

2021年10月19日

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

Appendix I of
MPC Paper No. A/K12/44

This document is received on 19 OCT 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊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.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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K12/44
	Date Received 收到日期	19 OCT 2021

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

1. Name of Applicant 申請人姓名/名稱

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

The Hong Kong Housing Authority

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

N/A

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)	Refer to Attachment I
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>Refer to Attachment I</p> <p><input checked="" type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>Refer to Attachment I</p> <p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Refer to Attachment I
(e) (The parking facilities concerned only) Land use zone(s) involved 涉及的土地用途地帶	Refer to Attachment I
(f) Current use(s) 現時用途	Refer to Attachment I (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」。

Refer to Attachment I and Appendix 1

- ☐ 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」。

Refer to Attachment I and Appendix 1

- (b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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

- ☐ 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

(i) 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	

(ii) 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 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)									
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)											

(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

Temporary Use of Public Vehicle Park (excluding Container Vehicle) for Surplus Parking Spaces for a period of five (5) years

(Please refer to Plans 2, 4 and 6 for the locations of car parks)

(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

Proposed gross floor area (GFA) 擬議總樓面面積	N/A sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	N/A	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	N/A %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	N/A	
Proposed no. of storeys of each block 每座建築物的擬議層數	N/A storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input type="checkbox"/> 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	N/A mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	N/A m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... N/A sq. m 平方米

☐ About 約

number of Units 單位數目

..... N/A

average unit size 單位平均面積

..... N/A sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

..... N/A

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... N/A sq. m 平方米

☐ About 約☐ hotel 酒店

..... N/A sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... N/A sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... N/A 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)

..... N/A

☐ 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)

..... N/A

☐ 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

..... N/A sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... N/A 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 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Refer to Plans 2,4 and 6</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p>Refer to Appendix 2</p>
<p>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?</p>	<p>Yes 是 No 否</p>	<p><input 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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<p><input checked="" type="checkbox"/></p> <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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>.....</p> <p>.....</p> <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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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"/>																														

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。

Refer to Attachment II

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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Ms. Evelyne FUNG

Acting Chief Estate Surveyor/ Commercial Properties

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
代表

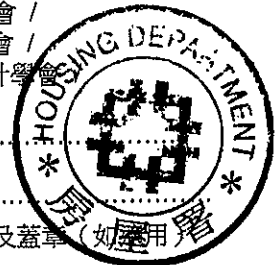
The Hong Kong Housing Authority

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

Date 日期

28 SEP 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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^②

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

② 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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Refer to Attachment I		
Site area 地盤面積	Refer to Attachment I		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	Approved Ngau Chi Wan Outline Zoning Plan No. S/K12/16		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途/發展	Temporary Use of Public Vehicle Park (excluding Container Vehicle) for Surplus Parking Spaces for a period of five (5) years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(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)	
		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	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	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	<u>Choi Hung Estate</u>	
	(i) Private Car Parking Spaces	159
	(ii) Motorcycle Parking Spaces	27
	(iii) Light Goods Vehicle Parking Spaces	1
	<u>Choi Wan (II) Estate</u>	
	(i) Private Car Parking Spaces	0
	(ii) Motorcycle Parking Spaces	1
	(iii) Light Goods Vehicle Parking Spaces	0
	<u>Fu Shan Estate</u>	
	(i) Private Car Parking Spaces	21
	(ii) Motorcycle Parking Spaces	14
	(iii) Light Goods Vehicle Parking Spaces	3

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

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plans of Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate</u>		
Reports 報告書	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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）		

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

For Form No. S.16-I 供表格第 S.16-I 號用

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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Application Sites

