

2025年 10月 27日

This document is received on **27 OCT 2025**.  
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-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
**適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**  
**興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
**位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
**位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

250 2301

6/10

by Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1042
	Date Received 收到日期	27 OCT 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 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 )

Link Properties Limited 領展物業有限公司

### 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 )

Nil

### 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)	1. Commercial / Car Park Block (G/F, 1/F) 2. Integrated Commercial / Car Park Accommodation, Osprey House (G/F, 1/F) 3. Integrated Commercial / Car Park Accommodation, Sand Martin House (G/F, 1/F) 4. Open Car Park Sha Kok Estate, No. 5 Sha Kok Street, New Territories
(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 9,311.68 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 16,261.71 ..... 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	S/ST/38
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A) 住宅 (甲類)
(f) Current use(s) 現時用途	Car Park 停車場  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner" (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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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	
(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) (請用圖則顯示有關土地/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))	
(b) Intended use/development 有意進行的用途/發展	

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Renewal of planning approval for temporary public vehicle park (excluding container vehicles) for a period of 3 years

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

**(b) Development Schedule 發展細節表**

N.A.

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... m 米 ☐ About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

Residential (Group A)  
住宅☐ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities  
政府、機構或社區設施 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	N.A. .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

N.A.

.....

.....

.....

.....

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

N.A.

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行车通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<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))  <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)  <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？          N/A	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 530 Motorcycle Parking Spaces 電單車車位 60 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) _____ Goods vehicle parking spaces 72 _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？          N/A	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____

## 9. 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>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 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>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"> <tbody> <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> </tbody> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他（請列明）	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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) 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 style="text-align: center;">N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														



## 10. 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。

See Annex 1

**11. 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

  
.....  
**Wilson Leung**  
Director - Car Park Management (HK)

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

Name in Block Letters  
姓名（請以正楷填寫）



Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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 Link Properties Limited 領展物業有限公司  
代表 .....

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

Date 日期

02 OCT 2025

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量@

N.A.

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	1. Commercial / Car Park Block (G/F, 1/F) 2. Integrated Commercial / Car Park Accommodation, Osprey House (G/F, 1/F) 3. Integrated Commercial / Car Park Accommodation, Sand Martin House (G/F, 1/F) 4. Open Car Park  Sha Kok Estate, No. 5 Sha Kok Street, New Territories		
Site area 地盤面積	Site area : 9,311.68 sq. m. sq. m 平方米 <input checked="" type="checkbox"/> About 約 Gross floor area : 16,261.71 sq. m. (includes Government land of 包括政府土地 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	S/ST/38		
Zoning 地帶	Residential (Group A)  住宅 (甲類)		
Applied use/ development 申請用途/發展	Renewal of planning approval for temporary public vehicle parkk excluding container vehicles for a period of 3 years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率  N.A.		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數  N.A.	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數  N.A.	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	N.A.		% <input type="checkbox"/> About 約
(v) No. of units 單位數目	N.A.		
(vi) Open space 休憩用地	Private 私人	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	662
	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) Goods vehicle parking spaces	530 60     72
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

### 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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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"/>
Car Park Deposit Plan; Location Plan No. A-1a and A-1b		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



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

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

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**Existing Application No. TPB/A/ST/1012**  
**Justifications of Renewal**

**Annex 1**

Previous Temporary Approval (Application No. A/ST/1012)

1. Town Planning Board (TPB) approved to permit letting of surplus monthly vehicle parking spaces in Sha Kok Estate Car Park to non-residents for a period of three years from 18 January 2023 to 17 January 2026.

Utilization of Public Resources

2. Breakdown of parking spaces in Sha Kok Estate as below :

	No. of Parking Spaces			Total
	Private Car	Goods Vehicle	Motor Cycle	
Open Car Park				
G/F	40	72	--	112
Commercial/Carpark Block				
G/F	239	--	34	273
1/F	251	--	26	277
Total	530	72	60	662

3. Recent utilization of parking spaces in Sha Kok Estate is tabulated below. The average occupancy is around 84%. For better utilization of parking spaces, which are public resources, it is proposed to continue letting surplus parking spaces to non-residents under current approval as stated in para.1.

Month	Private Car (530 spaces)		Goods Vehicle (72 spaces)		Motor Cycle (60 spaces)		Total (662 spaces)	
	No. Let	Occupancy	No. Let	Occupancy	No. Let	Occupancy	No. Let	Occupancy
Apr-25	453	85%	45	63%	60	100%	558	84%
May-25	450	85%	44	61%	60	100%	554	84%
Jun-25	454	86%	45	63%	60	100%	559	84%
Jul-25	455	86%	44	61%	60	100%	559	84%
Aug-25	461	87%	43	60%	60	100%	564	85%
Sep 25	456	86%	43	60%	60	100%	559	84%

Compatibility with Surrounding Land Uses

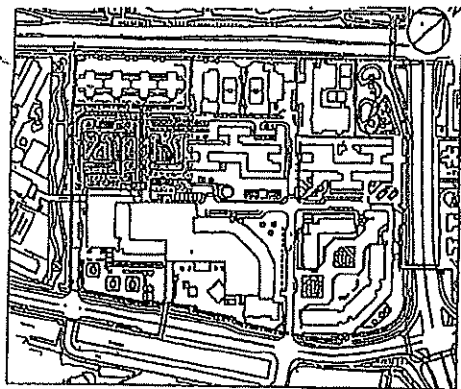
4. The proposal involves no physical change in land use and is considered compatible with the adjacent land uses.

Upholding Residents Rights and Interest

5. In order not to affect the rights and interest of residents, the following conditions will be imposed for letting surplus parking spaces to non-residents:
  - 5.1 residents of Sha Kok Estate will have priority in using monthly parking spaces in this car park;
  - 5.2 only surplus parking spaces will be let to non-residents, and
  - 5.3 same monthly parking fee will be charged to both residents and non-residents.

Conclusion

6. Application for renewal of permission for letting surplus monthly vehicle parking spaces to non-residents would better utilize public resources without compromising the rights and interests of residents of Sha Kok Estate. TPB is invited to give favorable consideration to approval for this renewal application.



