

Similar s.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-PK/81 ¹	Temporary Private Car Park (Privates Cars and Light Van) for a Period of 3 Years	24.6.2016 (Revoked on 24.5.2017)
A/NE-PK/136 ¹	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years	4.10.2019 (Revoked on 4.1.2020)
A/NE-PK/141 ¹	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years	8.1.2021
A/NE-PK/156	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle only) for a Period of 3 Years	29.10.2021

Remarks

¹ Applications No. A/NE-PK/81, 136 and 141 are covering the same site.

2023年 6月 28日

Appendix I of RNTPC
Paper No. A/NE-PK/191A

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

This document is received on 28 JUN 2023
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

2301468

29/5 by hand

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/NZ-PK/191
	Date Received 收到日期	28 JUN 2023

- 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)

Wealth Creation 28 Limited 創富28有限公司

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)	Ping Kong, Sheung Shui, New Territories, Lot No. 2366 RP in D.D. 91 新界上水丙崗丈量約份第 91 約地段第 2366 號餘段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2258.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 13.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	PING KONG OZP 丙崗分區計劃大綱圖 S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	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 at24/05/2023..... (DD/MM/YYYY), this application involves a total of5..... "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) of5..... "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)
5	D.D. 91 Lot No. 2366 RP	25/05/2023

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 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3年)

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

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2245.4sq.m ☒About 約
 Proposed covered land area 擬議有上蓋土地面積 13.4sq.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 NAsq.m ☐About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 13.4sq.m ☒About 約
 Proposed gross floor area 擬議總樓面面積 13.4sq.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)

擬議一個約 6.1m x 2.2m 面積每個約 13.4 平方米，一層高約 2.6m 用作寫字樓及更衣室。

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 45 (5m x 2.5m)
 Motorcycle Parking Spaces 電單車車位
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 15 (5m x 2.5m)
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
 Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位
 Coach Spaces 旅遊巴車位
 Light Goods Vehicle Spaces 輕型貨車車位
 Medium Goods Vehicle Spaces 中型貨車車位
 Heavy Goods Vehicle Spaces 重型貨車車位
 Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至日全日 24 小時開放，包括公眾假期			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 申請位置接連丙崗路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

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

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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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


1. 申請位置位于丙崗村接連丙崗路，雖然村內已有兩個停車場，但依然未能滿足村內及附近屋邨屋苑的泊車需求：.....
2. 丙崗村居民日漸增多，駕車人士亦相對增多，因此需要地方給予居民泊車，而鄰近祥龍圍邨本身只得少量車位，.....
 因此附近的居民亦有車位的需求。.....
3. 申請位置業權屬於粉嶺村祖堂擁有，粉嶺圍村民因到附近球場打球而將車泊於上址，因此我們部會將份車位會給予.....
 粉嶺村民停泊，以免因此而停泊於丙崗路而阻塞交通。.....
4. 由保健路至丙崗路丙崗村牌坊，每日由旁晚時份開始，該路段兩旁已停泊滿車輛，嚴重違泊，嚴重影響交通及對於.....
 道路使用者有一定影響，村長亦表示違泊問題嚴重，容易發生交通意外。.....
5. 申請位置有兩個出入口，出口及入口都接連丙崗路，而我們場內車路最少闊 7m 或以上，場內有足夠位置，不會阻.....
 塞交通。.....
6. 我們停車場有 60 個車位，45 個私家車位及 15 個輕型貨車位，3.3 噸以上的車輛不准停泊，我們預計每日停車場流量.....
 為 25-35 架次，對於丙崗路沒有帶來影響。.....
7. 我們會於停車場出入口增設多面魚眼鏡及安裝危險警示裝置，確保道路使用者安全。.....
8. 申請位置位于村口，而且不需要填土、砍樹，而附近亦設有排水渠可給我們接駁，無論地理上及環境上都適合用作.....
 臨時停車場。.....

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 Yuen

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

25-05-2023 (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	Ping Kong, Sheung Shui, New Territories, Lot No. 2366 RP in D.D. 91 新界上水丙崗丈量約份第 91 約地段第 2366 號餘段		
Site area 地盤面積	2258.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	PING KONG OZP 丙崗分區計劃大綱圖 S/NE-PK/11		
Zoning 地帶	Village Type Development 鄉村式發展		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas 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3年)		

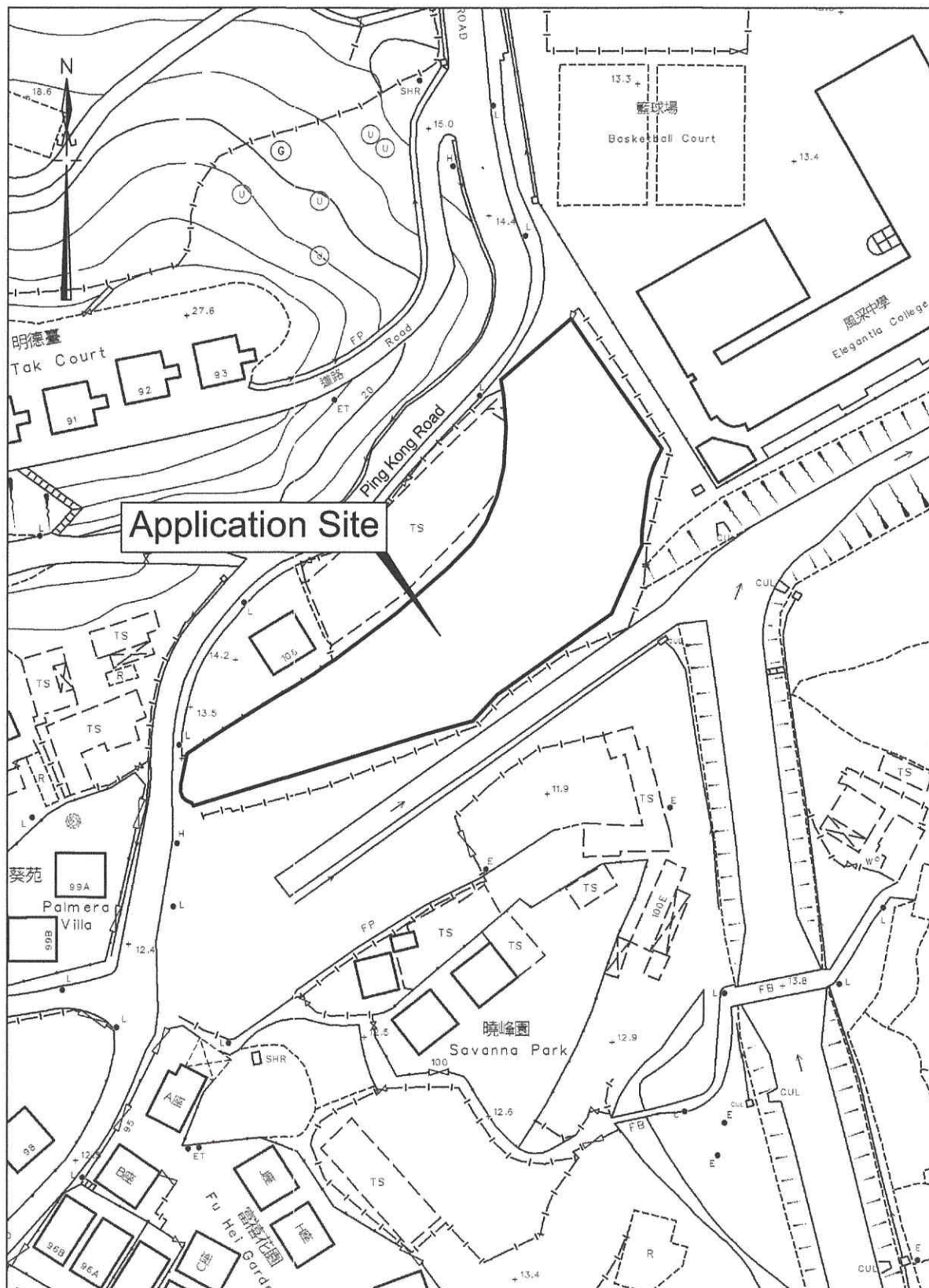
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	13.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0059 <input checked="" 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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.59 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		60
	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/>		45 (5m x 2.5m) 15 (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		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan and Driving Direction		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

