

2025年 3月 12日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/NE-PK/214A

This document is received on 2025-03-12
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

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

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

2500409

21/2

By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/214
	Date Received 收到日期	12 MAR 2025

- 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 侯敖彥

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. 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 & 2351 RP, Ping Kong, Sheung Shui, New Territories. 新界上水丙崗丈量約份第91約地段第2351號B分段第1小分段 · 2351號B分段餘段 · 2351號C分段第1小分段 (部份) · 2351號C分段餘段 (部份) · 2351號E分段第1小分段 (部份) · 2351號E分段第2小分段 (部份) · 2351號E分段第3小分段餘段 (部份) · 2351號E分段餘段 (部份) · 2351號F分段及2351餘段
(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 786.58 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 83.62 sq.m 平方米 <input checked="" 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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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 702.96sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 83.62sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 83.62sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 83.62sq.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)

1個面積約32.70平方米：1層高約2.5米：四面沒有密封之簷篷用作遮擋太陽。.....

1個面積約50.92平方米：1層高約2.5米：四面沒有密封之簷篷用作遮擋太陽。.....

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 25 (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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
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. 由於申請人家族於村內有多個物業，因此申請位置所有車位只給予申請人所涉及的租客免費停泊，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28個車位，25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4.5米至6.5米闊，並設有掉頭位置，因此有足空間及夠闊度令行車暢順。
6. 由於其中有3個住戶擁有兩部車，因此場內有3組車位是前後排列，其餘均正常排列。
7. 申請位置已有兩個上蓋，該兩個上蓋只用作遮擋太陽之用。
8. 申請位置每日車輛出入架次約為 10 至 15 次。
10. 申請位置星期一至日，全日 24 小時開放，包括公眾假期。
11. 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。
12. 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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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. 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 & 2351 RP, Ping Kong, Sheung Shui, New Territories. 新界上水丙崗丈量約份第91約地段第2351號B分段第1小分段・2351號B分段餘段・2351號C分段第1小分段(部份)・2351號C分段餘段(部份)・2351號E分段第1小分段(部份)・2351號E分段第2小分段(部份)・2351號E分段第3小分段餘段(部份)・2351號E分段餘段(部份)・2351號F分段及2351餘段
Site area 地盤面積	786.58 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 <u>3</u> <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	83.62 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1063 <input checked="" 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	2	
(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	2.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	10.63 % <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		28
	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) _____ _____		25 (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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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"/>
Location Plan, Access Plan		
Reports 報告書		
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"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