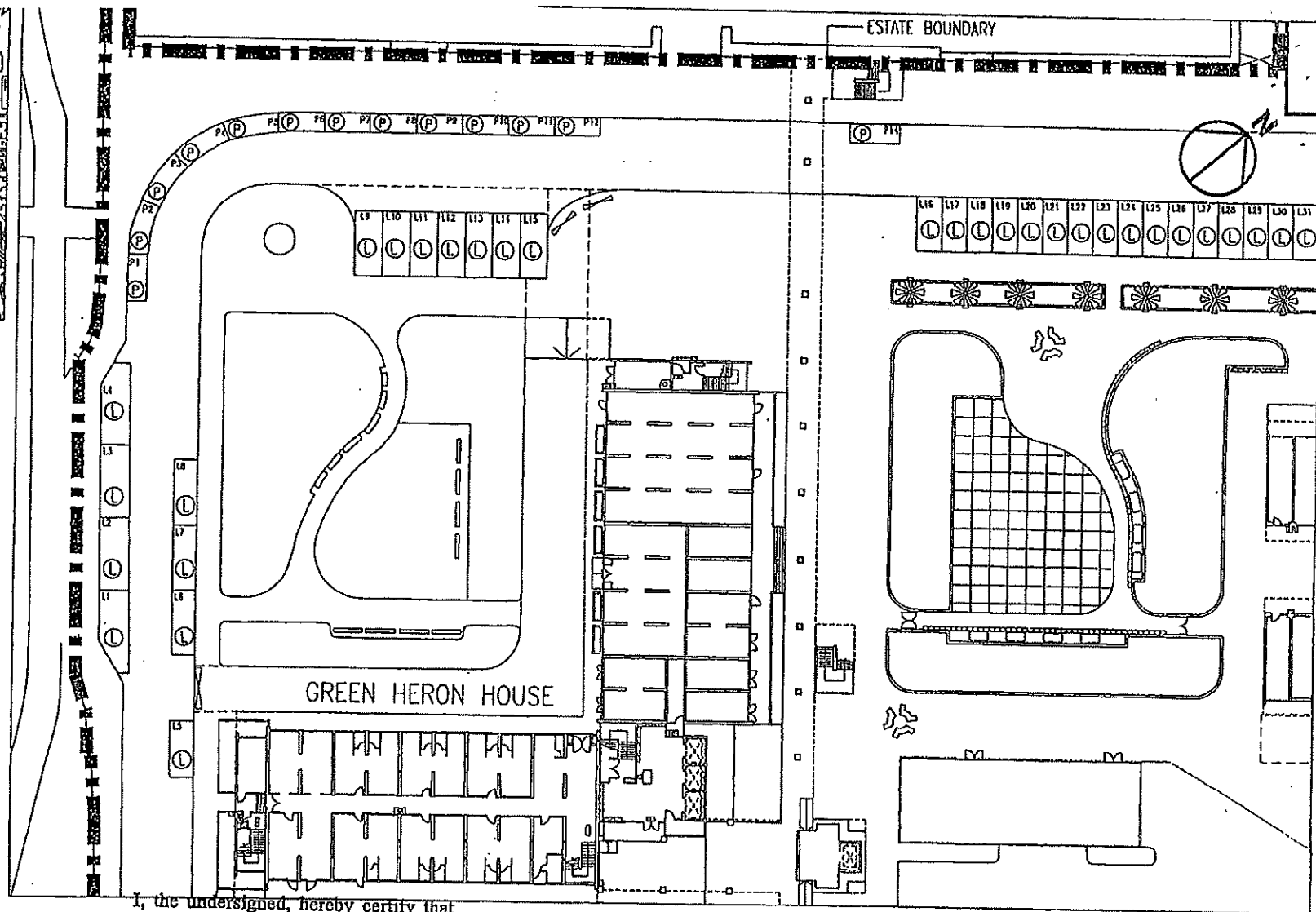
LOCATION PLAN  
NOT TO SCALE

LEGENDS

- (P) : MOTOR VEHICLE PARKING SPACE  
(L) : GOODS VEHICLE PARKING SPACE

CAR PARK LAYOUT PLAN  
GROUND LEVEL PLAN  
OPEN CAR PARKS  
(ADJACENT TO GREEN HERON HOUSE)  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:850  
FOR IDENTIFICATION PURPOSES ONLY



I, the undersigned, hereby certify that the foregoing document is a true and complete copy of the certified copy of the original.

Dated:

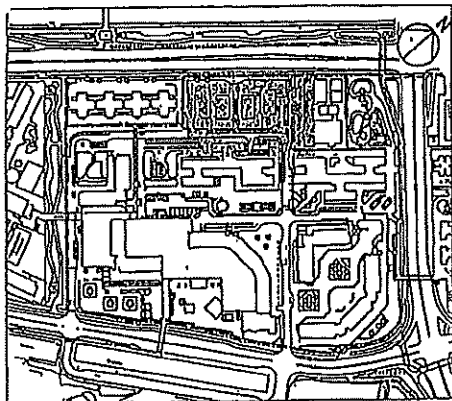
*[Signature]*  
LEE TSZ KWAN, ELSA  
SOLICITOR  
HONG KONG SAR

I hereby certify that I have examined this document with its original and that the same is a true and complete copy of the original.

