

**Similar S.16 Applications Within the Subject
“Village Type Development” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/352	Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land	22.4.2022
A/HSK/404	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	3.2.2023 (Revoked on 3.11.2024)
A/HSK/577 ⁺	Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and Associated Filling of Land for a Period of 5 Years	19.9.2025

⁺Covering the application sites under application No. A/HSK/352 and 404.

Government Departments' General Comments

1. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No objection to the application from highway maintenance point of view.

2. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology:

- it is noted that 110 parking space for private cars and 5 parking space for light goods vehicles are proposed at the application site (the Site), including 6 private car parking spaces with electric vehicle (EV) charging facilities; and
- to echo with the latest version of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the Site.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- having reviewed the application, it is noted that though there are residential dwellings located 100m from the boundary of the Site, the proposed use would not generate traffic of heavy vehicles nor involve dusty operation; and
- there was no substantial environmental complaint pertaining to the Site received in the past three years.

5. Fire Services

Comments of the Director of Fire Services:

- no in-principle objection to the application; and
- in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures at the Site.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site) and the surroundings;
- (b) to note the comments of the Secretary for Environment and Ecology that:
- to echo with the latest version of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the Site.
 - the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3 000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles (EVs) in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, we recommend that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric light goods vehicles;
 - the applicant is suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles; and
 - the applicant is recommended to provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as "HKeMobility" of the Transport Department (TD). For any queries, please contact the Environmental Protection Department's EV Hotline at 3757-6222 or email to ev@epd.gov.hk;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- with reference to the information submitted by the applicant, the erection of charging poles on the ground will also be counted as structure(s), and the applicable waiver fee will be charged accordingly; and
 - the lot owner(s) should apply to his office for Short Term Waivers (STWs) to permit the structure(s) erected or to be erected within the subject lots and apply for modification of STW(s) where appropriate. The application(s) for STW(s) and modification of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No

vehicles are allowed to queue back to public roads or reverse onto/from public roads; and

- the local track leading to the Site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road from Kiu Hung Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsible of the access;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised :
- to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites"; and
 - to meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
 - The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect

their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Commissioner of Police that the applicant shall ensure proper management measures to avoid the lining up of vehicle waiting for the entry to the car park, which would have impact on the smooth traffic flow.

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

參考編號
Reference Number: 260224-160058-41657

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 16:00:58

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan

意見詳情
Details of the Comment :

本人為元朗屏山洪屋村 [REDACTED] 地段的住戶，並在毗鄰的第143地段從事農耕多年。現就申請編號 A/HSK/591，於第147及148地段進行填泥工程及設置臨時公共停車場一事，提出強烈反對。此次申請若獲批准，將對本人住所及農地造成重大而直接的影響，並對當區環境、公共衛生及公共安全構成嚴重威脅，促請委員會慎重考慮。申請地段147及148多個地段及150的地勢原本已高於我所耕作的143低地農田。若申請人按計劃在該處進行大規模填泥，將完全改變原有的天然排水方向，令雨水在暴雨時直接湧入我的農地，造成長期積水及泥水倒灌，嚴重破壞農作物及土地結構。此類損害並非臨時性，而是可能對農田造成永久性的破壞。水浸更可能延伸至我居住的 [REDACTED] 地段，對住宅地基及人身安全構成實質威脅。此外，申請地點附近一直設有村民共用的水井及公用去水道。填泥和日後車場運作所產生的泥沙、油污、化學物質極易流入水井及去水道，造成污染或堵塞，從而影響村民取水安全及整體排水系統運作。一旦渠道被堵塞，即便是一般降雨亦足以引發更大範圍的水浸，嚴重影響公共衛生與居民生活。停車場的出入口正位於通往本人住所與農地的唯一道路上，而該道路現時已十分狹窄。若停車場投入運作，大量車輛會頻繁出入，不但會造成嚴重堵塞，影響我與家人日常出入，更會令消防車及救護車等緊急服務無法順利進入，構成對全體居民生命安全的重大風險。更重要的是，據了解申請人意圖將出入口設為只供特定人士使用，等同把居民一直使用的唯一道路變成停車場的專用通道，村民將失去既有的通行權，無法自由進出住所與農地。此舉侵犯居民正當權益，並與村落原有的道路使用安排完全不符。停車場一旦運作，其車輛出入、引擎怠速、夜間照明及施工期間的噪音和揚塵將持續影響周邊環境，破壞農耕活動與寧靜居住氛圍，令當區生活質素大幅下降。該地段更設置電車充電係系統，若然引起火警電車是會燃燒非常高溫難以撲滅，消防問又是一大隱憂，對本人住所及附近居民有絕對負面影響。申請地段屬於村落式發展地帶（V區），其規劃原意是供村民興建住宅及維持村落生活，而非用作大型商業性質的停車場。申請的性質與法定規劃用途明顯不符，超出該區承載能力。基於上述情況，本人認為此申請一旦獲批，將在環境、衛生、生活、安全及土地公平使用等方面造成不可接受的後果，因此懇請委員會拒絕申請 A/SKSI/591。同時，本人要求相關部門巡查147及148地段，確保未有任何未經批准的填泥或工程正在

進行。本人亦保留向申訴專員公署及其他政府部門提出進一步投訴的權利。此致城市規劃委員會秘書敬啟

1 附 02 1

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

參考編號
Reference Number: 260224-160610-81809

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 16:06:10

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan

意見詳情
Details of the Comment :

本人為元朗屏山洪屋村 [REDACTED] 地段的住戶，並在毗鄰的第143地段從事農耕多年。現就申請編號 A/HSK/597，於第147及148地段進行填泥工程及設置臨時公共停車場一事，提出強烈反對。此次申請若獲批准，將對本人住所及農地造成重大而直接的影響，並對當區環境、公共衛生及公共安全構成嚴重威脅，促請委員會慎重考慮。申請地段147及148多個地段及150的地勢原本已高於我所耕作的143低地農田。若申請人按計劃在該處進行大規模填泥，將完全改變原有的天然排水方向，令雨水在暴雨時直接湧入我的農地，造成長期積水及泥水倒灌，嚴重破壞農作物及土地結構。此類損害並非臨時性，而是可能對農田造成永久性的破壞。水浸更可能延伸至我居住的 [REDACTED] 地段，對住宅地基及人身安全構成實質威脅。此外，申請地點附近一直設有村民共用的水井及公用去水道。填泥和日後車場運作所產生的泥沙、油污、化學物質極易流入水井及去水道，造成污染或堵塞，從而影響村民取水安全及整體排水系統運作。一旦渠道被堵塞，即便是一般降雨亦足以引發更大範圍的水浸，嚴重影響公共衛生與居民生活。停車場的出入口正位於通往本人住所與農地的唯一道路上，而該道路現時已十分狹窄。若停車場投入運作，大量車輛會頻繁出入，不但會造成嚴重堵塞，影響我與家人日常出入，更會令消防車及救護車等緊急服務無法順利進入，構成對全體居民生命安全的重大風險。更重要的是，據了解申請人意圖將出入口設為只供特定人士使用，等同把居民一直使用的唯一道路變成停車場的專用通道，村民將失去既有的通行權，無法自由進出住所與農地。此舉侵犯居民正當權益，並與村落原有的道路使用安排完全不符。停車場一旦運作，其車輛出入、引擎怠速、夜間照明及施工期間的噪音和揚塵將持續影響周邊環境，破壞農耕活動與寧靜居住氛圍，令當區生活質素大幅下降。該地段更設置電車充電係系統，若然引起火警電車是會燃燒非常高溫難以撲滅，消防問又是一大隱憂，對本人住所及附近居民有絕對負面影響。申請地段屬於村落式發展地帶（V區），其規劃原意是供村民興建住宅及維持村落生活，而非用作大型商業性質的停車場。申請的性質與法定規劃用途明顯不符，超出該區承載能力。基於上述情況，本人認為此申請一旦獲批，將在環境、衛生、生活、安全及土地公平使用等方面造成不可接受的後果，因此懇請委員會拒絕申請 A/SKSI/591。同時，本人要求相關部門巡查147及148地段，確保未有任何未經批准的填泥或工程正在進行。本人亦保留

向申訴專員公署及其他政府部門提出進一步投訴的權利。此致城市規劃委員會秘書敬啟

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

參考編號
Reference Number: 260224-161452-38983

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 16:14:52

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Man

意見詳情
Details of the Comment :

I write as the representative of affected households in Hung Uk Tsuen, where our families have lived for many years and rely on a peaceful, safe, and stable residential environment. We have recently learned of the application concerning the construction of a temporary public car park and associated works at Lots 147 and 148 in D.D.127. On behalf of the households who will be directly affected, I hereby register our strong and collective objection to this proposal. Hung Uk Tsuen is a small and tight-knit village where residents have long enjoyed a quiet living environment and mutual trust among neighbours. The proposed car park would introduce a continuous flow of external vehicles and unknown individuals into our community, fundamentally altering the village's character. Residents—especially the elderly, families with children, and those living close to the access road—are deeply concerned about potential increases in crime, nuisance behaviour, and general insecurity caused by unfamiliar persons entering the area at all hours. Noise disturbance is also a significant concern. The sound of engines, car doors, and late-night vehicular movements would directly disrupt the daily routines and rest of nearby households. Our village has always maintained a calm environment, and such persistent noise would seriously degrade the quality of life for numerous families. In addition, the congregation of vehicles—including electric vehicles and larger vehicles—raises safety concerns. Should a fire or accident occur, the narrow village roads may not accommodate timely access for fire services or emergency vehicles, endangering residents living within the village. This risk is unacceptable in a purely residential setting. We must also highlight the risk of unauthorised or expanded activities following approval. Numerous cases in Hong Kong have shown temporary car parks gradually transforming into workshops, storage areas, or facilities that cause additional noise, oil leakage, and environmental harm. Residents cannot accept the possibility of such activities occurring immediately beside their homes. The proposal would also result in substantial additional traffic, including construction vehicles during the initial phase. Our village roads were never designed to handle such loads, and the increased traffic would accelerate deterioration of the road surface, restrict access for residents, and create ongoing safety hazards. It is unreasonable for villagers to bear these consequences. Furthermore, no consultation has ever been conducted with the households that will be most affected. The application process lacks transparency and does not reflect any understanding of the daily realities or needs of our community. Any proposal with such serious implications for villagers' safety and well-being should involve proper communication, which has clearly not taken place. Hung Uk Tsuen is a long-established residential village, and while we do not oppose appropriate

atedevelopment, we cannot support any proposal that compromises the security, environment, or fundamental living conditions of our households. The proposed car park is incompatible with the nature ofour community and would bring irreversible disturbance to residents. For these reasons, and on behalf of the affected households, I respectfully urge the Town Planning Boardto reject Application A/SKSI/591 in order to safeguard the integrity, safety, and quality of life of our village.

