

2026年1月6日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的文件後才正式承認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/NE-PK229

This document is received on - 6 JAN 2026  
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

250 2717

27/11 by Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE - PK / 229
	Date Received 收到日期	- 6 JAN 2026

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
POON, MO KUEN JOE 潘慕娟

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
PANG HING YEUN 彭慶餘

<b>3. Application Site 申請地點</b>	
(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 1580 S.A (Part), 1580 S.B (Part), 1580 S.C (Part), 1580 S.D (Part) & 1580 RP (Part), Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1580號A分段(部份)、1580號B分段(部份)、1580號C分段(部份)、1580號D分段(部份)及1580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 ..... 363.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input 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	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 丙崗分區計劃核准圖編號 S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(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 .....25/11/2025..... (DD/MM/YYYY), this application involves a total of .....6..... “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 .....6..... “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)
3	D.D. 91 Lot 1580 S.A, 1580 S.B & 1580 S.C	25/11/2025
3	D.D. 91 Lot 1580 S.D & 1580 RP	27/11/2025

(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）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 363.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... NA .....sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... NA .....sq.m <input type="checkbox"/> 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) NA .....	
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	..... 16 (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？	<p>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))</p> <p>鄉村車路連接維瀚路.....</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>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/範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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>
--	--

<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. 申請位置位于上水雞嶺村鄉村界線範圍內，整個雞嶺村只有一個政府公眾停車場，村內車位嚴重不足。
2. 同時附近清河村及御皇庭的居民車位亦嚴重不足，因此亦會將車輛停泊到雞嶺村的政府公眾停車場，因此此停車位供不應求。
3. 由於車位不足，導致雞嶺村附近維瀚路及裕泰路有嚴重違泊情況，影響交通及居民安全。
4. 除了雞嶺村外，真寶區內車位嚴重不足，清河村第 2 期發展再加上御皇庭旁的停車場亦被政府收回作發展，將來車位不足情況會更加嚴重，因此懇請貴署放寬一些土地用作停泊車輛。
5. 由於雞嶺村小型屋宇陸續批出，需要興工，因此有些之前用作停車場需要清場，因此需要另覓地方泊車。
6. 現時雞嶺村 132 號對出近裕泰路的一幅政府土地被警務處警告不准泊車，該處約涉及 30 部車輛，因此現時村內車位緊張，若不放寬一些合適土地作泊車，違泊情況必定更加嚴重。
7. 申請位置合共 19 個車位，16 個私家車位及 3 個輕型貨車位，而場中間有足夠闊度給予車輛掉頭。
8. 申請位置只停泊私家車及輕型貨車，3.3 噸以上車輛不得停泊。
9. 申請位置現已有一條車路通往申請地點，該車路連接維瀚路，路面闊度約 4m 至 7 m 左右。
10. 申請位置的車位只提供給雞嶺村居民停泊，外來人士不得使用有關車位。
11. 申請位置每日車輛出入架次約為 13 至 18 次。
12. 申請位置星期一至日，全日 24 小時開放，包括公眾假期。
13. 雞嶺村原居民代表及居民代表均支持增加多些車位及村民及居民泊車。
14. 申請位置將來亦會作出發展興建小型屋宇，現在作臨時停車場只希望作短暫舒緩車位緊張情況。
15. 申請位置不涉斬樹、填土及挖掘工程，對環境不會構成影響。
16. 任何未根據《道路交通(車輛登記及領牌)規例》(第 374E 章)簽發有效牌照的車輛均不得進入申請地點。

**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

27-11-2025

(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。

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 1580 S.A (Part), 1580 S.B (Part), 1580 S.C (Part), 1580 S.D (Part) & 1580 RP (Part), Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1580號A分段(部份)、1580號B分段(部份)、1580號C分段(部份)、1580號D分段(部份)及1580號餘段(部份)
Site area 地盤面積	363.2 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	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 丙崗分區計劃核准圖編號 S/NE-PK/11
Zoning 地帶	Agriculture 農業
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)

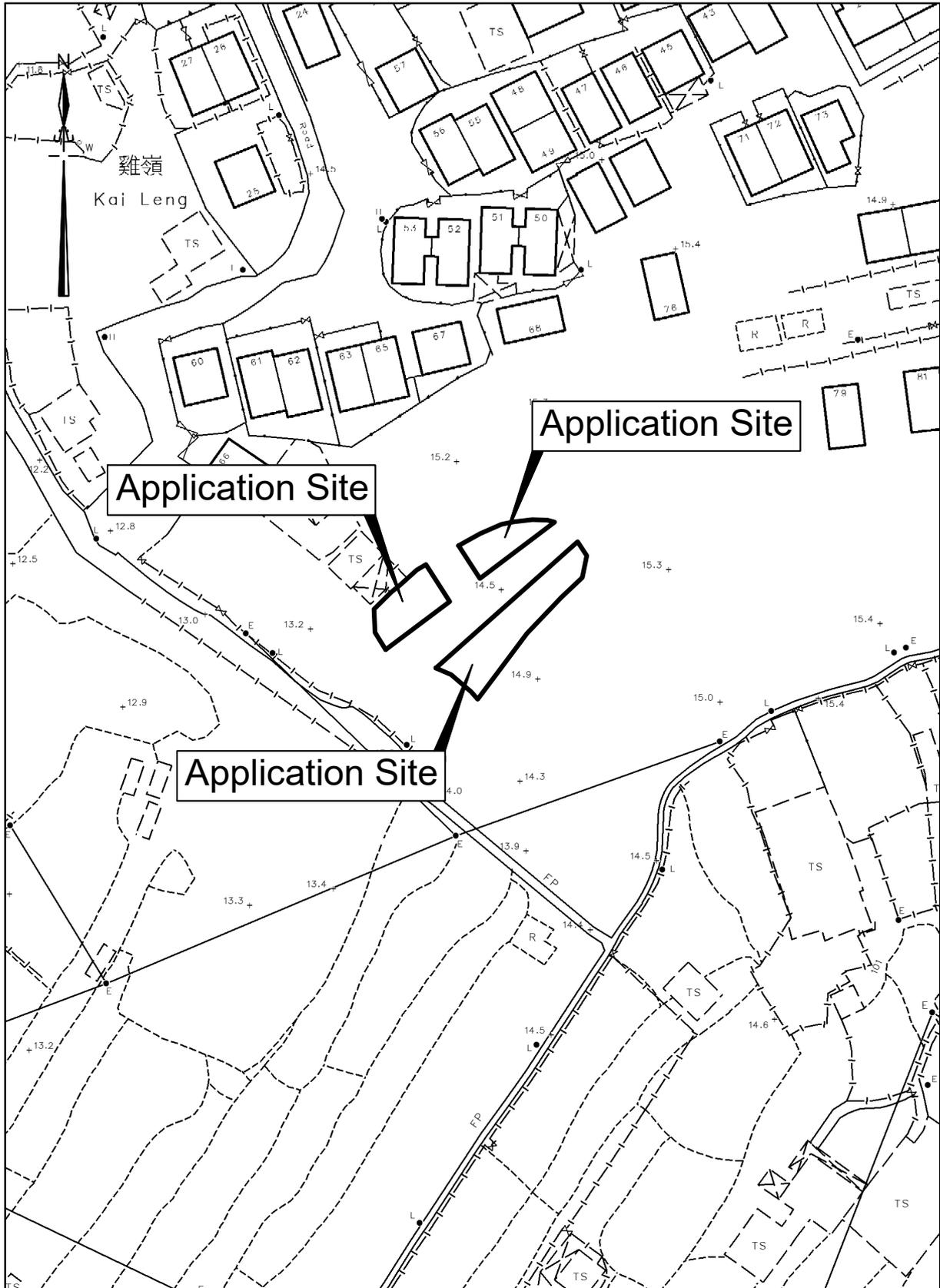
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input 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 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		19
	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) _____ _____		16 (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) _____ _____	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></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"/>
<b><u>Location Plan and Access Plan</u></b>		
<b><u>Reports 報告書</u></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"/>
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