LOCATION PLAN



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

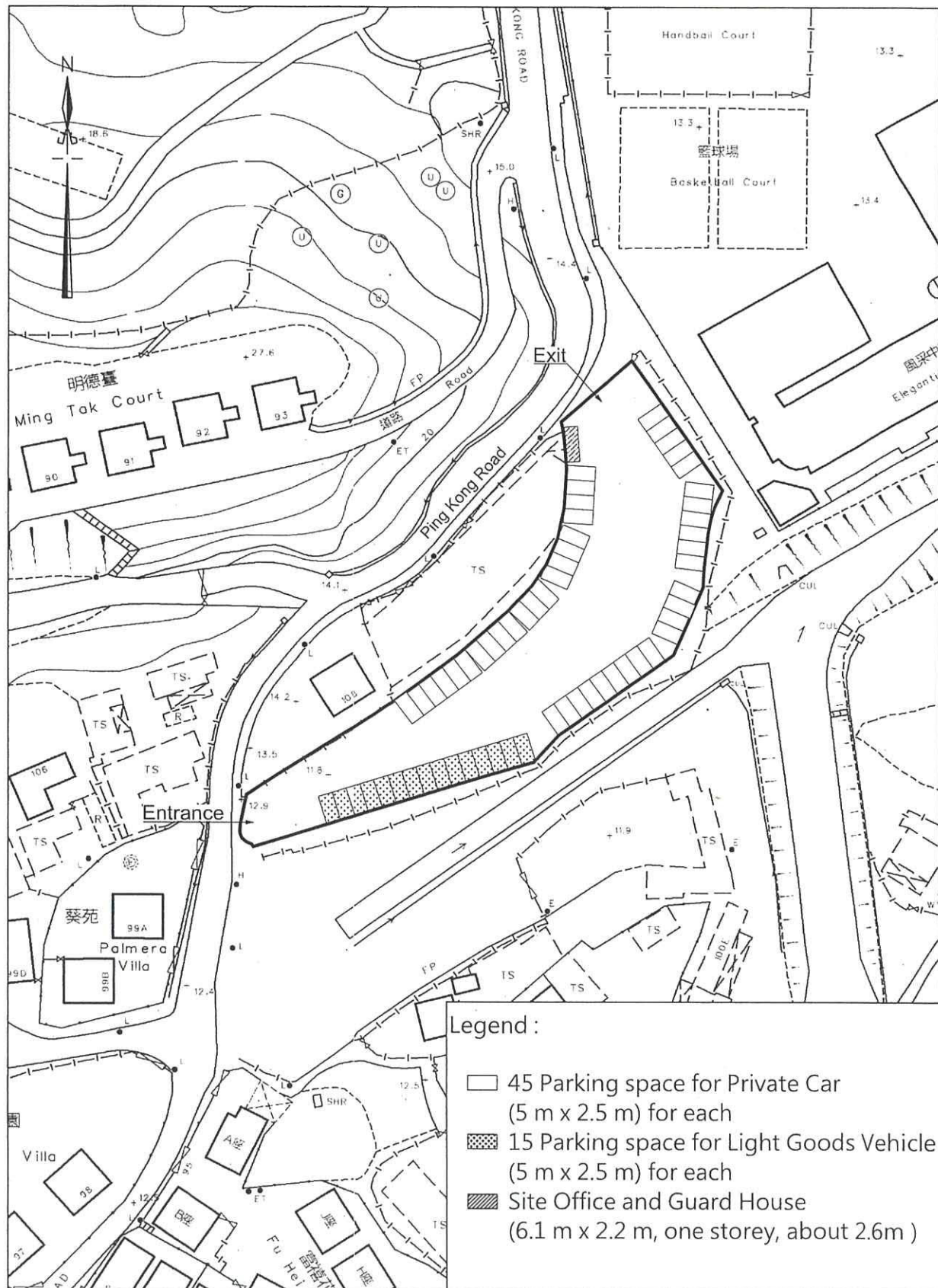
Telephone : [REDACTED] Mobile : [REDACTED] Fax : 26831380
E-mail - [REDACTED]