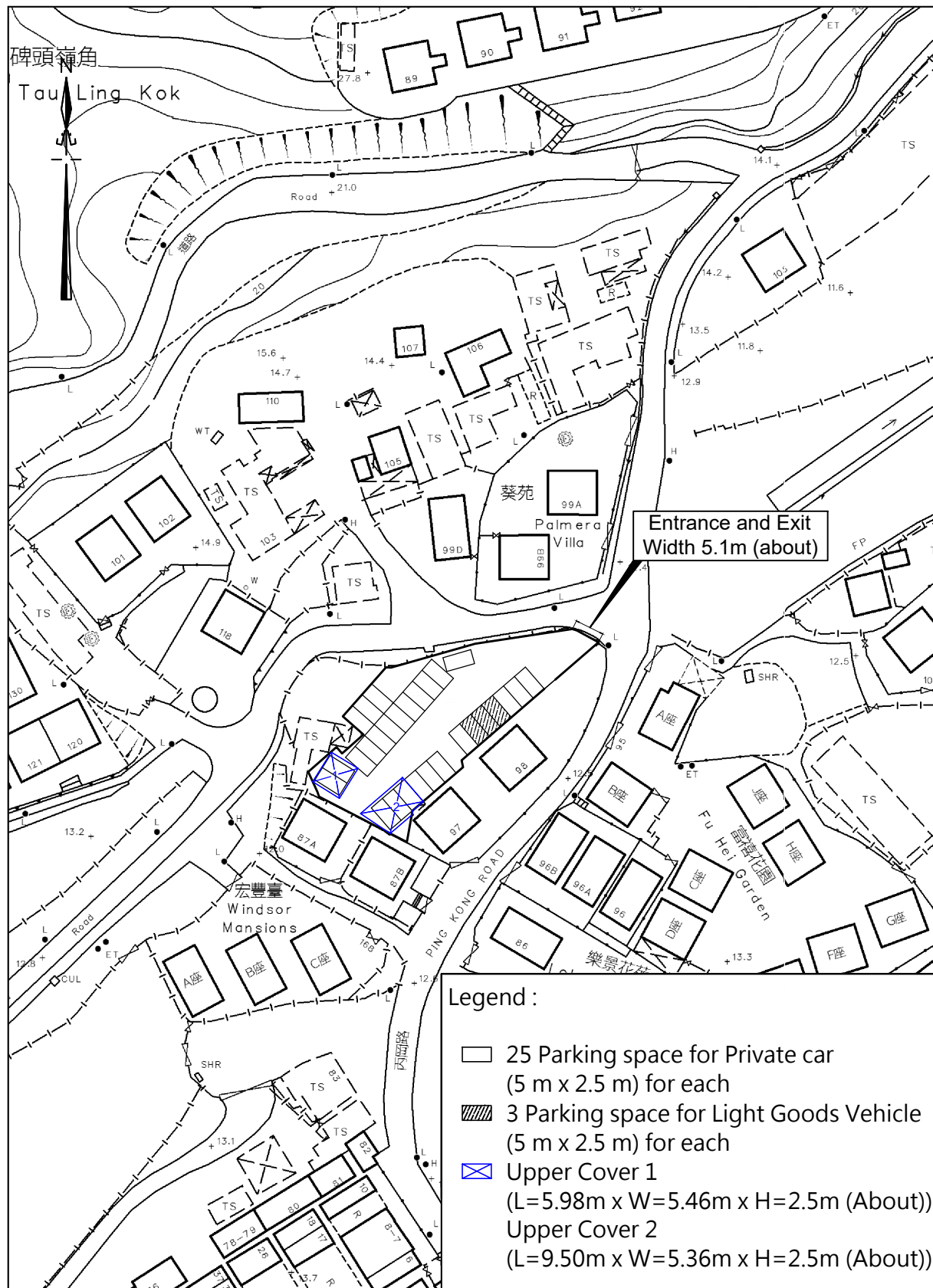


Scale : 1 : 1000

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

Date : February 2025

LAYOUT PLAN



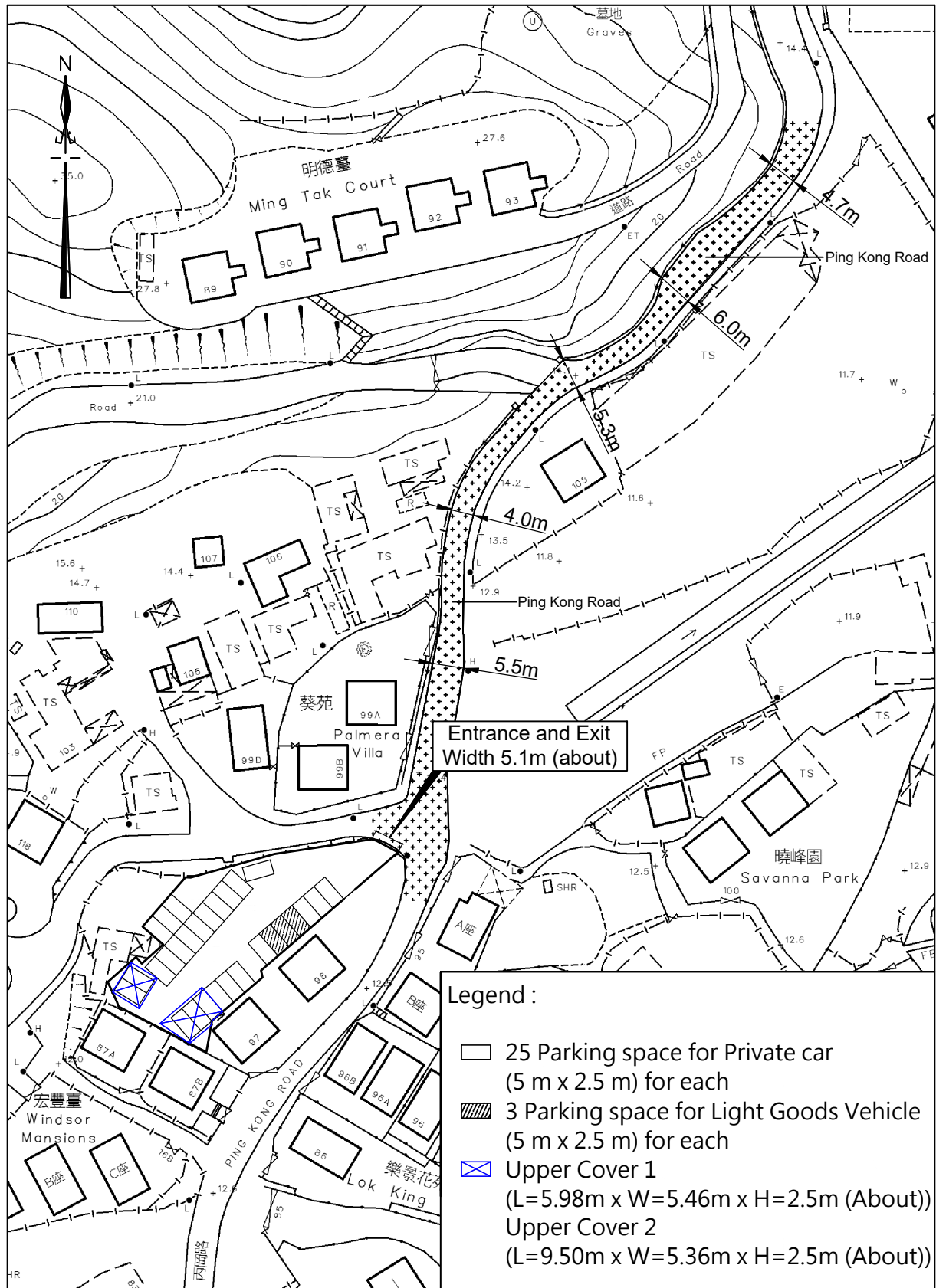
Scale : 1 : 1000

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

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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/214 & A/NE-PK/215

We reply to District Lands Office, North

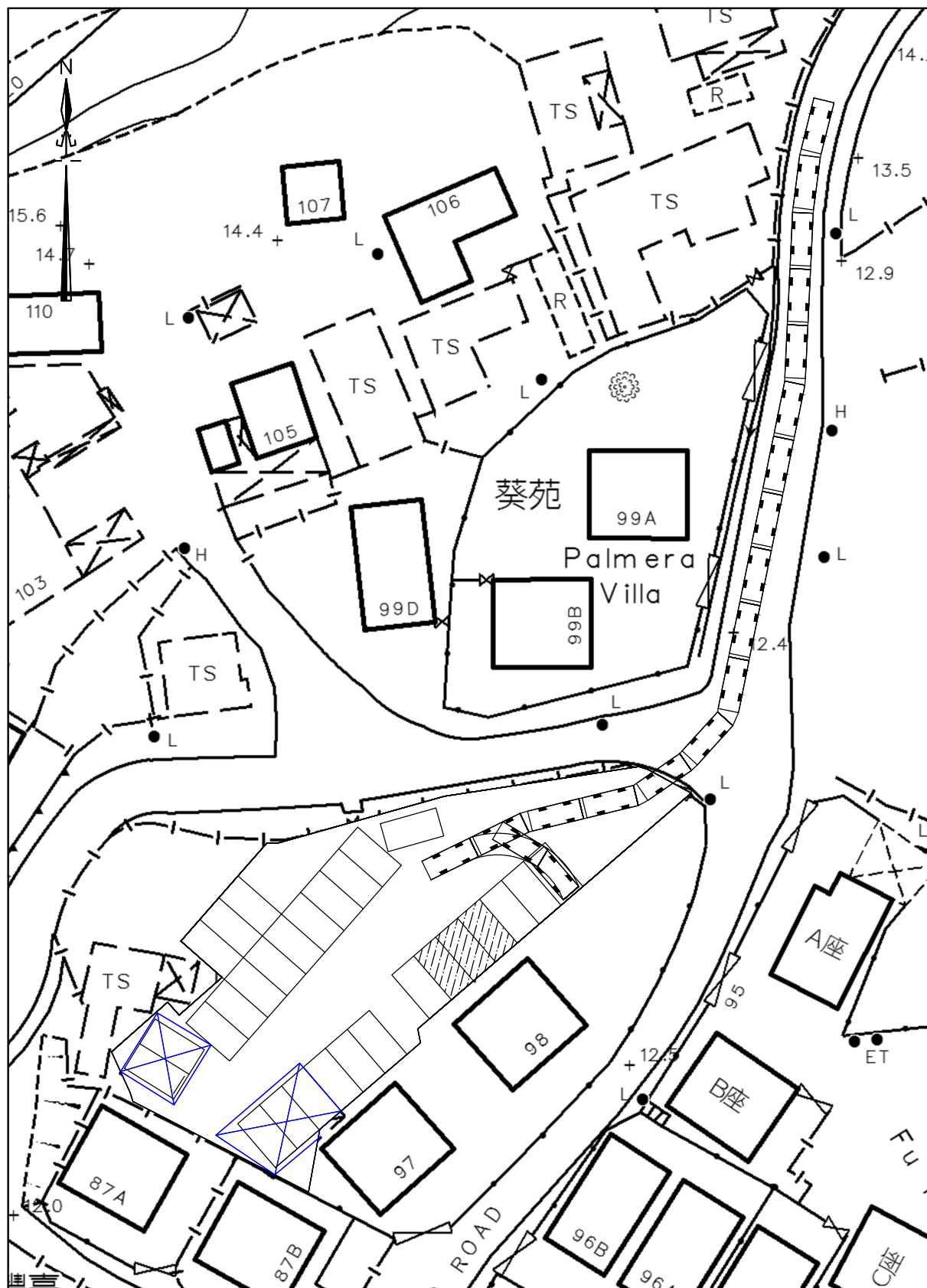
1. We understand that no structures can be built without government approval. Our application includes the two structures; if they are not approved, we will dismantle them immediately. We also acknowledge that the proposed entrances and exits must pass through government land, which currently serves as the access road to the village. Other vehicles, besides ours, also use this road as their access route.
2. As we are currently in the application stage, if approved, we will apply to the Lands Department for a short term waiver. If not approved, we will dismantle the relevant structures.
3. Regarding the unauthorized structures outside the application scope, please have the Lands Department send a separate letter to the respective owners, notifying them to make the necessary corrections.

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.