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

參考編號
Reference Number: 260224-161907-75763

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 16:19:07

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Leung

意見詳情
Details of the Comment :

本人為洪屋村居民，長期於本村居住。本人現就申請個案A/HSK/597，申請設立臨時公共停車場一事，向貴會提交反對意見。本反對並非基於個別滋擾問題，而是源於對整體規劃制度、公平性及長遠影響的嚴重關注。首先，本人關注該申請對區內土地使用原則所造成的不良先例。洪屋村一帶屬傳統村落環境，周邊土地長期以低密度、非商業用途為主。若此類以「臨時用途」名義提出的商業停車場申請獲得批准，將對鄰近地段釋出錯誤訊號，鼓勵更多類似申請出現，逐步改變整個地區的規劃性質。這種「逐步蠶食」式的發展，將削弱法定規劃的穩定性，亦與規劃制度原意不符。其次，本人質疑該申請是否符合規劃制度中「最少干預」及「地點適切性」的原則。公共停車場屬具吸引外來使用者的設施，理應設於已規劃的市鎮、商業或交通配套完善的地點，而非鄰近現有村落的土地。將此類用途引入村落邊緣，並非唯一選項，亦非最合理安排，卻會令原本未承擔該類功能的社區被迫承受後果。此外，本人對「臨時」性質的實際可控性存有保留。過往不少個案顯示，臨時用途在多次續期後實質上成為長期使用，而居民卻難以在後期再有效表達反對。一旦批准先例出現，即使日後情況惡化，居民亦處於被動位置。此種不對等風險，對原有居民而言並不公平。本人亦關注該申請對村落整體發展方向的累積影響。即使單一項目在文件上看似「影響有限」，但當多個臨時或個別用途在同一區域陸續獲批，整體環境與土地性質將發生根本改變。規劃審批若只作單一項目考慮，而忽略長遠與累積後果，將難以保障村落社區的可持續性。最後，作為長期居住於洪屋村的居民，本人期望規劃制度能為既有社區提供清晰、穩定及可預期的發展方向，而非透過個別申請逐步改寫土地用途。若此申請獲批，將削弱居民對規劃制度的信心，亦令人質疑村落是否仍能受到有效保護。基於上述制度性及原則性的考慮，本人認為該申請並不適合在洪屋村附近推行，並懇請貴會從整體規劃、公平性及長遠影響角度出發，拒絕批准申請編號 A/HSK/597。

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

參考編號
Reference Number: 260224-162206-86794

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 16:22:06

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Thanatorn

意見詳情
Details of the Comment :

I am a resident of Hung Uk Tsuen and write in my personal capacity to object to the application for a temporary public car park at Various Lots in D.D. 127. My objection is based on planning and infrastructure considerations, in particular the reliance on Kiu Hung Road as the main access route, as well as the existence of sufficient parking facilities in the nearby area. The proposed car park would depend on Kiu Hung Road as its primary, if not sole, vehicular access. Kiu Hung Road is a public road serving local residents and general through traffic, and it was not designed to function as a service corridor for a commercial-scale parking facility. Requiring all car park-related traffic to enter and exit via this road would impose additional and continuous pressure on its operation. Importantly, it should be noted that there is already a government-operated car park and a large private car park in the nearby area of Kiu Tau Wai. These existing facilities are sufficient to meet the parking demand of residents from both villages. In fact, the concentration of parking facilities in this area has already resulted in excessive traffic flow along the surrounding roads, including Kiu Hung Road. In this context, the provision of an additional public car park is not only unnecessary, but likely to exacerbate existing traffic congestion. Rather than addressing a demonstrated shortage of parking, the proposed development would attract further vehicle movements into an area that is already experiencing traffic pressure as a result of existing parking supply. From a planning perspective, public infrastructure should be provided on the basis of genuine need and compatibility with surrounding road capacity. Introducing another car park where parking provision is already adequate, and where traffic conditions are already strained, runs contrary to principles of efficient land use and transport planning. Furthermore, approving a car park that relies entirely on Kiu Hung Road for access risks turning a general-purpose public road into a de facto access route for multiple parking facilities. This would undermine the intended function of the road and set an undesirable precedent for similar developments in the future, leading to cumulative impacts on the local transport network. For the above reasons, I respectfully submit that the proposed car park is neither necessary nor appropriately located in terms of access and traffic planning. I therefore urge the Town Planning Board to take into account the existing parking provision in the Kiu Tau Wai area, the already excessive traffic flow, and the role and capacity of Kiu Hung Road, and to reject Application A/HSK/591.

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

參考編號
Reference Number: 260224-163055-39746

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 16:30:55

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 鄧先生

意見詳情
Details of the Comment :

本人是洪屋村的居民，我的居所與貴會正在審議的申請編號 A/HSK/597 擬議臨時公眾停車場地點僅相隔數米之遙。作為最鄰近且直接受影響的住戶，本人現就此申請提出最強烈的反對，反對理由如下：第一，該項目將直接導致災難性的水浸風險。洪屋村此區域地勢一向低窪，每逢暴雨已頻繁出現嚴重水浸，對居民的生命財產構成嚴重威脅。申請人為興建停車場所需進行的大規模填土工程，將在我們家門前數米處抬高地面並阻斷原有的自然排水路徑。這種行為將使雨水在低窪的住宅區域無法排走，勢必導致水浸情況急劇惡化到無法控制的災難級別，對本人居所的安全構成迫切的威脅。第二，此項目的極端選址嚴重危害鄰近民居的生活品質。由於擬議地點與本人居所之間的緩衝距離完全不足，臨時停車場的設置直接違反了土地規劃應保障居民基本居住權益的原則。其營運將在極近民居處產生不可避免的噪音、車輛廢氣等環境污染，對我們的身體健康和精神安寧造成長期的破壞。更為關鍵的是，大量的車輛將在我們住所附近頻繁出入，極大地增加我們日常出入時安全風險，這是對洪屋村居民安全的重大漠視。第三，上述申請包括車用充電樁如遇上火警，後果不堪設想，我相信消防署在有人投訴的情況下也不會輕易通過。

綜上所述，鑑於該擬議停車場與民居距離極近，其帶來的水浸風險是危及生命的，而環境滋擾亦將徹底破壞我們的居住安寧。本人強烈懇請 貴委員會以居民的福祉和安全為首要考量，斷然否決申請。

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

參考編號
Reference Number: 260224-171201-06426

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 17:12:01

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. lam

意見詳情
Details of the Comment :

"反對"興建臨時公眾停車場

嚴重影響居住環境與生活品質

臨時公眾停車場將帶來大量車輛進出，勢必增加噪音、廢氣與光害，令原本寧靜的居住環境受到破壞。特別是在清晨與深夜時段，車門聲、引擎聲更會嚴重干擾居民休息。

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

參考編號
Reference Number: 260224-171422-36978

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 24/02/2026 17:14:22

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan

意見詳情
Details of the Comment :

反對設立臨時公眾停車場

損害居住環境與生活質素

臨時公眾停車場會引入大量車流，必然帶來更多噪音、廢氣與光污染，破壞原有的寧靜居住環境。尤其中清晨與深夜，車門關閉聲和引擎運轉聲會嚴重影響居民的休息。

致：城市規劃委員會主席

投訴信：強烈反對規劃申請編號 ~~A/HSK/597~~ - 新界元朗丈量約份第 127 約內多個地段擬議臨時公眾停車場

尊敬的委員會主席：

我們是受擬議發展項目直接影響的洪屋村華麗苑居民，現就貴會處理的規劃申請編號 A/HSK/597（新界元朗丈量約份第 127 約內多個地段擬議臨時公眾停車場），表達最強烈的反對及深切憂慮。此規劃選址與民居過於接近，且周邊配套嚴重不足，將對本苑居民的生活質素、安全及物業價值造成顯著負面影響。具體反對理由如下：

1. 選址過於接近民居，嚴重影響居住環境

擬議停車場邊界距離華麗苑僅十多米，此緩衝距離在規劃上嚴重不足，無法有效隔離停車場運作所帶來的滋擾。大量外來車輛（包括私家車及可能的大型車輛）將在極近距離 24 小時運作，導致：

- 持續性噪音與空氣污染：車輛頻繁進出、引擎怠速及警報器聲響，將構成持續的低頻與突發性噪音滋擾。同時，密集的車輛廢氣將直接影響本苑，尤其是低層住戶的空氣質素，對居民（特別是長者、兒童及呼吸系統疾病患者）的健康構成威脅。
- 光污染與私隱受損：夜間停車場的高強度照明將對面向停車場的單位造成光污染，影響居民作息。此外，停車場的活動高度及視角，可能導致本苑低層單位及私人空間的私隱度大幅下降。

2. 連接道路（橋洪路）設計容量不足，構成嚴重安全隱患

擬議停車場的主要進出道路橋洪路，目前僅為雙線單程行車道，路面狹窄，且同時是行人必經之路。此道路設計完全無法安全疏導因停車場而驟增的車流：

- 交通癱瘓風險：車輛排隊等候進出停車場，將輕易堵塞這條唯一通道，不僅令本苑居民車輛無法正常進出，更可能阻礙緊急救援車輛（如消防車、救護車）的通行，延誤救援，社區安全風險極高。
- 人車爭路，意外風險激增：大量不熟悉路況的外來車輛，與使用同一路面的行人（包括上學的學童及買菜回家的長者）共用此狹窄空間，極易發生碰撞意外，直接威脅居民生命安全。

8

3. 規劃欠缺對現有社區的尊重與諮詢

此規劃選址緊鄰現有成熟住宅群，但在規劃過程中，未見當局或申請方對首當其衝受影響的華麗苑居民進行具誠意及足夠深度的諮詢，漠視了我們的知情權與參與權。規劃申請 A/HSK/597 的選址考量，明顯忽略了對現有社區居民安居權的保障。

基於以上緩衝距離不足、道路基建無法負荷、居民生活品質受損等明確且具體的理由，我們強烈要求城市規劃委員會：

- 以保障現有社區居民福祉及公眾安全為由，駁回規劃申請編號 A/HSK/597。
- 要求相關部門及申請方重新評估選址，任何停車場規劃必須與住宅樓宇保持足夠的規劃緩衝距離，並須以周邊道路網絡的實際容量為首要考慮，不得將交通及環境成本轉嫁予毗鄰社區。