Scale : 1 : 1000

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

Date : May 2023

LAYOUT PLAN



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

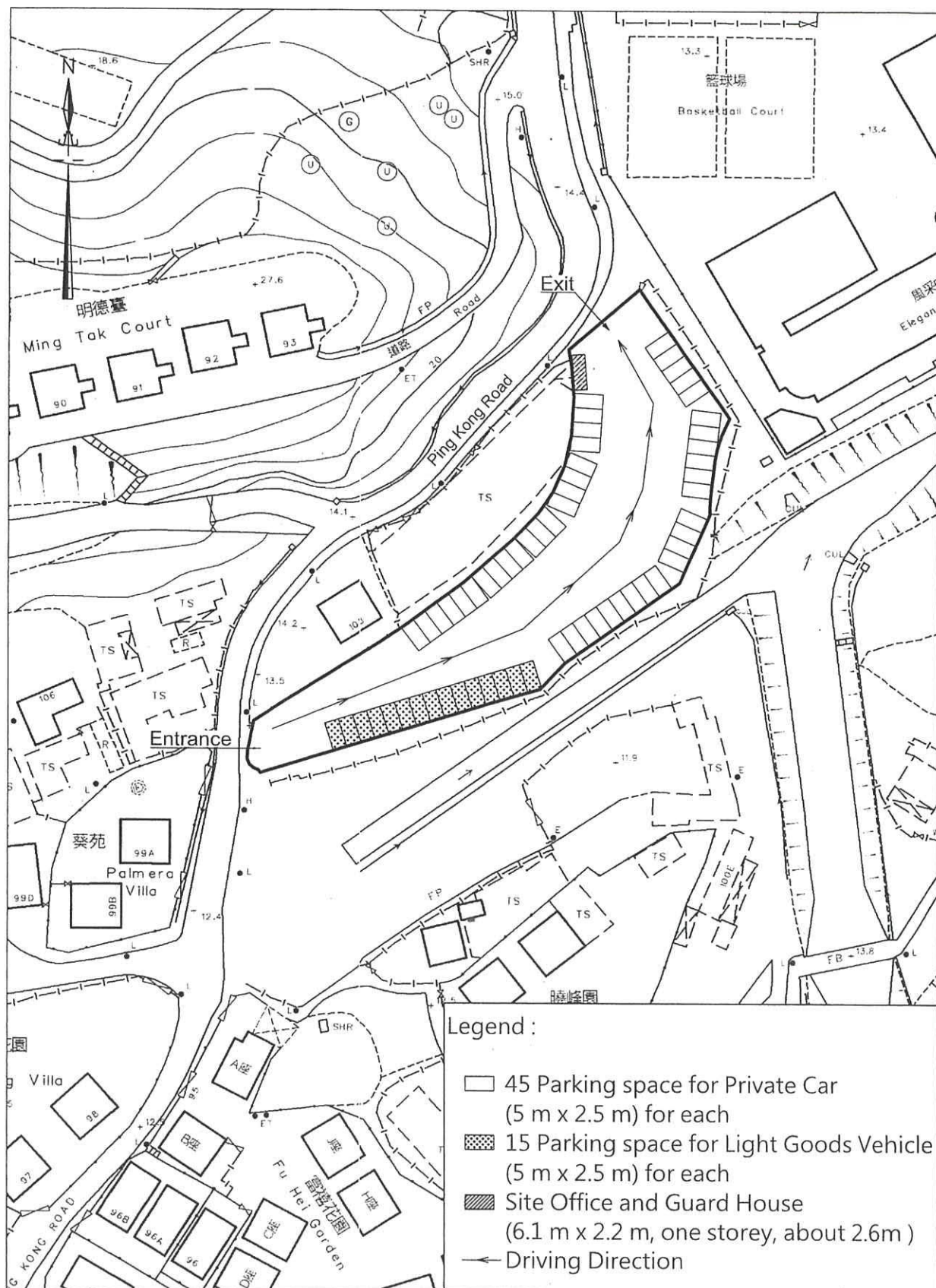
Telephone : [REDACTED] Mobile : [REDACTED] Fax : 26831380
E-mail - [REDACTED]

Scale : 1 : 1000

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

Date : May 2023

DRIVING DIRECTION



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

Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Telephone : [REDACTED]

Mobile : [REDACTED]

Fax : 26831380

E-mail : [REDACTED]

Date : May 2023

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



Fw: 回覆: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

25/09/2023 11:25

From: Ken Ho Him LEE/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: Jenny So Man CHAN/PLAND/HKSARG@PLAND
File Ref:

Dear TPB Secretariat,

Please see the 1st FI submitted by the applicant's representative for Application No. A/NE-PK/191.
Thanks.

Best regards,
Ken LEE
TPG/CPE1, STN DPO
Planning Department
Tel: 2158 6037

----- Forwarded by Ken Ho Him LEE/PLAND/HKSARG on 25/09/2023 11:23 -----

From: [REDACTED]
To: "khlee@pland.gov.hk" <khlee@pland.gov.hk>
Date: 24/09/2023 23:08
Subject: 回覆: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

Daer Mr Lee,

Regarding replies to comments from relevant departments, please refer to the attached documents.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

Comments from C for T

We reply to Department's comments.

- a. About the application site, the vehicle entrance has a width of approximately 9 meters, while the exit has a width exceeding 10 meters, providing sufficient width for vehicles to pass through.
- b. Please refer to the attached routing plan.
- c. The application site has internal lanes ranging from 7 meters to 15 meters, with sufficient space inside for vehicles to wait, and the vehicles will not queue outside.
- d. We will add notices and audible signals to remind pedestrians that there are vehicular ingress and egress. When vehicular ingress and egress, we will also arrange staff to direct traffic at the entrance and exit to ensure pedestrian safety.

Comments from H(GEO), CEDD

We reply to Department's comments.