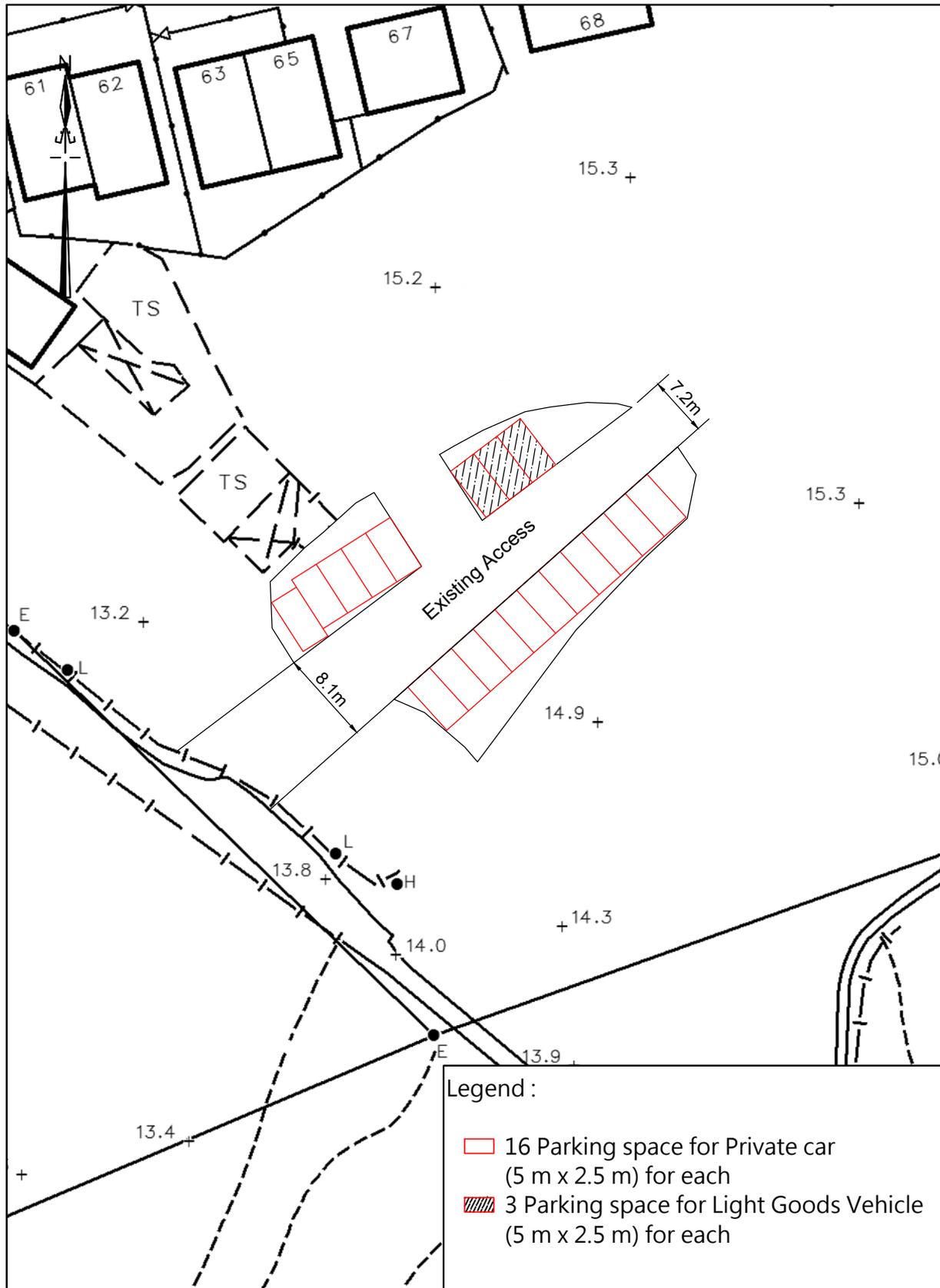
卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : November 2025

# LAYOUT PLAN



Legend :

- 16 Parking space for Private car  
(5 m x 2.5 m) for each
- 3 Parking space for Light Goods Vehicle  
(5 m x 2.5 m) for each

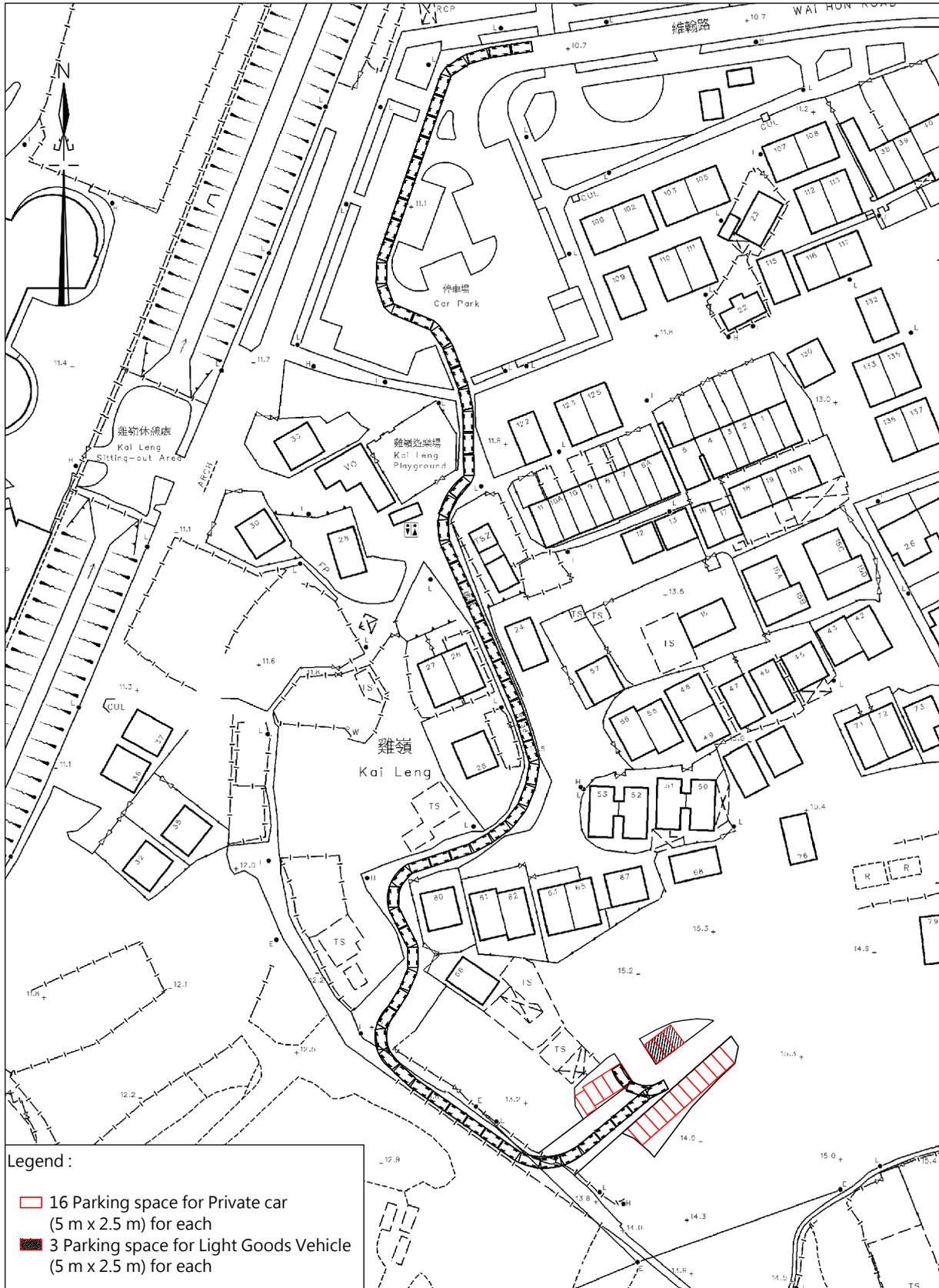
卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 500

Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : November 2025

# ROUTING PLAN



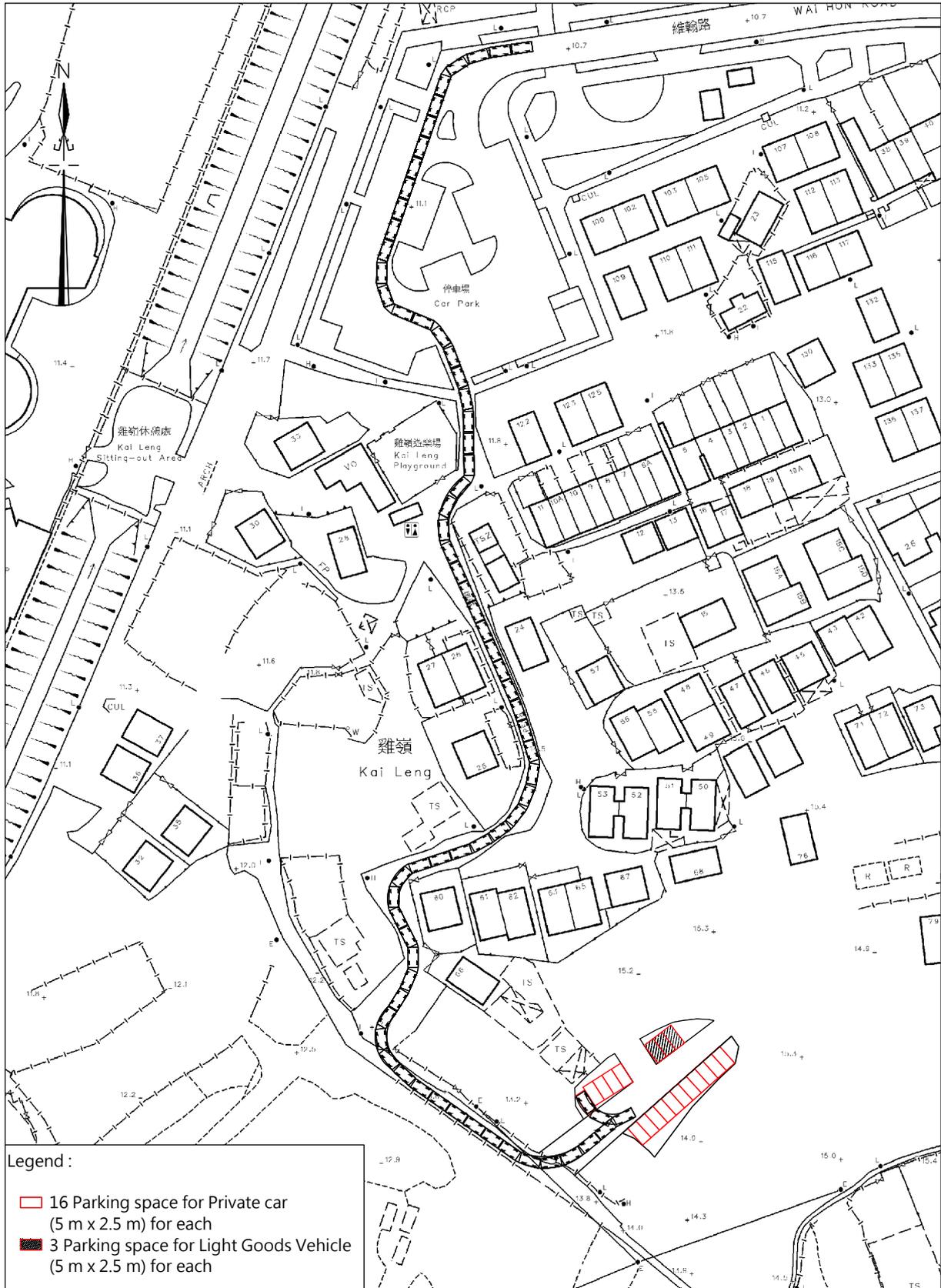
Legend :

- 16 Parking space for Private car (5 m x 2.5 m) for each
- 3 Parking space for Light Goods Vehicle (5 m x 2.5 m) for each

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

Scale : Not to scale  
Survey Sheet No. : 3-SW-11B  
3-SW-12A  
Date : November 2025  
Plan No. ROP/1