ROUTING PLAN



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

Scale : 1 : 500

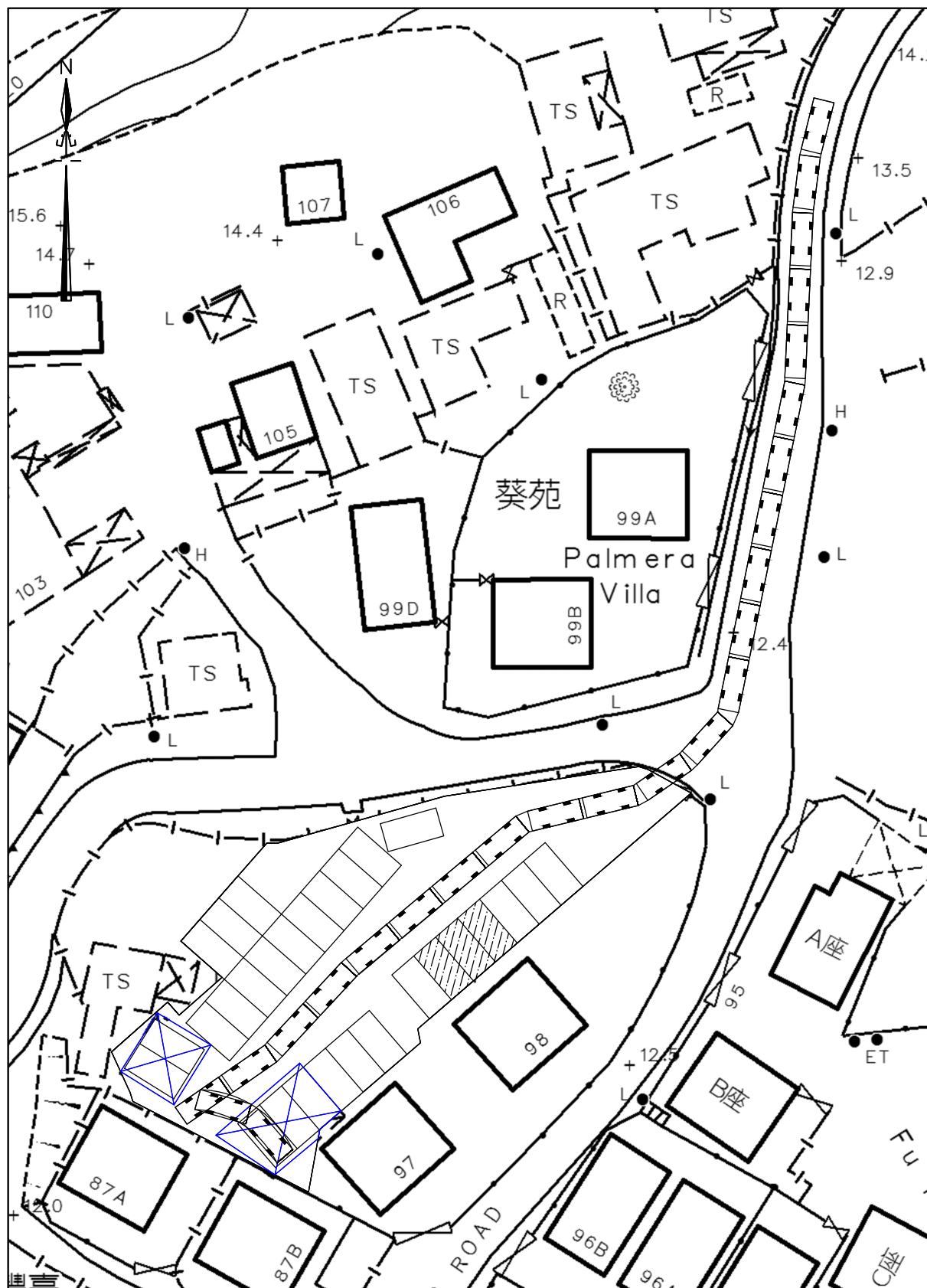
Plan No. : RP/11

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 : 500

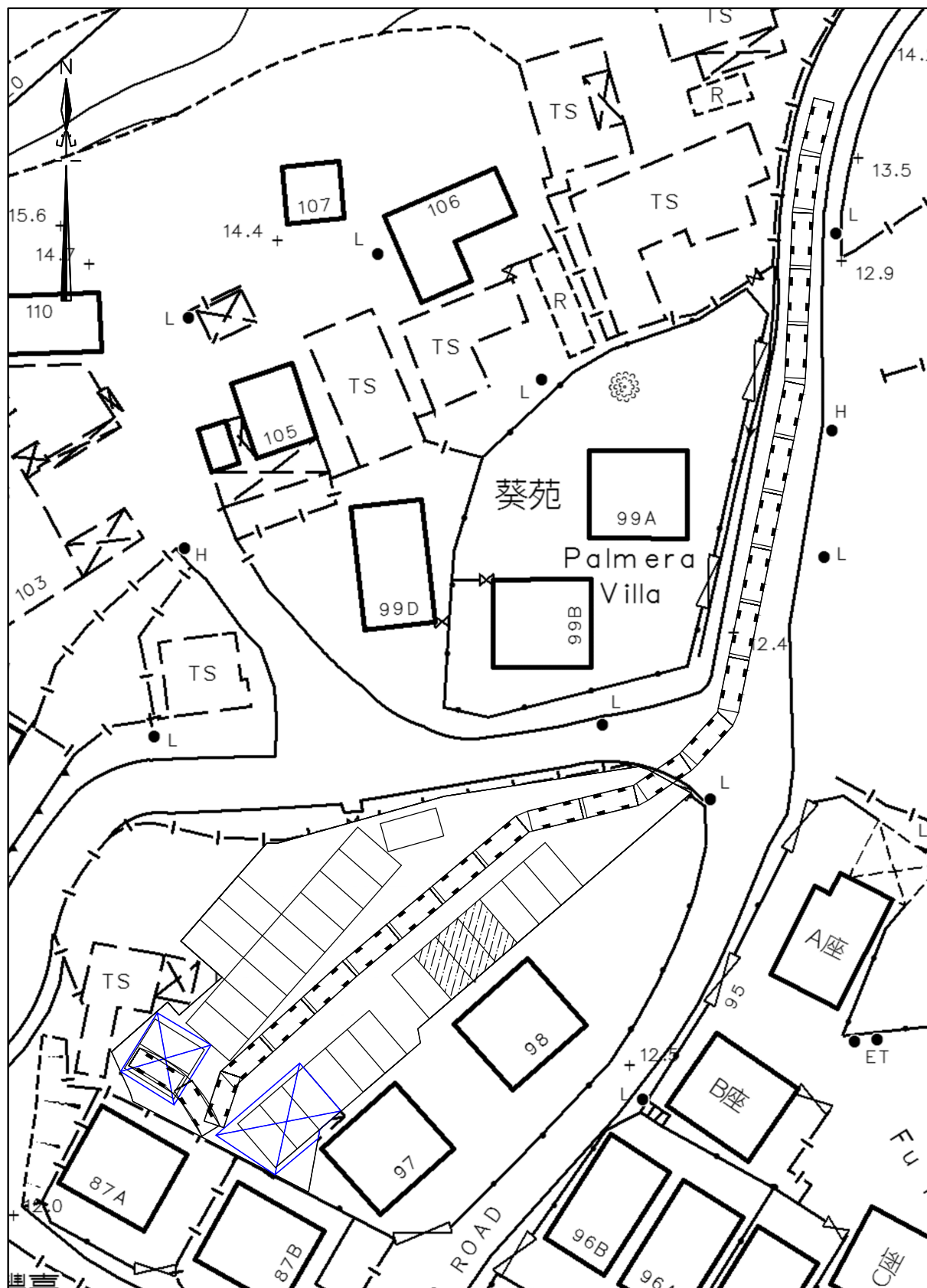
Plan No. : RP/3

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 : 500

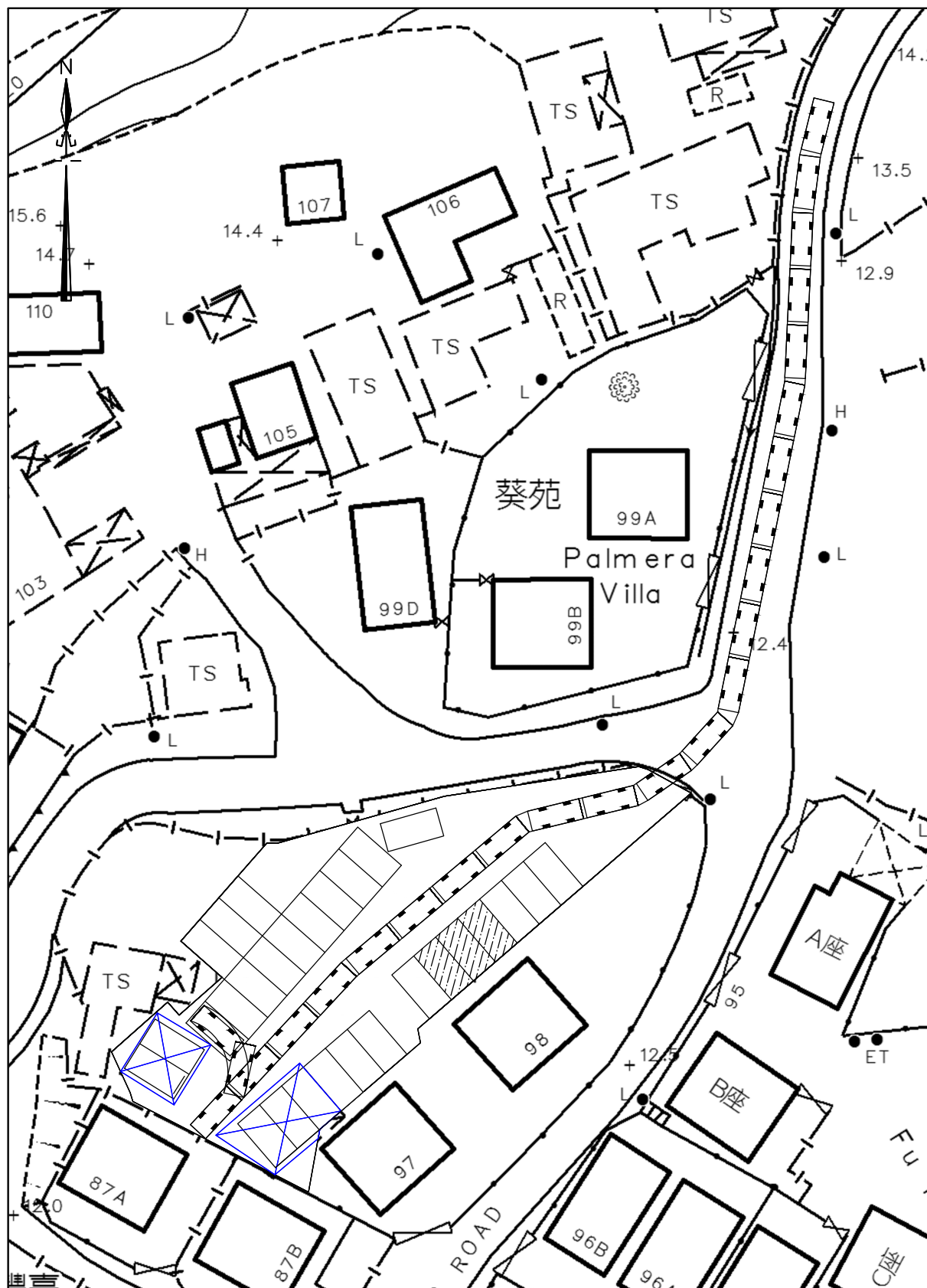
Plan No. : RP/4

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 : 500

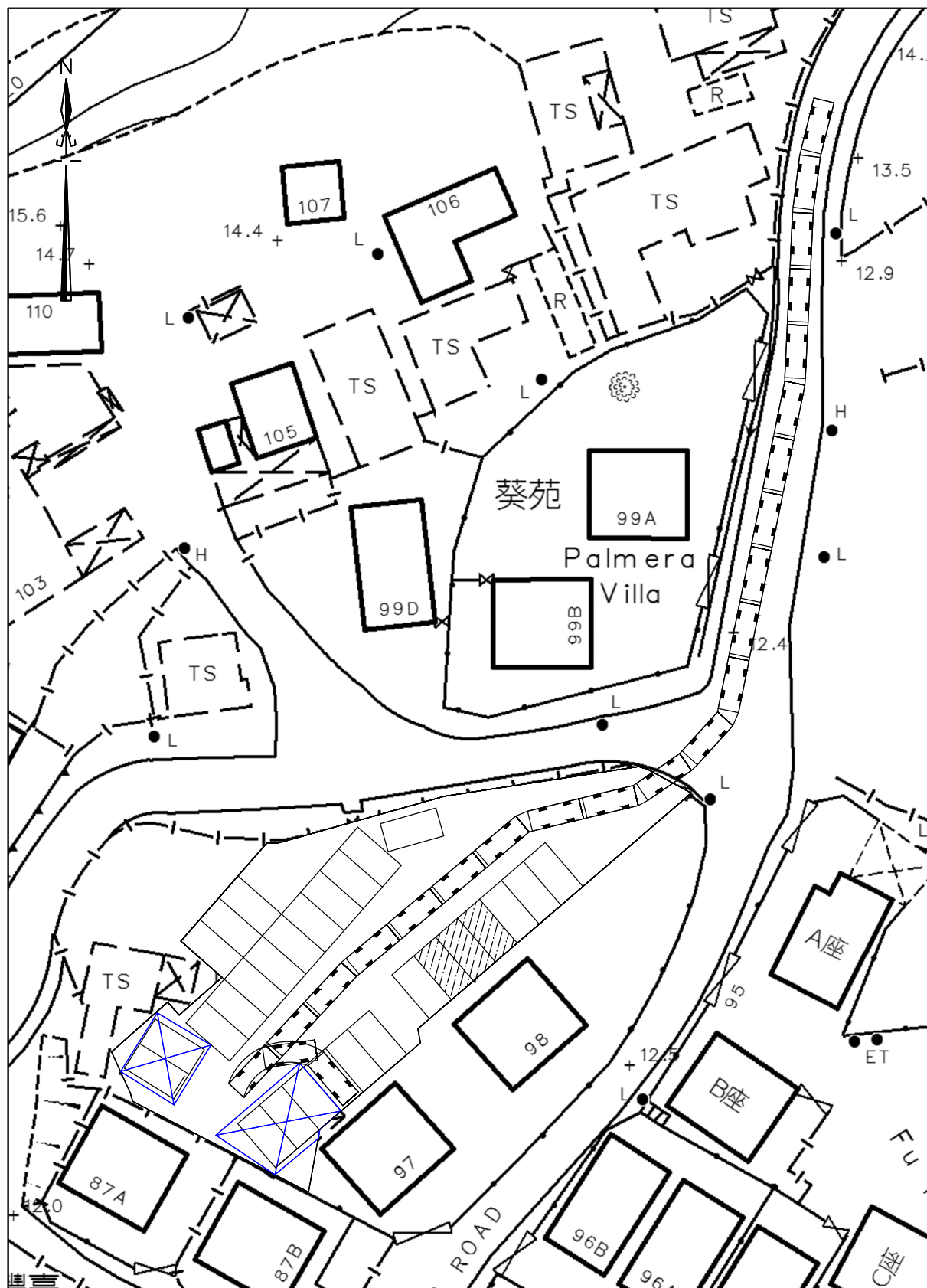
Plan No. : RP/5