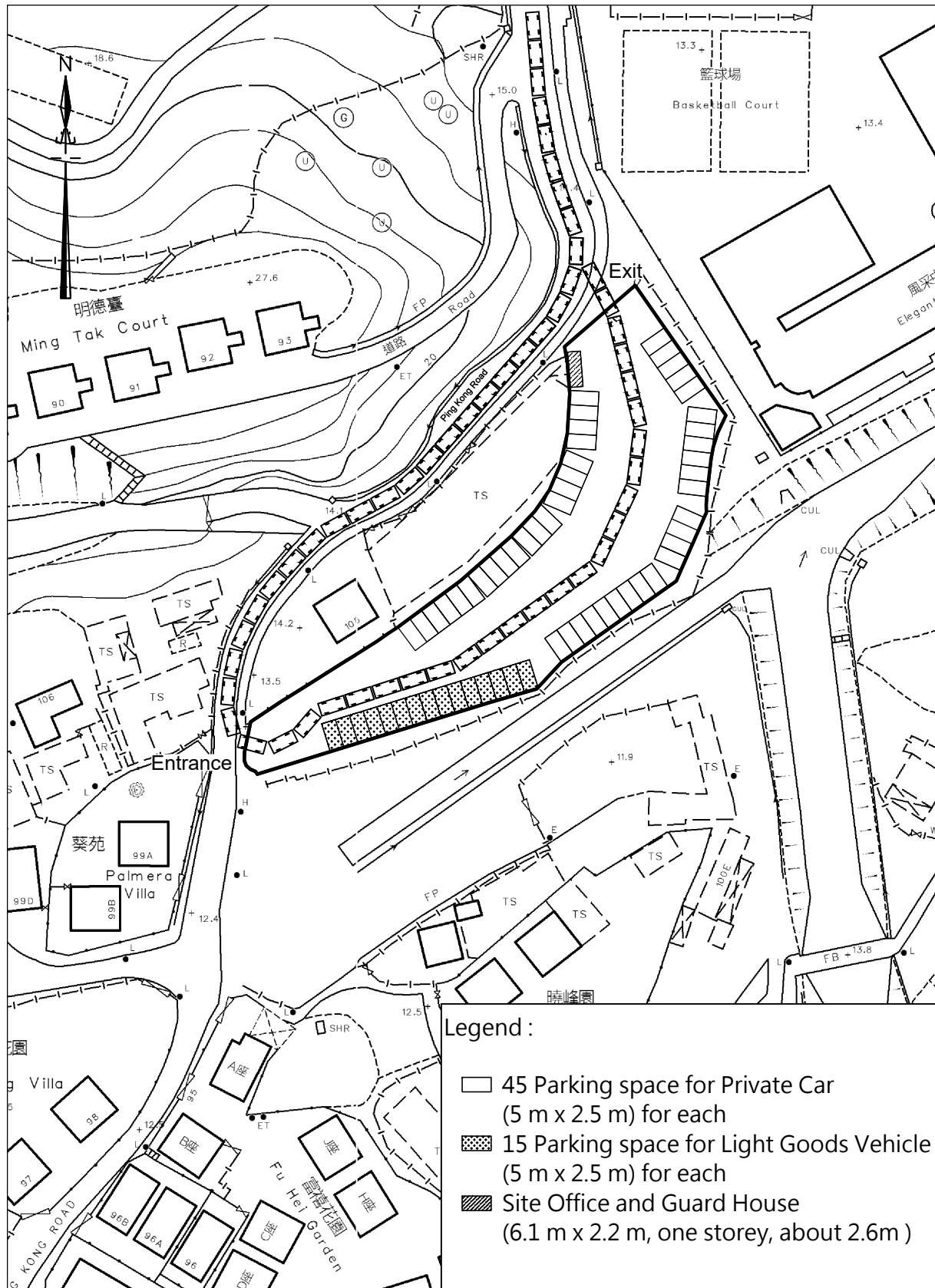
Regarding the location of the gradient steeper, most of them are more than 10 meters away from the application site, with only the exit ramp being relatively closer. The government has recently conducted maintenance on this ramp, making it safe. We have previously contacted the engineer responsible at the Geotechnical Engineering Office to report the actual situation on-site. We kindly request your department to communicate further with the relevant authority.

Comments from DO(N), HAD

We reply to Department's comments.

According to the meeting minutes of Ping Kong Village, Mr. Hau Tim Hing, Indigenous Inhabitant Representative, expressed support for the application, while the majority of the opponents are owners of parking lots within the village. They have a conflict of interest. We are only adding the parking facility in response to the demand. We kindly request your department to handle this matter with careful consideration.

ROUTING PLAN



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

Telephone : [REDACTED] Mobile : [REDACTED] Fax : 26831380
E-mail - [REDACTED]

Scale : 1 : 1000

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

Date : May 2023

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



回覆: 回覆: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

08/11/2023 00:53

From: [REDACTED]
To: "jsmchan@pland.gov.hk" <jsmchan@pland.gov.hk>

History: This message has been forwarded.

1 attachment



Plans.pdf

Dear Ms Chan,

We reply to the TD's comments

We estimate a daily frequency of 15 to 20 vehicle entries and exits during peak hours, therefore, it will not have any traffic impact on Ping Kong Road.

At the same time, please find the enclosed revised plans for your reference.

Thank You !

Regards,

H.Y.Pang

從 [Outlook](#) 傳送

寄件者: jsmchan@pland.gov.hk <jsmchan@pland.gov.hk>

寄件日期: 2023年11月7日 15:35

收件者: [REDACTED]

副本: sfchair@pland.gov.hk <sfchair@pland.gov.hk>; jsmchan@pland.gov.hk <jsmchan@pland.gov.hk>

主旨: Fw: 回覆: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

Dear Mr. Pang,

I tried to call but in vain. Please see TD's comments regarding further submission submitted by you on 24.9.2023:

(1) Please ask the applicant to consider to have a combined access point due north of the subject site. [Please refer to attachment 1] As such,

please also revise Layout Plan and Driving Plan accordingly.

(2) Please ask the applicant to provide an estimated traffic generation / attraction at peak hours due to the development for our reference.

Please give me a call urgently for point (2).

Best regards,

Jenny CHAN

TP/CPE2

Sha Tin, Tai Po and North District Planning Office

Planning Department

Tel: 2158 6235

----- Forwarded by Jenny So Man CHAN/PLAND/HKSARG on 07/11/2023 15:03 -----

From: Ken Ho Him LEE/PLAND/HKSARG

To: tpbpd@pland.gov.hk

Cc: Jenny So Man CHAN/PLAND/HKSARG@PLAND

Date: 25/09/2023 11:25

Subject: Fw: 回覆: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

Dear TPB Secretariat,

Please see the 1st FI submitted by the applicant's representative for Application No. A/NE-PK/191.
Thanks.

Best regards,

Ken LEE

TPG/CPE1, STN DPO

Planning Department

Tel: 2158 6037

----- Forwarded by Ken Ho Him LEE/PLAND/HKSARG on 25/09/2023 11:23 -----

From: [REDACTED]

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

Date: 24/09/2023 23:08

Subject: 回覆: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

Daer Mr Lee,

Regarding replies to comments from relevant departments, please refer to the attached documents.

Thank You !