# ROUTING PLAN

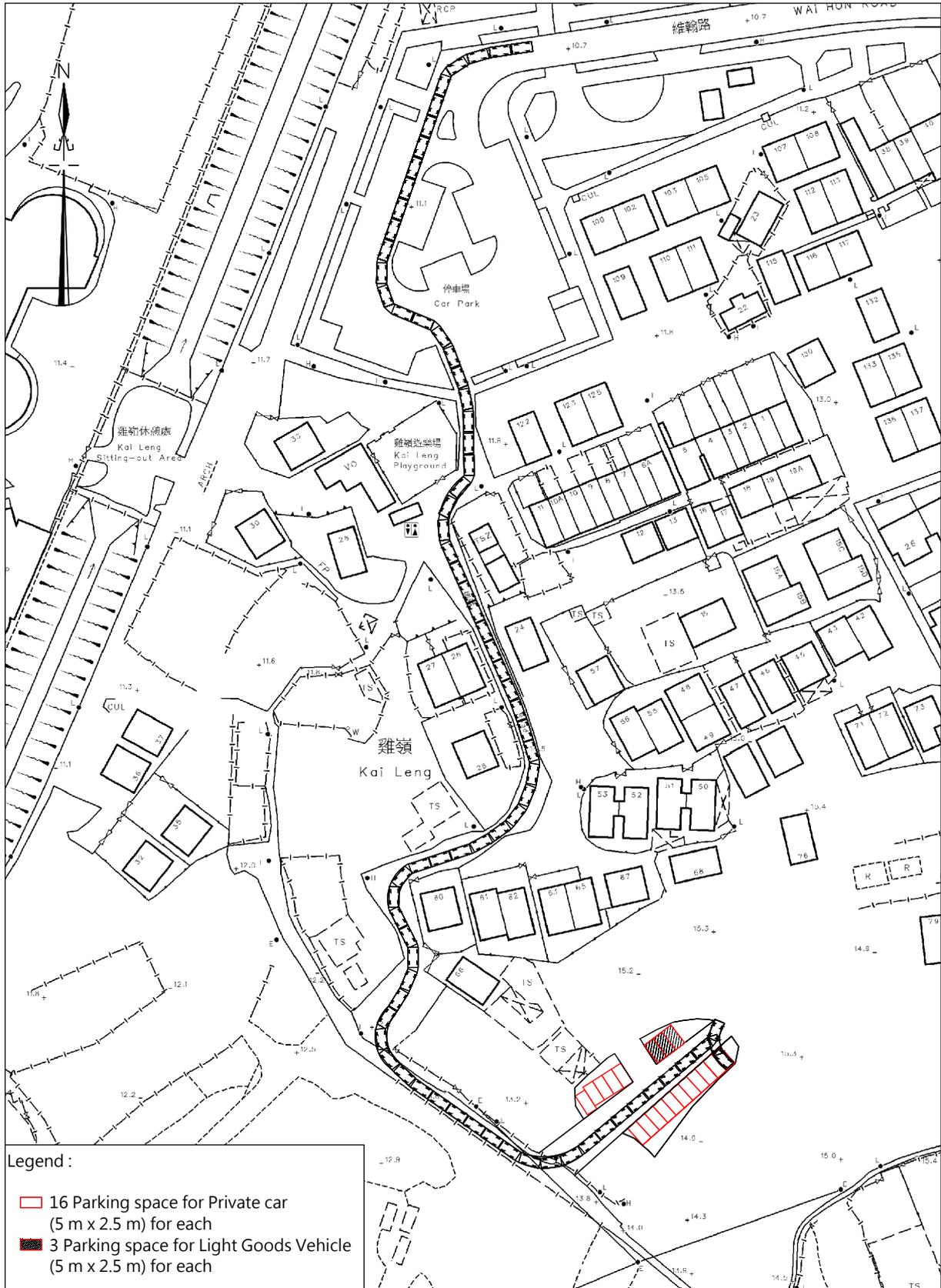


卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : Not to scale  
Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : November 2025  
Plan No. ROP/2

# ROUTING PLAN

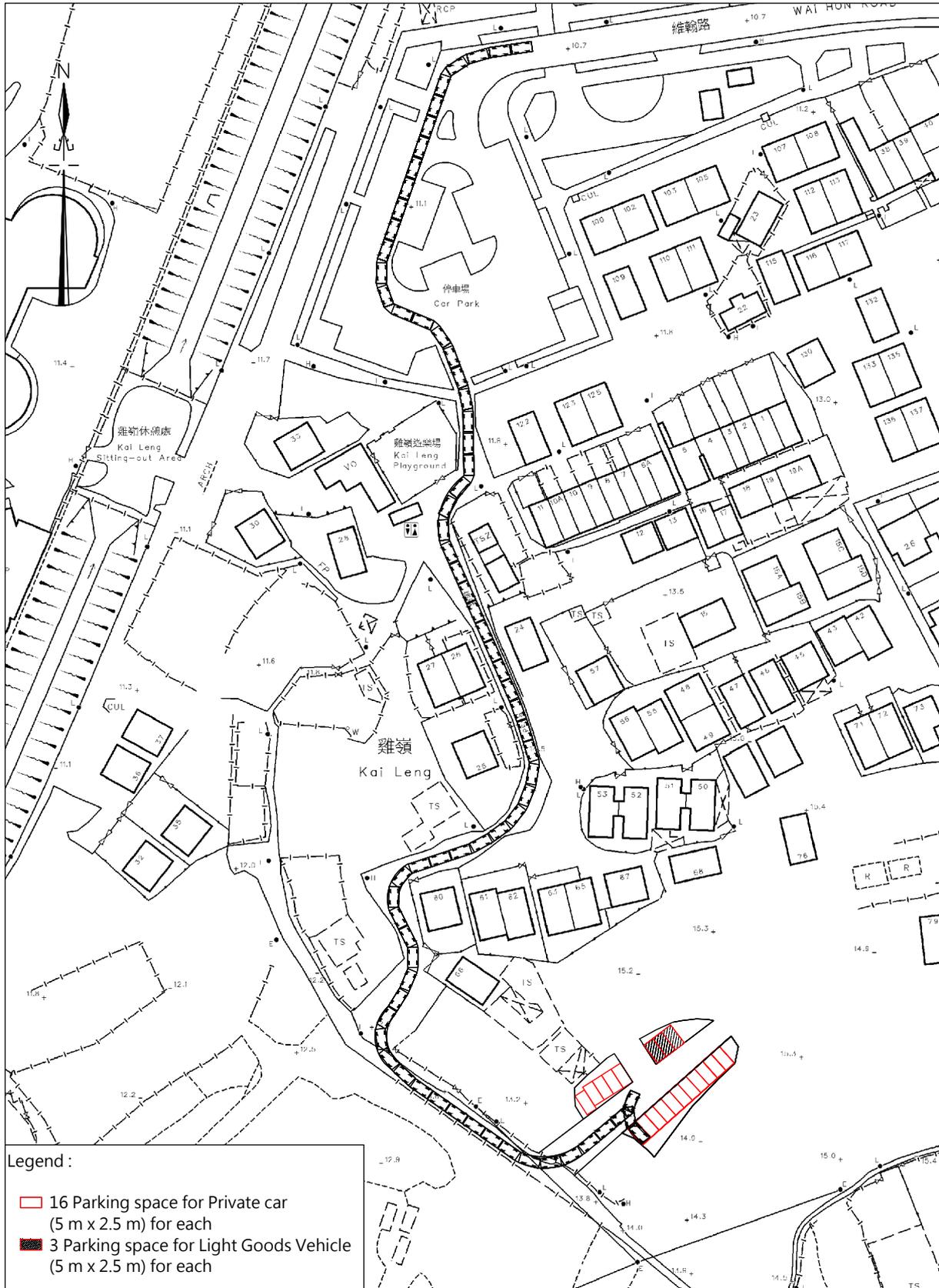


卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : Not to scale  
Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : November 2025  
Plan No. ROP/3

