

2022年11月21日

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

This document is received on 21 NOV 2022
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

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

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

2202685 18/10 by courier

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-PK/174 |
| | Date Received 收到日期 | 21 NOV 2022 |

- 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)

WONG, YU TING TERENCE 黃羽庭

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

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

PANG HING YEUN 彭慶餘

3. Application Site 申請地點

| | |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用) | D.D. 91 Lot 1570 S.A(Part), 1570 S.B & 1570 S.C, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1570號A分段(部份)、1570號B分段及1570號C分段 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 350.83 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | NA sq.m 平方米 <input type="checkbox"/> About 約 |

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

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
15-10-2022 (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 09-11-2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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) (For a period of 3 years) 臨時私人停車場(私家車及輕型貨車)(為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 350.83 .....sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | NA .....sq.m <input type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | NA |
| Proposed domestic floor area 擬議住用樓面面積 | NA .....sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | NA .....sq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | NA .....sq.m <input type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明) NA | |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目 | |
| Private Car Parking Spaces 私家車車位 | 10 (5m x 2.5m) |
| Motorcycle Parking Spaces 電單車車位 | ..... |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 3 (5m x 2.5m) |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | ..... |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | ..... |
| Others (Please Specify) 其他 (請列明) | ..... |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | ..... |
| Coach Spaces 旅遊巴車位 | ..... |
| Light Goods Vehicle Spaces 輕型貨車車位 | ..... |
| Medium Goods Vehicle Spaces 中型貨車車位 | ..... |
| Heavy Goods Vehicle Spaces 重型貨車車位 | ..... |
| Others (Please Specify) 其他 (請列明) | ..... |

Proposed operating hours 擬議營運時間

星期一至日全日 24 小時開放，包括公眾假期

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p>.....</p> <p><input type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|---|
| | 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) 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) |
|--|---|

(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 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |

7. Justifications 理由

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

- ..1.申請位置位于上水雞嶺村：整個雞嶺村只有一個政府公眾停車場：村內車位嚴重不足。.....
- ..2.同時附近清河村及御皇庭的居民車位亦嚴重不足：因此亦會將車輛停泊到雞嶺村的政府公眾停車場：因.....此停車位供不應求。.....
- ..3.由於車位不足：導致雞嶺村附近維瀚路及裕泰路有嚴重違泊情況：影響交通及居民安全。.....
- ..4.申請位置只停泊私家車及輕型貨車：3.3 噸以上車輛不得停泊。.....
- ..5.申請位置合共 10 個私家車位：3 個輕型貨車位：而場尾段有足位置給予車輛掉頭。.....
- ..6.申請位置有一條現有車路：該車路連接裕泰路：路面闊度約 3.2m 至 6 m 左右。.....
- ..7.申請位置的車位只提供給雞嶺村居民停泊：外來人士不得使用有關車位。.....
- ..8.申請位置每日車輛出入架次約為 10 至 15 次。.....
- ..9.申請位置星期一至日：全日 24 小時開放：包括公眾假期。.....
- 10.申請位置不涉斬樹：填土及挖掘工程：因此不會影響環境。.....
- 11.除了雞嶺村外：真實區內車位車位嚴重不足：加上清河村 2 期發展：將來車位不足情況會更加嚴重：因.....此懇請貴署放寬一些土地用作停泊車輛。.....
- 12.申請位置雖然有部份位置位于農業地帶上：但該位置在早年前已獲批規劃許可：可發展興建小型屋宇：.....而現在因村內車位嚴重不足：而申請小型屋宇需時：現在我們希望暫時用作泊車：若是該屋宇批出：我.....們會即時取消臨時停車場的申請。.....

8. Declaration 聲明

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

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

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

Signature
簽署

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

PANG HING YEUN

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

15-10-2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

| | |
|--|--|
| Gist of Application 申請摘要 | |
| (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | D.D. 91 Lot 1570 S.A(Part), 1570 S.B & 1570 S.C, Kai Leng, Sheung Shui, New Territories. 新界上水雞嶺丈量約份第91約地段第1570號A分段(部份)、1570號B分段及1570號C分段 |
| Site area 地盤面積 | 350.83 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | PING KONG OZP 丙崗分區計劃大綱圖 S/NE-PK/11 |
| Zoning 地帶 | Village Type Development & Agriculture 鄉村式發展及農業 |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Private Car Park (Private Car and Light Goods Vehicle) (For a period of 3 years) 臨時私人停車場(私家車及輕型貨車)(為期三年) |