Estate	Vesting Order / Demarcation District and Lot No.	Site Area (m ²) (about)	Area of Government land included (if any) (m ²) (about)	Outline Zoning Plan (OZP)	Land Use Zone(s) involved*	Current Land Uses	Current Land Ownership	Land Registry Record
Choi Hung Estate	NKIL No. 4421 RP and Extension	79,375@	N/A	Approved Ngau Chi Wan OZP No. S/K12/16	R(A)	Residential (Public Rental Housing)	HKHA is the sole "current land owners"*	Land Registry Record as at 2.8.2021 at Appendix 1.
Choi Wan (II) Estate	Vesting Order No. 70	42,860	42,860	Approved Ngau Chi Wan OZP No. S/K12/16	R(A)	Residential (Public Rental Housing)	-	N/A (Government land held by HA under Vesting Order)
Fu Shan Estate	Vesting Order No. 117	21,600	21,600	Approved Ngau Chi Wan OZP No. S/K12/16	R(A)	Residential (Public Rental Housing)	-	N/A (Government land held by HA under Vesting Order)

* The parking facilities concerned only

@ Portion of NKIL No. 4421 RP and extension thereto was resumed by the Government under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) vide Government Notice Nos. 6330 and 3655 published on 10 November 2016 and 17 May 2018 respectively including 16,660 sq.m. under Extension to NKIL No. 4421 RP.

"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.

**Section 16 Planning Application for Temporary Approval
for Letting of Surplus Parking Spaces to Non-residents
in Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate, Kowloon**

Justifications

Purpose

1. This application seeks approval of the Town Planning Board (TPB) for temporary permission for the letting of surplus monthly parking spaces in Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate (the Estates) to non-residents for a period of five years. Respective locations of the Estates and their parking facilities are shown on **Plans 1 to 6**.

Planning Context

2. Choi Wan (II) Estate and Fu Shan Estate are held under Vesting Orders which vested in Hong Kong Housing Authority (HA) for the control and management of the Estates within the boundaries and Choi Hung Estate is held under a Government lease. The Estates are governed by the following Outline Zoning Plan (OZP):-

Estate	OZP	Land Use Zone(s) involved (Parking facilities concerned only)
Choi Hung Estate	Approved Ngau Chi Wan OZP No. S/K12/16	Residential (Group A) (R(A))
Choi Wan (II) Estate		
Fu Shan Estate		

3. All parking facilities within the Estates fall on lands zoned as R(A) under which “Public Vehicle Park” is a Column 2 use in which planning permission is required.

Survey on Vacancy Rates and Better Use of Public Resources

4. The HA has been keeping in view closely the usage and occupancy position of its parking facilities to maximize the usage and meet the needs of residents and local communities. A survey of utilization rates of monthly parking spaces in the Estates for a 12-month period from June 2020 to May 2021 has been conducted. As revealed from the data collected as per **Appendix 2**, the Estates still have surplus parking spaces after allocation of parking spaces to the residents. The overall vacancy rate of the Estates is around 1-39%. In particular, the number of vacant spaces in Choi Hung Estate is the greatest at 187 on monthly

average. In order to optimize the use of public resources, we propose to let all surplus parking spaces in the Estates to non-residents.

Past Planning Applications

5. Letting of the surplus parking spaces in the Estates to non-residents was first approved by the TPB on 26 March 2004 (Application No. A/K/1) for temporary public vehicle park use for three years. Temporary permissions for the Estates were subsequently approved on 9 March 2007 (Application No. A/K/5), 5 March 2010 (Application No. A/K/8), 8 February 2013 (Application No. A/K/11), 5 February 2016 (Application No. A/K/14) and 22 February 2019 (Application No. A/K/18) respectively.
6. The prevailing approval under Application No. A/K/18 is valid until 5 March 2022 which is subject to the conditions that priority should be accorded to the residents of the Estates in letting of the surplus vehicle parking spaces and the proposed number of parking spaces to be let to non-residents should be agreed with the Commissioner for Transport (C for T). The conditions have been fulfilled accordingly. Copies of the TPB's approval letter and C for T's agreement are attached in **Appendix 3** for reference.