# ROUTING PLAN

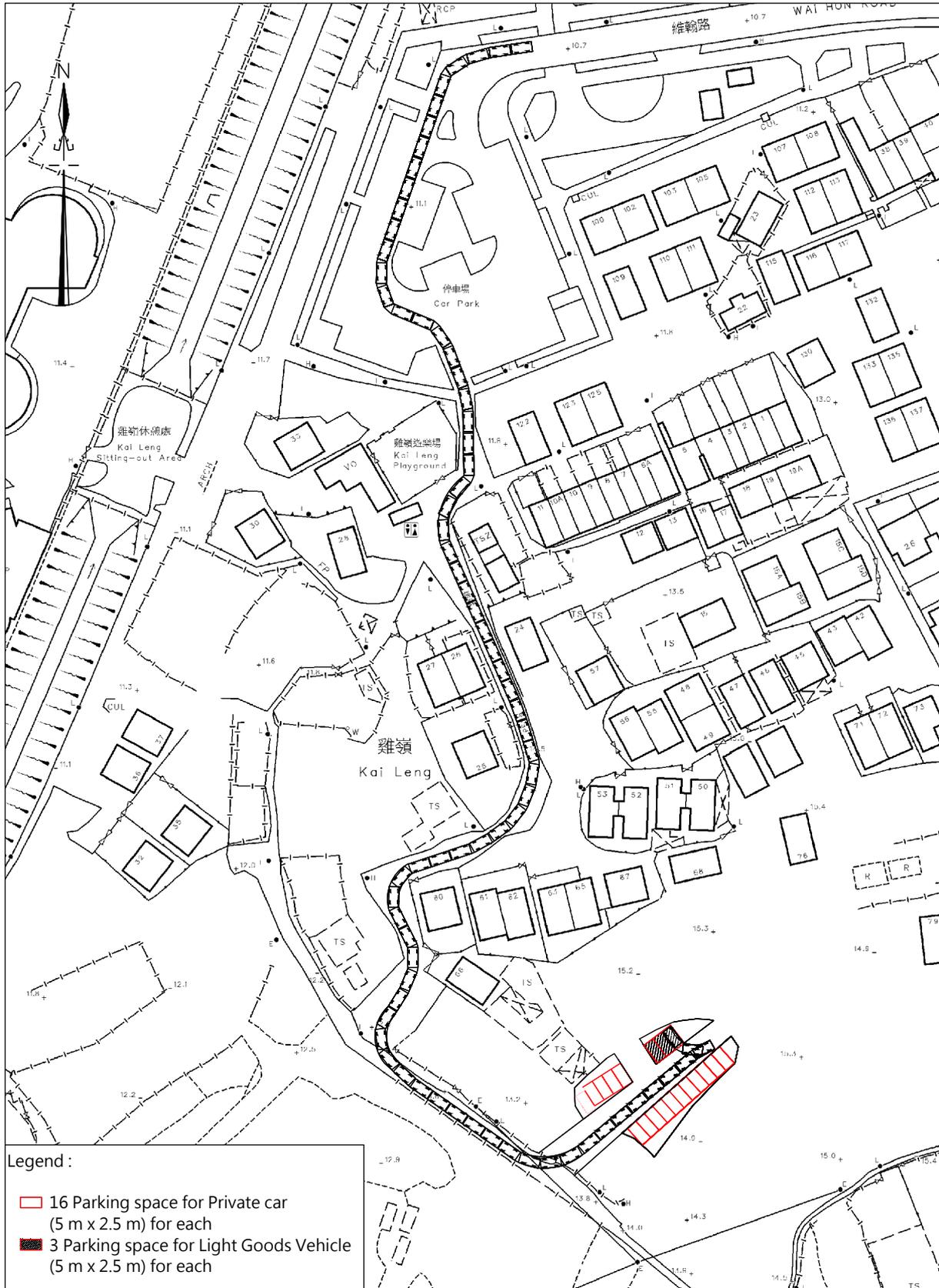


卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : Not to scale  
Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : November 2025  
Plan No. ROP/4

# ROUTING PLAN



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

Scale : Not to scale  
Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : November 2025  
Plan No. ROP/5

寄件者: Theodora Pui Shan CHAN/PLAND  
寄件日期: 2026年02月02日星期一 10:15  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: [s.16 application A/NE-PK/229-FI01]: Departmental Comment from Transport Department (TD)  
附件: Access Plan.pdf; Proposed Signboard.pdf

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 1.2.2026 regarding the s16 application No. A/NE-PK/229. Thank you.

Regards,  
Theodora Chan  
TP/TP(6)  
Sha Tin, Tai Po & North District Planning Office  
Planning Department

---

From: pang hingyeun [REDACTED]  
Sent: Sunday, February 1, 2026 3:04 PM  
To: [REDACTED]  
Subject: 回覆: [s.16 application A/NE-PK/229]: Departmental Comment from Transport Department (TD)

Dear Ms. Chan,

We responded to the TD's comments.

1. The application site has been granted planning permission for the construction of a small house, but since the application has not yet received approval from the Lands Department, we wish to temporarily use it as a parking lot.  
Additionally, due to the upcoming construction of small houses in the nearby parking area, parking spaces will be reduced, so we hope to use the application site to compensate for the decreased parking availability.
2. We only use Wai Hon Road and pass through the rural road to entering the application site.
3. The dimensions of our vehicles are as follows: Private Cars are approximately 4.5 meters (L) x 1.8 meters (W), Light Goods Vehicle (Van Type) are approximately 4.7 meters (L) x 1.7 meters (W).
4. Please refer to the Access Plan.
5. Please refer to the Proposed Signboard Plan.
6. We will ensure that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

7. We will clarify with relevant land owners and maintenance authorities on the management and maintenance responsibilities of the local village access accordingly.

Thank You !

Regards,  
H.Y.Pang  
從 [Outlook](#)傳送

---

寄件者: Theodora Pui Shan CHAN/PLAND [REDACTED]

寄件日期: 2026 年 1 月 30 日 19:19

收件者: [REDACTED]

副本: [REDACTED]

主旨: [s.16 application A/NE-PK/229]: Departmental Comment from Transport Department (TD)

Dear Mr. Pang,

**Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3  
Years,  
Various Lots in D.D. 91, Kai Leng, Sheung Shui  
(Application No. A/NE-PK/229)**

I refer to the captioned planning application.

2. Please find comments (see below) from Transport Department (TD, Contact Person: Mr. Gary POON, Tel.: [REDACTED]) for your follow up action.

**Comments from TD from traffic engineering point of view:**

- (i) Although the additional traffic generated by the proposed vehicle park is not significant, the permission of development outside the “V” zone will however set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future;
- (ii) Please confirm whether only the local access leading to the development site from Wai Hon Road would be used for entering the site;

- (iii) The applicant should clarify the dimensions of vehicle used in the swept path analysis;
- (iv) The applicant should advise the locations and dimensions of the passing bays along the access road;
- (v) The applicant should advise the location of the proposed warning sign and ensure that it will not clash with the path of movement of vehicles;
- (vi) No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and
- (vii) The local village access leading to the development site from Yu Tai Road and Wai Hon Road are not managed by this Department. The applicant should clarify with relevant land owners and maintenance authorities on the management and maintenance responsibilities of the local village access accordingly.

