也沒有顯示得到富禧花園私人路段上的業權人同意書,因申請人停車場要先經過以上私人地段才能進入停車場.

7.就申請人所述已在申請地點作停車場泊車多年,請貴會先處理現在的違規使用土地情況及通知其他政府部門此地段地號業權人已經違規違法使用土地及有可能用作商業停車場用途通知相關部門調查.



致城市規劃委員會秘書：

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

A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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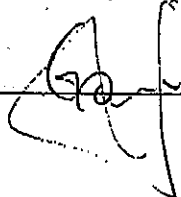
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「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_



日期 Date \_\_\_\_\_

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Details of the Comment (use separate sheet if necessary)

意見

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

簽署 Signature 何晴輝 日期 Date 4/4/25



致城市規劃委員會秘書：

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意見

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

簽署 Signature

再

日期 Date

4-4-2025



致城市規劃委員會秘書：

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改意見

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

簽署 Signature

日期 Date



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**Details of the Comment** (use separate sheet if necessary)

沒意見

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

鄭玉琮

簽署 Signature

琮

日期 Date

4-4-2025



致城市規劃委員會秘書：

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沒意見

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

裴永成

簽署 Signature



日期 Date

4-4-2025



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\_\_\_\_\_

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

何志霖

簽署 Signature

何志霖

日期 Date

1-4-2025





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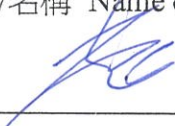
Details of the Comment (use separate sheet if necessary)

沒意見

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

陳惠根

簽署 Signature



日期 Date

24-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

張嘉兒

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

李瑞蘭

簽署 Signature

Lan

日期 Date

31-03-2025



致城市規劃委員會秘書：

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沒意見

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

葉家豪

簽署 Signature

葉家豪

日期 Date

2-4-2025



致城市規劃委員會秘書：

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

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

A/NE-PK/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒意見

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

文梅好

簽署 Signature

文梅好

日期 Date

1-4-2025





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-PK/213

意見詳情 (如有需要，請另頁說明)

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

簽署 Signature  日期 Date 3-4-2025