我們深信，負責任的城市規劃應優先保障現有居民的合理權益。我們懇請委員會慎重考慮我們的申述，否決此項對華麗苑眾居民帶來嚴重滋擾及安全風險的申請。

此致

城市規劃委員會

聯署人：



代表聯絡人：Lee Kin

聯絡電話：



地址：



日期：24/2/2026

廖志強
 羅智強
 馮志強
 李本良

陳耀輝
 翁玉儀
 Hardy
 馬滿文

梁浩芳
 Janet
 何樂民
 Lee wan

陳家浩
 陳光

**Appendix V-9 of RNTPC
Paper No. A/HSK/597**

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/HSK/597

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

上述規劃申請擬議臨時公眾停車場，本人五大
部份村民都讚成此項申請，並全力支持。原因本
村到現在都沒有停車位置，供村民停泊。是項申請
請貴處早日落實，謝謝。

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

鄧子光 代表

簽署 Signature

日期 Date

26-02-2026

致：城市規劃委員會

貴會檔號：A/HSK/597

敬啟者：

申請改變 V-ZONE 土地用途而作為臨時公眾停車場及相關填土工程（為期五年），屏山洪屋村 DD127 多個地段

我們一眾為標題 “V” -ZONE 之內洪屋村新界原居民，就標題申請，提出強烈不滿及嚴重反對。

2. 事由申請地點內多個地段（註：不包括 1905 年至今業權不變的祖堂土私人農地），於數年前經申請人（註：或期幕後發展商）收購之後，將在此已經營數十年的露天貯物及維修汽車商戶驅趕，夷為一大塊平地（註：包括上述的祖堂土地），現向城規會作出標題申請。
3. 就此，該申請人，鄧偉堂（註：他是橋頭圍的村民）更代表威旺物業管理有限公司，建造了兩個鐵欄(Barrier Gate)，不准我們經 DD127 此等多個地段出入(見附圖 1)。事件演化為地方法院訴訟(見附圖 2—法庭檔案 DCCJ 5913/2024)，我們以鄧國邦一人做代表，向法院申請及獲批臨時緊急禁制令，命令鄧先生移除鐵欄，法院更排期聆訊，律師告知我們聆訊日期可能要等兩年。
4. 查本村洪屋村居民，泊車於村內私人土地及政府土地，一直有足夠土地應付，所以擬建的臨時公眾停車場將來的使用人士，皆為附近村外的居民，例如橋頭圍，及屏欣苑等等。擬建停車場只會使到現正有訴訟的本村多年以來汽車交通出入通道更為繁忙緊張，對我們洪屋村帶來交通阻塞及不便，更會使到消防救火車/救護車進入本村帶來困難。
5. 若然擬建停車場是為了本村村民泊車解決問題，像其他村落的城規申請，我們當然舉手贊成附和。但是實情是申請人卻是不准我們經申請地點的地段，作為通道出入，卻反過來向城規會作出標題申請，真是豈有此理！申請人的目的，純是惟利是圖，改變土地作為停車場，只會對本村的村民，帶來不便及滋擾，不會帶任何好處。既然申請已經不是 “Column II” USE 第二欄用途，理論上城規會應以拒絕。
6. 我們明白有關的 V-ZONE 土地地段，雖然村民業權人分割土地擬建丁屋，

但元朗地政署處理排隊輪候，故申請人鄧偉堂一方面不准我們使用多年來的通道，更希望將土地作為臨時停車場發展，其他新界村落也比比皆是，在其他村落而言，為更改土地用途，受益的是該等村落的原居民，與此個案上述的情況，迥然不同，是兩碼子事。

7. 因此敬希承規會能夠審慎處理，避免因批准此申請之後，帶來本村村民出入不便，使衝突加劇！
8. 另外有一點反對理由，也非常值得城規會考慮深思。那便是今倘標題申請，涉及其中一些地段即 Lot147, 150 乃是屏山鄉鄧氏族人的祖堂地並非屬於申請人及幕後主腦。申請人透過登報形式，便算知會了祖堂及其子弟成員，意圖瞞天過海，強行霸佔他人私有土地為己有。這樣的造法他日城規會假如批進標題申請，一定會出現問題。簡單說，申請人絕不可能取得祖堂旗下成員一致百份之一百的同意，將土地給予申請人，改為停車場之用。城規會如果批准標題申請，那便是助紂為虐，幫助申請人凌霸祖堂土地！此致

城市規劃委員會

投訴人:

一眾洪屋村原居民

鄧光明 

黃秀華 

鄧偉強 

羅文鳳 

鄧杏嫦 

鄧惠芳 

鄧國邦 

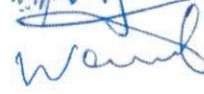
張慧恩 

鄧國興 

繆若青



鄧彩雲



鄧彩紅



鄧彩賢



鄧家澍



日期: 25-2-2026

聯絡人: 鄧國邦

聯絡電話:



地址:



DCCJ 5913 /2024

**IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO. 5913 OF 2024**



BETWEEN

10 OCT 2024

TANG KWOK PONG (鄧國邦)

Plaintiff

and

POWER BOOM PROPERTY MANAGEMENT
COMPANY LIMITED (威旺物業管理有限公司)

Defendant

BEFORE HIS HONOUR JUDGE ALAN KWONG IN CHAMBERS

ORDER

UPON the application of the Solicitors for the Plaintiff by way of Inter Partes Summons filed herein on 7 October 2024

AND UPON reading the Affirmation of Tang Kwok Pong filed herein on 7 October 2024, Affirmation of Au Tong Fat filed herein on 7 October 2024 and Affirmation of Cheung Sai Sing filed herein on 9 October 2024 respectively, together with the exhibits therein referred to

AND UPON hearing Counsel for the Plaintiff and Counsel for the Defendant

AND UPON the undertaking by the Defendant, pending the determination of the Plaintiff's Summons filed on 7 October 2024 ("the Summons"):-

1. Not, whether by itself, its servants, or agents or otherwise however, to install, erect, build or place or permit or suffer to be installed, erected, built or placed any structure(s) or thing(s) whatsoever on the subject way which for identification purposes only is coloured orange and marked hatched-black in the plan annexed to this Order ("the Subject Way") to restrict, prevent, obstruct or otherwise interfere with the ingress, egress and regress of the said Subject Way by the Plaintiff, his family, servants, agents, visitors, successors, assignee

and licencees on foot and with or without motor vehicles and other conveyances at all times and for all purposes; and

2. To remove the concrete blocks placed on the Subject Way and to keep the boom gates raised up on or before 14 October 2024 and until the determination of the Summons.

AND UPON the undertaking by the Plaintiff that the Plaintiff, his family, servants, agents, visitors, successors, assignee and licencees shall only use the Subject Way for the purposes of ingress, egress and regress only.

IT IS ORDERED that:-

1. In the event that the Defendant fails to remove the said concrete blocks and/or to keep the boom gates raised up on the Subject Way on or before 14 October 2024 and until the determination of the Summons, the Plaintiff be at liberty to remove the said concrete blocks and raise the boom gates by himself, his agent or workman, and the costs of such removal be recoverable from the Defendant by the Plaintiff;
2. The Defendant do file affirmation in opposition within 21 days hereof;
3. The Plaintiff do file affirmation in reply (if any) within 21 days thereafter;
4. No further affirmation be filed without leave of the Court;
5. The substantive argument of the Summons be adjourned to a date of be fixed before a Judge with 3 hours reserved in consultation with Counsel's diaries; and
6. Costs of the hearing today be reserved.

Dated the 10th day of October 2024

Registrar

**IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO 5913 OF 2024**

BETWEEN

TANG KWOK PONG (鄧國邦)

Plaintiff

and

POWER BOOM PROPERTY MANAGEMENT
COMPANY LIMITED (威旺物業管理有限公司)

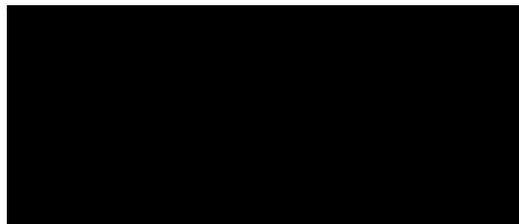
Defendant

ORDER

Dated the 10th day of October, 2024

Filed on the 10th day of October, 2024

**Messrs. KWC & Associates
Solicitors for the Plaintiff**



Ref: AK/25299-LL

**IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO 5913 OF 2024**

BETWEEN

TANG KWOK PONG (鄧國邦)

Plaintiff

and

POWER BOOM PROPERTY MANAGEMENT
COMPANY LIMITED (威旺物業管理有限公司)

Defendant

STATEMENT OF CLAIM

1. Unless otherwise specified, all lot numbers referred to hereinbelow are to those in Demarcation District No. 127, Ping Shan, New Territories, Hong Kong (“DD 127”).

BACKGROUND

2. At all material times, the Plaintiff is the registered owner of the following land lots in DD 127, located within the vicinity of Hung Uk Tsuen in Ping Shan (屏山洪屋村) (“Village”):
 - 2.1. Fung Uk Tsun Lot No. 32 (“FUTL 32”);
 - 2.2. Section A of Fung Uk Tsun Lot No. 33 (“FUTL 33 SA”); and
 - 2.3. Section B of Fung Uk Tsun Lot No. 33 (“FUTL 33 SB”)(collectively “P’s Lots”).

3. The Plaintiff's father, Tang Kwong Ming, is the registered owner of Fung Uk Tsun Lot No. 30 ("**FUTL 30**") and Fung Uk Tsun Lot No. 31 ("**FUTL 31**") which abut FUTL 32.
4. The Defendant is the registered owner of sections P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, and the Remaining Portion of Lot 148 (collectively "**D's Lots**") by virtue of the following:
 - 4.1. By way of an assignment dated 28 July 2023 (registered in the Land Registry as memorial no. 23081701470027) ("**2023 Lot 148 Assignment**"), the Defendant became the registered owner of all the then sub-lots of Lot 148, namely the then sections B, C, D, E, F, G, H, J, K, L, M, N, O and the Remaining Portion of Lot 148 (collectively "**Old Lot 148 Sub-lots**").
 - 4.2. By a deed of amalgamation dated 5 February 2024 (registered in the Land Registry as memorial no. 24021901060120) ("**Deed of Amalgamation**"), the Old 148 Sub-lots were amalgamated into the Remaining Portion of Lot 148.
 - 4.3. By a deed poll dated 3 April 2024 (registered in the Land Registry as memorial no. 24041501810019) ("**2024 Deed Poll**"), the resulting Remaining Portion of Lot 148 was divided into 18 pieces, namely **D's Lots**.
5. The Plaintiff's claim concerns an access road between P's Lots and the nearest public road, Kiu Hung Road (橋洪路) ("**Access Road**") which ran and still runs over and along parts or portions of:

5.1. government land;

5.2. Lot 150; and

5.3. some of D's Lots, namely:

- (a) Section V of Lot No. 148 ("Lot 148 V");
 - (b) Section W of Lot No. 148 ("Lot 148 W");
 - (c) Section Z of Lot No. 148 ("Lot 148 Z");
 - (d) Section AA of Lot No. 148 ("Lot 148 AA");
 - (e) Section AB of Lot No. 148 ("Lot 148 AB");
 - (f) Section AC of Lot No. 148 ("Lot 148 AC");
 - (g) Section AD of Lot No. 148 ("Lot 148 AD");
 - (h) Section AE of Lot No. 148 ("Lot 148 AE");
 - (i) Section AF of Lot No. 148 ("Lot 148 AF"); and
 - (j) Remaining Portion of Lot No. 148 ("Lot 148 RP")
- (collectively "ROW Lots").