[Redacted text block]

[Redacted text block]

[Redacted text block]

Regards,

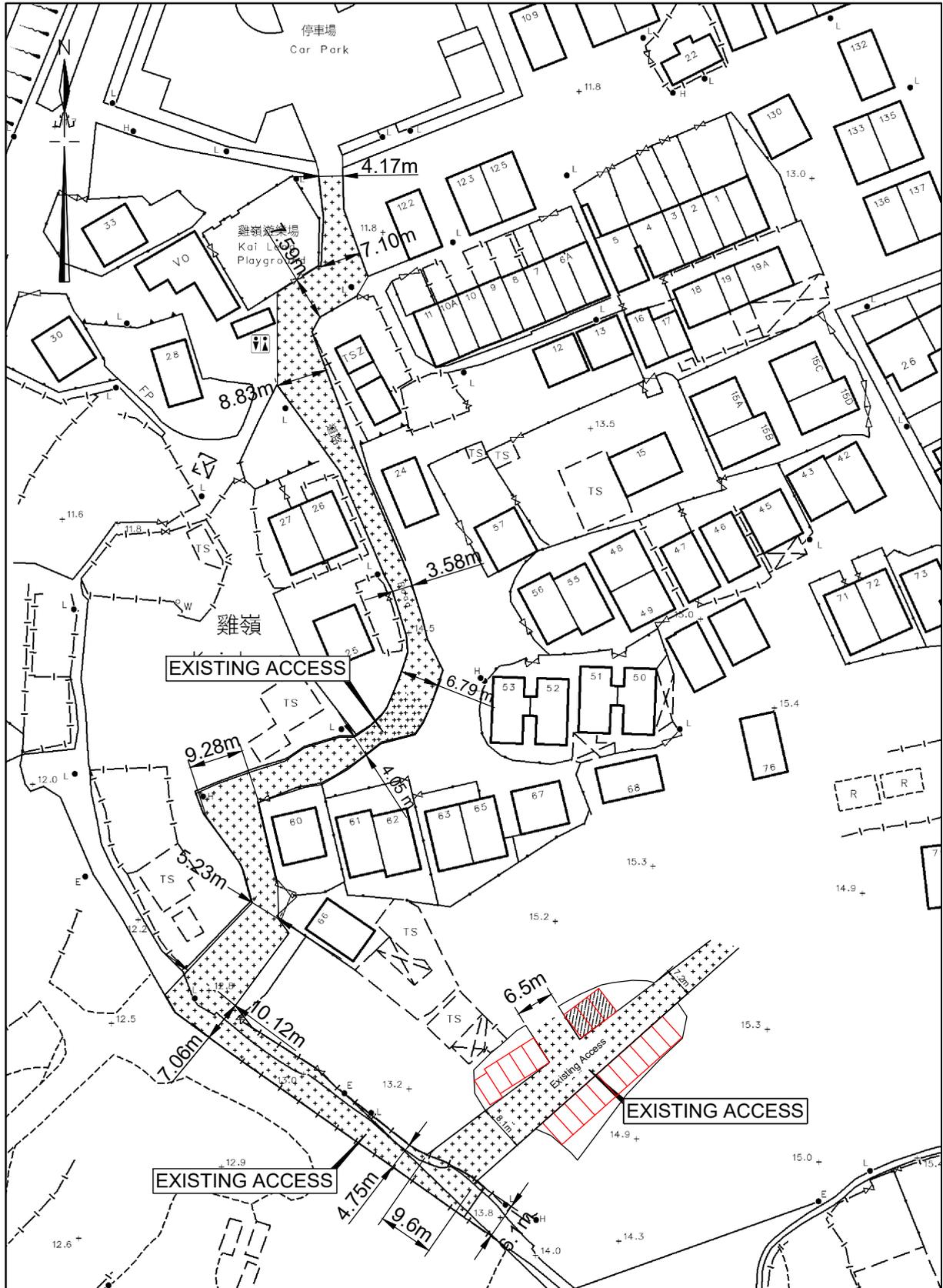
Theodora CHAN

TP/TP(6)

Sha Tin, Tai Po & North District Planning Office

Planning Department

# ACCESS PLAN



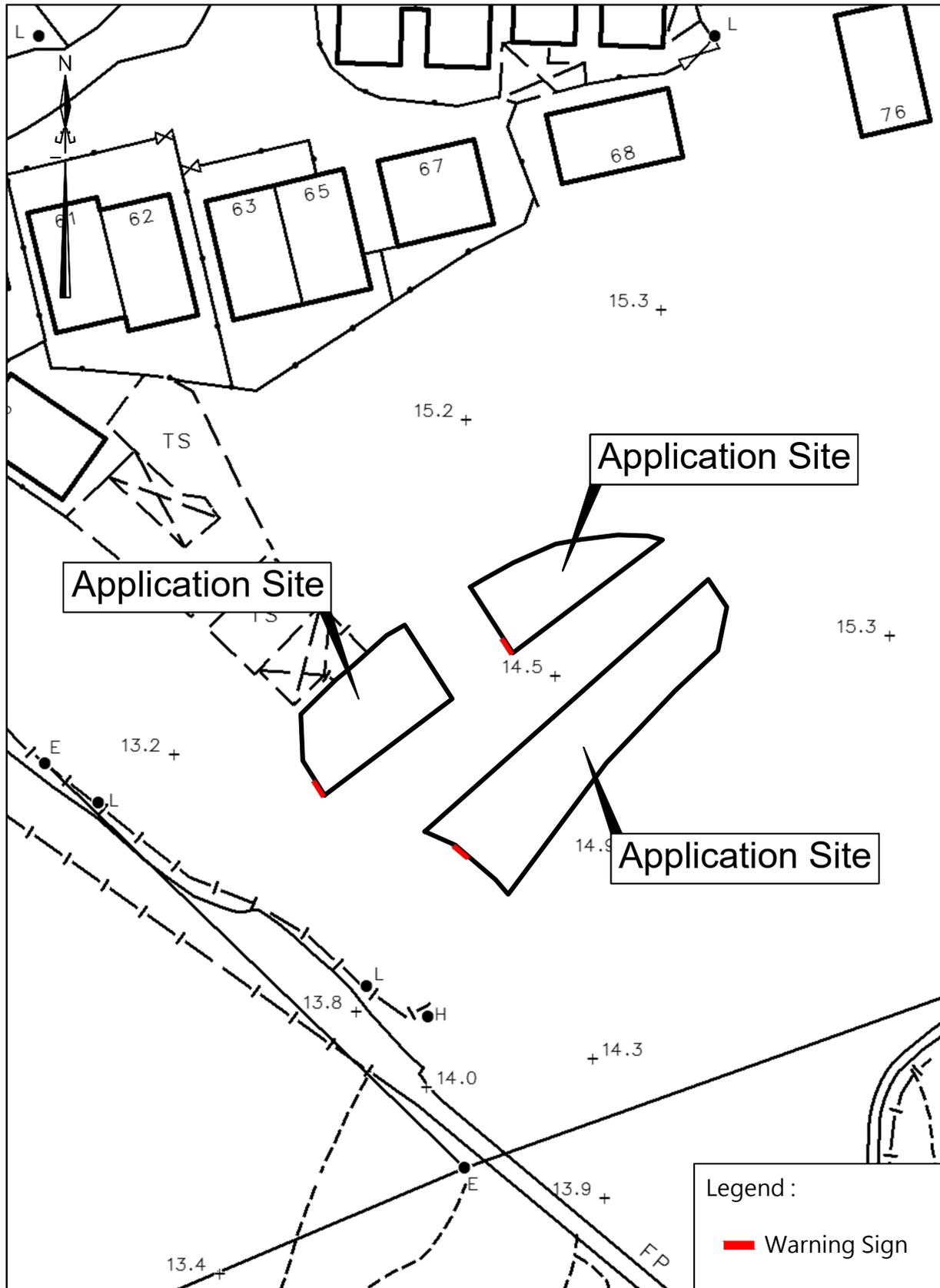
卓 弘 測 量 服 務 公 司  
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : January 2026

# PROPOSED SIGNBOARD



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

Scale : 1 : 500

Survey Sheet No. : 3-SW-11B  
3-SW-12A

Date : January 2026

Urgent Return receipt Expand Group Restricted Prevent Copy  Paper No. A/NE-PK229

寄件者: Theodora Pui Shan CHAN/PLAND  
寄件日期: 2026年02月12日星期四 10:30  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: [s.16 application A/NE-PK/229 - FI02]: Departmental Comment from Planning Department (PlanD)

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 12.2.2026 regarding the s16 application No. A/NE-PK/229. Thank you.