Regards,

H.Y.Pang

從 [Outlook](#) 傳送

寄件者: khhlee@pland.gov.hk <khlee@pland.gov.hk>

寄件日期: 2023年8月2日 16:56

收件者: [REDACTED]

副本: jsmchan@pland.gov.hk <jsmchan@pland.gov.hk>; sfchair@pland.gov.hk <sfchair@pland.gov.hk>

主旨: Application No. A/NE-PK/191 Departmental Comments (TD, CEDD, HAD)

Dear Mr. PANG,

As spoken and per your request, attached please find comments from the Commissioner for Transport (C for T), Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) and District Officer (North) of Home Affairs Department (DO(N), HAD) for your information and follow up.

Comments from C for T: (contact person: Mr. Hoffman CHU (Tel: 2399 6933))

- (a) the vehicular entrance to the site should be adequate for vehicle access;
- (b) the applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;
- (c) the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and
- (d) the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.

Comments from H(GEO), CEDD: (contact person: Mr. K K CHAN (Tel: 2762 5371))

- it is noted that there is a man-made feature no. 3SW-A/C124 with a height greater than 6m and of gradient steeper than 30° situated within 6m of the subject site. In this regard, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) to support the application, pursuant to Annex B of the Guidance

Notes of the Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131). The essential contents of a GPRR are given in the attached GEO Advice Note.

Comments from DO(N), HAD: (contact person: Ms. Amy WONG (Tel: 2675 1871))

- the Resident Representative (RR) of Ping Kong, the Representative of the Association of Ping Kong Area Residents and the Villagers of Ping Kong objected with additional views at Annex.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public viewing at the website of the TPB (https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32A.pdf).

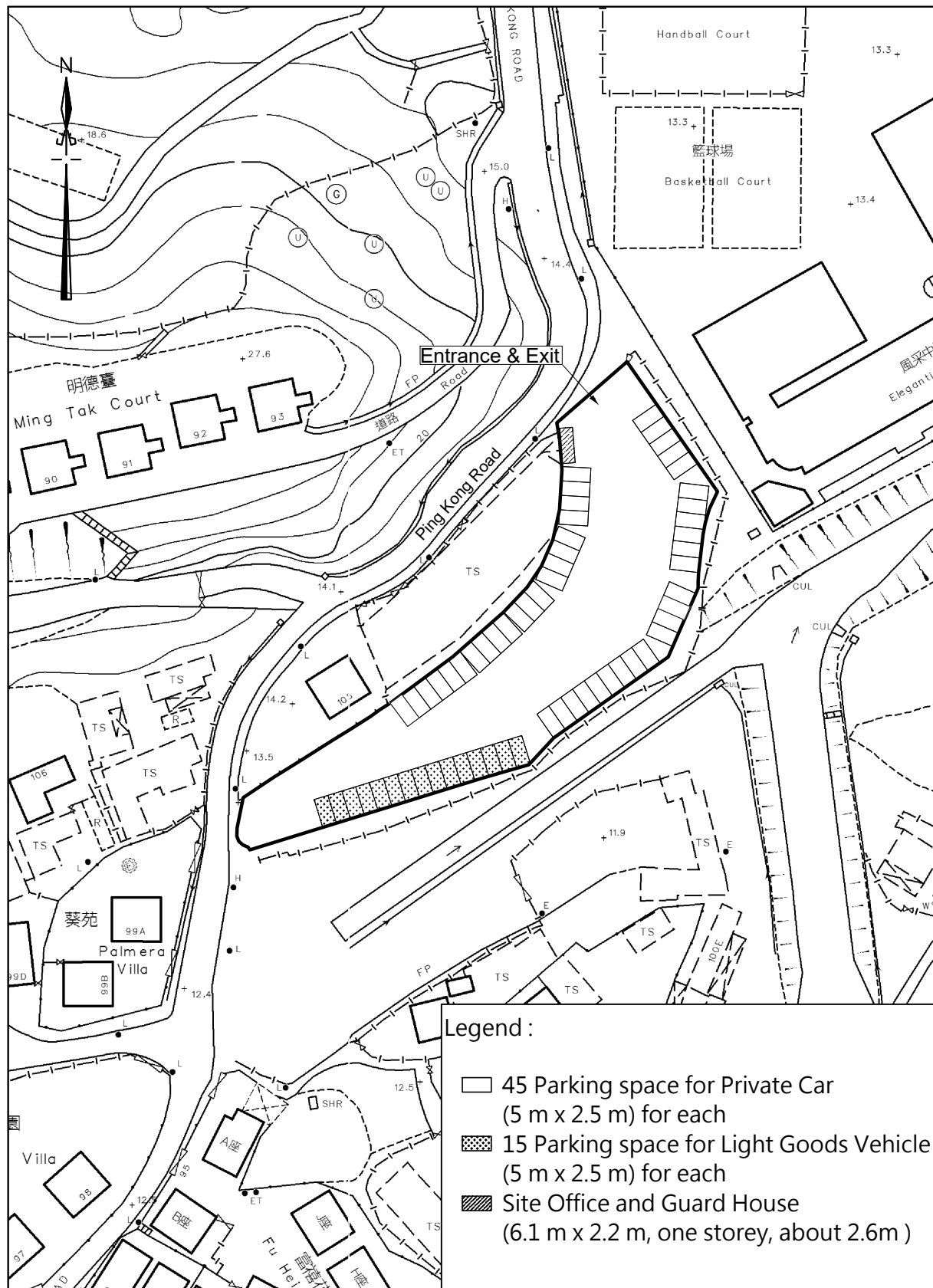
Best regards,

Ken LEE

TPG/CPE1, STN DPO

Tel: 2158 6037 [attachment "D.D. 91 Lot 2366 RP.pdf" deleted by Jenny So Man CHAN/PLAND/HKSARG]

LAYOUT PLAN



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

Telephone : [REDACTED] Mobile : [REDACTED] Fax : 26831380
E-mail - [REDACTED]