6. By this action, the Plaintiff claims against the Defendant for, *inter alia*, an easement of pedestrian and vehicular right of way ("Right of Way") over and along those parts or portions of the Access Road which lies within the ROW Lots ("Subject Way").

7. A plan showing the vicinity of DD 127 is annexed hereto as "Annex 1", on which for identification purpose only:

7.1. P's Lots are coloured yellow;

7.2. the Access Road is coloured orange; and

7.3. the Subject Way is coloured orange and marked hatched-black.

USE OF THE ACCESS ROAD

8. For the purpose of ingress and egress between P's Lots and the nearest public road, Kiu Hung Road (橋洪路), the predecessors-in-title of the Plaintiff and subsequently the Plaintiff have been exercising the Right of Way over and along the Access Road on foot and also with vehicles for more than 20 years continuously at all times and for all purposes openly as of right without interruption or interference for both pedestrian and vehicular access.

PARTICULARS

- 8.1. In around 1905, P's Lots, as well as FUTL 30 and FUTL 31, were first granted by the government to the Plaintiff's ancestors, Tang Fo Po (鄧火保) and Tang Fo Tai (鄧火第) under the Block Government Lease of DD 127. Since then, the Plaintiff's ancestors, who are also the predecessors-in-title of the Plaintiff, had been residing at the ancestral houses constructed on the said lots ("Ancestral Houses") by the address of [REDACTED]
[REDACTED]
- 8.2. The Plaintiff was born in 1981. Since then and apart from studying overseas between 1997 and 2005, he has been and still is residing at the Ancestral Houses with his family.
- 8.3. In around 1990, as part of the plan to develop the Hung Shui Kiu area, the government started constructing the light rail near Hung Shui Kiu and the public road Kiu Hung Road (橋洪路) near P's Lots. The construction of Kiu Hung Road was completed in or about 1992.

- 8.4. The Access Road between P's Lots and Kiu Hung Road was formed in around 1992. Since then, the Plaintiff and his family and their visitors began and have continued to use the Access Road (including the Subject Way) for pedestrian access at all times and for all purposes without the consent of anyone between P's Lots and Kiu Hung Road as it was the nearest route heading to Kiu Hung Road.
- 8.5. Other villagers in the Village have also been using the Subject Way for pedestrian access to and from Kiu Hung Road since in around 1992.
- 8.6. Since in around 1998, the Plaintiff and his family and their visitors began and have continued to use the Access Road (including the Subject Way) also for vehicular access at all times and for all purposes without the consent of anyone between P's Lots and Kiu Hung Road on a daily basis.
- 8.7. The cars of the Plaintiff and his family have always been parked outside the said Ancestral Houses upon return to P's Lots.
- 8.8. Various trucks (including 5.5-ton trucks), including the trucks employed or engaged by the Plaintiff's family in connection with their construction business established since early 1980s, have been driven along the Access Road (including the Subject Way) for transportation of goods to a warehouse near P's Lots and/or for transportation of household furniture between P's Lots and Kiu Hung Road.
- 8.9. Other villagers in the Village have also been using the Subject Way for vehicular access to and from Kiu Hung Road since in around 1998.

- 8.10. Other visitors to the Village, including but not limited to postmen, emergency vehicles, the employees of Water Supplies Department, Agriculture, Fisheries and Conservation Department (漁農自然護理署) and the police force, have also been using the Subject Way for pedestrian and vehicular access between Kiu Hung Road and various places within the Village.
- 8.11. The Access Road has been the only route that the Plaintiff and his family have been using for pedestrian and vehicular access between P's Lots and Kiu Hung Road since in the 1990s.
9. In the premises, the Plaintiff has acquired by prescription by virtue of the doctrine of lost modern grant an easement of pedestrian and vehicular right of way over those parts of the Access Road which fall within the ROW Lots (i.e. the Subject Way) for himself, his family and their visitors at all times and for all purposes (i.e. the Right of Way).
10. At all material times, P's Lots is the dominant tenement whereas the ROW Lots is the servient tenement.

OBSTRUCTION TO THE ACCESS ROAD

11. In around late September 2024, the Defendant started restricting, preventing, obstructing and/or otherwise interfering with the reasonable enjoyment of the Right of Way as follows:-

- 11.1. On or about 21 September 2024, a concrete slab was placed on the eastern end of the Subject Way in Lot 148 RP near Kiu Hung Road

(“**Eastern End**”), thereby obstructing vehicular passage.

- 11.2. By a letter dated 23 September 2024 from Messrs. KWC & Associates (“**KWC**”) to the Defendant, the Plaintiff demanded the Defendant to refrain from obstructing the Right of Way over the Subject Way for passage between P’s Lots and Kiu Hung Road. No response to the said letter was received by the Plaintiff or KWC.
 - 11.3. On or about 3 October 2024, a concrete block and a boom gate had been placed and installed at the Eastern End, and another concrete block and another boom gate had been placed and installed at the western end of the Subject Way located at Lot 148 W where it connects with that part of the Access Road in Lot 150 (“**Western End**”), thereby obstructing pedestrian vehicular passage of the Subject Way.
 - 11.4. Also on or about 3 October 2024, the Defendant affixed notices on the concrete block and the boom gate placed at the Western End stating that “私家重地 DD 127 LOT 148 未經本公司同意 請勿擅自內進, 後果自負 威旺物業管理有限公司 示”, further restraining both pedestrian and vehicular access to the Subject Way.
 - 11.5. On or about 5 October 2024, further warning notices with the names of the Plaintiff and his family members or the registration numbers of their cars were affixed on the said boom gates, specifically warning them and their cars not to enter Lot 148.
12. As a result of the obstruction caused by the Defendant’s as aforementioned, the Plaintiff and his family were deprived of the pedestrian and vehicular

access over and along the Access Road (including the Subject Way) and therefore causing loss and damages to be assessed.

PARTICULARS

- 12.1. The Plaintiff and/or his family could no longer park their vehicles outside the said Ancestral Houses by using the Access Road through the Subject Way.
- 12.2. An additional time of 15 minutes each way was required for the Plaintiff and his family members to walk between home at the Ancestral Houses and their cars .
13. On 7 October 2024, the Plaintiff took out an *inter partes* application by summons (“**Summons**”) for, *inter alia*, an interlocutory injunction requiring the Defendant to remove the abovesaid obstruction until trial. On 10 October 2024, the Defendant undertook to remove the abovesaid obstructions by 14 October 2024 pending the determination of the Summons.
14. Despite the temporary removal of the abovesaid obstructions by the Defendant after the Order made on 10 October 2024 , the Defendant is likely to cause obstruction or interference to the Plaintiff’s Right of Way over the Subject Way unless a declaration of the Right of Way and an injunction against interference of the same were granted by the Court.
15. The rateable value of the area of land over which the easement of the Right of Way is claimed is less than HK\$320,000 and the relief sought herein is within the jurisdiction of the District Court pursuant to section 36 of the District Court Ordinance (Cap.336).

16. The Plaintiff is entitled to claim interest upon damages as may be awarded pursuant to sections 49 and/or 50 of the District Court Ordinance (Cap. 336) at such rate and for such period as the Court thinks fit.

AND THE PLAINTIFF CLAIMS AGAINST THE DEFENDANT FOR:

- (1) A declaration that the Plaintiff is entitled to a free and uninterrupted right of way along the Subject Way as coloured orange and marked hatched-black in the plan annexed hereto as Annex 1 (“**Right of Way**”) for himself, his family, servants, agents, visitors, successors, assigns and licencees on foot and with or without motor vehicles and other conveyances at all times and for all purposes;
- (2) An injunction restraining the Defendant, whether by itself, its servants or agents or otherwise howsoever from installing, erecting, building or placing or permitting or suffering to be installed, erected, built or placed any structure(s) or thing(s) whatsoever substantially restricting, preventing or otherwise interfering with the reasonable enjoyment of the Right of Way by the Plaintiff, his family, servants, agents, visitors, successors, assigns and licensees on foot and with or without motor vehicles and other conveyances at all times and for all purposes;
- (3) An order that:
- (i) The Defendant do forthwith at its own costs take all reasonable actions to restore the Right of Way, including removing all the obstructions installed, erected, built or placed any structure(s) or thing(s) whatsoever substantially restricting, preventing or

otherwise interfering with the reasonable enjoyment of the Right of Way by the Plaintiff, his family, servants, agents, visitors, successors, assigns and licensees on foot and with or without motor vehicles and other conveyances at all times and for all purposes;

(ii) Alternatively, if the Defendant does not comply with sub-paragraph (3)(i) above within a reasonable time, an order that the Plaintiff to have liberty whether by himself, his servants or agents or otherwise howsoever to take all reasonable actions to restore the Right of Way, including removing all the obstructions installed, erected, built or placed any structure(s) or thing(s) whatsoever substantially restricting, preventing or otherwise interfering with the reasonable enjoyment of the Right of Way by the Plaintiff, his family, servants, agents, visitors, successors, assigns and licensees on foot and with or without motor vehicles and other conveyances at all times and for all purposes;

(4) An injunction restraining the Defendant, whether by itself, its servants or agents or otherwise howsoever from restricting, preventing, obstructing, and/or otherwise interfering with the Plaintiff and/or anyone authorized or engaged by the Plaintiff in doing or causing to be done anything to restore the Right of Way, including removing all the obstructions installed, erected, built or placed any structure(s) or thing(s) whatsoever substantially restricting, preventing or otherwise interfering with the reasonable enjoyment of the Right of Way by the Plaintiff, his family, servants, agents, visitors, successors, assigns and licensees on foot and with or without motor vehicles and other conveyances at all times and for all purposes;

- (5) The costs of and occasioned by the reinstatement work carried out by the Plaintiff pursuant to paragraph (3)(ii) hereinabove (if any);
- (6) Damages for wrongful interference with the Plaintiff's exercise and enjoyment of the Right of Way, to be assessed;
- (7) Interest;
- (8) Costs; and
- (9) Such further and/or other relief as the Court deems fit.

Dated this 12th day of December 2024.

Vivian Chan

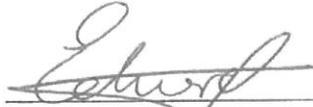
Counsel for the Plaintiff

KWC & Associates
KWC & Associates

Solicitors for the Plaintiff

STATEMENT OF TRUTH

I, TANG KWOK PONG (鄧國邦), the Plaintiff herein, believe that the facts stated in this Statement of Claim are true.