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 : 500

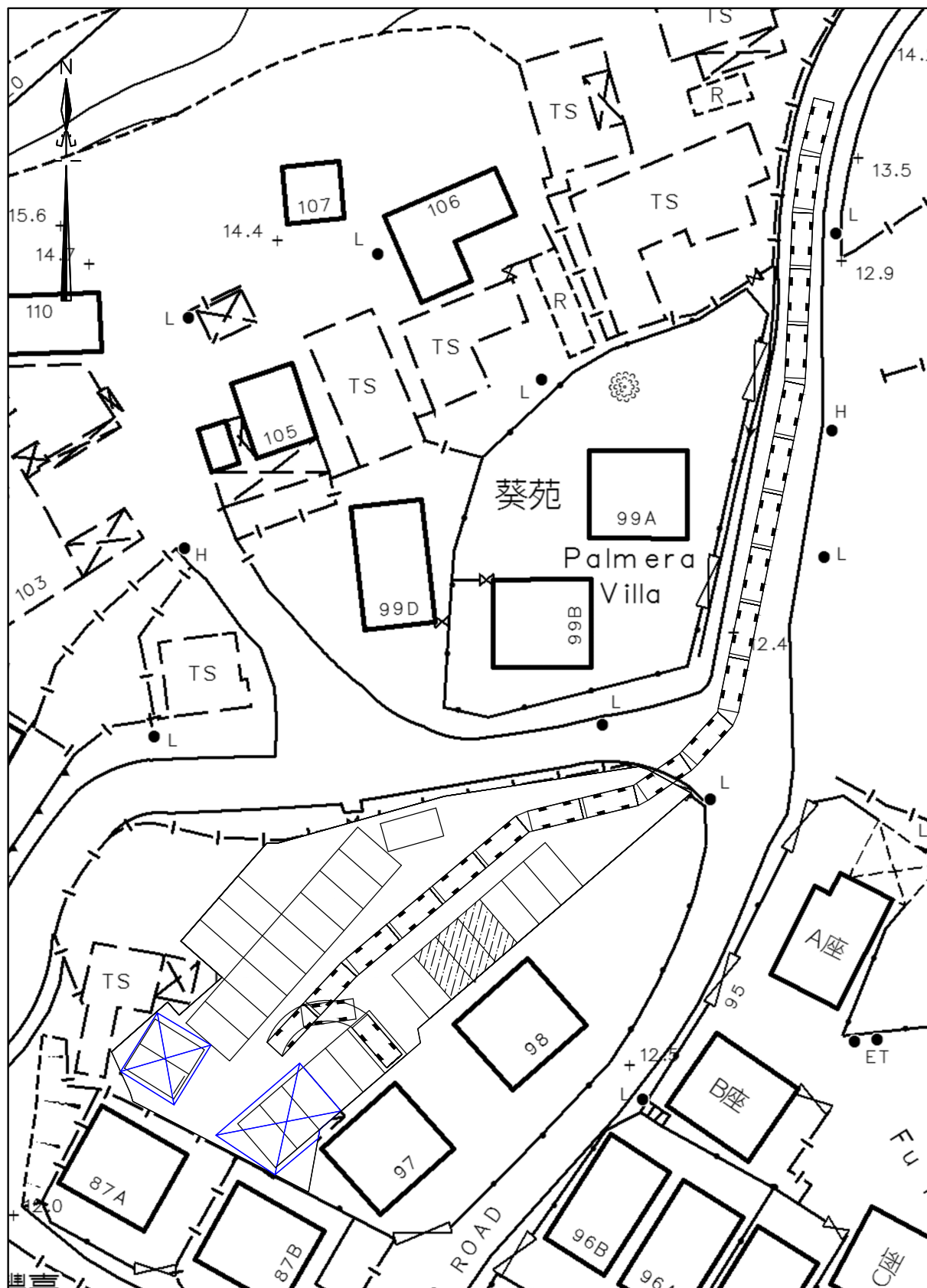
Plan No. : RP/6

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 : 500

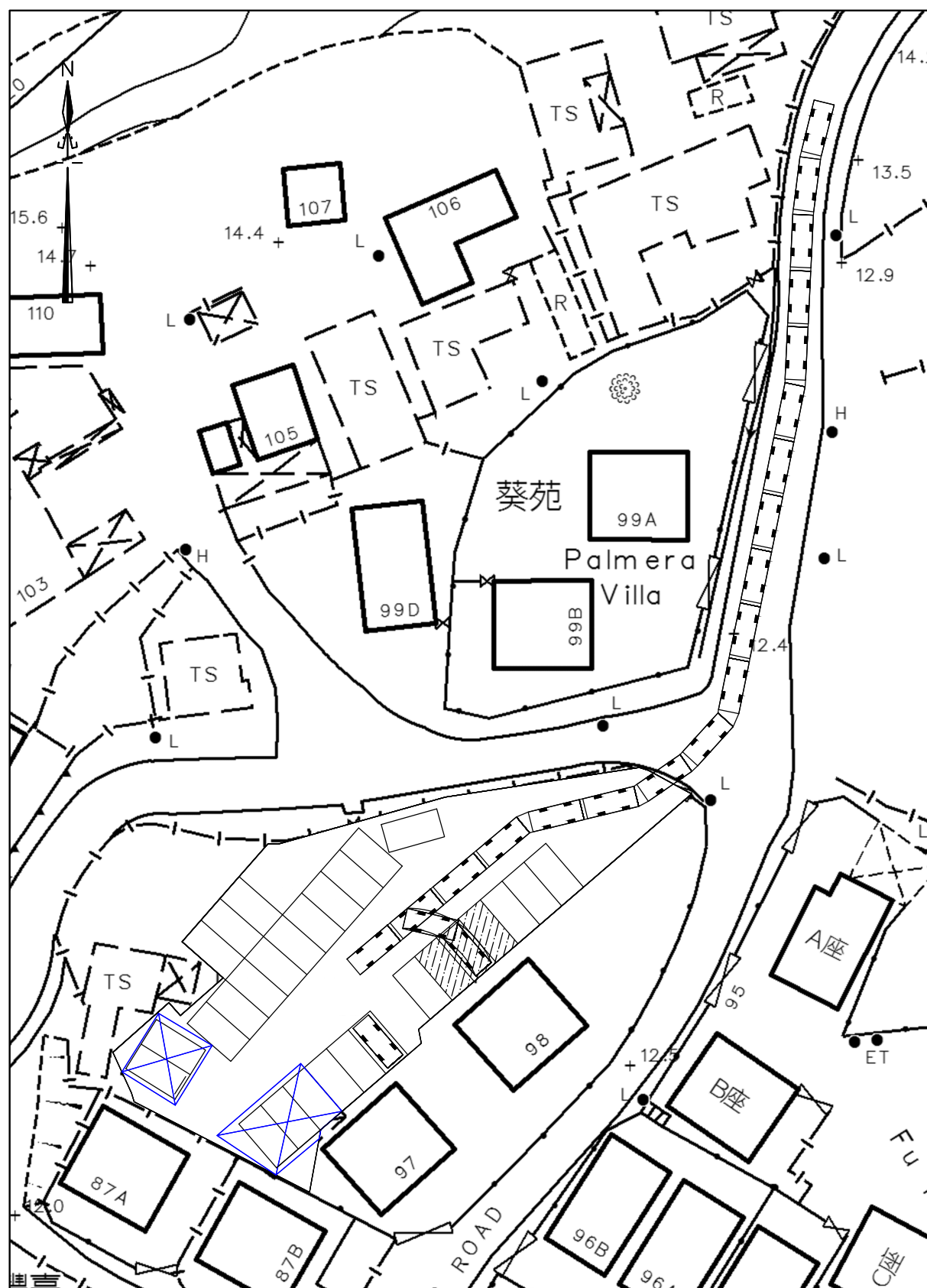
Plan No. : RP/7

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 : 500

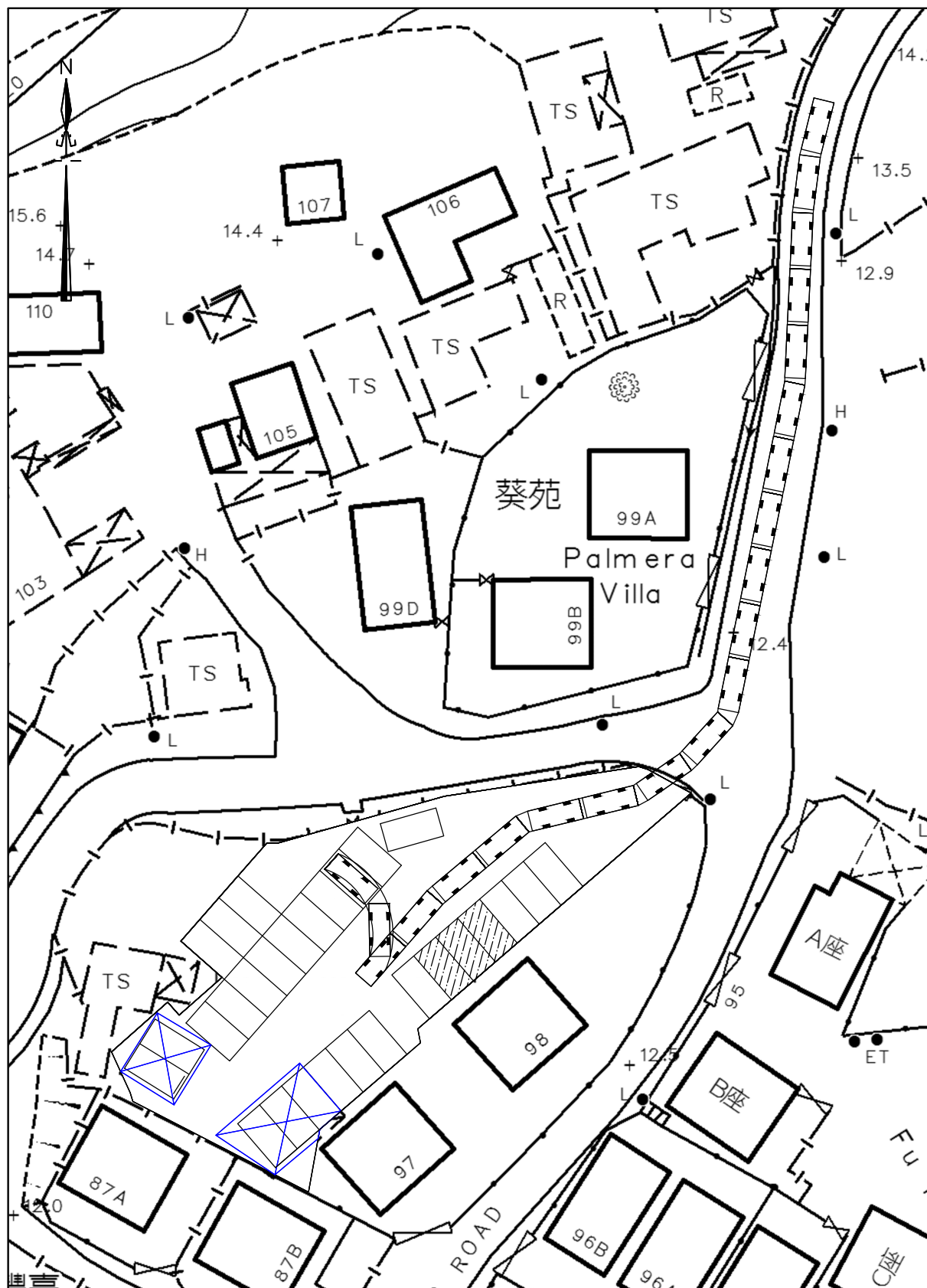
Plan No. : RP/8

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 : 500

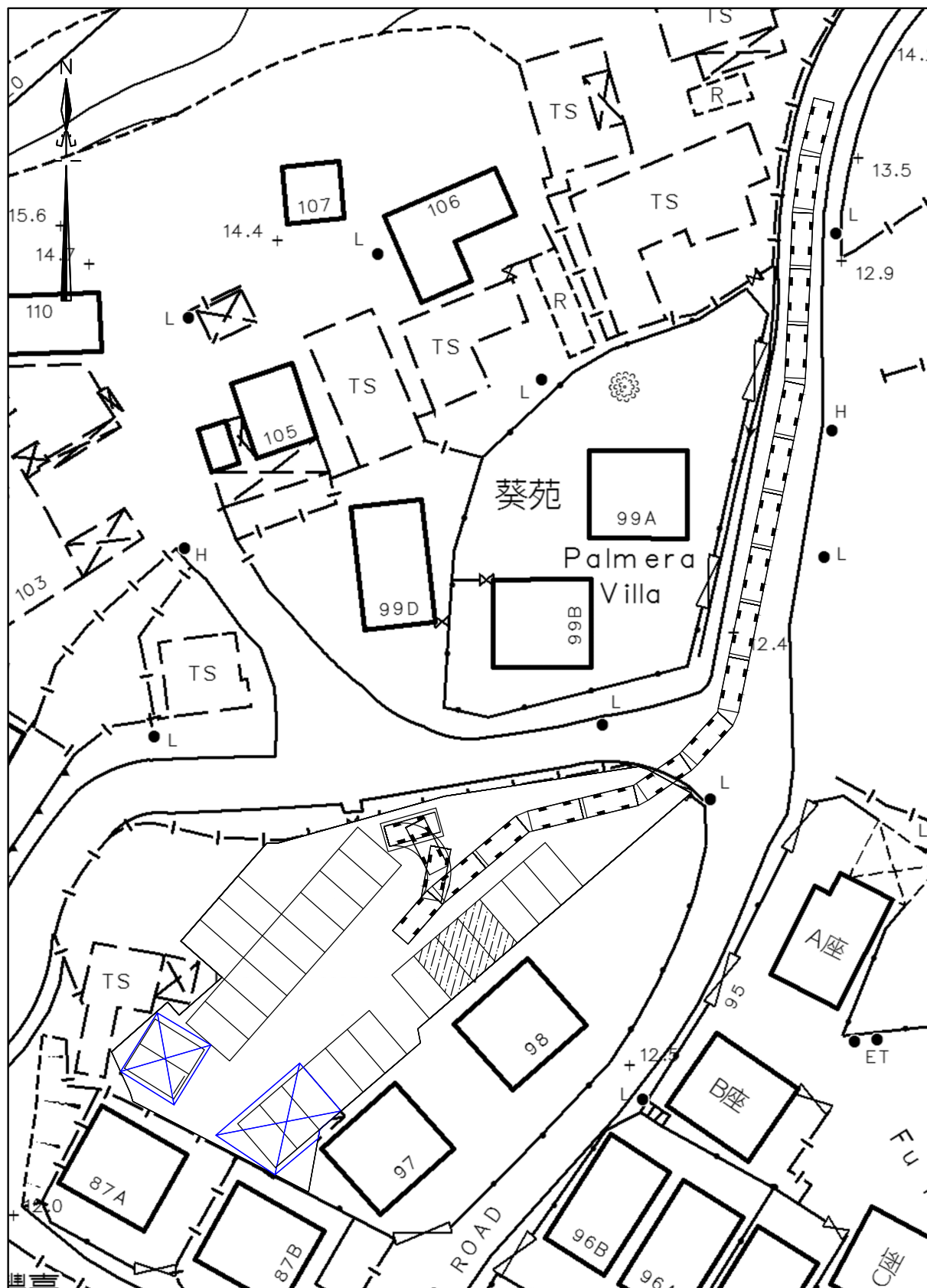
Plan No. : RP/9

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 : 500

Plan No. : RP/10

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : April 2025

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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 $\frac{1}{4}$ 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

Application No.	Proposed Use(s) / Development (s)	Date of Consideration
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 ¹	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 ²	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 ¹	Temporary Private Car Park (Private Car and Light Goods Vehicle only) for a Period of 3 Years	8.12.2023
A/NE-PK/202 ²	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	20.9.2024

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

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

Government Departments' General Comments

1. 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.

2. 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**.

3. 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**.