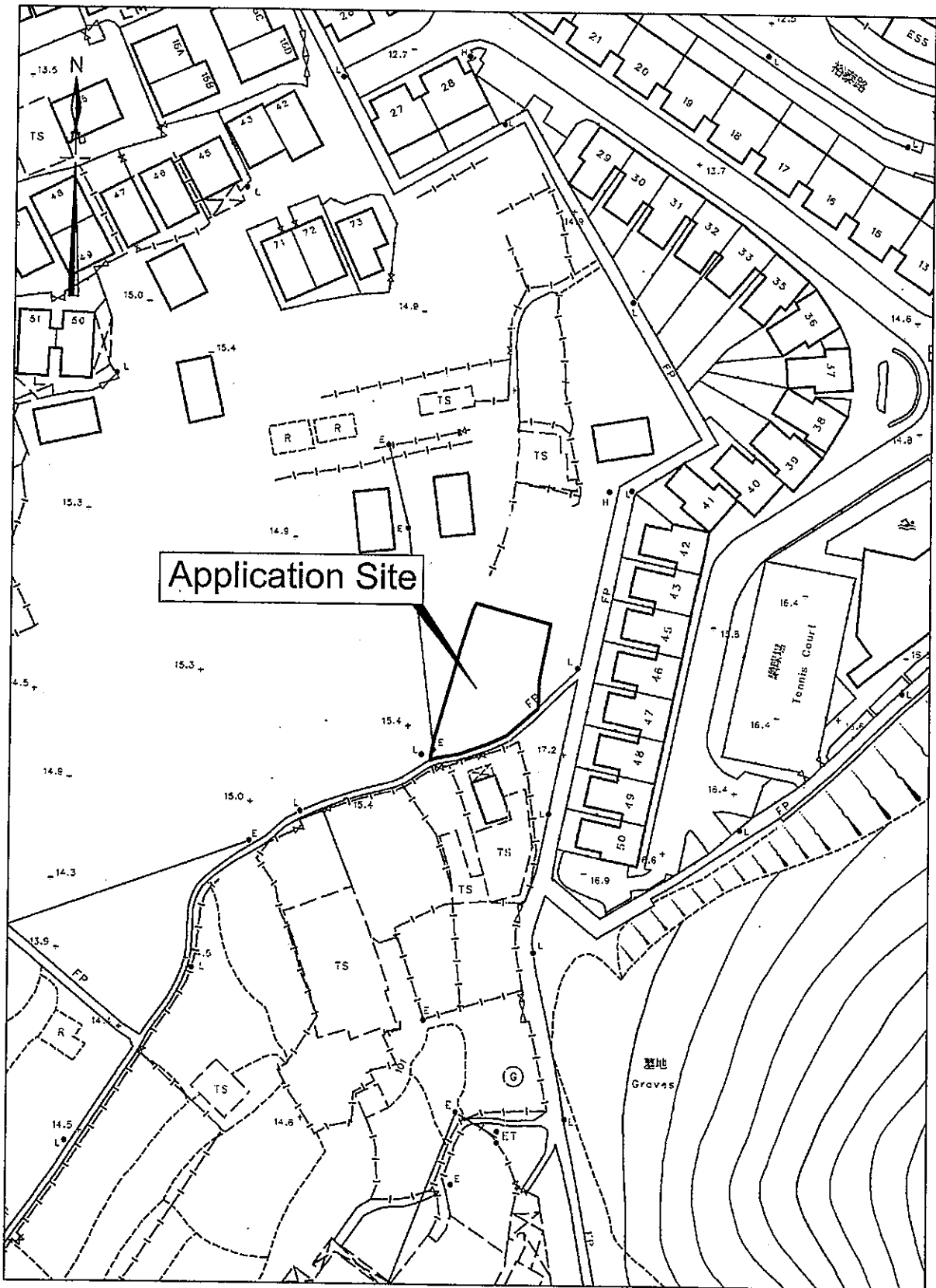
| | | | |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | <div style="text-align: right;">%</div> <input type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/> | | 13 10 (5m x 2.5m) 3 (5m x 2.5m) |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/> | | |