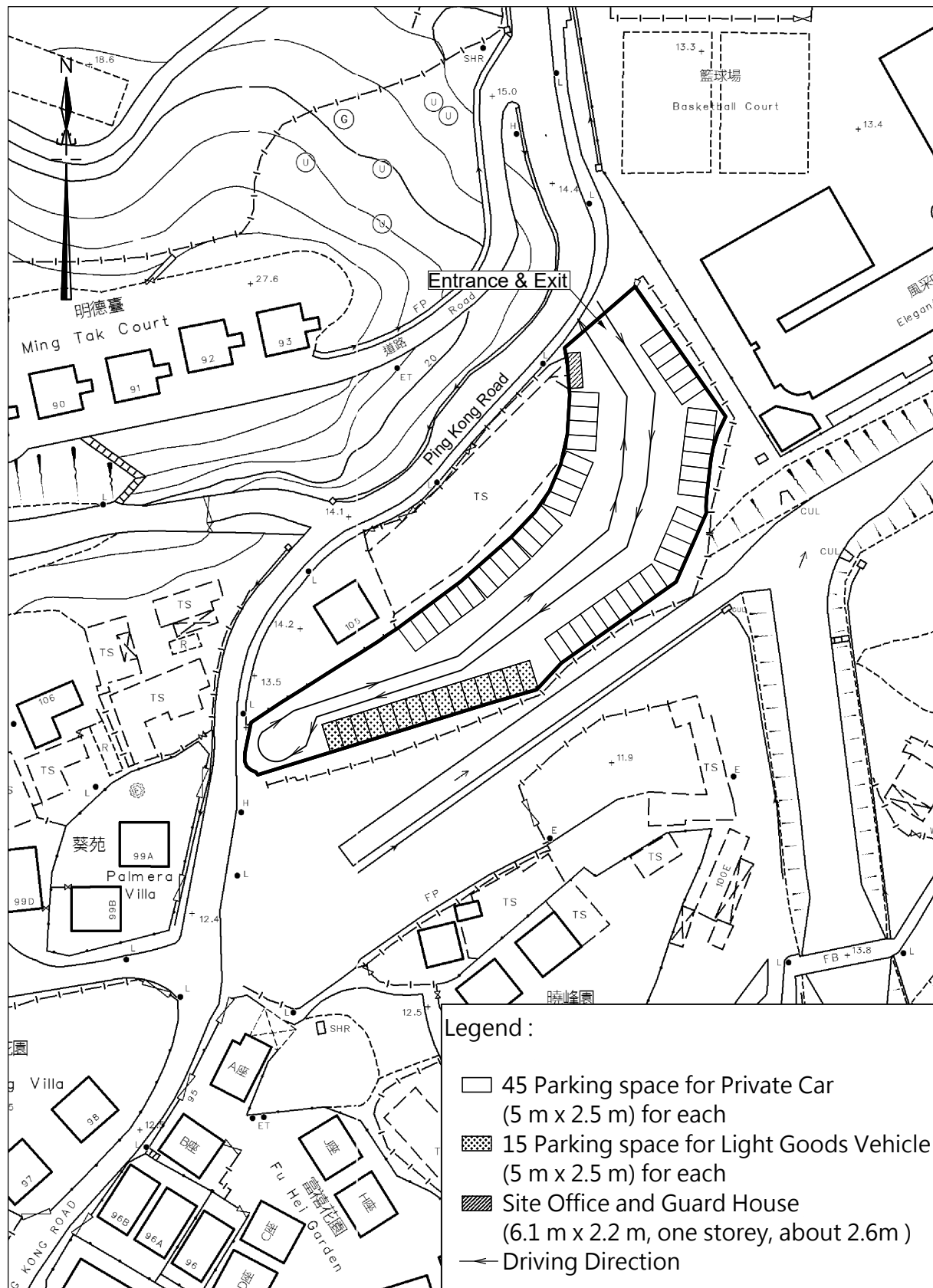
Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : November 2023

DRIVING DIRECTION



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

Telephone : [REDACTED] Mobile : [REDACTED] Fax : 26831380
E-mail - [REDACTED]

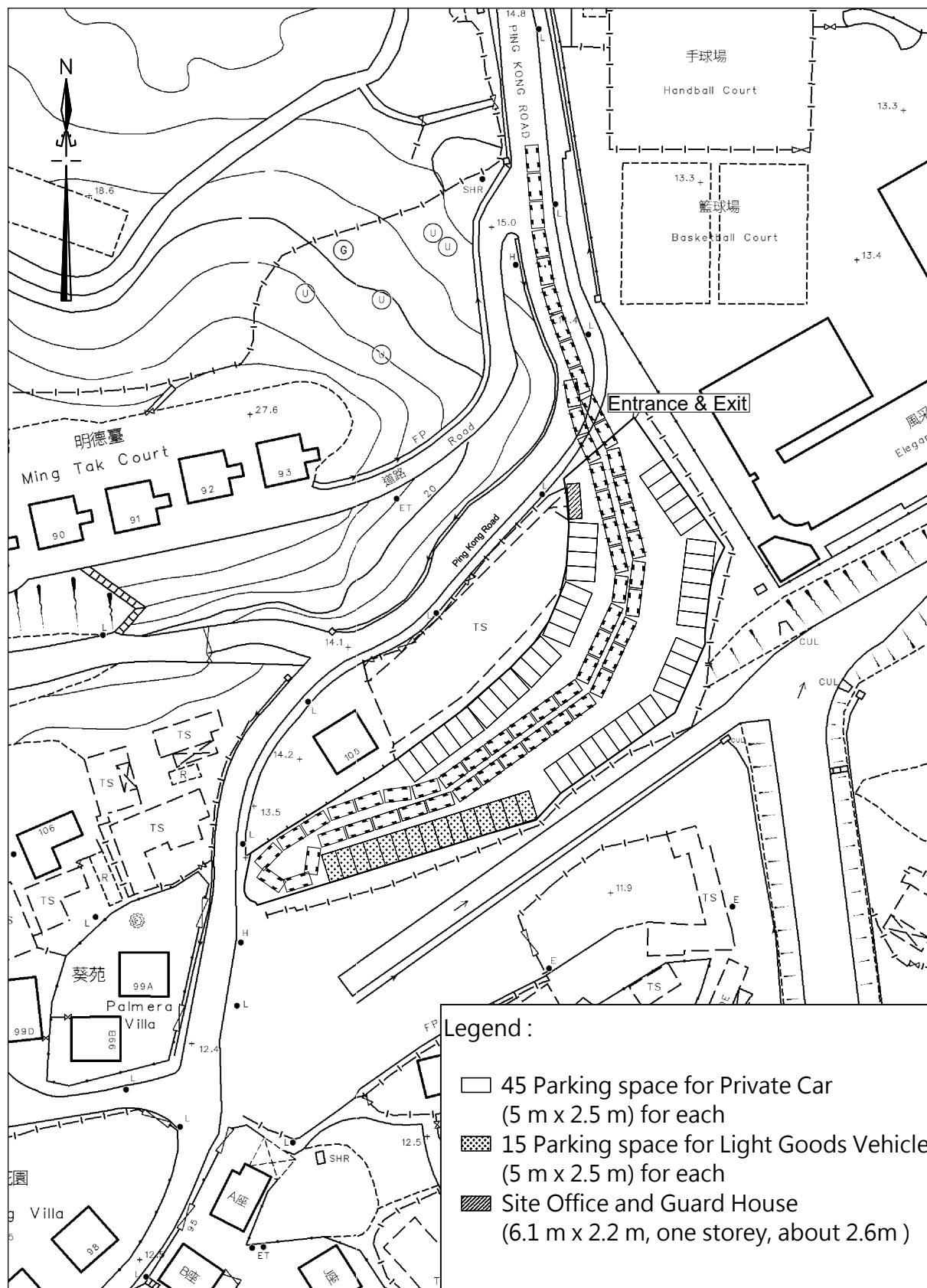
Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : November 2023