TANG KWOK PONG (鄧國邦)

Dated this 12th day of December 2024

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO 5913 OF 2024

BETWEEN

TANG KWOK PONG (鄧國邦)

Plaintiff

and

POWER BOOM PROPERTY MANAGEMENT
COMPANY LIMITED (威旺物業管理有限公司)

Defendant

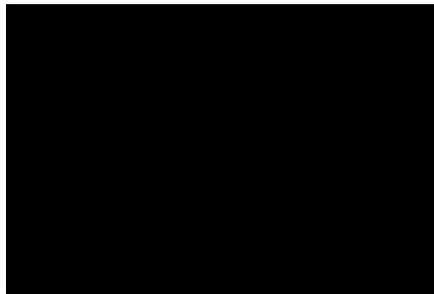
STATEMENT OF CLAIM

Dated the day of December 2024

Filed on the day of December 2024

Messrs. KWC & Associates

Solicitors for the Plaintiff



Ref: AK/25299-LL

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

參考編號
Reference Number: 260226-135815-87268

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 26/02/2026 13:58:15

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 陳先生

意見詳情
Details of the Comment :

本人是洪屋村居民，就上述申請提出強烈反對
反對理據如下

- 1.嚴重違反 "Village Type Development" 地帶規劃意向 根據核准分區計劃大綱圖 S/HSK/2 及城規會對 "V" 地帶的規劃指引，該地帶主要用作支持認可鄉村發展、村屋申請、農業活動及維持鄉村寧靜、自然環境。擬議停車場及充電設施屬交通及商業相關用途，會引入大量車輛進出、噪音、燈光及硬化地面，破壞鄉村特色及寧靜生活，與地帶規劃意向完全不符。即使標榜「臨時」5年，實質上長期佔用土地，阻礙未來村屋或鄉村綜合發展，違反規劃原則。
- 2.橋洪路狹窄，無法承受額外大量車輛出入，交通及安全隱患極大 申請地點主要依賴橋洪路作為唯一主要出入道路。橋洪路屬鄉村支路，比一般主要馬路（如青山公路、洪天路）狹窄得多，總寬度有限，設計容量本已低，主要服務附近村落及局部交通。新增115個車位將大幅增加每日進出流量（估計高峰期數百至上千車次），尤其電動車充電設施吸引夜間/長時間停泊，更會加劇早晚高峰及週末擠塞。洪水橋地區已有工程車輛及現有居民流量，橋洪路早晚高峰已常見瓶頸，再增負荷將導致會車困難、倒車風險及交通意外（影響行人、單車及村民出入）。狹窄道路亦阻礙消防/救護車快速到達（V地帶已難通行）。申請的交通影響評估未能充分證明對橋洪路的影響「不會造成不可接受的負面影響」，違反規劃原則及公眾安全。
- 3.充電設施的嚴重消防安全隱患 申請包括附屬電動車充電設施，為期5年，勢必吸引大量電動車進出及夜間充電。香港消防處通函第4/2020號明確指出，電動車充電過程存在潛在火警危險（電池熱失控、短路、過熱），可能危及公眾及消防人員安全。近年本地多宗充電相關事故，包括2024年九龍灣充電站起火爆炸、2025年觀塘麗港城濃煙事件等，證明充電是火警高發環節。一旦起火，鋰電池熱失控難以撲滅，需大量水及專用工具（如高壓噴霧喉筆、電池滅火系統），滅火時間可超過4小時，並易產生復燃及有毒濃煙。在鄉村式發展地帶，附近多為村屋、農田及狹窄道路（如橋洪路），消防車難以快速到達、取水及操作大型裝備，火勢一旦蔓延，將嚴重威脅附近村民生命財產及生態環境。申請未提交詳細消防風險評估或應急計劃，未能證明不會對社區造成不可接受的消防隱患。

4.環境、噪音及生活質素影響 停車場每日進出車輛頻密，引擎聲、車門開關聲、充電設備運作及填土工程將產生持續噪音、塵埃及光污染，對附近村民及生態環境造成滋擾。"V" 地帶應優先保護鄉村自然環境，此申請明顯違背此原則。

5.與洪水橋/厦村新發展區整體規劃衝突 該區正推進大型新發展區計劃，重點發展住宅、社區設施、可持續交通（如智慧綠色集體運輸系統）及新幹路網絡，以減輕現有地方道路（如橋洪路）壓力。批准此臨時停車場會引入額外流量、阻礙長遠交通改善，與NDA整體願景不符。

要求 本人懇請城市規劃委員會：

1.拒絕批准申請 A/HSK/597，以維護 "Village Type Development" 地帶規劃意向、橋洪路交通容量、公眾安全及社區利益；

2.鼓勵申請人重新選址至合適的商業/工業地帶或NDA內新道路網絡。

本人保留向司法覆核或其他途徑追索的權利，並願意出席城規會會議陳述意見。感謝城規會重視本地關注、鄉村保護及公眾安全。

此致

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

參考編號
Reference Number: 260226-141925-83092

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 26/02/2026 14:19:25

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. LI

意見詳情
Details of the Comment :

尊敬的城規會主席及委員：

本人李先生，為洪屋村居民，已在此居住超過20年，每天親身面對區內交通及環境問題。就申請編號 A/HSK/597（位於元朗丈量約份第127約內「鄉村式發展」地帶，擬建臨時公眾停車場連電動車充電設施，為期5年），本人提出最強烈反對。

最令本人憤怒及擔憂的是，這申請完全忽略了累積發展效應。就在申請地點附近，DD12 7 Lot 136RP 及 Lot 137RPK 已設有大型停車場多年。這個現有停車場已成為村民生活中的「惡夢」：每天早晚高峰，橋洪路車輛流量暴增，經常擠塞到無法通行；引擎噪音及車輛排氣令空氣質素急劇下降，灰塵及廢氣瀰漫整個村落，導致本人及家人經常咳嗽、喉嚨不適；夜晚充電或泊車燈光刺眼，影響睡眠；路面因重型車輛頻繁進出而坑凹不平，單車及行人安全大受威脅。這些問題不是偶爾發生，而是每日持續的折磨，本人作為本地居民，親身經歷這些污染及不便，已嚴重影響健康、生活質素及家庭和諧。

現有停車場的負面影響已達飽和邊緣，若再批准本申請（新增115個車位，包括電動車充電），將進一步惡化累積效應。橋洪路本已狹窄不堪重負，再多數百車次每日進出，只會令擠塞更嚴重、噪音及廢氣更濃密、空氣污染更難以忍受。電動車充電雖看似環保，但夜間運作的噪音、燈光及潛在消防隱患，只會雪上加霜。整個社區將面臨不可逆轉的損害：村民健康惡化、兒童無法安心玩耍、農田及生態受廢氣影響、物業價值進一步下跌。這與可持續發展原則完全背道而馳——洪水橋/厦村新發展區本應透過新幹路及綠色交通減輕現有地方道路壓力，而非繼續在V地帶「疊加」交通設施。

申請人及相關部門似乎未有認真考慮這些現實累積問題。雖然申請標榜「臨時」，但5年期間的影響已足夠摧毀社區寧靜；更何況，類似「臨時」發展往往延長或變相永久。附近現有停車場的教訓擺在眼前，為何還要重蹈覆轍？

本人懇請城市規劃委員會立即拒絕批准申請 A/HSK/597，以停止進一步惡化累積環境及交通負荷。

謝謝！

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

參考編號
Reference Number: 260226-143455-51085

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 26/02/2026 14:34:55

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss CHEUNG

意見詳情
Details of the Comment :

我為洪屋村本地居民，已在此村屋苑華麗苑住了三十多年，就在申請地段（元朗丈量約份第127約內多個地段）隔鄰不足十米。就申請編號 A/HSK/597（擬建臨時公眾停車場連附屬電動車充電設施及填土工程，為期5年），本人提出最強烈反對。

本人住處與申請地段僅一條窄巷之隔，每天都能清楚看到及感受到該地段及附近一帶的違規發展問題。多年來，該地段及鄰近土地一直有未經批准或違規的停車場及維修車場相關活動，導致嚴重污染及滋擾：車輛進出時揚起的塵埃令空氣混濁，本人及家人經常出現呼吸不適及眼睛刺激；引擎噪音及排氣聲從早到晚不停，尤其深夜仍有車輛泊入充電或維修，嚴重影響睡眠；路面因重型車輛頻繁碾壓而變得坑凹，雨天更積水成泥濘，影響出入安全。這些問題不是偶爾，而是長期持續，本人已多次向相關部門投訴，但情況未見明顯改善。作為緊鄰居民，本人每日親身承受這些噪音、廢氣及塵埃污染，已嚴重影響健康及日常生活。

現時申請再在同一地帶加建公眾停車場及電動車充電設施，只會令問題雪上加霜。電動車充電過程涉及高壓電池，存在電池熱失控、短路或過熱引發火災的風險。香港近年多宗電動車充電或電池相關火警事故，包括元朗及附近地區曾有電動車充電時起火或冒煙事件，消防需長時間撲救並面對復燃危險。本人住處距離如此近，一旦發生火警，火勢及濃煙極易迅速蔓延至本人家居及周邊村屋，威脅家人及鄰居生命安全。申請雖標榜「臨時」，但5年期間的運作已足夠造成永久傷害，尤其在鄉村式發展（V）地帶，消防車出入不便，滅火難度更大。

該申請不僅違反「Village Type Development」地帶保護鄉村寧靜及環境的規劃意向，更無視附近已存在的違規發展累積影響。申請人及部門似乎未有考慮緊鄰居民的實際處境，只會繼續犧牲我們的生活質素。

現懇請城市規劃委員會拒絕批准申請 A/HSK/597，以停止進一步惡化污染及引入火災風險；

此致

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

參考編號
Reference Number: 260226-144833-89112

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 26/02/2026 14:48:33

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. TANG

意見詳情
Details of the Comment :

敬啟者

本人是洪屋村原居民，就申請編號 A/HSK/597 (位於元朗丈量約份第127約內「鄉村式發展」地帶，擬建臨時公眾停車場連電動車充電設施及填土工程，為期5年) 提出最強烈反對。

申請地段是附近村民通往橋洪路的唯一通道。這段狹窄村道 (部分路段僅容單線雙程或附避車處) 本已作為村內居民、農民及行人出入的唯一連接點，連接青山公路、輕鐵站及周邊村落。若批准建成停車場 (可容納115個車位，包括電動車充電)，將產生嚴重路權問題 (right of way obstruction)，直接威脅村民的基本出入權利及安全。

更嚴重的是，這是唯一通道，一旦阻塞，消防車、救護車或警車無法快速進入村內，延誤救援時間。

申請人未有提交詳細路權影響評估或替代通道方案，僅靠橋洪路作為主要出入，卻忽略這段「瓶頸通道」的唯一性。交通影響評估未能證明不會造成不可接受的阻塞，違反規劃原則及公眾安全。