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

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

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

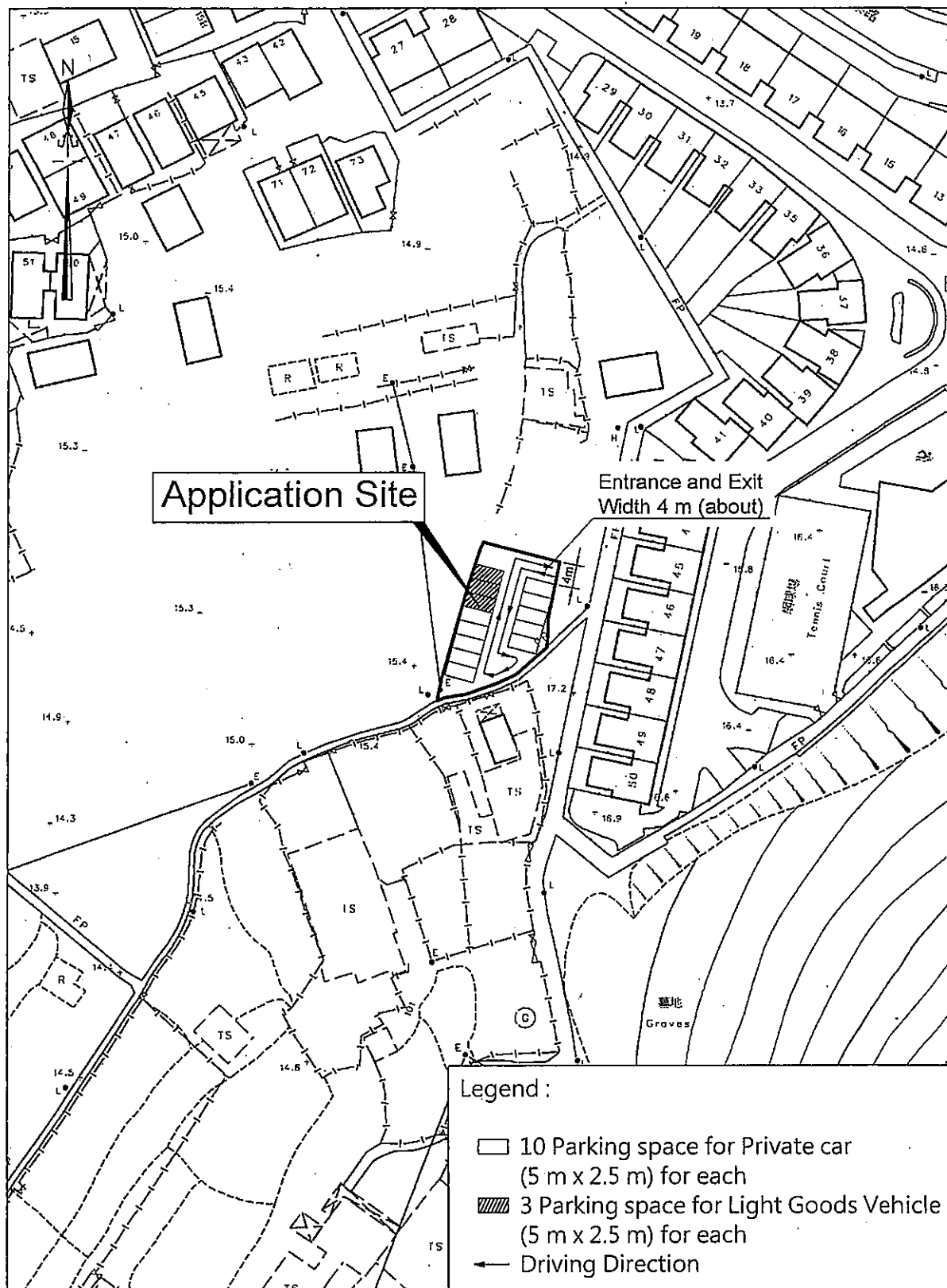
LOCATION PLAN



卓 弘 測 量 服 務 公 司
 CHUO WANG SURVEY SERVICES COMPANY
 1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
 Luen Wo Hui, Fanling, N.T.
 Telephone : 26831600 Mobile : [REDACTED] Fax : 26831380
 E-mail - [REDACTED]

Scale : 1 : 1000
 Survey Sheet No. : 3-SW-11B
 3-SW-12A
 Date : October 2022

LAYOUT PLAN



卓 弘 測 量 服 務 公 司
 CHUO WANG SURVEY SERVICES COMPANY
 1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
 Luen Wo Hui, Fanling, N.T.
 Telephone : 26831600 Mobile : [REDACTED] Fax : 26831380
 E-mail - [REDACTED]

Scale : 1 : 1000
 Survey Sheet No. : 3-SW-11B
 3-SW-12A
 Date : October 2022

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

規劃申請
新界上水雞嶺丈量約份第91約地段第1570號A分段
臨時私人停車場(私家車及輕型貨車)(為期三年)

敬啟者：

本人廖偉東，身份證號碼：[REDACTED]為上述地段之業權人，現本人同意黃羽庭，身份證號碼：[REDACTED]於上述地段申請臨時私人停車場(私家車及輕型貨車)(為期三年)。

業權人簽署： 廖偉東 (廖偉東)

日期：2022 年 11 月 24 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

規劃申請
新界上水雞嶺丈量約份第91約地段第1570號B分段
臨時私人停車場(私家車及輕型貨車)(為期三年)

敬啟者：

本人 Liu Justin Lon Yin，護照號碼：[REDACTED] 為上述地段之業權人，現本人同意
黃羽庭，身份證號碼：[REDACTED] 於上述地段申請臨時私人停車場(私家車及輕型貨
車)(為期三年)。

業權人簽署： Justin (Liu Justin Lon Yin)

日期：2022 年 11 月 24 日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

規劃申請
新界上水雞嶺丈量約份第91約地段第1570號C分段
臨時私人停車場(私家車及輕型貨車)(為期三年)

敬啟者：

本公司黃的士集團有限公司，公司註冊證號碼：[REDACTED]為上述地段之業權人，現
我們同意黃羽庭，身份證號碼：[REDACTED]於上述地段申請臨時私人停車場(私家車
及輕型貨車)(為期三年)。



