

This document is received on **- 2 SEP 2021**  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

|                                 |                         |                 |
|---------------------------------|-------------------------|-----------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE - PK / 156 |
|                                 | Date Received<br>收到日期   | - 2 SEP 2021    |

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

HAU SIK CHEONG 侯錫昌, HAU SIK MING 侯錫明, HAU CHI WING, 侯志榮, HAU PING KWAN 侯炳坤

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

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

PANG HING YEUN 彭慶餘

### 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | D.D.91 Taxlord Lot 2333 RP (Part) and Taxlord Lot 2335 (Part)<br>Ping Kong, Sheung Shui, New Territories.<br>新界上水丙崗丈量約份第91約補租地段第2333號餘段(部份)及補租地段第2335號(部份)   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 2217.97 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 187.5 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... sq.m 平方米 <input type="checkbox"/> About 約  |



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

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

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>\*\*#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>\*\*#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>\*\*#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>**#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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)<br>取得同意的日期 (日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

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

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

| Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料 |  |   |
|--|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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



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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/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 Car Park (Private Car and Light Goods Vehicle)  
臨時私人停車場(私家車及輕型貨車)

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 .....3.....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....2030.47.....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 .....187.5.....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 .....1.....

Proposed domestic floor area 擬議住用樓面面積 .....NA.....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....NA.....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 .....187.5.....sq.m ☒ About 約

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

擬議 1 個面積約 187.5 sq.m，高度 2m，四面沒有密封之簷篷用作遮擋太陽。

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

Private Car Parking Spaces 私家車車位 .....50 個 5 m x 2.5 m

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....25 個 5 m x 2.5 m

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<br>星期一至日全日 24 小時開放   |                                  |   |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？   | Yes 是                            | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>申請位置已有車路接連丙崗路  |  |
|  | No 否                             | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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，請另頁表示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?<br>擬議發展計劃是否包括現有建築物的改動？  | Yes 是                            | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....  |  |
|  | No 否                             | <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？   | Yes 是                            | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否                             | <input checked="" type="checkbox"/>   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | On environment 對環境               |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | On traffic 對交通                   |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | On water supply 對供水              |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | On drainage 對排水                  |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | On slopes 對斜坡                    |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | Affected by slopes 受斜坡影響         |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | Landscape Impact 構成景觀影響          |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | Tree Felling 砍伐樹木                |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | Visual Impact 構成視覺影響             |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | Others (Please Specify) 其他 (請列明) |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |
|  | _____                            |   |  |
|  | _____                            |   |  |



|  |  |
|--|--|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

|  |   |
|--|---|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/ _____ / _____  |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展                          |   |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>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:<br/>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)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>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. 申請位置位于丙崗村，而村內及附近屋邨屋苑並沒有足夠停車場給予泊車。
2. 丙崗村居民日漸增多，駕車人士亦相對增多，因此需要有地方給予居民泊車。
3. 丙崗村沒有公眾咪錶停車場，所有村民及居民都需要停泊村內的私人臨時停車場。
4. 申請位置只停泊私家車及小型貨VAN，3.3 噸以上車輛不得停泊。
5. 申請位置入口及出口接連丙崗路，而我們場內車路最少闊5m或以上，足夠任何緊急車輛出入。
6. 申請位置車路有足夠闊度可供雙程行車，有足夠避車位置，確保不會因出入而令道路阻塞。
7. 村長及村民表示，晚上開始由保健路到丙崗路的路段都泊滿車輛，出入該路段因違泊問題，容易發生交通意外，因此希望有更多地方可給予泊車。
8. 申請位置有一個上蓋，面積約187.5平方米，高2米，四面不會密封，只用作車位遮擋太陽。
9. 申請每日車輛出入架次約為30至35次。
10. 申請位置星期一至日，全日 24 小時開放。
11. 申請位置不涉斬樹、填土及挖掘工程，因此不會影響環境。



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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 Yeuh