敬希貴會拒絕批准申請 A/HSK/597，以保障村民對唯一通道的路權及出入自由

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

參考編號
Reference Number: 260226-150954-62589

提交限期
Deadline for submission: 03/03/2026

提交日期及時間
Date and time of submission: 26/02/2026 15:09:54

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/597

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Li

意見詳情
Details of the Comment :

尊敬的城規會委員

本人李小姐是洪屋村華麗苑居民，就申請 A/HSK/597 (「Village Type Development」地帶臨時公眾停車場連電動車充電設施) 提出強烈反對。華麗苑距離申請地段極近，橋洪路為主要出入通道，此申請將直接影響居民安全、健康及生活。

反對理據如下:

消防安全隱患極大

電動車充電設施是最大憂慮。如充電站起火爆炸、停車場內電動車突然冒煙等，消防比較難撲救。華麗苑村屋密集、巷道狹窄，一旦火警，濃煙迅速擴散至鄰近單位，嚴重威脅長者、幼童及寵物安全。申請地點無專業消防設備，橋洪路狹窄延誤救援，且未提交消防風險評估或應急計劃，無法保障緊鄰居民生命。

空氣污染及環境滋擾

新增115個車位及填土工程將大幅增加車輛流量，帶來嚴重塵埃、廢氣及顆粒物污染。華麗苑居民已長期受附近交通影響，空氣質素下降，灰塵瀰漫、異味頻現，導致呼吸不適及過敏問題增多。此申請違反V地帶保護鄉村環境的原則，對戶外活動及兒童健康構成持續威脅。

路權及出入通道阻塞

橋洪路及連接華麗苑的村道是唯一出入通道，狹窄且無替代路線。新增停車場將導致高峰期及夜間充電時違規泊車、等候阻塞或會車困難，嚴重影響居民上下班、上學、醫療及日常出行。緊急情況下通道受阻，後果不堪設想。申請交通影響評估未考慮「唯一通道」特殊性及累積效應。

要求

拒絕批准申請 A/HSK/597，以保障居民消防安全、空氣質素及路權。

如考慮批准，須禁止電動車充電設施、強制空氣質素監察、設立獨立出入通道，並進行獨立累積影響評估。

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月02日星期一 3:01
收件者: tpbpd/PLAND
主旨: A/HSK/597 DD 127, Hung Uk Tsuen, Yuen Long
類別: Internet Email

A/HSK/597

Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Hung Uk Tsuen, Yuen Long

Site area: About 3,571sq.m

Zoning: "VTD"

Applied development: 115 Public Vehicle Park / EV Charging Facilities / **Filling of Land / 5 Years**

Dear TPB Members,

Part of the site has been occupied by warehouses that does not appear to have been approved. Has any enforcement action been taken?

Question the need for such a large parking lot when there are other parking lots in the village and what appears to be significant street side parking in front of Flowery Garden development.

It would appear that the application is in essence a ploy to gain approval for the filling of land and part of the site will be used for the current brownfield operation

Mary Mulvihil

KWC

& ASSOCIATES

郭允中律師事務所

**Appendix V-17 of RNTPC
Paper No. A/HSK/597**

1 /

Your Ref.: Application No.A/HSK/597

Date: - 2 MAR 2026

Our Ref.: AK/26028

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong**BY FAX AND BY POST**
(Fax No. 2877 0245)

and

Planning Department
17/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong**BY FAX AND BY POST**
(Fax No. 2877 0389)

Dear Sirs,

Re: Objections to the Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131) (Application No.A/HSK/591) for a Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 5 Years
Application Site: Lot Nos. 147, 148 S.P, 148 S.Q, 148 S.R, 148 S.S, 148 S.T, 148 S.U, 148 S.V, 148 S.W, 148 S.X, 148 S.Y, 148 S.Z, 148 S.AA, 148 S.AB, 148 S.AC, 148 S.AD, 148 S.AE, 148 S.AF, 148 RP and 150 (Part) in D.D. 127, Yuen Long, New Territories

1. We act for Mr. Tang Kwok Pong ("our client"). Our client is the registered owner of Fung Uk Tsun Lots Nos.32, 33A & 33B in DD117 ("our client's Land"). He resides in the house on our client's Land.
2. We refer to the captioned Application for planning permission to turn the Subject Lots into a Temporary Public Vehicle Park, submitted by a Mr. TANG Wai Tong (鄧偉堂) ("the Applicant"). We write to raise objections to the Application, which are set out below.

Breach of Court Order and Injunction

3. Some of the lots of the Application Site are subject of on-going Court proceedings ("the Litigations"):

Case Number	Lots involved
DCCJ 5913 /2024	Lot 148 s.V, Lot 148 s.W, Lot 148 RP, Lot 148 s.Z and Lot 148 s.AA, Lot 148 s.AB, Lot 148 s.AC, Lot 148 s.AD, Lot 148 s.AE and Lot 148 s.AF in D.D.127 ("148 subject lots")

Partners

Kwok Wan Chung B.A 郭允中 律師
Shek Ngo Cheung B.Ed.(Hons) 石鞠翔 律師

Associate

Lul Lul BSc(Hon),JD 雷雷 律師

Consultant

Lee Kwan Wing B.A.(Hons) 李均榮 律師



& ASSOCIATES

郭允中律師事務所

DCCJ 6519/2024

Lot 150 in D.D.127

4. The Litigations concern right of way / access over the subject lots by our client. The Applicant is one of the two Directors and Shareholders (each holding 50% share) of Power Boom Property Management Co. Ltd (“Power Boom”). Power Boom is the Defendant in DCCJ 5913 /2024 and the registered owner of the 148 subject lots.
5. In DCCJ 5913 /2024, there is currently a **Court Order** (copy enclosed as **Annex A**) in force against obstruction of the subject way by Power Boom or its servants, or agents or otherwise. In DCCJ 6519/2024, there is an **Injunction Order** (copy enclosed as **Annex B**) against persons unlawfully and wilfully obstructing of the subject way of a minimum of 4.5 metres width. According to the layout plan submitted by the Applicant, the proposed vehicle park has two barrier gates which obstruct the subject way. Some of the car parking spaces also block the subject way.
6. In other words, the Application itself is the first step of an attempt to violate our client’s right notwithstanding the Court Order and Injunction. It was **unlawful** for the registered owners of the lots involved, who are parties to the Litigations, to consent to the Application. If the Application was approved, it would allow and facilitate the Applicant and the owners of the lots involved to breach the said Court Order and Injunction.
7. The Town Planning Board should respect the judicial decisions (expressed in the form of the Court Order and the Injunction, and a judgement <https://www.hklii.hk/en/cases/hkdc/2025/1402> extending the Injunction) to **preserve the status quo** of the lots involved until the Litigations are concluded.

Blocking off access of Hung Uk Tsuen to Kiu Hung Road

8. The Application Site situates between the settlement Hung Uk Tsuen (which our clients’ residence form part) (“the Village”) and Kiu Hung Road. Kiu Hung Road has been an important access road of the Village, which connects to more major roads leading to Tin Shui Wai and Yuen Long. Traffic to and from the Village (including Government vehicles and ambulance) (see **Annex C**) passes through the Application Site to access Kiu Hung Road.
9. According to the layout plan submitted by the Applicant, the opening to the existing village track on the West of the Application Site is blocked off and denoted as “Emergency Exit” only. In other words, if the proposed vehicle park is approved, the residences and visitors of the Village would be deprived of an important, existing access to Kiu Hung Road.

Disruption of the Neighbourhood

10. The lots in the Application Site are zoned as “V” and are in a mostly rural, residential neighbourhood with some agricultural activities. The proposed conversion to a 24-hour vehicle park is inconsistent with the existing land use of the neighbourhood. The extra traffic will result in noise and air pollution and disrupt the tranquility of the neighbourhood.

Partners

Kwok Wan Chung B.A 郭允中 律師

Shek Ngo Cheung B.Ed. (Hons) 石朝翔 律師

Associate

Lul Lul BSc (Hon), JD 雷雷 律師

Consultant

Lee Kwan Wing B.A. (Hons) 李均榮 律師

KWC

& ASSOCIATES

郭允中律師事務所

Traffic Congestion

11. The proposed access road to the Application Site is through Kiu Hung Road, which is a single two-way carriageway and the proposed vehicle park would overload Kiu Hung Road. Should the vehicles entering / exiting the proposed vehicle park queue at its entrance, Kiu Hung Road would become congested. That prevents the smooth passage of vehicles, in particular fire-engines and other emergency vehicles to the Village and nearby houses.

Land and water Pollution

12. It is noted that the Application involve filling of land of up to 3,571m² and the Applicant provided no details on how it is proposed to be done. Our client is concerned that the filling material would pollute the land and water and negatively affect agricultural activities. Although the Application only seeks approval for land filling for 5 years, any pollution caused would be permanent and irreversible.

Drainage Issue

13. The concrete paved surface of the proposed vehicle park would reduce the drainage capacity of the land. In case of rainfall, the surface runoff will result in flooding in the neighborhood area.

Conclusion

14. There are serious legal, community and environmental issues in the Application. Given the above factors, our client submits that the Application should not be approved.

15. We appreciate your attention to this matter and urge you to consider our clients' objections carefully when reviewing the Application. Should you require any further information or documents, you may contact us in writing or by telephone [REDACTED]

16. All our clients' rights are reserved.

Yours faithfully,

KWC Associates
KWC & ASSOCIATES

Encl.

c.c. client

&

Goldrich Planners and Surveyors Limited
[REDACTED]

AK/jk(05)

Partners

Kwok Wan Chung B.A 郭允中 律師
Shek Ngo Cheung B.Ed. (Hons) 石翺翔 律師

Associate

Lui Lui BSc (Hon), JD 雷雷 律師

Consultant

Lee Kwan Wing B.A. (Hons) 李均榮 律師



Annex A

Partners

Kwok Wan Chung B.A 郭允中 律師
Shek Ngo Cheung B.Ed. (Hons) 石翺翔 律師

Associate

Lui Lui BSc (Hon), JD 賈賈 律師

Consultant

Lee Kwan Wing B.A. (Hons) 李均榮 律師

DCCJ 5913 /2024

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO. 5913 OF 2024



BETWEEN

10 OCT 2024

TANG KWOK PONG (鄧國邦)

Plaintiff

and

POWER BOOM PROPERTY MANAGEMENT
COMPANY LIMITED (威旺物業管理有限公司)

Defendant

BEFORE HIS HONOUR JUDGE ALAN KWONG IN CHAMBERS

ORDER

UPON the application of the Solicitors for the Plaintiff by way of Inter Partes Summons filed herein on 7 October 2024

AND UPON reading the Affirmation of Tang Kwok Pong filed herein on 7 October 2024, Affirmation of Au Tong Fat filed herein on 7 October 2024 and Affirmation of Cheung Sai Sing filed herein on 9 October 2024 respectively, together with the exhibits therein referred to

AND UPON hearing Counsel for the Plaintiff and Counsel for the Defendant

AND UPON the undertaking by the Defendant, pending the determination of the Plaintiff's Summons filed on 7 October 2024 ("the Summons"):-

1. Not, whether by itself, its servants, or agents or otherwise however, to install, erect, build or place or permit or suffer to be installed, erected, built or placed any structure(s) or thing(s) whatsoever on the subject way which for identification purposes only is coloured orange and marked hatched-black in the plan annexed to this Order ("the Subject Way") to restrict, prevent, obstruct or otherwise interfere with the ingress, egress and regress of the said Subject Way by the Plaintiff, his family, servants, agents, visitors, successors, assignee

and licencees on foot and with or without motor vehicles and other conveyances at all times and for all purposes; and

2. To remove the concrete blocks placed on the Subject Way and to keep the boom gates raised up on or before 14 October 2024 and until the determination of the Summons.