業權人簽署：_____ (黃的士集團有限公司)

日期：2022 年 11 月 24 日



回覆: [A/NE-PK/173] & [A/NE-PK/174] Departmental Comments (TD)28/12/2022 22:04

From: [REDACTED]

To: "khhlee@pland.gov.hk" <khhlee@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

2 Attachments



D.D. 91 Access Plan.pdf Consent Letter.pdf

Dear Mr Lee,

We reply to TD's comments :

A/NE-PK/173

(a) Wai Hon Road and Yu Tai Road are two-way traffic lanes, the application location can reach Pak Wo Road via Yu Tai Road or Wai Hon Road. In addition, this road section is mainly used by nearby low-density residential and the Kai Leng village and it's not a busy area, therefore, it will not affect the nearby traffic.

What's more, the application site itself is already a parking lot, and there was no impact on Wai Hon Road and Yu Tai Road in the past.

On the contrary, if there are insufficient parking spaces, it will lead to serious illegal parking on Wai Hon Road and Yu Tai Road, affecting road safety and affecting traffic.

(b) Please refer to the enclosed Access Plan.

A/NE-PK/174

(a) Wai Hon Road and Yu Tai Road are two-way traffic lanes, the application location can reach Pak Wo Road via Yu Tai Road or Wai Hon Road. In addition, this road section is mainly used by nearby low-density residential and the Kai Leng village and it's not a busy area, therefore, it will not affect the nearby traffic.

What's more, the application site itself is already a parking lot, and there was no impact on Wai Hon Road and Yu Tai Road in the past.

On the contrary, if there are insufficient parking spaces, it will lead to serious illegal parking on Wai Hon Road and Yu Tai Road, affecting road safety and affecting traffic.

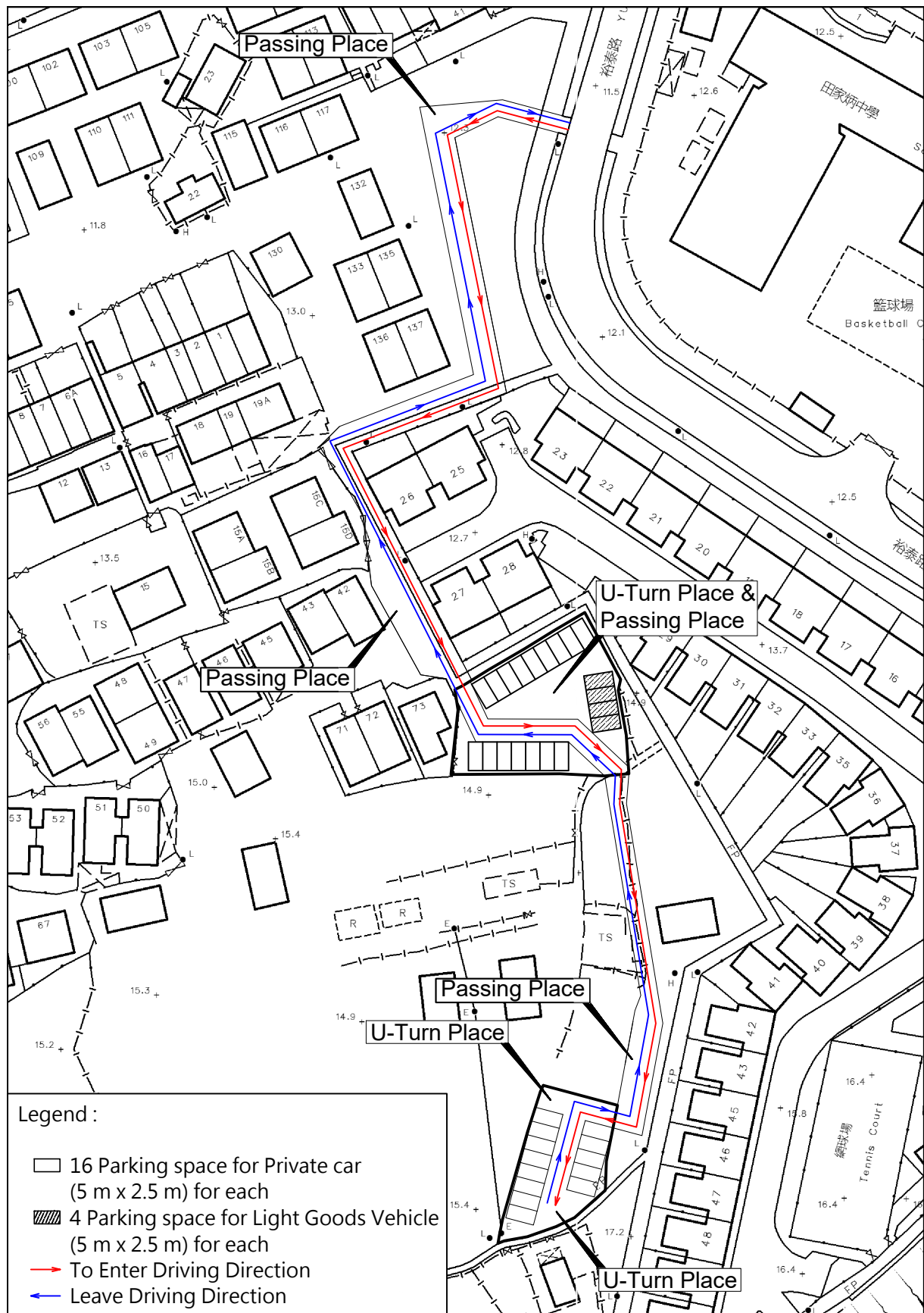
(b) Please refer to the enclosed Access Plan.