Regards,  
Theodora Chan  
TP/TP(6)  
Sha Tin, Tai Po & North District Planning Office  
Planning Department

---

From: pang hingyeun [REDACTED]  
Sent: Thursday, February 12, 2026 10:08 AM  
To: [REDACTED]  
Subject: Re: [s.16 application A/NE-PK/229]: Departmental Comment from Planning Department (PlanD)

Dear Ms. Chan,

The application site has been filled with asphalt, so we will not need to fill it with asphalt anymore, and there will be no asphalt filling at the application site in the future.  
Thank You !

Regards,  
H.Y.Pang

**Previous Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/50 <sup>1</sup>	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014
A/NE-PK/51 <sup>2</sup>	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/52 <sup>3</sup>	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/130 <sup>3</sup>	Proposed House (NTEH - Small House)	4.5.2018
A/NE-PK/165 <sup>1</sup>	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/166 <sup>2</sup>	Proposed House (NTEH - Small House)	26.8.2022

**Remarks:**

- 1: Applications No. A/NE-PK/50 and A/NE-PK/165 are in the same site.
- 2: Applications No. A/NE-PK/51 and A/NE-PK/166 are in the same site.
- 3: Applications No. A/NE-PK/52 and A/NE-PK/130 are in the same site.

**Similar Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-PK/174	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	13.1.2023 (Revoked on 13.10.2024)
A/NE-PK/218	Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	4.7.2025

**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. The vehicular access will need to be passed through other private lots, and the applicant/lot owner(s) shall make his/her own arrangement;
- it is noted that no structure is proposed in the application; and
- his advisory comments are at **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective;
- although the additional traffic generated by the proposed vehicle park is not significant, the permission of development outside the “Village Type Development” zone will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future; and
- his advisory comments are at **Appendix V**.

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

- HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and
- his advisory comments are at **Appendix V**.

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

- no objection to the application;
- between January 2025 and January 2026, there were 90 traffic complaints on Wai Hon Road and Yu Tai Road, with 14 cases of vehicle obstruction on Wai Hon Road and 18 Traffic Accident Damage Only cases; and
- his advisory comments are at **Appendix V**.

### 3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application from environmental planning perspective;
- there is no environmental complaint related to the Site received in the past three years; and
- his advisory comments are at **Appendix V**.

### 4. Landscape

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2025 and site photos taken in January 2026, the Site is situated in an area of rural inland plains landscape character comprising residential development, village houses, schools, public parks, farmland, temporary structures, vegetated areas and tree clusters. The Site is generally hard-paved and largely vacant. The proposed use is considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed with the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

### 5. Drainage

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

- no objection to the application from public drainage point of view;
- the Site is in an area where no DSD's stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area; and
- her advisory comments are at **Appendix V**.

### 6. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS);
- 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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution action;
- (b) to resolve any land issue relating to the development with concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the vehicular access will need to be passed through other private lots, and the applicant/lot owner(s) shall make his/her own arrangement.
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
  - the local village access leading to the Site from Yu Tai Road and Wai Hon Road is not managed by her department. The applicant should clarify with relevant land owners and maintenance authorities on the management and maintenance responsibilities of the local village access accordingly; and
  - for the provision of the proposed warning signs at the Site for road safety purpose, the applicant shall ensure that these signs on private roads comply with Code of Practice for Private Roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Commissioner of Police (C of P) that:
- his department regularly carries out traffic enforcement actions in Kai Leng area due to ongoing illegal parking issues which may hinder emergency services and disrupt traffic flow. This highlights the importance of continued attention to address illegal parking, improve traffic conditions, and enhance public safety in the areas; and
  - there is a need for consistent enforcement and increased community awareness to mitigate illegal parking on Wan Hon Road and Yu Tai Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should properly observe the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” and to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the development and the provision of septic tank; and
- (j) to resolve any land issues relating to the access to the Site, the associated road works, drainage/sewerage works or other works which are required for the proposed development with concerned owner(s), parties or managing department(s).

Urgent Return receipt Expand Group Restricted Prevent Copy

2

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月03日星期二 10:55  
收件者: tpbpd/PLAND  
主旨: 支持臨時私人停車場申請 (編號 A/NE-PK/229)  
附件: A-NE-PK-229(Comment Form).pdf  
類別: Internet Email

致：城市規劃委員會秘書

附上有關規劃申請編號 A/NE-PK/229 的意見供參考。謝謝！

北區區議會  
洪志富區議員辦事處

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

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

A/NE-PK/229

意見詳情 (如有需要，請另頁說明)

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

本人以北區區議員身份，就申請編號 A/NE-PK/229 - 臨時私人停車場（私家車及輕型貨車）（為期 3 年）表達全力支持。據悉，申請地點鄰近現有的臨時停車場（貴署編號 A/NE-PK/198），該停車場位於上水雞嶺村，多年來為居民提供重要泊車服務，然而，隨著北區人口持續增長及交通流量不斷上升，現有停車位已嚴重供應不足，導致道路擁堵及違例泊車問題日益加劇。故是次申請增設臨時停車場，將有助增加泊車位並有效緩解區內停車需求。對「短期疏通」、減輕居民日常出行壓力起到一定的作用。

本人深信此規劃申請符合北區發展需要，能為居民帶來實際便利，懇請 貴委員會慎重考慮並批准上述申請。

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

簽署 Signature



日期 Date

2026-2-2

Urgent Return receipt Expand Group Restricted Prevent Copy

3

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月02日星期一 10:10  
收件者: tpbpd/PLAND  
主旨: 有關申請編號：A/NE-PK/229意見回復  
附件: 關乎申請編號A NE-PK 229之臨時停車場規劃申請事宜.doc  
類別: Internet Email

你好，有關申請編號：A/NE-PK/229 意見回復，請查收！



中華人民共和國香港特別行政區

潘孝汶議員辦事處



香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

敬啟者：

關乎申請編號 A/NE-PK/229 之臨時停車場規劃申請事宜，本人謹此致函表達以下意見。

本人是北區區議員。鑒於上水雞嶺村車位需求較大，附近有清河邨及多個私人屋苑，加上新入伙的清濤苑，居民數量大增。本人多次收到居民反映及現場所見，村內唯一對外通道本為雙線行車設計，惟因車位短缺，其中一條行車線長期被各類車輛違規佔用停泊，導致通道實際僅能單線通行，居民駕車出入時不得不「騎線」行駛，來往車輛爭道險況時有發生，嚴重影響行車暢順與安全。

另外，違泊車輛隨意停放於路段兩旁，不僅壓縮行車空間，更大幅阻礙駕駛者視線，令駕駛人於行駛過程中難以即時察覺橫過馬路的村民（包括老人及兒童），意外發生風險持續高企，對居民生命財產安全構成嚴重威脅。

現獲悉相關單位擬就該地段申請興建臨時停車場，此項規劃可直接補充村內車位缺口，從源頭減少違例泊車行為，不僅能恢復通道雙線行車功能、改善交通擁堵，更能消除視線受阻帶來的安全隱患，切實回應居民長期以來的迫切需求。