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

02-08-2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | D.D.91 Taxlord Lot 2333 RP (Part) and Taxlord Lot 2335 (Part)<br>Ping Kong, Sheung Shui, New Territories.<br>新界上水丙崗丈量約份第91約補租地段第2333號餘段(部份)及補租地段第2335號(部份)   |
| Site area<br>地盤面積                      | 2217.97 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)   |
| Plan<br>圖則                             | PING KONG OZP<br>丙崗分區計劃大綱圖<br>S/NE-PK/11   |
| Zoning<br>地帶                           | Village Type Development 鄉村式發展   |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Temporary Private Car Park (Private Car and Light Goods Vehicle)<br>臨時私人停車場(私家車及輕型貨車)  |



|  |   |   |  |
|--|---|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用   | 187.5 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用  |   |  |
|  | Non-domestic<br>非住用   | 1   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用  | m 米<br><input type="checkbox"/> (Not more than 不多於)   |  |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                    |  |
|  | Non-domestic<br>非住用   | 2 m 米<br><input type="checkbox"/> (Not more than 不多於)   |  |
|  |   | 1 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                  |  |
| (iv) Site coverage<br>上蓋面積   | % <input type="checkbox"/> About 約  |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 50 個 5 m x 2.5 m<br><br>25 個 5 m x 2.5 m                                       |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                               |   |  |

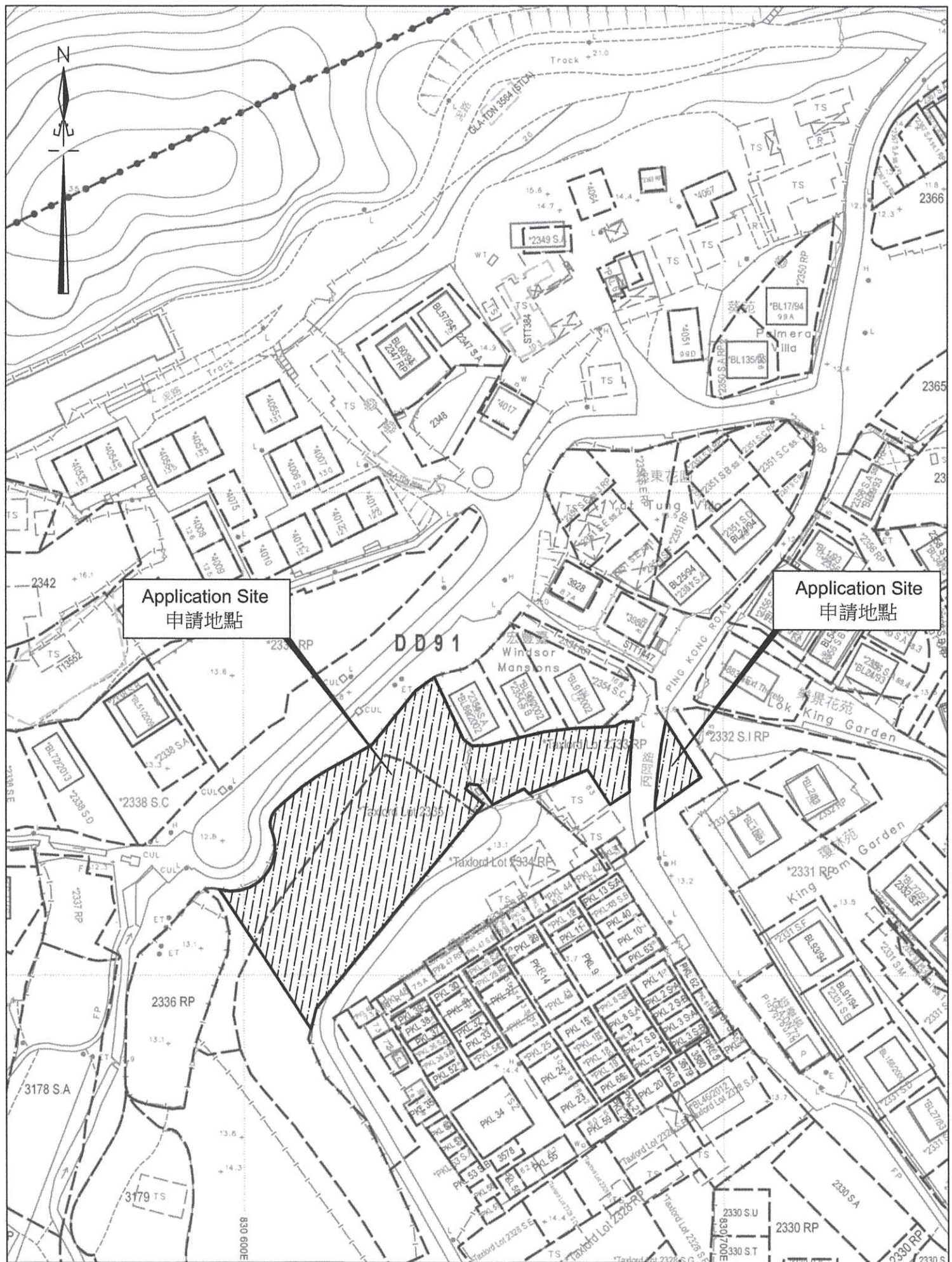
## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|   | <u>Chinese</u><br>中文     | <u>English</u><br>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 Existing Access</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)<br>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。