4. 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);

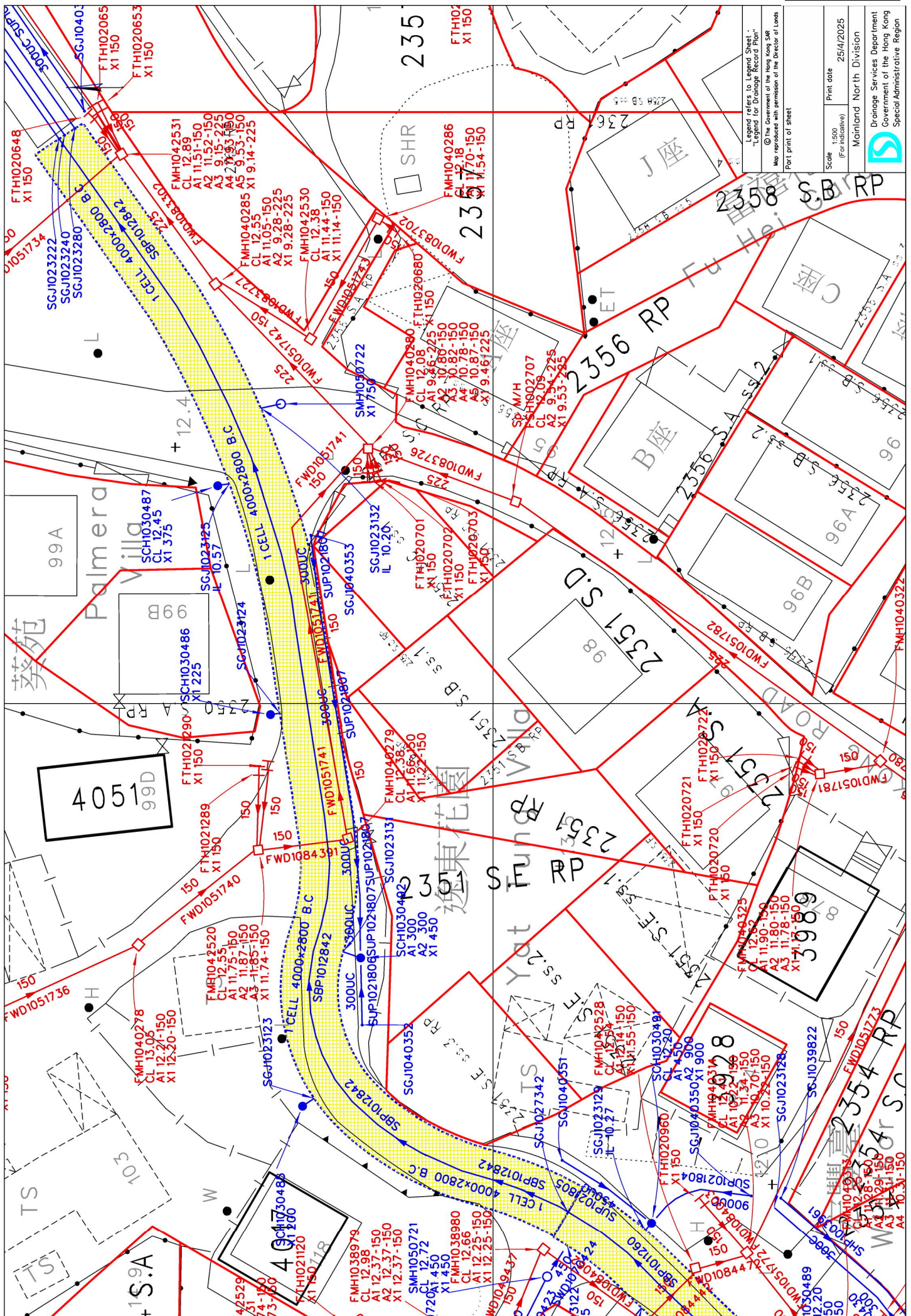
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

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;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;
 - there are unauthorised structures on the private lots within and outside the Site. Erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action and/or land control action against the breaches and/or the illegal occupation of GL without further notice; and
 - the lot owners shall remove the unauthorised structures and cease the illegal occupation of GL not covered by the application immediately and, subject to the approval of the Board to the application which shall have reflected the rectification as aforesaid required, apply to his office for a Short Term Waiver (STW) to permit the structures erected/to be erected within Lots 2351 S.E ss.1, 2351 S.E ss.2, 2351 S.E ss.3 and 2351 S.F in D.D. 91. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
- (d) 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.



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傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates
A/NE-PK/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成

侯錫興

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

簽署 Signature

侯錫興

日期 Date

08-06-2025



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承上同意

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

簽署 Signature

侯柏多

日期 Date

9/4/2025



致城市規劃委員會秘書：

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贊成如上

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

簽署 Signature W. S. Tang 日期 Date 8/4/2025



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言司 代

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

李錦泉

簽署 Signature

李錦泉

日期 Date

1-4-2014



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Details of the Comment (use separate sheet if necessary)

贊成 車位少

「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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同意設立臨時私人停車場！

「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



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「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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同意而妥

「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



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

陳達初

簽署 Signature



日期 Date

2-4-25



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

孫 勇

簽署 Signature

孫 勇

日期 Date

31-03-2025



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A/NE-PK/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

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

Chin Li Yen

簽署 Signature

[Handwritten Signature]

日期 Date

11/4/2025



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)

YU
贊成

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

簽署 Signature [Signature] 日期 Date 1-4-2025



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

黃煒堯

簽署 Signature

日期 Date

5-4-2025



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贊成 車位不足，

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

黃志航

簽署 Signature

黃志航

日期 Date

4-4-2025



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贊成

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

戴翠鈞

簽署 Signature

侯志聰
業主 代表

日期 Date

4-4-2025



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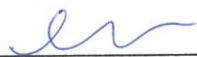
Details of the Comment (use separate sheet if necessary)

贊成

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

徐浩恒

簽署 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

日期 Date

7-4-2025



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何曉輝

簽署 Signature

何曉輝

日期 Date

4/4/2025



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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/214

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

~~黃永成~~ 呂鳳雲 黃

簽署 Signature

黃

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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「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

01-06-2025



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

侯偉雄

簽署 Signature

侯偉雄

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)

「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 01-04-2025



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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「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

01-04-2023



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侯靈琛

簽署 Signature

侯靈琛

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01-04-2025



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

陳翠玲

簽署 Signature

玲

日期 Date

31-03-2025



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侯達鋒

簽署 Signature



日期 Date

01-04-2025



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甘偉志

簽署 Signature

Kum

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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 Yip Wai Wen

簽署 Signature Wan

日期 Date 31-03-2025



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范進權

簽署 Signature

范進權

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2-4-2025



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趙曉紅

簽署 Signature

趙曉紅

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2-4-2025



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胡耀明

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

何偉龍

簽署 Signature

何偉龍

日期 Date

03-06-2025



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林頌堂

「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



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「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



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藍建文

簽署 Signature

藍

日期 Date

02-04-2025



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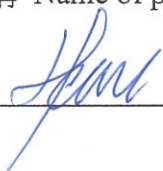
Details of the Comment (use separate sheet if necessary)

贊成

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

侯志堅

簽署 Signature



日期 Date

02 06 2025



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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

JP

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叶赞成

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簽署 Signature

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「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



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贊成 同意

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

梁敏章

簽署 Signature

梁

日期 Date

31-03-2025



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周浩生

簽署 Signature

周浩生

日期 Date

3-4-2025



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贊成

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

文才好

簽署 Signature

文才好

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李卓人

簽署 Signature

李卓人

日期 Date

2-6-2025



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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 SAU CHUEN

簽署 Signature 何 日期 Date 7-4-2025



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

A/NE-PK/214

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

鄭玉霖

簽署 Signature

玉霖

日期 Date

2025-4-4



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-PK/214

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Details of the Comment (use separate sheet if necessary)

陳永成

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

陳永成

簽署 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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A/NE-PK/214

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 FBW WA, MU

簽署 Signature [Signature] 日期 Date 7-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

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 CIP 日期 Date 7-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成泊車位不夠

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

簽署 Signature _____ 日期 Date 08/04/2025



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)

完全沒有意見

贊 B

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

侯菊玲

簽署 Signature

[Signature]

日期 Date

1-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

同意 需要改車位，

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

鄺雲芳

簽署 Signature

鄺雲芳

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

蘇偉雄

簽署 Signature

雄

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

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

袁耀恒

簽署 Signature

袁耀恒

日期 Date

4-4-2025



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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

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

簽署 Signature 宇 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)

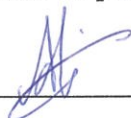
Details of the Comment (use separate sheet if necessary)