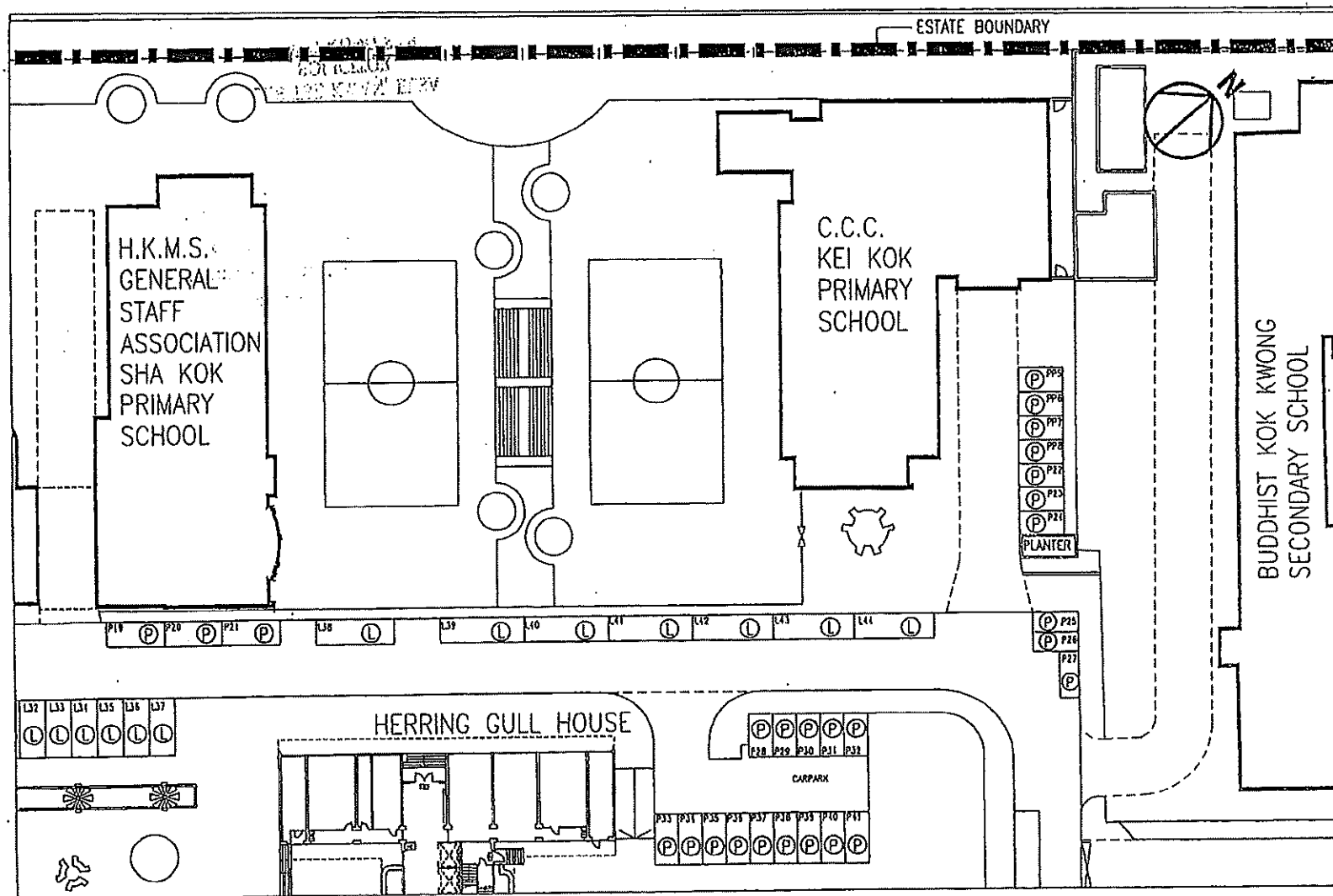
Dated - 9 SEP 2008

Handa F. LAM  
Solicitor, Hong Kong SAR  
Hong Kong Housing Authority

*[Signature]*  
KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING



LOCATION PLAN  
NOT TO SCALE



LEGENDS

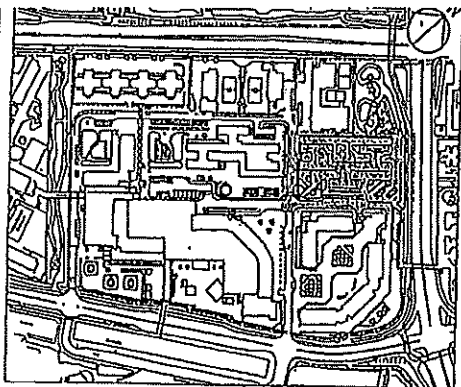
- (P) : MOTOR VEHICLE PARKING SPACE  
(L) : GOODS VEHICLE PARKING SPACE

CAR PARK LAYOUT PLAN  
GROUND LEVEL PLAN  
OPEN CAR PARKS  
(ADJACENT TO C.C.C. KEI KOK PRIMARY SCHOOL)  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:650  
FOR IDENTIFICATION PURPOSES ONLY