基於以上實況與公眾利益考量，本人鄭重支持臨時停車場規劃申請，懇請貴委員會詳細審閱相關申請文件，充分聽取居民意見，盡快批覆該項申請，協助解決上水雞嶺村交通難題，共建安全、有序、便捷的社區生活環境。

敬祝  
鈞安



北區區議員  
潘孝汶先生，MH 謹啟

二零二六年二月一日





中華人民共和國香港特別行政區

潘孝汶議員辦事處



北區區議會



香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

= 3

敬啟者：

關乎申請編號 A/NE-PK/229 之臨時停車場規劃申請事宜，本人謹此致函表達以下意見。

本人是北區區議員。鑒於上水雞嶺村車位需求較大，附近有清河邨及多個私人屋苑，加上新入伙的清濤苑，居民數量大增。本人多次收到居民反映及現場所見，村內唯一對外通道本為雙線行車設計，惟因車位短缺，其中一條行車線長期被各類車輛違規佔用停泊，導致通道實際僅能單線通行，居民駕車出入時不得不「騎線」行駛，來往車輛爭道險況時有發生，嚴重影響行車暢順與安全。

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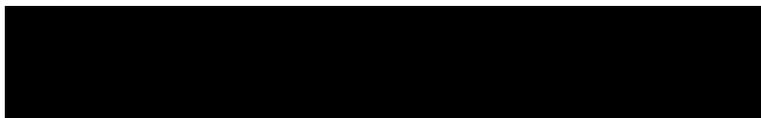
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敬祝  
鈞安



北區區議員  
潘孝汶先生，MH 謹啟

二零二六年二月一日



Urgent Return receipt Expand Group Restricted Prevent Copy

4 to 6

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月02日星期一 21:32  
收件者: tpbpd/PLAND  
主旨: A/NE-PK/229 支持意見  
附件: Document\_2026-02-02\_212026.pdf; 20260202172016.pdf; Document\_2026-02-02\_211926.pdf  
類別: Internet Email

敬啟者：

附件為申請編號A/NE-PK/229的支持意見，敬請查閱。

敬祝  
鈞安

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

5

**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

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

**A/NE-PK/229**

意見詳情 (如有需要，請另頁說明)

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

本人是北區區議員吳耀祖。現就 貴委員會正處理之規劃申請 A/NE-PK/229(擬議申請為臨時停車場) 表示支持。

現時上水雞嶺及周邊地區違例泊車情況頻仍，不僅阻塞道路、增加交通意外風險，更影響居民活動及訪客便利，阻礙本地經濟發展。

開設臨時停車設施後，將吸引車輛使用合法泊位，顯著減少違例泊車，促進交通秩序及商業活力。本人認為，此計劃符合社區需求，並能帶來長遠正面影響。

敬請委員會考慮並批准此申請

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

簽署 Signature

日期 Date

2-2-2026

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

5

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/229

意見詳情 (如有需要，請另頁說明)

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敬請委員會考慮並批准此申請

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

簽署 Signature



日期 Date

2-2-2026

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

4

敬啟者：

**規劃申請**  
**申請編號：A/NE-PK/229**

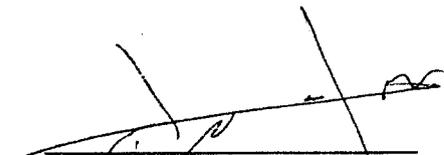
本人為上水鄉鄉事委員會首副主席。本人自 2011 年起已擔任上水燕崗村村代表，多年來服務北區，心繫社會。

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本人曾多次到訪上水雞嶺村，深明該址居民苦況。由於清河邨一部分停車場於 2020 年被房委會收回，伴隨著第四期綠置居清濤苑過千居民新入伙，大量車主紛紛擁入雞嶺村泊車，令該村的違泊問題雪上加霜。該村的主要道路每晚被不同類型車輛泊滿，駕駛人士均要「騎線」出入，居民們時常因為爭路而惹起衝突。而且，違泊車輛亦嚴重阻礙駕駛者視線，若有長者或小童突然衝出馬路，後果不堪設想。

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敬祝  
鈞安

  
上水鄉事委員會首副主席  
侯榮光

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

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敬啟者：

**規劃申請**  
**申請編號：A/NE-PK/229**

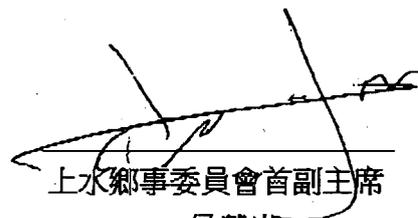
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侯榮光

二零二六年二月一日

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

6

敬啟者：

**規劃申請**  
**編號：A/NE-PK/229**

本人是上水鄉事委員會副主席廖世鴻。本人一直致力參與地區事務，推動社區發展，促進城鄉共融。

近年，北區交通經常擠塞，有時甚至全區癱瘓，不但嚴重影響居民生活，更阻礙緊急車輛執行任務，本人對此情況實在深感擔憂。歸根究底，交通問題的成因與社區規劃不足有一定關係。首先，北區居民使用公路出入市區，只可依賴雞嶺和大頭嶺兩個迴旋處，而相關路段數十年來都沒有被重新規劃。隨著社區發展及大量人口遷入北區定居，交通路段早已飽和。再者，區內停車場嚴重短缺，社區雖然被大興土木，不斷增建房屋，然而無論私人屋苑、公營房屋抑或鄉郊住處的可停泊車位均是寥寥可數。正因如此，北區的違例泊車可謂隨處可見，不少北區居民因為無處容身，被逼泊車於交通路線上，而這些違泊車輛正正阻礙道路使用者，直接導致交通擠塞。

本人曾親身視察上述申請編號的相關地帶，得悉雞嶺村的違例泊車情況極其惡劣，村內唯一的雙線出入路段被不同類型車輛泊滿，兩線駕駛者需要互相爭路才能進出雞嶺村。現欣悉相關地帶欲申請為臨時停車場，故特此來函大力支持，懇請貴委員會批出申請，冀能改善該區交通擠擁情況。

敬祝

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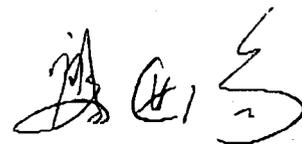
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鈞安



上水鄉事委員會副主席  
廖世鴻

二零二六年二月一日

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月03日星期二 3:20  
收件者: tpbpd/PLAND; Budget/TSYB  
主旨: A/NE-PK/229 DD 91 Kai Ling  
類別: Internet Email

A/NE-PK/229

Lot 1580 S.A (Part), 1580 S.B (Part), 1580 S.C (Part), 1580 S.D (Part) & 1580 RP (Part) in D.D. 91, Kai Leng, Sheung Shui

Site area: About 363.2sq.m

Zoning: "Agriculture"

Applied use: 19 Private Vehicle Park

Dear TPB Members,

This is an extension of the approved 218 (4 July 2025) parking lot for 21 vehicles on lots with previous approval for NET development.

This brings the total number of parking slots to 40. But there is no mention of provision of EV charging facilities? This should certainly be a conditions for a parking lot of this size.

Hopefully FS has included measures in the upcoming budget to ensure that these parking lots contribute to maintenance of NT roads via tax assessment.

Mary Mulvihill