# SITE LAYOUT PLAN









**Existing Access (Ping Kong Road)**

**Entrance and Exit Width 9.5m (about)**

**Proposed Covered Area**

**Legend :**

- Car Park (5 m x 2.5 m) for each
- Driving Direction
- Proposed Covered Area (187.5sq.m)
- Existing Access (Ping Kong Road)

 Car Park (5 m x 2.5 m) for each  
 Driving Direction  
 Proposed Covered Area (187.5sq.m)  
 Existing Access (Ping Kong Road)



轉寄: [Application No. A/NE-PK/156] Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years, Taxlord Lot 2333 RP(Part) and Taxlord Lot 2335 (Part), D.D. 91, Ping Kong, Sheung Shui, N.T.-Transport Department's c...08/10/2021 16:53

From: pang hingyeun <[REDACTED]>

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "eywlee@pland.gov.hk" <eywlee@pland.gov.hk>, pang hingyeun <[REDACTED]>

File Ref:

History:

This message has been forwarded.

Dear Sir/Madam,

We reply to Transport Department's comments.

Most of our parking lots are used by the villagers and residents of Ping Kong Village. They belong to existing users. We currently park 50 private cars and 25 light goods vehicles, and vehicles in and outs per day is about 30 to 35 times. These will not change in the future. So, there is no traffic impact to Ping Kong Road due to the proposed development.

We are not a hourly parking lot, therefore, no vehicles will queuing outside the subject site and we will set up signs and ensure no queuing of vehicles outside the subject site, ensure no car reversing from the development to the Ping Kong Road.

We understand that Ping Kong Road is not managed by the Transport Department. If there are any questions about the road section, we will contact the responsible party.

Thank You !

Regards,

H.Y.Pang

從 [Outlook](#) 傳送



**Similar Applications**

**Approved Applications**

| <b>Application No.</b> | <b>Proposed Development</b>   | <b>Date of Consideration (RNTPC)</b> | <b>Approval Conditions</b>                             |
|------------------------|---|--------------------------------------|--|
| A/NE-PK/81             | Temporary Private Car Park (Private Car and Light Van) for a Period of 3 Years                    | 24.6.2016                            | A1-A2, A5, A7, A9-A11 & A15-A16 (Revoked on 24.5.2017) |
| A/NE-PK/136            | Temporary Private Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years | 4.10.2019                            | A1, A3-A4, A6, A8, A10-A12 & A15 (Revoked on 4.1.2020) |
| A/NE-PK/141            | Temporary Private Vehicle Park (Private Car and Light Goods Vehicle only) for a Period of 3 Years | 8.1.2021                             | A1, A3-A4, A10-A11 & A13-A15                           |

**Approval Conditions**

- A1. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations was allowed to be parked/stored on or enter/exit the Site.
- A2. No medium or heavy goods vehicle exceeding 3.3 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the Site.
- A3. Only private car and light goods vehicle not exceeding 3.3 tonnes (as proposed by the applicant) was allowed to be parked/stored on or enter/exit the Site.
- A4. A notice should be posted at a prominent location of the Site to indicate that only private car and light goods vehicle not exceeding 3.3 tonnes (as proposed by the applicant) was allowed to be parked/stored on or enter/exit the Site.
- A5. No car washing, vehicle repair, dismantling, paint spraying or other workshop activities was allowed on the Site.
- A6. No vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities was allowed on the Site.
- A7. The provision of boundary fencing.

- A8. The provision of periphery fencing.
- A9. The submission and implementation of tree preservation and landscape proposals.
- A10. The submission of a drainage proposal.
- A11. The provision of drainage facilities.
- A12. The submission and implementation of fire services installations (FSIs) proposal.
- A13. The submission of proposals for water supplies for fire-fighting and FSIs.
- A14. The implementation of proposals for water supplies for fire-fighting and FSIs.
- A15. Revocation clause.
- A16. Reinstatement clause.