*Ken Cheung*  
KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING

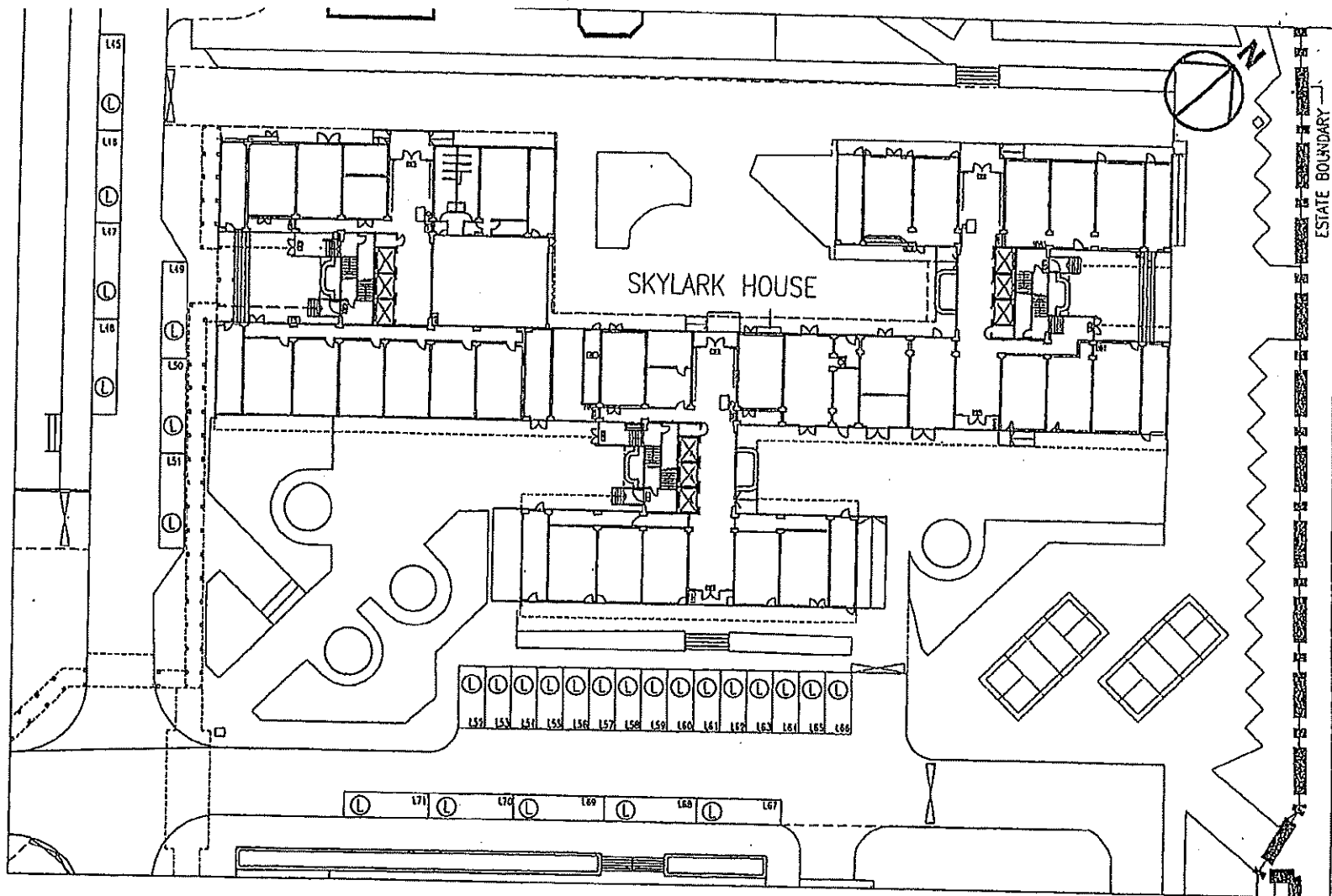




LOCATION PLAN  
NOT TO SCALE

LEGENDS

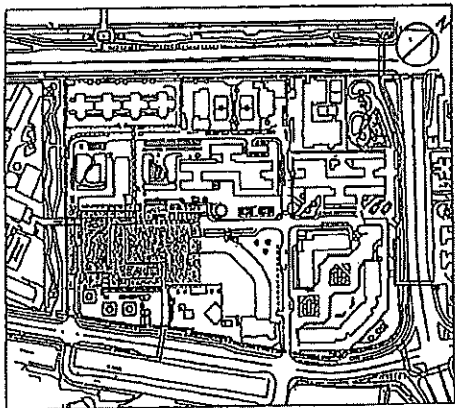
(L) : GOODS VEHICLE PARKING SPACE



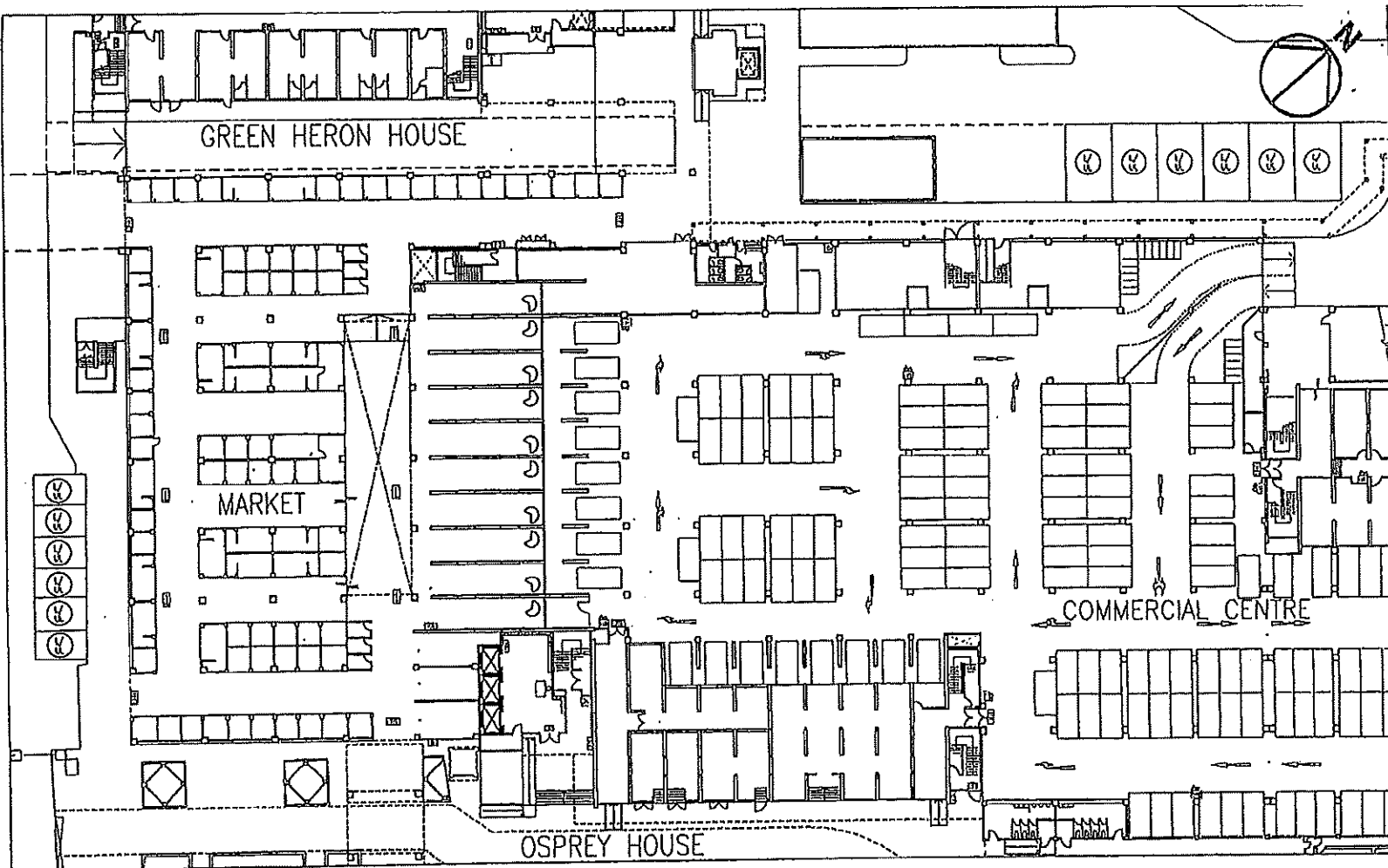
CAR PARK LAYOUT PLAN  
GROUND LEVEL PLAN  
OPEN CAR PARKS  
(ADJACENT TO SKYLARK HOUSE)  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:850  
FOR IDENTIFICATION PURPOSES ONLY

*Ken Cheung*  
KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING



LOCATION PLAN  
NOT TO SCALE



LEGENDS

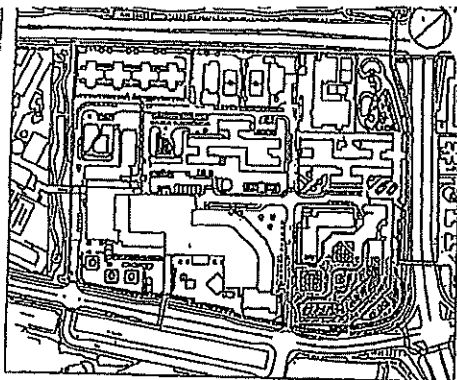
(V) : LOADING AND UNLOADING SPACE  
FOR MOTOR VEHICLE

CAR PARK LAYOUT PLAN  
GROUND LEVEL PLAN  
OPEN CAR PARKS  
(ADJACENT TO MARKET AND COMMERCIAL CENTRE)  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:650  
FOR IDENTIFICATION PURPOSES ONLY

*Ken Cheung*

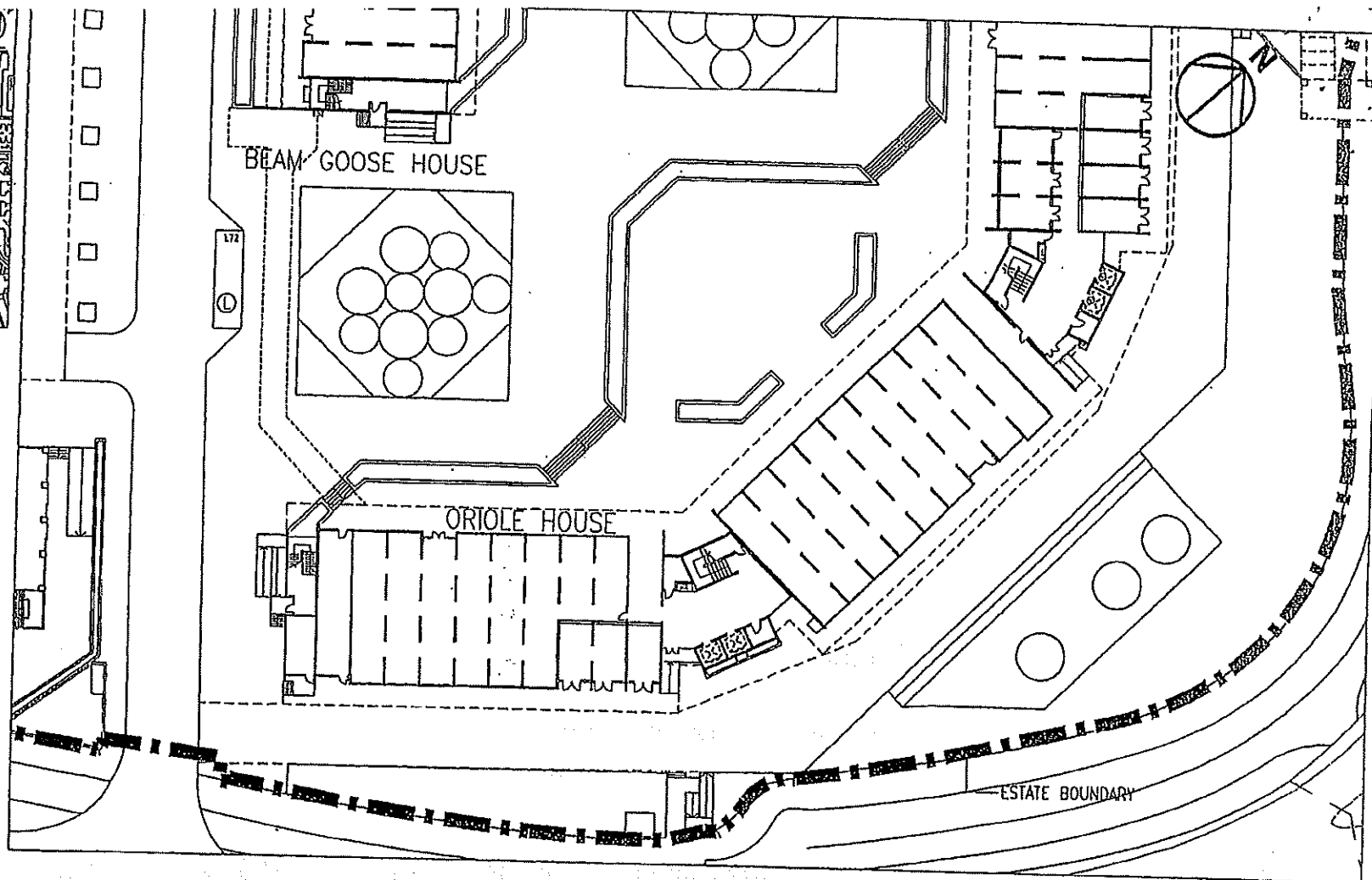
KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING



LOCATION PLAN  
NOT TO SCALE

LEGENDS

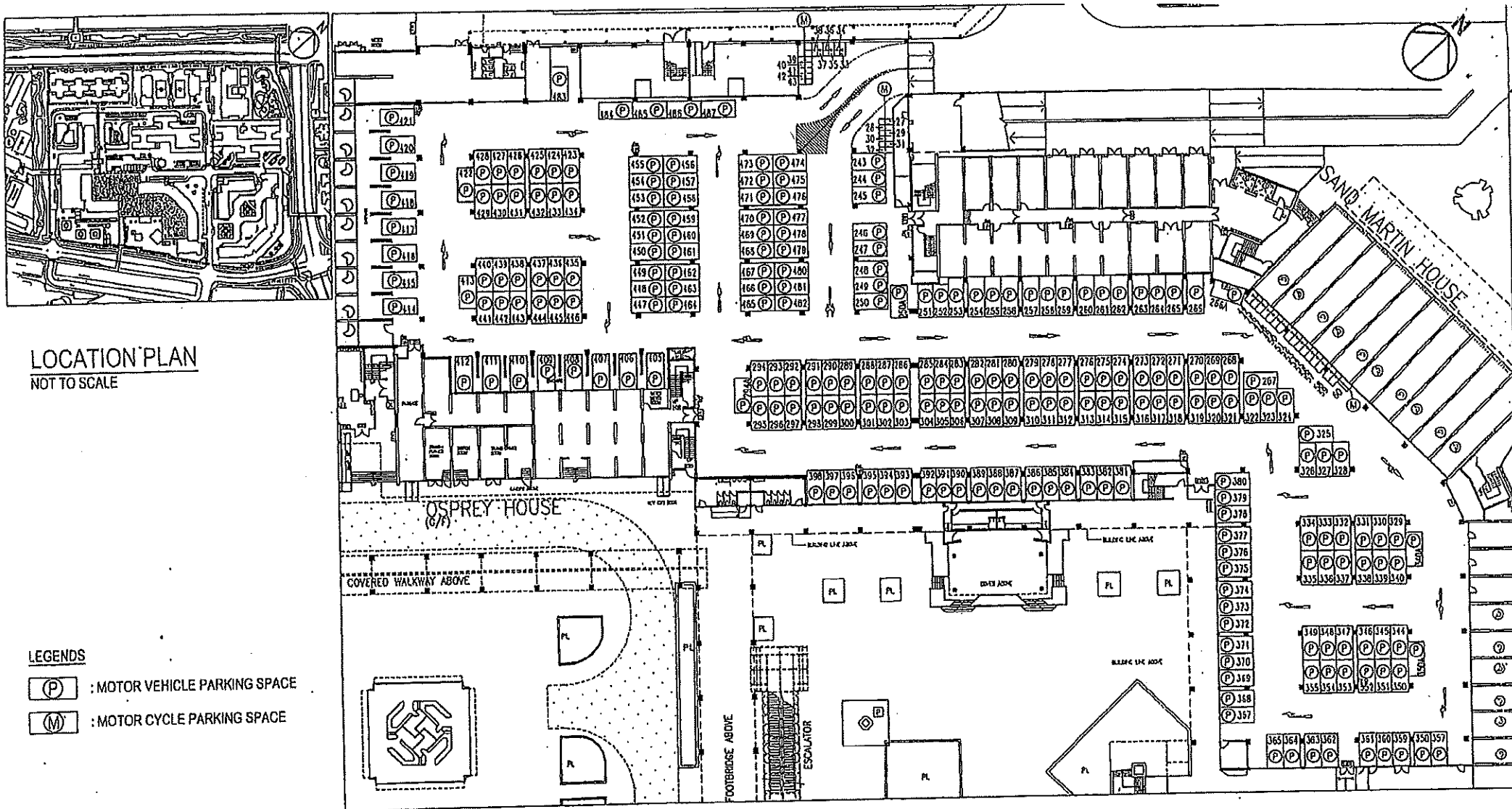
(L) : GOODS VEHICLE PARKING SPACE



CAR PARK LAYOUT PLAN  
GROUND LEVEL PLAN  
OPEN CAR PARKS  
(ADJACENT TO BEAM GOOSE HOUSE)  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:650  
FOR IDENTIFICATION PURPOSES ONLY

*Ken Cheung*  
KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING



LOCATION PLAN  
NOT TO SCALE

# LEGENDS

- (P) : MOTOR VEHICLE PARKING SPACE
- (M) : MOTOR CYCLE PARKING SPACE

## CAR PARK LAYOUT PLAN

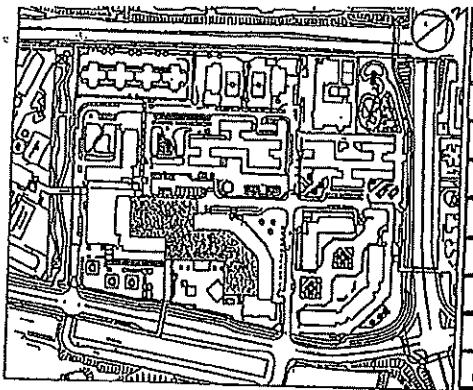
GROUND FLOOR PLAN  
COMMERCIAL CENTRE  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:700  
FOR IDENTIFICATION PURPOSES ONLY