ROUTING PLAN



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

Telephone : [REDACTED] Mobile : [REDACTED] Fax : 26831380
E-mail : [REDACTED]

Scale : 1 : 1000

Survey Sheet No. : 3-SW-11A

3-SW-11B

Date : November 2023

Government Departments' General Comments

1. Land Administration

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

- 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;
- the Site is covered by Modification of Tenancy (MOT) No. 33676 which was issued for the erection of temporary structures as dwelling, kitchen and shade purposes. LandsD reserves right to take enforcement action and cancel the MOT;
- the Site is not covered by Building License; and
- there is no outstanding Small House application on the Site.

2. Traffic

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

- having reviewed further information submitted by the applicant, she has no objection to the application from traffic engineering point of view; and
- the local tracking leading to the Site is not managed by her department.

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

- there were 10 traffic complaints/obstruction and two traffic accidents in the vicinity of Ping Kong Village in the past one year.

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. **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;
- the applicant shall submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area; and
- should there be any sewer generation in relation to the Site, the Site shall submit and implement a detailed sewerage connection proposal.

5. **Building**

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

- no objection to the application; and
- his advisory comments are set out at **Appendix IV**.

6. **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 his satisfaction; and
- his advisory comments are set out at **Appendix IV**.

7. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- 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
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) 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 of Building Surveyor/New Territories West, Buildings Department that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined by the Building Authority (BA) under B(P)R 19(3) at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on lease land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW at the Site under BO;
 - (v) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO; and
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - (vii) detailed checking under BO will be carried out at building plan submission stage;
- (d) to note the comments of the Director of Fire Services that:
 - (i) 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

- (ii) if the proposed structure(s) is required to comply with the BO(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

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有關規劃許可申請 (規劃申請編號 A/NE-PK/191)

27/07/2023 09:45

From:

To: tpbpd@pland.gov.hk

File Ref:

2 attachments



粉嶺圍村代表.pdf 粉嶺圍子孫.pdf

致城市規劃委員會秘書處
香港北角渣華道333 號北角政府合署 15樓

支持有關規劃許可申請
(規劃申請編號 A/NE-PK/191)

新界上水丙崗丈量約份第91約地段第2366 號餘段

粉嶺圍的居民了解到 貴部門正在處理 新界丙崗村丈量約份第91約 地段第2366號餘段，而該地段為粉嶺圍祖堂，雖位置於丙崗村村口但屬是彭大德堂所在的農地，因此特此聯絡貴部門，表達粉嶺圍居民的訴求。

粉嶺圍擁有多幅私人農地，而許多居住在丙崗村內的居民均屬粉嶺圍的子孫。因此，粉嶺圍的居民經常需要進出丙崗村，但是該村內的合法停車場很少，供不應求。而該停車場為丙崗村原居民擁有，所以有關泊車位均以丙崗村的原居民及村內居民優先使用，故特此來信爭取本為彭大德堂所在地（新界丙崗村丈量約份第91約 地段第2366號餘段）作粉嶺圍居民停車場用途。

謝謝貴部門的耐心閱讀，期待您的回覆。如有疑問，請聯絡電話 ，彭太。

致城市規劃委員會秘書處

香港北角渣華道 333 號北角政府合署 15 樓

支持有關規劃許可申請
(規劃申請編號 A/NE-PK/191)

新界上水丙崗丈量約份第 91 約地段第 2366 號餘段

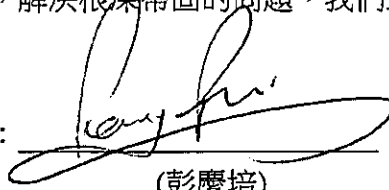
總城市規劃師：

我們三位粉嶺圍村代表，彭慶培（粉嶺圍原居民代表）、彭志雄（粉嶺圍原居民代表）及彭宏健（粉嶺圍居民代表）較早前得知貴會正在處理標題地段的規劃許可申請，我們特此向貴處表示支持有關申請！

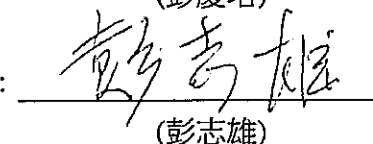
標題地段為我們粉嶺圍祖堂，彭大德堂的私人農地，位處上水丙崗村村口。眾所周知，上水丙崗村村口近牌樓附近乃粉嶺高爾夫球場其中一個重要出入口（只供球員出入，並非車用），球員需於丙崗村內的合法停車場泊車後再步行入球場。唯丙崗村內的合法停車場只有一個，車位甚少，經常供不應求，而且距離該球場重要出入口甚遠，球員需要在泊車後拖着重甸甸的高爾夫球裝備步行二十分鐘左右才到達該出入口！再者，該停車場為丙崗村原居民擁有，所以有關泊車位均為丙崗村的原居民及村內居民優先使用，球員及外來人士在嚴重缺乏停車位下都叫苦連天！

現在我們粉嶺圍眾兄弟取得共識，向貴會申請臨時私人停車場（私家車及輕型貨車），為期 3 年，合規合法之餘更可提供 60 個車位，球員及外來人士將不需要深入丙崗村才可泊車！此申請實在一舉多得，解決根深蒂固的問題，我們三位代表粉嶺圍眾兄弟全力支持！謝謝。

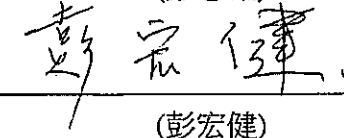
原居民村代表簽署：


(彭慶培)

原居民村代表簽署：


(彭志雄)

居民村代表簽署：


(彭宏健)