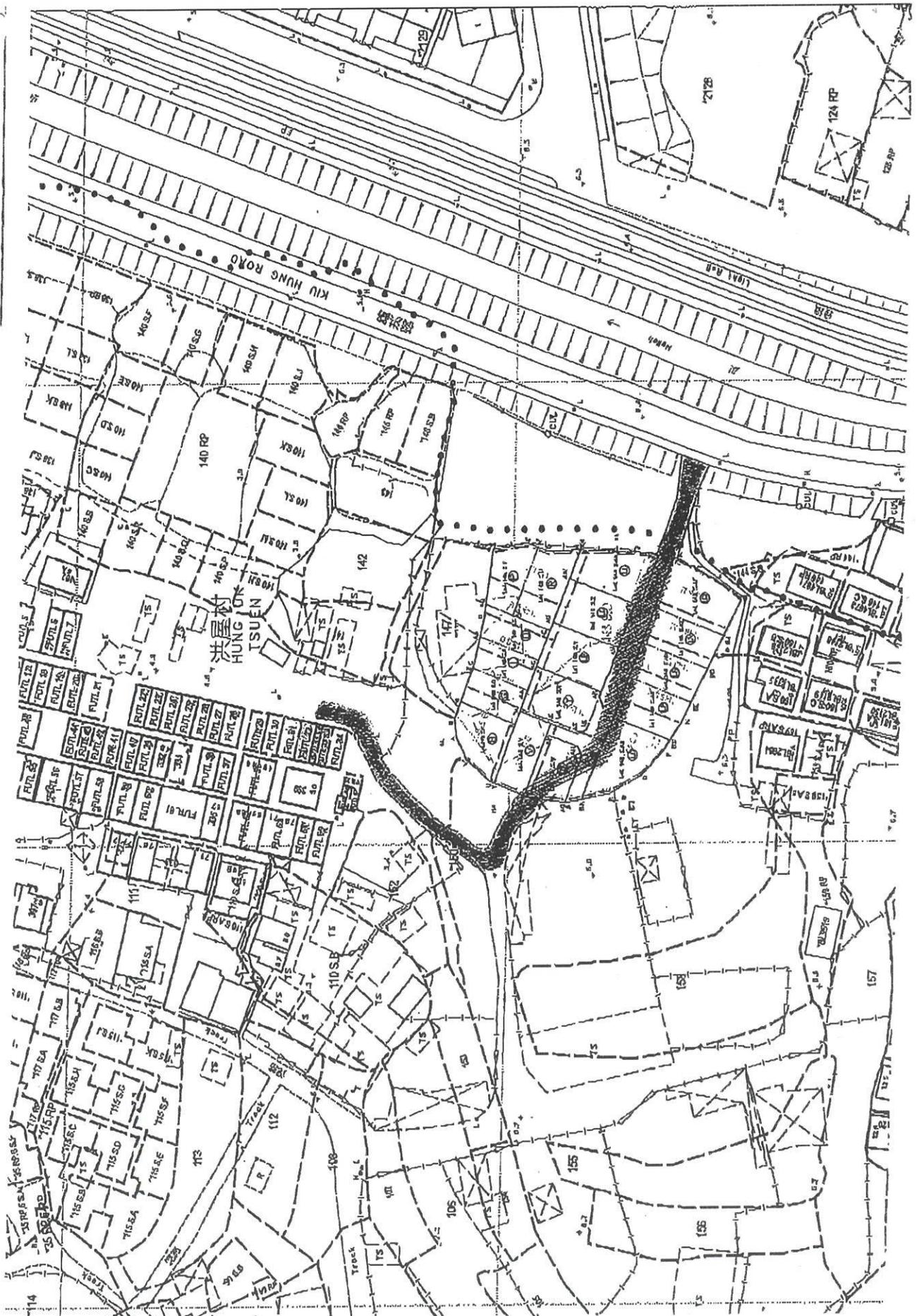
AND UPON the undertaking by the Plaintiff that the Plaintiff, his family, servants, agents, visitors, successors, assignee and licencees shall only use the Subject Way for the purposes of ingress, egress and regress only.

IT IS ORDERED that:-

1. In the event that the Defendant fails to remove the said concrete blocks and/or to keep the boom gates raised up on the Subject Way on or before 14 October 2024 and until the determination of the Summons, the Plaintiff be at liberty to remove the said concrete blocks and raise the boom gates by himself, his agent or workman, and the costs of such removal be recoverable from the Defendant by the Plaintiff;
2. The Defendant do file affirmation in opposition within 21 days hereof;
3. The Plaintiff do file affirmation in reply (if any) within 21 days thereafter;
4. No further affirmation be filed without leave of the Court;
5. The substantive argument of the Summons be adjourned to a date of be fixed before a Judge with 3 hours reserved in consultation with Counsel's diaries; and
6. Costs of the hearing today be reserved.

Dated the 10th day of October 2024

Registrar



DCCJ 5913/2024

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO 5913 OF 2024

BETWEEN

TANG KWOK PONG (鄧國邦)

Plaintiff

and

POWER BOOM PROPERTY MANAGEMENT
COMPANY LIMITED (威旺物業管理有限公司)

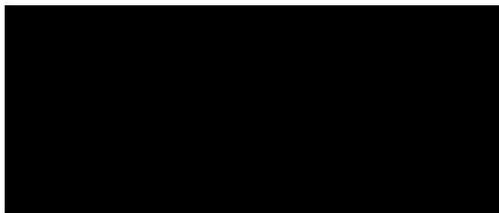
Defendant

ORDER

Dated the 10th day of October, 2024

Filed on the 10th day of October, 2024

Messrs. KWC & Associates
Solicitors for the Plaintiff



Ref: AK/25299-LL





Annex B

Partners

Kwok Wan Chung B.A 郭允中 律師
Shek Ngo Cheung B.Ed.(Hons) 石錫翔 律師

Associate

Lui Lul BSSc(Hon),JD 黃晉 律師

Consultant

Lee Kwan Wing B.A.(Hons) 李均榮 律師



DCCJ 6519 /2024

IN THE DISTRICT COURT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION CIVIL ACTION NO. 6519 OF 2024

BETWEEN

0 NOV 2024 TANG KWOK PONG (鄧國邦)

Plaintiff

And

TANG LUN KOK TSO (鄧麟閣祖) with TANG CHUEN-FAT 1st Defendant alias TANG CHUN-FAT (鄧春發), TANG TAK-WAI alias TANG YUT-KWONG (鄧德偉), TANG CHUN-SHU (鄧春樹) and TANG SUN-YIP (鄧新葉) as managers

TANG KAM CHAK (鄧甘澤) 2nd Defendant

PERSONS UNLAWFULLY AND WILFULLY OBSTRUCTING 3rd Defendant OR INTERFERING TANG KWOK PONG (鄧國邦) OR HIS FAMILY, AGENTS, VISITORS OR AUTHORISED PERSONS FROM ACCESS TO AND EGRESS FROM, OR ENJOYMENT OR USE OF THE SUBJECT WAY

PENAL NOTICE

IF the 3rd Defendant, PERSONS UNLAWFULLY AND WILFULLY OBSTRUCTING OR INTERFERING TANG KWOK PONG (鄧國邦) OR HIS FAMILY, AGENTS, VISITORS OR AUTHORISED PERSONS FROM ACCESS TO AND EGRESS FROM, OR ENJOYMENT OR USE OF THE SUBJECT WAY NEGLECT TO OBEY THIS ORDER BY THE TIME STATED AND/OR DISOBEY THIS ORDER, YOU, PERSONS UNLAWFULLY AND WILFULLY OBSTRUCTING OR INTERFERING TANG KWOK PONG (鄧國邦) OR HIS FAMILY, AGENTS, VISITORS OR AUTHORISED PERSONS FROM ACCESS TO AND EGRESS FROM, OR ENJOYMENT OR USE OF THE SUBJECT WAY MAY BE HELD TO BE IN CONTEMPT OF COURT AND LIABLE TO PROCESS OF EXECUTION TO COMPEL YOU TO OBEY IT.

ANY PERSON WHO ASSISTS THE ABOVE-NAMED DEFENDANT IN BREACHING THE ORDERS SET OUT BELOW MAY ALSO BE HELD IN CONTEMPT OF COURT AND MAY BE SENT TO PRISON OR FINED.