DATE: 8 SEPTEMBER 2008

*Ken Cheung*

KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING



LOCATION PLAN  
NOT TO SCALE

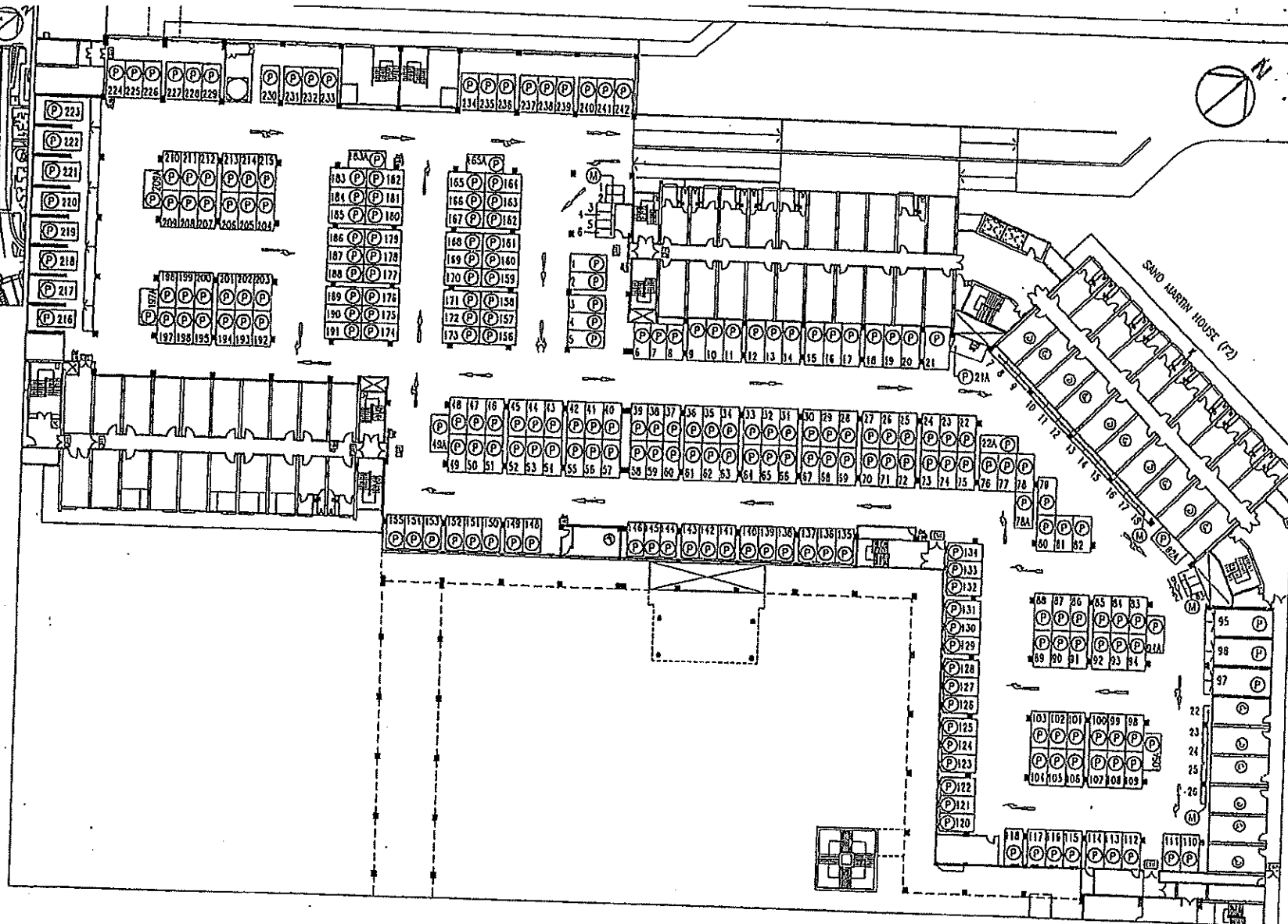
LEGENDS

- (P) : MOTOR VEHICLE PARKING SPACE  
(M) : MOTOR CYCLE PARKING SPACE

CAR PARK LAYOUT PLAN

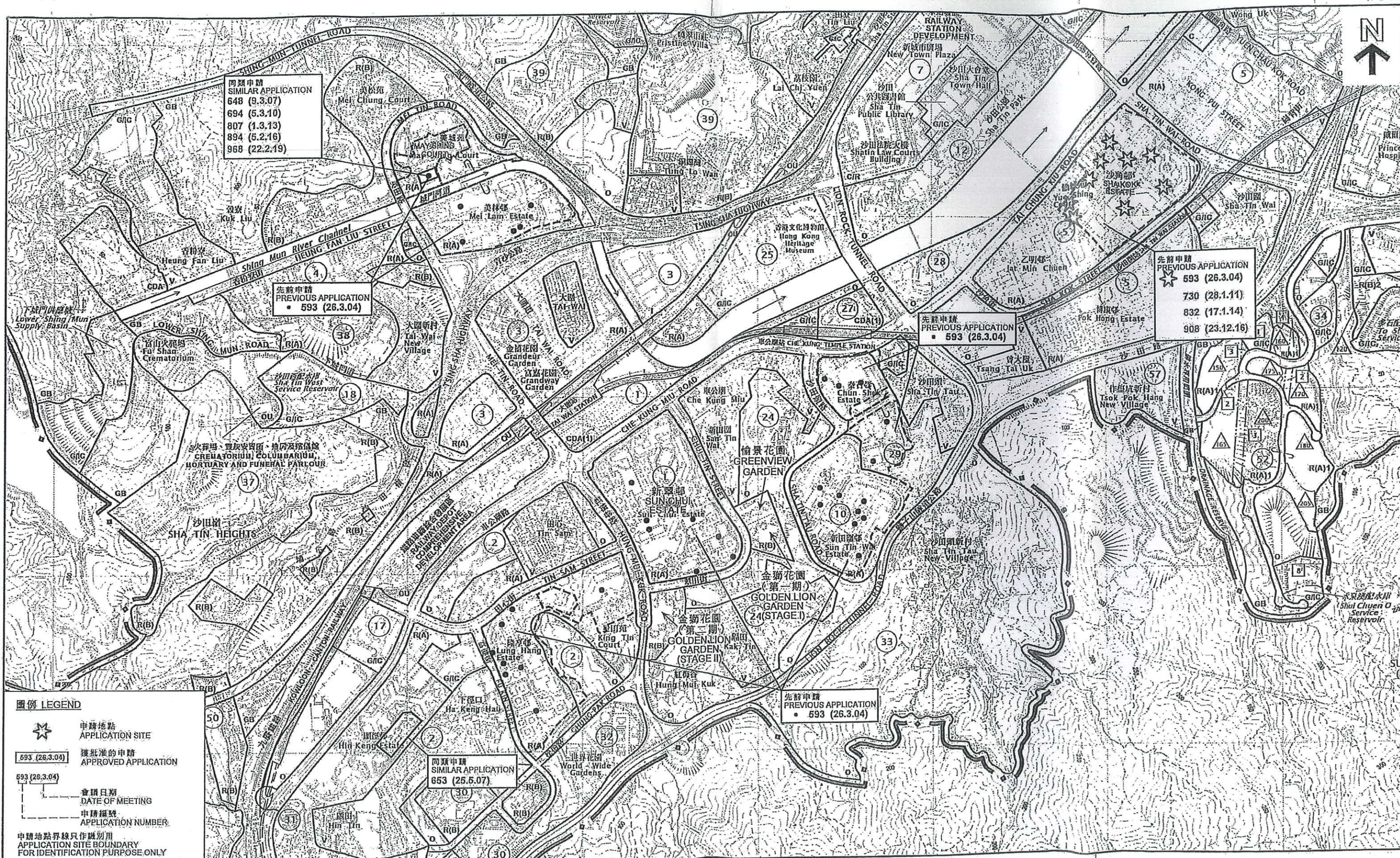
FIRST FLOOR PLAN  
COMMERCIAL CENTRE  
SHA KOK ESTATE  
S.T.T.L. No. 552