11日 9月2021年 12時39分

F2 Seq 2

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

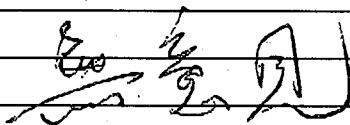
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-PK/156

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
  
  
  
  
  
「提意見人」姓名/名稱 Name of person/company making this comment 侯志強簽署 Signature  日期 Date 2021.9.11

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

參考編號

**Reference Number:**

210917-155823-04278

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 15:58:23

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Vincent Hau

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.



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

參考編號

**Reference Number:**

210917-160011-35319

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:00:11

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Hau Ping Chuen

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.

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

參考編號

**Reference Number:**

210917-160126-63923

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:01:26

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Hau Sun Lan

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.



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

參考編號

**Reference Number:**

210917-160222-43416

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:02:22

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Liu Wai Hong

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.

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

參考編號

**Reference Number:**

210917-160316-85043

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:03:16

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Alan Hau

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.



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

參考編號

**Reference Number:**

210917-160411-42907

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:04:11

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Pang Ying

意見詳情

**Details of the Comment :****I object to this application reasons as listed:**

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.

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

參考編號

**Reference Number:**

210917-160458-01014

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:04:58

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Hau yuk sun

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.



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

參考編號

**Reference Number:**

210917-160635-31821

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:06:35

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Hau Pui Shan

意見詳情

**Details of the Comment :**

I object to this application reasons as listed:

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.

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

參考編號

**Reference Number:**

210917-161414-04980

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

17/09/2021 16:14:14

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Wong Lau

意見詳情

**Details of the Comment :****I object to this application reasons as listed:**

1. the village road leading up to this site is too narrow for use of large heavy vehicles
2. The huge increase in volume of traffic will increase the local air and noise pollution levels
3. The constant volume of vehicles will pose an increased probability of traffic incidents especially to the young and old residents.



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

參考編號

**Reference Number:**

210920-144135-21218

提交限期

**Deadline for submission:**

02/10/2021

提交日期及時間

**Date and time of submission:**

20/09/2021 14:41:35

有關的規劃申請編號

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

A/NE-PK/156

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. LAM KA HING

意見詳情

**Details of the Comment :**

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

5-12

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

## 參考編號

Reference Number:

211002-010959-69549

## 提交限期

Deadline for submission:

02/10/2021

## 提交日期及時間

Date and time of submission:

02/10/2021 01:09:59

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/156

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 侯

## 意見詳情

Details of the Comment :

1. 請問為何每天大量私家車泊係到都可以重新遞交申請？根據法例應先行清走所有車輛才可再作申請！
2. 車場範圍有沒有影響消防車進入？萬一發生意外 就只有這條路可進..會否被攔阻？
3. 嚴重違泊超出批出可泊車輛的數目

5-12 附加1

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

211002-162820-58194

**提交限期****Deadline for submission:**

02/10/2021

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

02/10/2021 16:28:20

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

A/NE-PK/156

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

先生 Mr. Hau

**意見詳情****Details of the Comment :**

沒有清場就再次申請

就算申請左都多過申請時可泊車輛



5-12 附加 2

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

## 參考編號

Reference Number:

211002-223454-34172

## 提交限期

Deadline for submission:

02/10/2021

## 提交日期及時間

Date and time of submission:

02/10/2021 22:34:54

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/156

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hau

## 意見詳情

Details of the Comment :

- (1) 反對有關該申請臨時停車場，近舊村村路，逸東花園至2333號地段，道路狹窄不夠負荷，常人車爭道，生活受到威脅及損失財產。
- (2) 就該車場旁有多名村民，有肺結核長期病患者。
- (3) 如有誤進大型車輛，不能掉頭。
- (4) 消防車輛進出掉頭停放。救援等等有誤時救援。

5-13

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年09月29日星期三 3:20  
收件者: tpbpd  
主旨: A/NE-PK/156 DD 91 Ping Kong, Sheung Shui  
附件: Ping Kong Rd - Google Maps.pdf

A/NE-PK/156

Taxlord Lot 2333 RP(Part) and Taxlord Lot 2335 (Part), D.D. 91, Ping Kong, Sheung Shui

Site area : About 2,218sq.m

Zoning : "VTD"

Applied use : 75 Vehicle Parking

Dear TPB Members,

No land for housing but large swathes of VTD zoning are devoted to the most inefficient land use of all AT GRADE PARKING.

The number of parking lots are greater than the number of houses in the village.