No Adverse Traffic and Environmental Impacts

7. The proposal will not result in any increase of parking spaces over the existing spaces provided. Letting of surplus parking spaces on a monthly basis to non-residents will not generate any additional traffic flow over that previously planned. No adverse traffic or environmental impact is therefore envisaged. The application simply seeks to widen the clientele to whom the vacant spaces can be let for the mutual benefit of the HA and the public.

Compatibility with Surrounding Land Uses

8. The proposal does not involve any physical changes and changes in land use character. It is considered compatible with other uses in the surrounding areas.

No Security and Management Concerns

9. Entrances to individual residential towers in the Estates are separated from the carparks. Moreover, security guards are stationed at each tower and will patrol within the Estates from time to time. Furthermore, CCTVs are installed in the carparks. The proposal should not create any management or security problems.

Upholding of Residents' Rights and Interests

10. The HA will continue to uphold the following policies on letting its parking spaces:-

- (a) the residents are accorded the highest priority in letting of vehicle parking spaces;
- (b) only surplus monthly vehicle parking spaces are to be let to non-residents; and
- (c) the monthly charges are the same for both residents and non-residents.

Therefore, the interests of the residents would not be compromised.

Reasonable Steps Taken to Give Notifications to Residents

11. In the consultations with the Estate Management Advisory Committee (EMAC) of the Estates in April 2021 for Fu Shan Estate and May 2021 for Choi Wan (II) Estate, EMAC members as well as the DC members concerned for Fu Shan Estate and EMAC members of Choi Wan (II) Estate raised no adverse comment on the proposed letting of surplus monthly parking spaces of these estates to non-residents. For Choi Hung Estate, objection was received for the proposed letting of surplus monthly parking spaces from all the EMAC members without any grounds provided during the EMAC meeting on 24.5.2021. HA's reply listed in paragraph 10 above has been conveyed to the members concerned in the same EMAC meeting. In the recent regular EMAC meeting held on 26.7.2021, no further objection on the subject matter was received from EMAC members.

Precedents

12. The HA has previously submitted applications of similar nature and most recently for the renewal or fresh permission in some 40 estates/HOS developments since late 2018. The applications have all been approved by the TPB, subject to some/all of the following conditions:-

- (a) priority should be accorded to the residents in letting of the surplus vehicle parking spaces;
- (b) the proposed number of parking spaces to be let to non-residents should be agreed with the C for T; and

(c) the HA should monitor from time to time the demand from the residents of the estates and courts for renting monthly parking spaces and adjust the number of parking spaces to be let to non-residents as appropriate.

There have been no undue difficulties encountered for HA to implement the proposals with the conditions fulfilled.

Conclusion

13. The proposed letting of surplus monthly parking spaces to non-residents will allow the HA to make better use of public resources without compromising the rights and interests of the residents. Besides, it will offer the public a wider choice of parking facilities. The TPB is invited to give favourable consideration to this application.