(c) As the parking lot application involves another application for a small house, we have obtained the consent of the small house applicant. If the small house is approved in the future,

we will immediately cancel the application for the parking lot.

Regards,
H.Y.Pang

ACCESS PLAN



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

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : [REDACTED] Fax : 26831380

E-mail - [REDACTED]

Scale : 1 : 1000

Survey Sheet No. : 3-SW-11B

3-SW-12A

Date : December 2022

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

規劃申請
新界上水雞嶺丈量約份第91約地段第1570號A分段
臨時私人停車場(私家車及輕型貨車)(為期三年)

敬啟者：

本人廖偉東，身份證號碼：[REDACTED]為上述地段之業權人，現本人同意黃羽庭，
身份證號碼：[REDACTED]於述地段申請臨時私人停車場(私家車及輕型貨車)(為期三年)。

業權人簽署： [REDACTED] (廖偉東)

日期：2022 年 12 月 23 日



A/NE-PK/173 & A/NE-PK/174 Departmental Comments (TD)04/01/2023 09:26

From: [REDACTED]

To: "khhlee@pland.gov.hk" <khhlee@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

Dear Mr Lee,

We reply to TD's comments :

The applicant of A/NE-PK/173 and relevant owners agree that the planning application's (A/NE-PK/174) applicant use our application site to enter and exit the relevant parking lot.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送



A/NE-PK/173 & A/NE-PK/17404/01/2023 17:56

From: [REDACTED]

To: "khhlee@pland.gov.hk" <khhlee@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

致城市規劃委員會

敬啟者：

有關上述規申請，我們收到貴署通知，原居民村代表及居民代表反對有關申請，反對理由關於出入通道上涉及路權問題。

現我們回覆貴署，上述兩個申請地點多年來已用作停車場，一直沒有路權問題或村民投訴，而現在我們正式途徑向貴署申請，我們承諾若獲得批准，我們會與下一屆新上任村代表及居民代表溝通，確保有關出入通道沒有任何爭議性。

謝謝垂注！

此 致

城市規劃委員會執事先生/小姐台啟

授權人：彭慶餘

從 [Outlook](#) 傳送

Appendix II of RNTPC
Paper No. A/NE-PK/174

Previous s.16 Applications

Approved Applications

| Application No. | Uses/Developments | Date of Consideration |
|------------------------|---|------------------------------|
| A/NE-PK/35 | Proposed House (New Territories Exempted House - Small House) | 11.1.2013 |
| A/NE-PK/155 | Proposed House (New Territories Exempted House - Small House) | 10.9.2021 |

Similar s.16 Applications

Rejected Applications

| Application No. | Uses/ Development | Date of Consideration | Rejection Reasons |
|------------------------|--|------------------------------|--------------------------|
| A/NE-PK/114* | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 26.5.2017 | R1 - R3 |
| A/NE-PK/128* | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 7.9.2018 | R1 - R3 |
| A/NE-PK/129 | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 2 Years | 3.8.2018 | R1 - R3 |

Remarks

*: The site of application no. A/NE-PK/128 involves part of the site of the rejected application no. A/NE-PK/114

Rejection Reasons:

- R1 The proposed temporary private car park under application was not in line with the planning intention of the “Agriculture” (“AGR”) zone in the Ping Kong area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis
- R2 The applicant failed to demonstrate in the submission that the development would not result in adverse landscape impact on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for other similar applications within the same “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Traffic

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

- the application is tolerable from traffic engineering point of view.

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

- no comment on the application; and
- there were four traffic complaints on Wai Hon Road and Yu Tai Road between November 2021 and December 2022. No traffic accident was reported at the above location between November 2021 and December 2022.

2. Land Administration

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

- no objection to the application;
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- lot No. 1570 S.A in D.D. 91 is covered by Modification of Tenancy/Letter of Approval which are issued for the erection of temporary structure for pigsty and chicken shed purpose. Given the permitted structures are not exist on site, this office reserves the rights to take enforcement action and cancel the MOT/LoA if situation warrants; and
- the site is not covered by Building License; and
- two Small House applications for Lot No. 1570 S.A. and Lot No. 1570 S.B both in D.D. 91 are being processed.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint related to the Site was received in the past three years.