SCALE: 1:700  
FOR IDENTIFICATION PURPOSES ONLY



*Ken Cheung*  
KEN CHEUNG  
CHIEF ARCHITECT,  
ON BEHALF OF THE DIRECTOR OF HOUSING





# 位置圖 LOCATION PLAN

臨時公眾停車場(貨櫃車除外)用途(出租剩餘月租車位予非住戶)的規劃許可續期(為期3年)  
新界沙田沙角街5號沙角邨商場及停車場(地下、一樓)、沙燕樓(地下、一樓)  
及漁鷹樓(地下、一樓)的綜合商業及停車場車位和露天停車場

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) USE  
(LETTING OF SURPLUS MONTHLY VEHICLE PARKING SPACES TO NON-RESIDENTS) FOR A PERIOD OF 3 YEARS  
COMMERCIAL/CAR PARK BLOCK (G/F, 1/F), INTEGRATED COMMERCIAL/CAR PARK ACCOMMODATION AT SAND MARTIN HOUSE  
(G/F, 1/F) & OSPREY HOUSE (G/F, 1/F) AND OPEN CAR PARKS, SHA KOK ESTATE, 5 SHA KOK STREET, SHA TIN, N.T.

SCALE 1:10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1000 METRES 米

本摘要圖於2019年11月15日擬備，  
所根據的資料為2018年5月29日  
核准的分區計劃大綱圖編號S/ST/34  
EXTRACT PLAN PREPARED ON 15.11.2019  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/34 APPROVED ON 29.5.2018

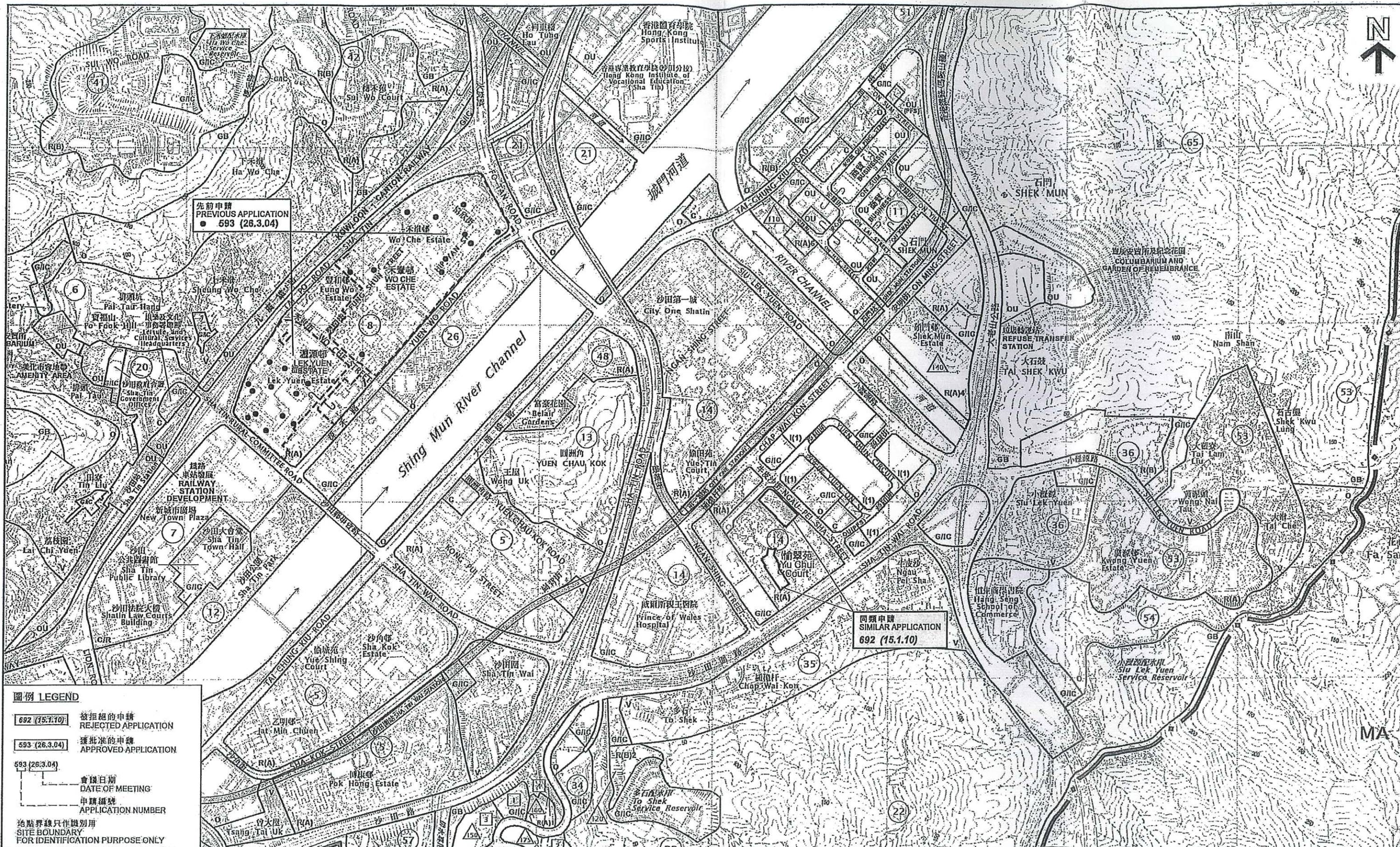
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

圖 PLAN  
A-1a





# 位置圖 LOCATION PLAN

臨時公眾停車場(貨櫃車除外)用途(出租剩餘月租車位予非住戶)的規劃許可續期(為期3年)

新界沙田沙角街5號沙角郵商場及停車場(地下、一樓)、沙燕樓(地下、一樓)

及漁樓(地下、一樓)的綜合商業及停車場車位和露天停車場

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) USE  
(LETTING OF SURPLUS MONTHLY VEHICLE PARKING SPACES TO NON-RESIDENTS) FOR A PERIOD OF 3 YEARS  
COMMERCIAL/CAR PARK BLOCK (G/F, 1/F), INTEGRATED COMMERCIAL/CAR PARK ACCOMMODATION AT SAND MARTIN HOUSE  
(G/F, 1/F) & OSPREY HOUSE (G/F, 1/F) AND OPEN CAR PARKS, SHA KOK ESTATE, 5 SHA KOK STREET, SHA TIN, N.T.

SCALE 1:10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1000 METRES 米

規劃署

PLANNING DEPARTMENT



參考編號  
REFERENCE No.

圖 PLAN  
A-1b

本摘要圖於2019年10月17日擬備，  
所根據的資料為於2018年5月29日  
核准的分區計劃大綱圖編號S/ST/34  
EXTRACT PLAN PREPARED ON 17.10.2019  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/34 APPROVED ON 29.5.2018





Our Ref. : TPB/AT/2025/053  
Your Ref. : TPB/A/ST/1042

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

26 November 2025

By Email & By Post  
tpbpd@pland.gov.hk

Dear Sirs,

Renewal of Planning Approval (TPB/A/ST/1042)  
Car Parks at Sha Kok Estate, 5 Sha Kok Street, Sha Tin

We refer to the enquiries from District Lands Office (Shatin) by email on 13 November 2025 and comments from Fire Services Department ("FSD") received on 20 November 2025. Please see our reply below :

1. The number of surplus motor vehicle parking space(s) (excluding motor cycle and goods vehicle) falling with the captioned application premises for letting to non-residents.