Housing Department
September 2021

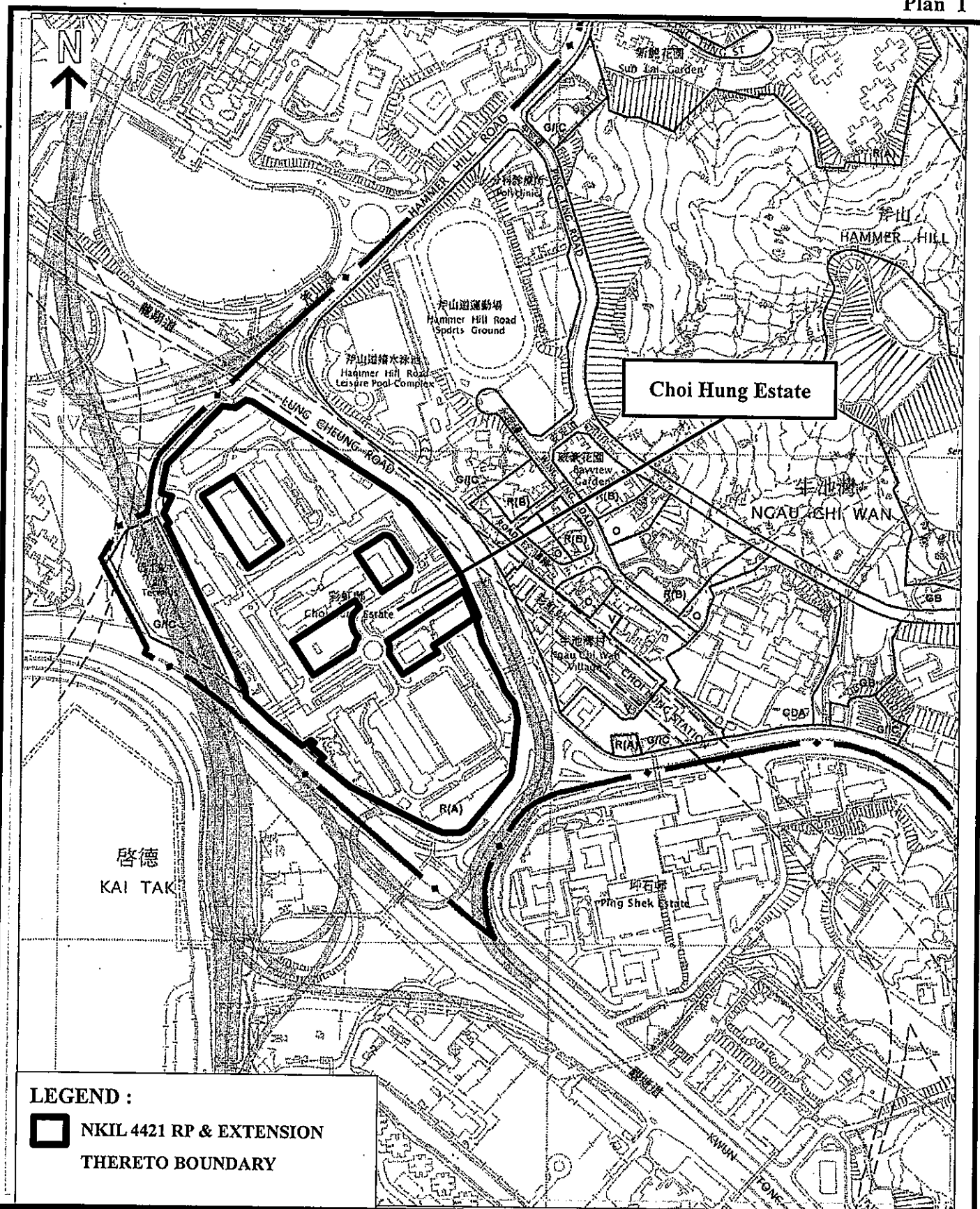
Resultant Non-domestic Plot Ratios of the Estates (as at August 2021)