4. Landscape

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

- no in-principle objection to the application from landscape planning perspective; and

- the Site is located in an area of rural inland plains landscapes character comprising of tree clusters, vegetated areas, farmlands, village houses and vehicle parking spaces. The Site is covered by self-seeded vegetation and occupied by some vehicles. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the applied use is not anticipated.

5. Drainage

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

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, an approval condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact to the adjacent area.

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on the Site.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of the D of FS.

8. Other Departments

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

- Chief Highway Engineer/New Territories East, Highways Department;
- Project Manager (North), Civil Engineering and Development Department;
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that no right of access via Government land is granted to the Site;
- (b) to note the comments of the Director of Environmental Protection that the applicant 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 minimise any potential environmental nuisance;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
 - existing water mains are inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on the Site;
 - if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant, and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - if diversion is not required, the following conditions shall apply:
 - existing water mains are affected in the Site and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built and no materials shall be stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractors to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.
 - no planting or obstruction of any kind except turfing shall be permitted

within the pace of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and

- tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

(e) to note the comments of the Director of Fire Services that:

- in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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

參考編號
Reference Number: 221202-080351-95987

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 08:03:51

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

臨時停車場將會引入很多非本村市民，對我們原有的居民的安全造成危機。因為始終村內沒有保安，當停車場位置如此靠近民居，實在是令人擔心。

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

參考編號

Reference Number:

221202-082026-18052

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

02/12/2022 08:20:26

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung

意見詳情

Details of the Comment :

申請的位置，四周均全沒有一條符合規格可行車的通道。
車輛通往此位置，要途經很長及非常狹窄，迂迴曲折。可以說是不適合車輛駛過的通道。
。而且現此路段是村民主要行人路，如日後車輛與人共用此狹窄通道，容易造成意外。
所有車輛駛經的政府土地通往申請位置，均是在行人路上駕駛車輛，絕對是違法的。

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

參考編號
Reference Number: 221202-113453-28911

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 11:34:53

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

據本人了解，此土地位於本村的內圍，途經不少住宅及私人土地，如改為停車場，將來必會引起不少糾紛，而且本村已有政府的停車場，所以本人反對此申請。

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

參考編號
Reference Number: 221202-120350-66905

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 12:03:50

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

條村有政府停車場啦，再起嚟做咩，何況呢塊土位於村內，改成停車場會阻礙好多住宅同私人地。

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

參考編號
Reference Number: 221202-203005-14754

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 20:30:05

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

作為本村居民，我反對申請人利用本村盈利。
申請的位置途經多幅私人土地，業權不清晰。日後涉及利益關係時會引致很多爭拗及衝突。近年，本村有外來人士不斷利用本村地理位置優勢，不斷造謠生事，騷擾原居民，若情況持續，將大大破壞本村原有居民的安穩生活。
申請的位置，身處在鄉村內的裡面。車輛如要駛往必需經政府土地及多幅私人業權地段。就政府土地方面，是沒有設置為正式的行車通道，嚴格來說現所有車輛駛經的政府土地通往申請位置，均是在行人路上駕駛車輛，絕對是違法的。

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

參考編號
Reference Number: 221202-210033-63143

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 21:00:33

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

我是雞嶺村的原居民，所以對村內的環境及需要非常了解。
申請提出強烈反對：
申請位置根本全沒有符合規格適合車輛使用的道路。現唯一通往申請位置是要經過政府土地及多幅私人土地。就政府的土地是純行人路，只是現的人們違法貪方便在行人路上駕駛車輪。而私人土地亦涉及很多業權。所以日後會因金錢利益，涉及很多民事及刑事上的法律爭拗。而本村已設有一個公眾咪錶停車場，已全足夠本村居民使用。因此有關申請是全無合情合理合法的理據！
請貴局作出明智合理的決定！

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

參考編號
Reference Number: 221202-211945-31517

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 21:19:45

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

我是雞嶺村上屆的原居民代表，今年已78歲。所以對村內的環境及需要非常了解。
有關的申請提出強烈反對：
申請位置根本全沒有符合規格適合車輛使用的道路。現唯一通往申請位置是要經過政府土地及多幅私人土地。就政府的土地是純行人路，只是現的人們違法貪方便在行人路上駕駛車輪。而私人土地亦涉及很多業權。所以日後會因金錢利益，涉及很多民事及刑事上的法律爭拗。而本村已設有一個公眾咪錶停車場，已全足夠本村居民使用。因此有關申請是全無合情合理合法的理據！
請貴局作出合情合理合法的決定！

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

參考編號
Reference Number: 221202-213054-77137

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 02/12/2022 21:30:54

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

增加閒雜人出入，增加治安問題。

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

221202-215027-77191

提交限期
Deadline for submission:

20/12/2022

提交日期及時間
Date and time of submission:

02/12/2022 21:50:27

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

A/NE-PK/174

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

女士 Ms. Law Wai Man

意見詳情
Details of the Comment :

基於本村已有公共停車場，加上土地位置在村內，車輛在屋與屋之間出入，人車爭路定會引起不必要的意外。
因此，本人反對此申請。

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

參考編號
Reference Number: 221203-112808-92726

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 03/12/2022 11:28:08

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

反對原因

1. 申請的位置，四周均全沒有一條符合規格可行車的通道。
2. 車輛通往此位置，要途經很長及非常狹窄，迂迴曲折。可以說是不適合車輛駛過的通道。而且現此路段是村民主要行人路，如日後車輛與人共用此狹窄通道，容易造成意外。
3. 申請的位置途經多幅私人土地，業權不清晰。日後涉及利益關係時會引致很多爭拗及衝突。
4. 申請的位置，身處在鄉村內的裡面。車輛如要駛往必需經政府土地及多幅私人業權地段。就政府土地方面，是沒有設置為正式的行車通道，嚴格來說現所有車輛駛經的政府土地通往申請位置，均是在行人路上駕駛車輛，絕對是違法的。

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

參考編號
Reference Number: 221203-112919-56172

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 03/12/2022 11:29:19

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

反對原因

1. 申請的位置，四周均全沒有一條符合規格可行車的通道。
2. 車輛通往此位置，要途經很長及非常狹窄，迂迴曲折。可以說是不適合車輛駛過的通道。而且現此路段是村民主要行人路，如日後車輛與人共用此狹窄通道，容易造成意外。
3. 申請的位置途經多幅私人土地，業權不清晰。日後涉及利益關係時會引致很多爭拗及衝突。
4. 申請的位置，身處在鄉村內的裡面。車輛如要駛往必需經政府土地及多幅私人業權地段。就政府土地方面，是沒有設置為正式的行車通道，嚴格來說現所有車輛駛經的政府土地通往申請位置，均是在行人路上駕駛車輛，絕對是違法的。

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

參考編號
Reference Number: 221203-121622-24143

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 03/12/2022 12:16:22

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chu Kin Wai eric

意見詳情
Details of the Comment :

我是一名環保人士，對於環境保育非常重視
申請位置根本全沒有符合規格適合車輛使用的道路。是唯一通往申請位置是要經過政府土地及多幅私人土地。就政府的土地是純行人路，只是現的人們違法貪方便在行人路上駕駛車輪。而私人土地亦涉及很多業權。所以日後會因金錢利益，涉及很多民事及刑事上的法律爭拗。而該區已設有一個公眾咪錶停車場，已全足夠該村居民使用。因此有關申請是全無合情合理合法的理據，而且破壞生態環境，請貴局作出明智合理的決定!

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

參考編號

Reference Number:

221203-121843-79780

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

03/12/2022 12:18:43

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau Ka Po dick

意見詳情

Details of the Comment :

我是清河邨的原居民，所以對村內的環境及需要非常了解。

申請提出強烈反對：

申請位置根本全沒有符合規格適合車輛使用的道路。現唯一通往申請位置是要經過政府土地及多幅私人土地。就政府的土地是純行人路，只是現的人們違法貪方便在行人路上駕駛車輪。而私人土地亦涉及很多業權。所以日後會因金錢利益，涉及很多民事及刑事上的法律爭拗。而本村已設有一個公眾咪錶停車場，已全足夠本村居民使用。因此有關申請是全無合情合理合法的理據！

請貴局作出明智合理的決定！

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

參考編號
Reference Number: 221203-141843-71422

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 03/12/2022 14:18:43

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

we don't need big car park for small village with less than 100 village residents, it will definitely damage our village, with such heavy traffic and unauthorised person enter our once peaceful and quiet village. Please do considerate more details.

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

參考編號
Reference Number: 221203-165332-94565

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 03/12/2022 16:53:32

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

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

意見詳情
Details of the Comment :

本人反對申請，增設停車場會令雞嶺村更多陌生人出入，從而影響村民環境生活及質素。加上雞嶺村村民本身沒有太大車位使用問題，本人認為此方案並沒有為雞嶺村村民爭取福利，反而大大為村民帶多滋擾，而建議真正的出發點不得而知。近年已多了很多不知名人仕於本村進出，生活環境大不如前，居家安全已成為本村問題，如增設停車場，只會衍生為村帶來爭執與不必要糾紛。本人因此強烈反對。

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

參考編號
Reference Number: 221203-213228-95159

提交限期
Deadline for submission: 20/12/2022

提交日期及時間
Date and time of submission: 03/12/2022 21:32:28

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/174

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Wong Lui Sze

意見詳情
Details of the Comment :

同意, 周邊實在無位 唔該晒

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

參考編號

Reference Number:

221203-214645-79874

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

03/12/2022 21:46:45

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong wan chi

意見詳情

Details of the Comment :

| |
|-----------|
| 同意,周邊實在無位 |
|-----------|

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

221205-160637-55382

提交限期**Deadline for submission:**

20/12/2022

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

05/12/2022 16:06:37

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

A/NE-PK/174

「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，郊區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。

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

參考編號

Reference Number:

221207-230104-07916

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

07/12/2022 23:01:04

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Juno cheng

意見詳情

Details of the Comment :

同意, 周邊實在無位, 需要大量停車場位

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

參考編號

Reference Number:

221211-113031-54027

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

11/12/2022 11:30:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Cheung yuk shan

意見詳情

Details of the Comment :

附近的泊車位不足夠

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

參考編號

Reference Number:

221213-222216-70531

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

13/12/2022 22:22:16

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yau

意見詳情

Details of the Comment :

同意申辦停車場，週邊實在缺乏車位。
請派人晚上去雞嶺咪錶停車場視察！

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

參考編號

Reference Number:

221213-222826-28113

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

13/12/2022 22:28:26

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss kong fung yan

意見詳情

Details of the Comment :

同意呀，附近都有車位!

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

參考編號

Reference Number:

221202-133001-08013

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

02/12/2022 13:30:01

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHEUNG KA KEUNG

意見詳情

Details of the Comment :

我是現屆雞嶺村原居民代表。有關個案申請在本雞嶺村範圍內設臨時停車場一事。提出強烈反對原因如下：

1. 申請的位置，四周均全沒有一條符合規格可行車的通道。日後會引致很多民事或刑事的法律爭拗！
2. 車輛通往此位置，要途經很長及非常狹窄，迂迴曲折。可以說是不適合車輛駛過的通道。而且現此路段是村民主要行人路，如日後車輛與人共用此狹窄通道，容易造成意外。
3. 申請的位置途經多幅私人土地，業權不清晰。日後涉及利益關係時會引致很多爭拗及衝突。
4. 申請的位置，身處在鄉村內的裡面（掘頭路）。車輛如要駛往必需經政府土地及多幅私人業權地段。就政府土地方面，是沒有設置為正式的行車通道，嚴格來說現所有車輛駛經的政府土地通往申請位置，均是在行人路上駕駛車輛，絕對是違法的。
5. 雞嶺村內的屋舍數目及居住的人數較少，現已設有一個較大型的公眾咪錶停車場。理論上足夠本村的居民使用。相信申請的停車場，純為金錢利益，非為供本村的村民著想！整體看不出有什么理據，需要申請作為臨時停車場。希望貴署作出明智的決定！感謝貴署能給與我有提出意見的權利！

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

221207-190537-05512

提交限期**Deadline for submission:**

20/12/2022

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

07/12/2022 19:05:37

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

A/NE-PK/174

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

先生 Mr. CHEUNG KA KEUNG

意見詳情**Details of the Comment :****補充反對原因**

一個原全沒有道路配套及村裡面位置。如城規批准改變用途用作為臨時停車場，而且本村是全沒有需要下。這樣便開了先例。日後本村任何位置理論上申請改變用途理應作什麼用途均可以!

因此希望貴處要作出明智決定及要嚴懲先破壞後申請的人士!

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

參考編號

Reference Number:

221202-140441-68803

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

02/12/2022 14:04:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-PK/174

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung Kar Fai

意見詳情

Details of the Comment :

Dear Town Planning Board Member

RE: Temporary Private Car Park Application # A/NE-PK/173 and A/NE-PK/174

My name is Cheung Kar Fai, I am an indigenous villager of Kai Leng Village since 1969, living at [REDACTED]. I have witnessed the growth and change of this village in the past 50 years.

Today, I saw an application for temporary private car park posted on the public notice board. I am strongly disagreed with the new private car park proposal and here are my opinions:

- 1) Kai Leng Village already has a public parking lot, which is connected to the main road to the freeways.
- 2) The proposed new parking lot location is not connected with public roads, and it is surrounded by several private property lots.
- 3) Our village is built with streets that are narrow and with lot of turns, they are only wide enough for walking. It is too dangerous to share the narrow street with any vehicle.
- 4) The new parking lot will increase traffic and affect the daily life of the villagers.
- 5) The new parking lot will attract a lot of non-residents to park their cars, it may increase crime like robbery or burglary inside our village, or people may want to rent these parking spaces out for profit.

Please consider my concern regarding this matter.

Yours Sincerely,

Cheung Kar Fai

A Kai Leng Indigenous Villager

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對A/NE-PK/174 申請臨時私人停車場
15/12/2022 16:02

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

致城市規劃委員會：

本人就申請編號：A/NE-PK/174，地點：Lot 1570 S.A(PART), 1570 S.B and 1570S.C in D.D. 91申請作臨時私人停車場用途提出反對。

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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/174

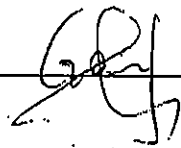
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2022.12.16