**A/NE-PK/141 Approved 8 Jan 2021 despite previous revocation. Have conditions being fulfilled?**

Lot 2338 RP in D.D. 91, Ping Kong, Sheung Shui – opposite current application

Site area : About 1,091.52 m<sup>2</sup>

Zoning "VTD"

Applied Use: Private Car Park / 25 spaces

How about some transitional housing instead? But of course that would get in the way of the cozy collaboration between developers/NGOs/government officials to justify the rezoning of Green Belt / GIC / Open Space.

Why is V zoning exempted from contributing to community facilities?

Members should request a review of the conditions applicable to NET houses as it is ridiculous that homes of 2,100sq.ft are not required to park cars on their own premises.

With regard to Taxlord Lots can members please request clarification? These were introduced in 1910 while the Small House Policy relates to recognized village boundaries as of 1898.

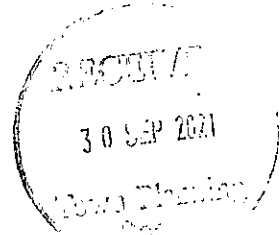
Mary Mulvihill





5-14  
30 September 2021

Permanent Secretary for Development (Planning and Lands) (Chairperson)  
(Attn: Ms. Bernadette LINN, J.P.)  
The Town Planning Board  
15th Floor, North Point Government Offices,  
333 Java Road, North Point, Hong Kong



Dear Ms. LINN,

I am writing to express concerns on the proposed temporary private car park (private car and light goods vehicles) for a period of 3 years at Ping Kong (Application no.: A/NE-PK/156). In view of the applicant did not attached the assessment on the potential impacts arising from the proposal especially traffic, environmental and drainage impacts, the feasibility of the proposal is questionable.

Ping Kong Road is a single carriageway which is main access to Ping Kong village, King Lam Garden, Fu Hei Garden and Yat Tung Villa also is the main access for the proposed car park. With the single access and additional traffic generation, traffic impact assessment is required for evaluation on the road capacities.

In addition, according to the Hong Kong Observatory's records, by end-August, nine Special Announcements on Flooding in the Northern New Territories had been issued this year, higher than the annual average of about five. Facing the extreme weather and the drainage improvement works at North District (Ping Kong section) (PWP No. 4165CD) by Drainage Services Department is still pending, the drainage impact assessment is also required for evaluation on the change of overland flow path.

Last but not the least, the proposed car park is close proximity to existing residential area. The assessment of air quality and road traffic noise arising from the proposal is not negligible part.

I should be grateful the board could consider my concerns that the application should be reject if no above assessments received. **Please keep my identity and content of the objection to be confidential.** I am looking forward to your reply.

Yours sincerely,

(tel.: )

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) the Site comprises private lots which are Old Schedule lots held under Block Government Lease (demised for agricultural use) without any guaranteed right of access. The applicants should make their own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access of the applied use;
  - (ii) according to (a) Sealed Copy Order under High Court Action No. 9316/97 and (b) Sealed Copy Amended Judgement (HCA 167/2016) registered in the Land Registry:-
    - the owners of Taxlord Lot No. 2333 in D.D. 91 granted to owners and residents, and their successors and assigns, of King Lam Garden situated at No. 85, Ping Kong Village and built on Lot Nos. 2331 and 2332 all in D.D. 91 (“the development”) a right of way from a portion of land (within the application site) of Taxlord Lot No. 2333 in D.D. 91 for the enjoyment of the development on foot and with motor vehicles and other conveyances at all times and for purpose connected with the enjoyment of the development; and
    - Ping Kong Lot No. 53 in D.D. 91 has an easement in the form of a pedestrian and vehicular access to and egress from Ping Kong Road over a portion (outside the application site) of Taxlord Lot No. 2333 RP in D.D. 91;
  - (iii) Taxlord No. Lot 2335 in D.D. 91 is covered by Letter of Approval (LoA) No. 5764 for erection of temporary structures for the purpose of agricultural storage. The concerned structures were not found on site, this office will investigate and take necessary action on the LoA if situation warrants;
  - (iv) if the planning application is approved, the owner(s) of the concerned lots shall apply to this office for a Short Term Waiver (“STW”) covering all the actual occupation area and structures concerned. The application for STW will be considered by Government in its landlord’s capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by this office;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicants should follow the relevant mitigation measures and requirements in the latest “Revised Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses” to minimize any potential environmental nuisance;

- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicants are reminded that the Site is in an area where no DSD stormwater drain is available;
- (e) to note the comments of the Chief Engineer of Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the layout plans of proposed FSIs should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if there is any structure(s) requiring to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.