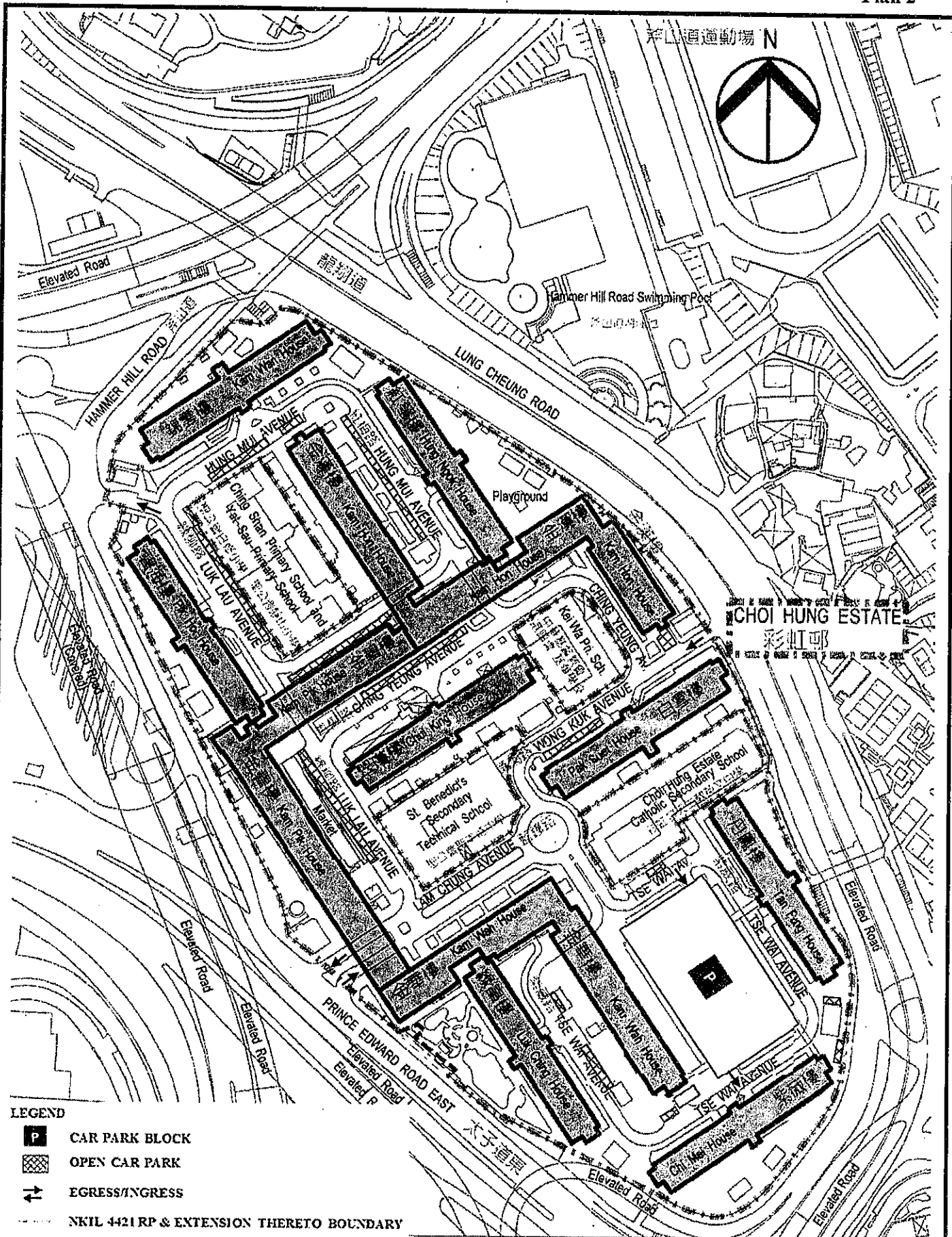
Attachment III

Estate/Court	Resultant Non-domestic Plot Ratio after Conversion of All Covered Parking Spaces in the Estate for Public Use	Permissible Non-domestic Plot Ratio under OZP
Choi Hung Estate*	0.24	1.50
Choi Wan (II) Estate**	0.34	1.50
Fu Shan Estate	0.94	1.50

* The non-domestic plot ratio is calculated based on net site area of 62,715 sq.m. (Gross Site Area of 64,280 sq.m. under Deed of Rectification of Conditions of Grant No. 6643 deducting (i) land surrendered to government (i.e. 1,344 sq.m), (ii) resumption of land for PWP item no. 469CL (part) Kai Tak Development (i.e. 209 sq.m.) and (iii) resumption of land for PWP category D item universal accessibility program (i.e. 12 sq.m.)

** The non-domestic plot ratio is calculated based on the net site area of 39,309,577 sq.m excluding site area of St Joseph's Primary School (3,550,423 sq.m.).