贊成 車位很少泊車位不足，

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

袁可兒

簽署 Signature



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

羅嘉勇

簽署 Signature

羅

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 車位很少

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

簽署 Signature



日期 Date

4-4-2015



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)

張禮軒

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

張禮軒

簽署 Signature

張禮軒

日期 Date

2025-4-2



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

何錦華

簽署 Signature

何錦華

日期 Date

1 - 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

簽署 Signature

日期 Date

陳惠銀

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

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

張觀祥

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

張觀祥

簽署 Signature

張觀祥

日期 Date

1-4-2025



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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature Ze 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

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

李瑞蘭

簽署 Signature

Lum

日期 Date

31-03-2025



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 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



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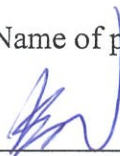
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成車位不足，不夠泊車

「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



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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 Loe Wai Keung

簽署 Signature

204

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)

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

周建傑

簽署 Signature

AT

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)

先完成用地繼續為停車場用途。

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

吳耀南

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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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 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：

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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

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：

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

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48 號

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

簽署 Signature

李仕軍

日期 Date

2-4-2025



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贊成

「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



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贊成

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

簽署 Signature



日期 Date

3-4-2025



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Details of the Comment (use separate sheet if necessary)

Handwritten note: 裝頁成

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

簽署 Signature 劉志遠 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 NG WAI CHING ANDY

簽署 Signature NG 日期 Date 2-4-2025



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意見詳情 (如有需要，請另頁說明)

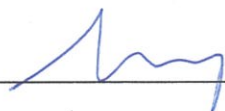
Details of the Comment (use separate sheet if necessary)

贊成

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

袁有棟

簽署 Signature



日期 Date

2-4-2025



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贊成 很需要泊車位

「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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葉家豪

簽署 Signature

葉家豪

日期 Date

2-4-2025



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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature 劉明生 日期 Date 4/4/2025



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

葉錦俊

簽署 Signature

1/2

日期 Date

3-4-2025



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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)

完全贊成，車位很少，

「提意見人」姓名/名稱 Name of person/company making this comment Mr. [Signature]

簽署 Signature [Signature]

日期 Date 4-4-25



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)

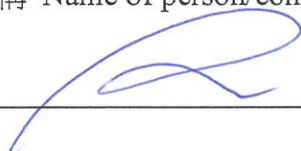
Details of the Comment (use separate sheet if necessary)

完全贊成

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

KC Ta

簽署 Signature



日期 Date

6-4-2025



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 黃兆漢

簽署 Signature _____ 日期 Date 3-4-2015



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 LAU PO MING

簽署 Signature Bentley 日期 Date 3-4-2025



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

贊成車位增加

「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

08/04/2025



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

文木好

簽署 Signature

文木好

日期 Date

14-2-25



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完全贊成

「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



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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 林國忠

簽署 Signature 林國忠 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 沈新

簽署 Signature VA 日期 Date 3.4.2025



致城市規劃委員會秘書：

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贊成泊車位很少

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

郭家輝

簽署 Signature



日期 Date

3-4-2025



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

劉景輝

簽署 Signature

781

日期 Date

3-4-2025



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

簽署 Signature

[Signature]

日期 Date

3-4-2025



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

徐澤文

簽署 Signature

_____ 文

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譚翠兒

簽署 Signature

譚翠兒

日期 Date

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黃毓財

簽署 Signature

黃毓財

日期 Date

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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/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 在逸東花園這些地段祇有二棟三層高的小形丁屋，住戶祇有六伙戶！我本人激烈反對申請私人臨時停車場為個車位理由：—
- ① 六伙住戶怎可容納 28 架車位在該花園出出入入，每日噪音及汽車排出的廢氣影響附近居民的身心健康！
 - ② 該花園出入口是在一個 Y 形岔口，容易發生意外，由其是早上上學的學生及行人！花園出口有兩面盲點，看不到由本村出及大路出的車輛及行人！
 - ③ 本村附近已有三個有牌的停車場，全陪祇是五成滿，可以租用。

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

簽署 Signature

侯永康

日期 Date

侯永康
丙崗村居民村長
6/4/2025







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

參考編號

Reference Number:

250411-011805-61070

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 01:18:05

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/214

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HAU WAI SHIN
G

意見詳情

Details of the Comment :

就此A/NE-PK/214申請文件, 現提出意見, 這停車場位置的出入口在本村的最繁忙路段, 三叉路口位, 而且停車場的出入車輛位置處於本村的消防通道路口, 不是真正的行車道路, 而這停車場路口的車流量會非常大, 對本村的丙崗路單線單程行車路根本不能應付, 這車場申請表中申請有28個車位, 即每日最少會有56次出入車次行走, 每車每日進出一次, 多的會出現過百次出入車行走次數, 這對周邊的住戶做成危險和交通混亂, 因在停車場旁邊已有多戶住宅, 99D, 99B, 99A, 103, 105, 106, 107, 110, 118座等的屋宇住戶必須經過這停車場出入口(消防通道) 行到此停車場出入口對面5米位置的政府地的已使用多年的小巴總站候車處上落車和候車, 這會令到行人常要避車行走的情況出現, 有老人家, 有小朋友, 有行動不便的人, 這會十分危險, 在申請人的申請圖中停車場內沒有迴旋處位置可掉頭行車, 即是當有車同時進出便會塞死在路口或車場, 這也會影響丙崗路的交通阻塞和小巴總站的行人安全做成安全隱憂, 同時申請表上的貨車位圖示大小跟私家車位大小的是一樣, 這是不可能的, 這根本看不到可行車的道路還有多少空間, 貨車位和私家車位的車位大小貴會是有尺寸規定的.

另外在申請表中, 申請人在理由中的第11點中提到(申請位置已用作泊車多年, 一直沒有出現問題, 現在我是希望納入正軌, 正式向貴署申請), 即是說這位置地主多年來都違反土地用途及作停車場用途, 請貴會即時執法先處理多年來的地主違規使用土地用作停車場用途事宜, 貴會可在政府的高空圖追溯實際此地段開始做停車場的年期而作出檢控, 請貴會先處理現在的違規情況再作申請人的規劃申請考慮, 及通知相關的政府部門共同執法, 維護香港政府的法律, 現在還在做停車場是十分危險的事情, 因做停車場應要有消防設施及設備, 請貴會即時派人到申請人的場地視查, 如停車場起火後果不堪設想, 請貴會即時作出執法及檢控此地的相關人事, 保護周邊的村民的生命財產, 無牌經營停車場而沒有消防設施是十分危險的, 所以本人就以上理由提出意見是反對A/NE-PK/214此申請規劃的停車場用途申請

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

250411-213305-02269

Reference Number:**提交限期**

11/04/2025

Deadline for submission:**提交日期及時間**

11/04/2025 21:33:05

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

A/NE-PK/214

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

先生 Mr. Luis Hau

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

Dear Town Planning Board,

I formally object to Application A/NE-PK/214 regarding the proposed 28-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 CO₂ emissions (based on standard vehicle emission rates)

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：

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

A/NE-PK/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於政府停泊車位不足，所以我的車輛停在這里。
本人歡迎城規會規劃。

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

簽署 Signature

日期 Date

古廣強

古廣強

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)

泊車地方很少。

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

黎錦強

簽署 Signature

Li

日期 Date

14-2025



致城市規劃委員會秘書：

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A/NE-PK/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

需要停車場 停泊車輛。

「提意見人」姓名/名稱 Name of person/company making this comment Cheng Yik-kin

簽署 Signature [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

Hopefully IR will now assess the operations for tax purposes.

Mary Mulvihill

致城市規劃委員會秘書：

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A/NE-PK/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and date on lined paper.

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

簽署 Signature

Handwritten signature.

日期 Date _____

致城市規劃委員會秘書：

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A/NE-PK/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

簽署 Signature CPHaw

日期 Date 4月4日 2025年



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)

沒意見

「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/214

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

改意見

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

簽署 Signature

侯煒成

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)

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

簽署 Signature  日期 Date 3-4-2025