(聯絡地址：

(聯絡電話：

日期：

25.7.2023

致城市規劃委員會秘書處

香港北角渣華道 333 號北角政府合署 15 樓

支持有關規劃許可申請
(規劃申請編號 A/NE-PK/191)

新界上水丙崗丈量約份第 91 約地段第 2366 號餘段

總城市規劃師：

我們為粉嶺圍一眾子孫，較早前得知貴會正在處理標題地段的規劃許可申請，我們特此向貴處表示支持有關申請！

標題地段為我們粉嶺圍祖堂，彭大德堂的私人農地，位處上水丙崗村村口。我們粉嶺圍有多幅私人農地於丙崗村內，居住於丙崗村的子孫為數亦不少。故此，我們粉嶺圍一眾子孫眾需要經常出入丙崗村，對私家車車位需求殷切！唯丙崗村內的合法停車場只有一個，車位甚少，經常供不應求！再者，該停車場為丙崗村原居民擁有，所以有關泊車位均為丙崗村的原居民及村內居民優先使用，我們粉嶺圍一眾子孫需要懇求丙崗村的原居民「施捨」車位才可以停泊，令我們尊嚴盡失，叫苦連天！

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粉嶺圍一眾子孫簽署

1. 彭威文	2. 彭漢奇	3. 彭提華	4. 彭玉池	5. 彭仁
6. 彭玉芳	7. 彭兆林	8. 彭偉林	9. 彭志勇	10. 彭錦權
11. 彭信權	12. 彭一輝	13. 彭偉林	14. 彭偉仁	15. 彭有芳
16. 彭志強	17. 彭智偉	18. 彭漢華	19. 彭偉民	20. 彭明
21. 彭玉堂	22. 彭聯華	23. 彭志強	24. 彭玉厚	25. 彭之
26. 彭志強	27. 彭巨叔	28. 彭志強	29. 彭漢華	30. 彭玉池

粉嶺圍眾子孫代表簽署： 彭威文 ID:

(聯絡地址：

(聯絡電話：

日期：2023年7月24

致城市規劃委員會秘書處
香港北角渣華道 333 號北角政府合署 15 樓

支持有關規劃許可申請
(規劃申請編號 A/NB-PK/191)

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1. 彭寶華	2. 楊姓文	3. 彭木權	4. 彭榮潤華	5. 彭家敏
6. 彭傑材	7. 彭淑娟	8. 彭明興	9. [Signature]	10. 梁金殿
11. 彭強平	12. 彭國發	13. 滿池	14. [Signature]	15. 彭福弟
16. 彭望明	17. 彭世昌	18. 永安	19. [Signature]	20.
21. 彭桂棋	22. 彭桂棋	23. 德祥	24.	25.
26. 彭惠琪	27. 彭建宇	28.	29.	30.

粉嶺圍眾子孫代表簽署： 彭威文)

(聯絡地址：

(聯絡電話：

日期：2023年7月24

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(規劃申請編號 A/NE-PK/191)

新界上水丙崗丈量約份第 91 約地段第 2366 號餘段

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粉嶺圍一眾子孫簽署

1 彭宋傑	2 彭梅堅	3 彭逸軒	4 彭國雄	5 彭偉發
6 彭建朝	7 彭志強	8 彭興球	9 楊芳	10 彭志恆
11 彭啟棠	12 Arthur	13 彭永發	14 少忠	15 胡健
16 彭富輝	17 彭永新	18 彭劍有	19 彭樹	20 彭金清
21 彭泰全	22 彭耀輝	23 彭建康	24 彭永榮	25 彭泳傑
26 彭啟新	27 彭志華	28 彭	29 華仔	30 高

粉嶺圍眾子孫代表簽署： 彭威文 20:

(聯絡地址：

(聯絡電話：

日期： 2023年7月24

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

230725-220403-77096

提交限期**Deadline for submission:**

28/07/2023

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

25/07/2023 22:04:03

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

A/NE-PK/191

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

小姐 Miss IP

意見詳情**Details of the Comment :**

One reason why the government should support the planning application for temporary private parking lots is to improve accessibility for people with disabilities. Finding accessible parking spaces can be a challenge for people with disabilities, and inadequate parking options can limit their ability to participate in community activities and access essential services. By providing more designated accessible parking spaces, the government can help promote inclusivity and accessibility for people with disabilities.

The construction of parking lots can also help to improve the safety and security of vehicles. If drivers are forced to park in unsafe areas due to a lack of parking options, it can increase the risk of theft, vandalism, and accidents. However, by providing designated parking spaces with proper lighting and security measures, the government can help to reduce these risks and ensure the safety of drivers and their vehicles.

Furthermore, the construction of parking lots can have a positive impact on the local economy by attracting more visitors and businesses. When there are ample parking spaces available, it can encourage people to visit the area, leading to increased economic activity and job opportunities. Additionally, businesses located in areas with ample parking spaces may be more likely to attract customers, leading to increased revenue and growth.

In conclusion, while there may be some concerns about the construction of temporary private parking lots, there are several reasons why the government should support the planning application for these lots. These reasons include improving accessibility for people with disabilities, improving the safety and security of vehicles, and promoting economic growth.

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

230726-170601-58377

提交限期**Deadline for submission:**

28/07/2023

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

26/07/2023 17:06:01

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

A/NE-PK/191

「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 :**

There are four schools nearby the above application and it could result in pedestrian problems if 60 more vehicles utilise the same road as other students on a daily basis. The traffic in such a small village is badly maintained and there are not enough spaces for U turns.

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



Re: A/NE-PK/191 DD 91 Ping Kong

26/07/2023 02:26

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/NE-PK/191

Lot 2366 RP (Part) in D.D. 91, Ping Kong, Sheung Shui

Site area : About 2,259sq.m

Zoning : "VTD"

Applied use : 60 Vehicle Parking

Dear TPB Members,

139 withdrawn but operation went ahead and now looking to expand.

Previous objections applicable and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 26 June 2020 5:03 AM CST

Subject: A/NE-PK/139 DD 91 Ping Kong

A/NE-PK/139

Lot 2366 RP (Part) in D.D. 91, Ping Kong, Sheung Shui

Site area : About 2,160sq.m

Zoning : "VTD"

Applied use : 55 Vehicle Parking

Dear TPB Members,

There is clearly no need for another parking lot in this village as there are already numerous facilities. In addition the residential compounds have their own parking facilities.

The area is paved so the intention would appear to be some form of Open Storage.

Members should question PlanD as to what the current use is as there appears to be no history of previous applications.

Mary Mulvihill