Motor vehicle parking spaces in Sha Kok :

- Total : 530
- Let on monthly basis (as on 13 Nov 2025) : 451
- Surplus : 79 (530 less 451)
- At present, there is no applicant on waiting list for motor vehicle parking spaces.

2. Whether those letting surplus motor vehicle parking space(s) to non-residents is/are for rent and use of residents or occupiers of Yue Shing Court on STTL 123 and their bona fide guests and visitors.

According to waiver letter dated 20 Aug 2019 of Temporary Waiver No. W477, not more than one surplus motor vehicle parking space can be used by Yue Shing Court residents and their bona fide guests / visitors. The condition has been complied with accordingly.

3. Copies of FS251 related to Sha Kok Car Park are attached herewith.
4. There is no change in car park layout and proposed uses as compared with the previous application for the captioned Town Planning renewal.

If you require any further information, please contact our [REDACTED]

Yours faithfully,  
For and on behalf of  
Link Properties Limited

[REDACTED]

Encl.

**Relevant Extracts of the Town Planning Board Guidelines on  
“Renewal of Planning Approval and Extension of Time for Compliance with Planning  
Conditions for Temporary Use or Development”  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications at Sha Kok Estate**

**Approved applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration by RNTPC</b>	<b>Approved Conditions</b>
A/ST/593	Proposed public vehicle park	26.3.2004 (approved on a temporary basis for a period of 3 years)	/
A/ST/730	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	28.1.2011	A1
A/ST/832	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	17.1.2014	A2
A/ST/908	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	23.12.2016	A2
A/ST/977	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	29.11.2019	A2
A/ST/1012	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	13.1.2023	A2

**Approval Conditions**

- A1. Priority should be accorded to the residents of Sha Kok Estate in the letting of the surplus vehicle parking spaces and the proposed number of private car parking spaces, lorry parking spaces and motorcycle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- A2. Priority should be accorded to the residents of Sha Kok Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

**Similar Applications in Public Rental Housing/Home Ownership Scheme in “R(A)” zone**

**Approved applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration by RNTPC</b>	<b>Approved Conditions</b>
A/ST/648	Temporary public vehicle park for monthly basis (excluding container vehicle) for a period of 3 years	9.3.2007	A3
A/ST/653	Temporary public vehicle park for (excluding container vehicle) for a period of 3 years	25.5.2007	A3
A/ST/694	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	5.3.2010	A4
A/ST/729	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	28.1.2011	A5
A/ST/731	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	28.1.2011	A6
A/ST/732	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	28.1.2011	A7
A/ST/807	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	1.3.2013	A4
A/ST/894	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	5.2.2016	A4
A/ST/968	Temporary public vehicle park (excluding container vehicle) for a period of 3 years	22.2.2019	A4

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration by RNTPC</b>	<b>Approved Conditions</b>
A/ST/999	Temporary public vehicle park (excluding container vehicle) for a period of 5 years	10.9.2021	A4

#### Approval Conditions

- A3. The proposed number of car parking spaces to be let to non-resident to be agreed with the Commissioner for Transport.
- A4. Priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- A5. Priority should be accorded to the residents of Sun Chui Estate in the letting of the surplus vehicle parking spaces and the proposed number of private car parking spaces, lorry parking spaces and motorcycle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- A6. Priority should be accorded to the residents of Lek Yuen Estate in the letting of the surplus vehicle parking spaces and the proposed number of private car parking spaces, lorry parking spaces and motorcycle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- A7. Priority should be accorded to the residents of Wo Che Estate in the letting of the surplus vehicle parking spaces and the proposed number of private car parking spaces, lorry parking spaces and motorcycle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

#### **Rejected application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration by RNTPC</b>	<b>Rejection Reasons</b>
A/ST/692	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	15.1.2010	R1 and R2

#### Rejection Reasons

- R1. The subject car parks were intended for meeting the car parking demand for the residents of Yu Chui Court. In view of the strong objection from the residents and their reasons for objection, the car parking demand for the residents had not been met. There was no information in the current submission to explain why there was such vacancy levels of the subject car parks and to ensure the residents' parking demand would be met.

- R2. As the access to the subject car parks would be via the internal roads of Yu Chui Court, the proposed public vehicle park would cause environmental, security and management problems to Yu Chui Court. There was no information in the submission to address these problems.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Shu Tin, Lands Department:

- the application site (the Site) is located within Sha Tin Town Lot No. 552 (the Lot). Under Clause 3.26 of Lease governing the Lot, the lessee shall provide and maintain within the Lot:
  - (i) 530 motor vehicles (excluding motor cycles and goods vehicles) parking spaces;
  - (ii) 60 motor cycles parking spaces; and
  - (iii) 72 open goods vehicles parking spaces;
- for the parking of motor vehicles belonging to the residents or occupiers of the building or buildings erected or to be erected on the Lot and their bona fide guests and visitors. A temporary waiver (waiver No. W477) of the restrictions contained in Clause 3.26 of the Lease was granted to the Link Properties Limited to permit the letting of not more than one motor vehicle (excluding motor cycle and goods vehicle) parking space which is surplus to the requirements of the residents and occupiers of the Lot to the residents or occupiers of Yue Shing Court erected on Sha Tin Town Lot No. 123 and their bona fide guests and visitors; and
- as the Link Properties Limited has confirmed that the conditions under the aforesaid waiver would be complied with, she has no objection to the current renewal application from the land administration point of view.

**2. Building Matters**

Comments of Senior Maintenance Surveyor/Independent Checking Unit (1), Housing Department (HD):

- he has no objection to the application under the Buildings Ordinance (BO) noting that the new non-domestic gross floor area (GFA) does not exceed the permitted GFA under the Building (Planning) Regulations;
- the covered car parks (previously provided for residents) are now accountable to non-domestic GFA as they will be let to the outsiders. In future, any new submission to the Independent Checking Unit under the BO should include these new GFA; and
- there is no submission to the HD under the BO for including the car parking areas and hence, the surplus car parking spaces are currently GFA non-accountable. The covered car parks (previously provided for residents) should now be accountable to non-domestic GFA as they will be let to outsiders (i.e. changing from private car parking spaces to public car parking spaces) (Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2 refers).



### **3. Fire Safety**

Comments of the Director of Fire Services:

- he has no in-principle objection to the application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

### **4. Other Departments**

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

- Commissioner for Transport; and
- District Officer (Sha Tin), Home Affairs Department.

**Recommended Advisory Clause**

To note the comments of the Senior Maintenance Surveyor/Independent Checking Unit (1), Housing Department that the covered carpark (previously provided for residents) are now accountable to non-domestic gross floor area (GFA) as they will be let to the outsiders. In future, any new submission to the Independent Checking Unit under the Buildings Ordinance should include these new GFA.

致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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有關的規劃申請編號 The application no. to which the comment relates  
A/ST/1042

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

吳啟泰

簽署 Signature

吳啟泰

日期 Date

25/11/2025

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

2

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

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

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有關的規劃申請編號 The application no. to which the comment relates  
A/ST/1042

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

龔美姿

簽署 Signature

龔美姿

日期 Date

25/11/2025