BEFORE HIS HONOUR JUDGE G. CHOW IN CHAMBERS

ORDER

UPON the application of the Plaintiff by way of Summons filed herein on 5 November 2024 ("the Summons")

AND UPON reading the Affirmation of Tang Kwok Pong filed herein on 5 November 2024 together with the exhibits therein referred to and Affirmation of Au Tong Fat filed herein on 5 November 2024 together with the exhibits therein referred to

AND UPON hearing Counsel for the Plaintiff and Counsel for the 1st and 2nd Defendants, and the 3rd Defendant acting in person being absent

AND UPON the undertaking by the 1st Defendant and the 2nd Defendant that, pending the further determination of the Summons or until further Order of the Court:-

The 1st and 2nd Defendants, whether by themselves, their respective servants or agents, shall not restrict, prevent, obstruct or otherwise interfere with the pedestrian and vehicular access of the part of Lot No. 150 in Demarcation District No. 127 as coloured orange and marked cross-hatched black in the plan annexed to this Order ("the Subject Way") by the Plaintiff, his family, servants, agents

AND UPON the undertaking of the Plaintiff to compensate the 3rd Defendant for any damages in the event that the Court later decided that the injunction against the 3rd Defendant should not have been granted

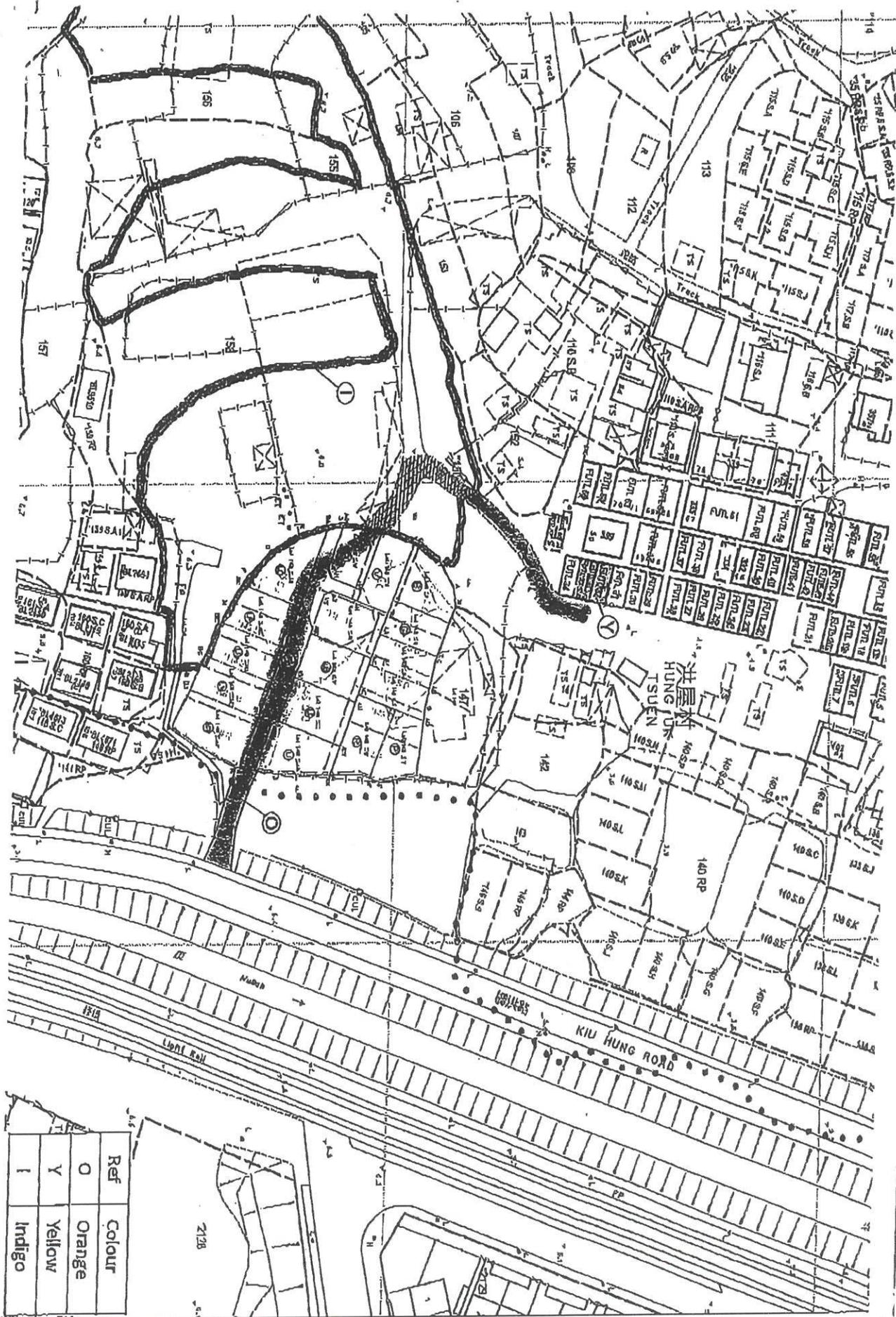
IT IS ORDERED THAT:-

1. Until final determination of the Summons or further Order of the Court, the 3rd Defendant be restrained, whether by themselves, their respective servants or agents or otherwise howsoever from installing, erecting, building or placing or permitting or suffering to be installed, erected, built or placed any structure(s) or thing(s) whatsoever on the Subject Way to restrict, prevent, obstruct or otherwise interfere with the ingress, egress and regress of the said Subject Way of a minimum of 4.5 metres width by the Plaintiff, his family, servants, agents, visitors, successors, assignee and licensees on foot and with

- or without motor vehicles and other conveyances at all times and for all purposes;
2. The 1st and 2nd Defendants do file and serve affirmation(s) in opposition on or before 29 November 2024;
 3. The Plaintiff do file and serve affirmation(s) in reply, if any, on or before 20 December 2024;
 4. No further affirmation shall be filed and served by the parties without leave of the Court;
 5. The Summons be adjourned for substantive argument to a date to be fixed with 3 hours reserved in consultation with counsel's diary;
 6. There be liberty to apply; and
 7. Costs of the hearing on 8 November 2024 be reserved, with Certificate for Counsel for the hearing on 8 November 2024.

Dated this 8th day of November 2024

Registrar



DCCI 6519 /2024

IN THE DISTRICT COURT OF THE
HONG KONG SPECIAL ADMINISTRATIVE REGION
CIVIL ACTION NO. 6519 OF 2024

BETWEEN

TANG KWOK PONG (鄧國邦) Plaintiff

and

TANG LUN KOK TSO (鄧麟閣祖) with TANG CHUEN-FAT 1st Defendant
FAT alias TANG CHUN-FAT (鄧春發), TANG TAK-WAI
alias TANG YUT-KWONG (鄧德偉), TANG CHUN-SHU
(鄧春樹) and TANG SUN-YIP (鄧新榮) as managers

TANG KAM CHAK (鄧甘澤) 2nd Defendant

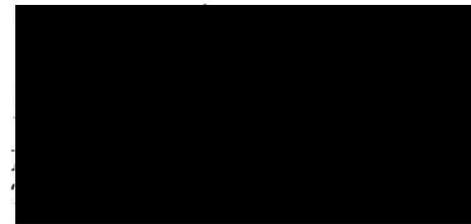
PERSONS UNLAWFULLY AND WILFULLY 3rd Defendant
OBSTRUCTING OR INTERFERING TANG KWOK PONG
(鄧國邦) OR HIS FAMILY, AGENTS, VISITORS OR
AUTHORISED PERSONS FROM ACCESS TO AND
EGRESS FROM, OR ENJOYMENT OR USE OF THE
SUBJECT WAY

ORDER

Dated the 8th day of November 2024

Filed on the 8th day of November 2024

Messrs. KWC & Associates
Solicitors for the Plaintiff



Ref: AK/25382-LL



Annex C

Partners

Kwok Wan Chung B.A 郭允中 律師
Shek Ngo Cheung B.Ed.(Hons) 石朝剛 律師

Associate

Lu Lul BSc(Hon), JD 雷露 律師

Consultant

Lea Kwan Wing B.A.(Hons) 李均榮 律師





Photo No.22A-1: taken on 4th April 2023 Kiu Hung Road, showing an ambulance heading to P's Lots.



Photo No.22A-2: taken on 4th April 2023 on the Access Road outside P's Lots, showing an ambulance heading to P's Lots.

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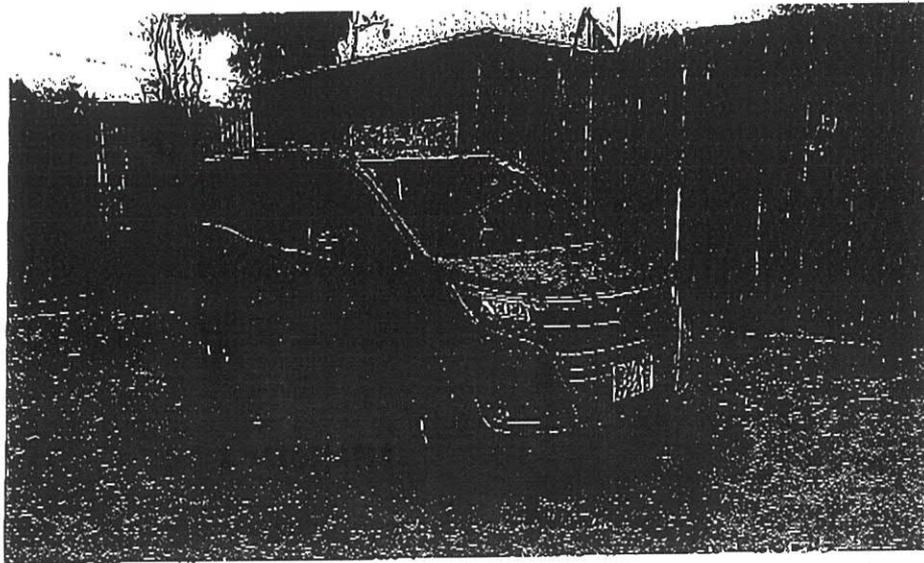


Photo No.22A-3: taken on 18th January 2023 outside P's Lots, showing a vehicle of the Water Supplies Department parked outside P's Lots.

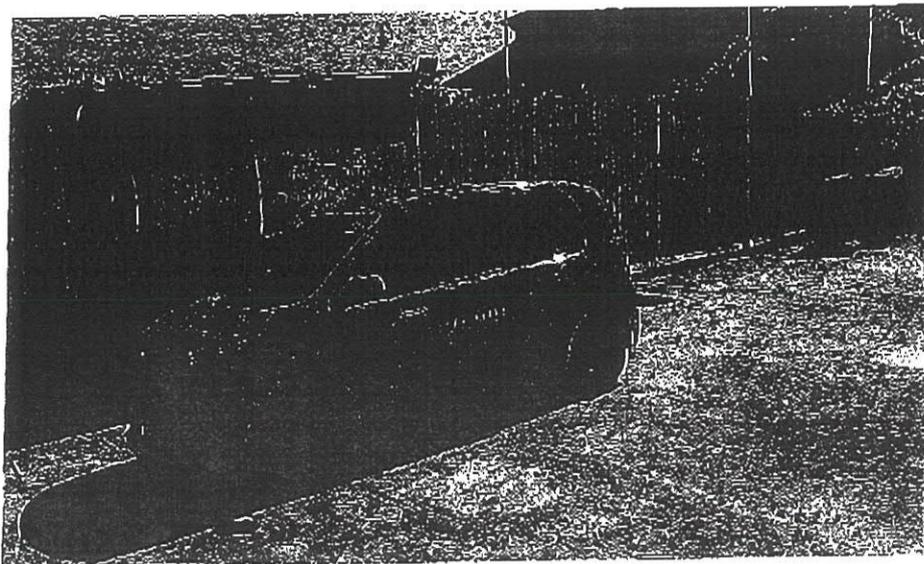


Photo No.22A-4: taken on 18th January 2023 outside P's Lots, showing a vehicle of the Water Supplies Department parked outside P's Lots.