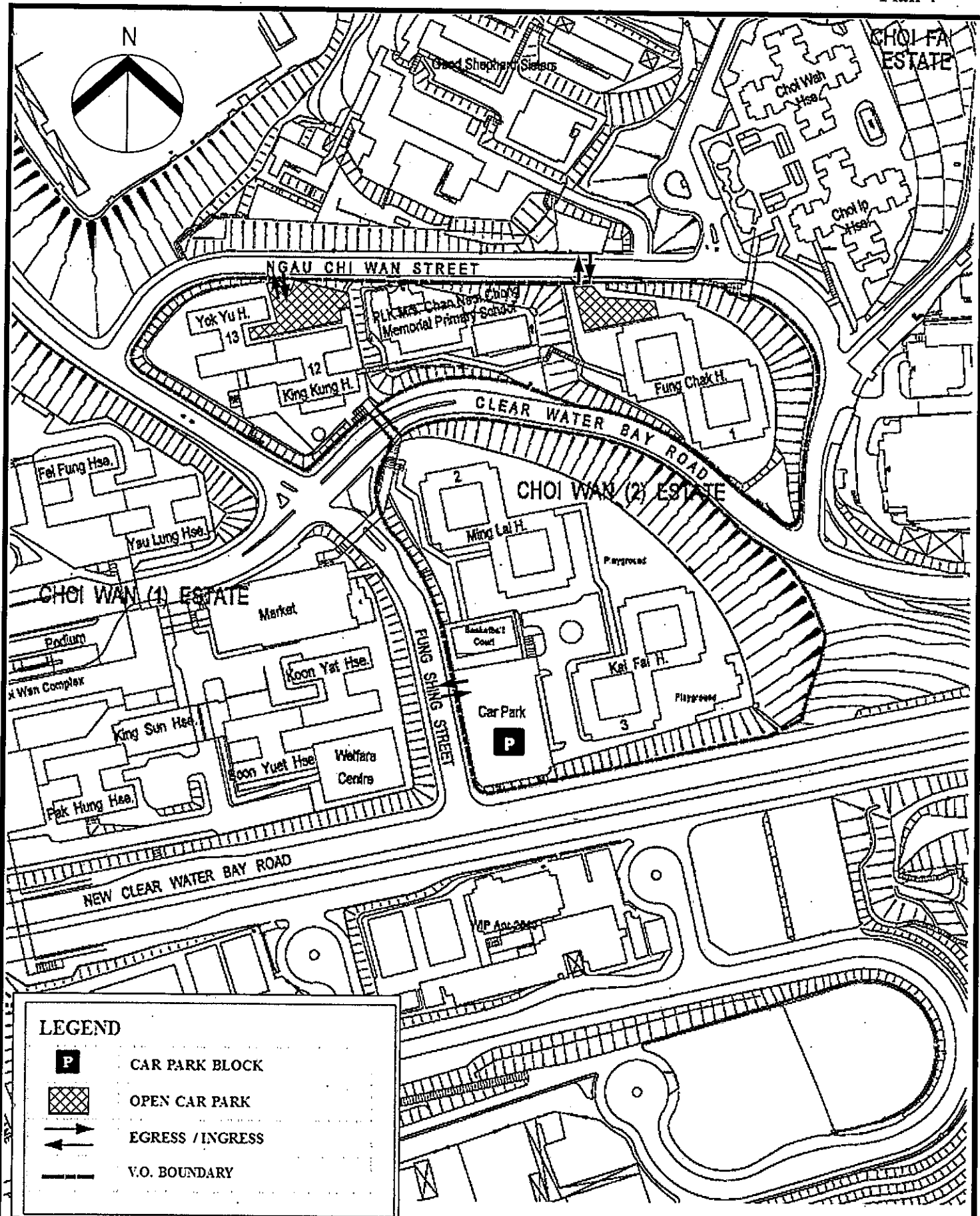




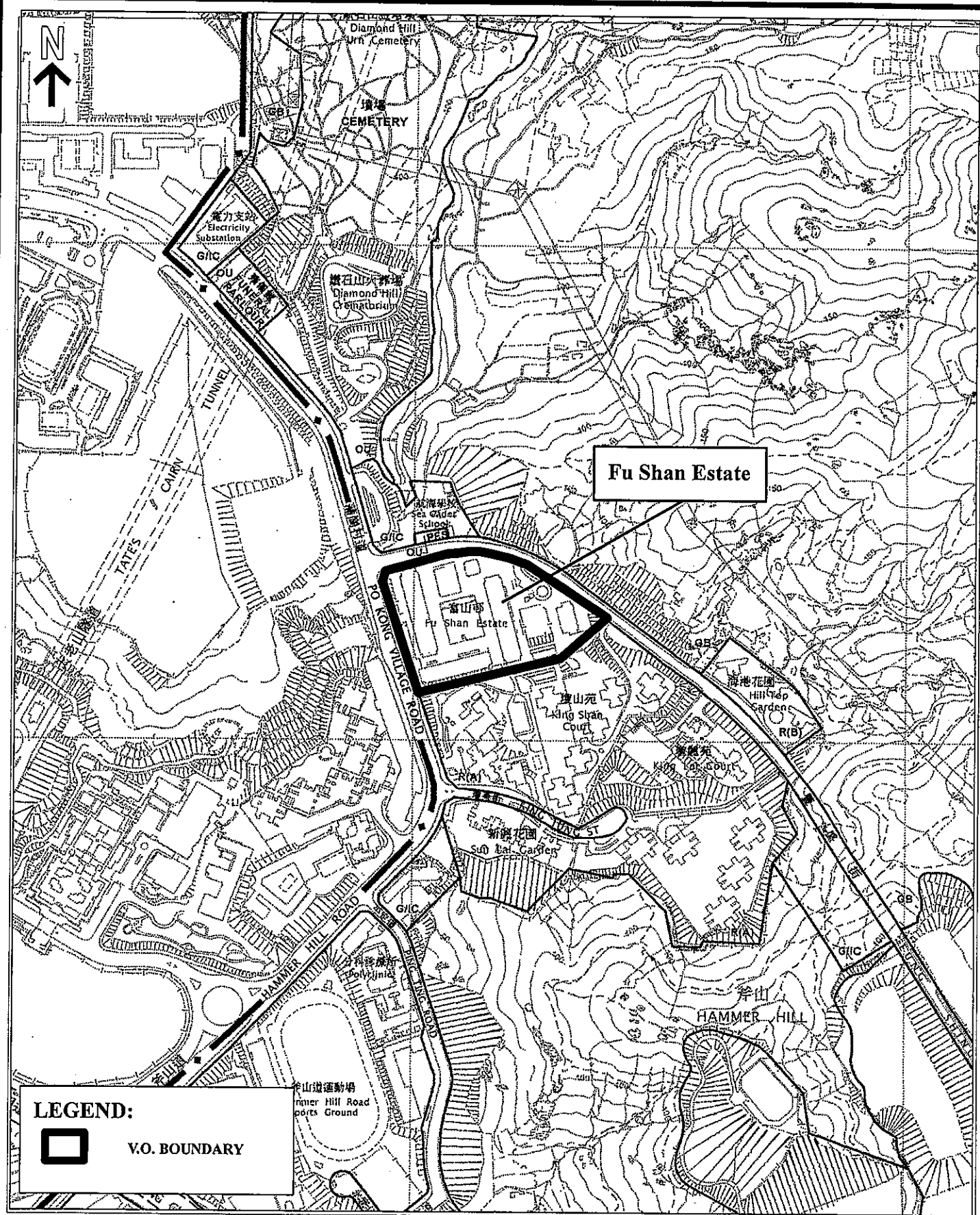
CHOI HUNG ESTATE LOCATION OF PARKING FACILITIES



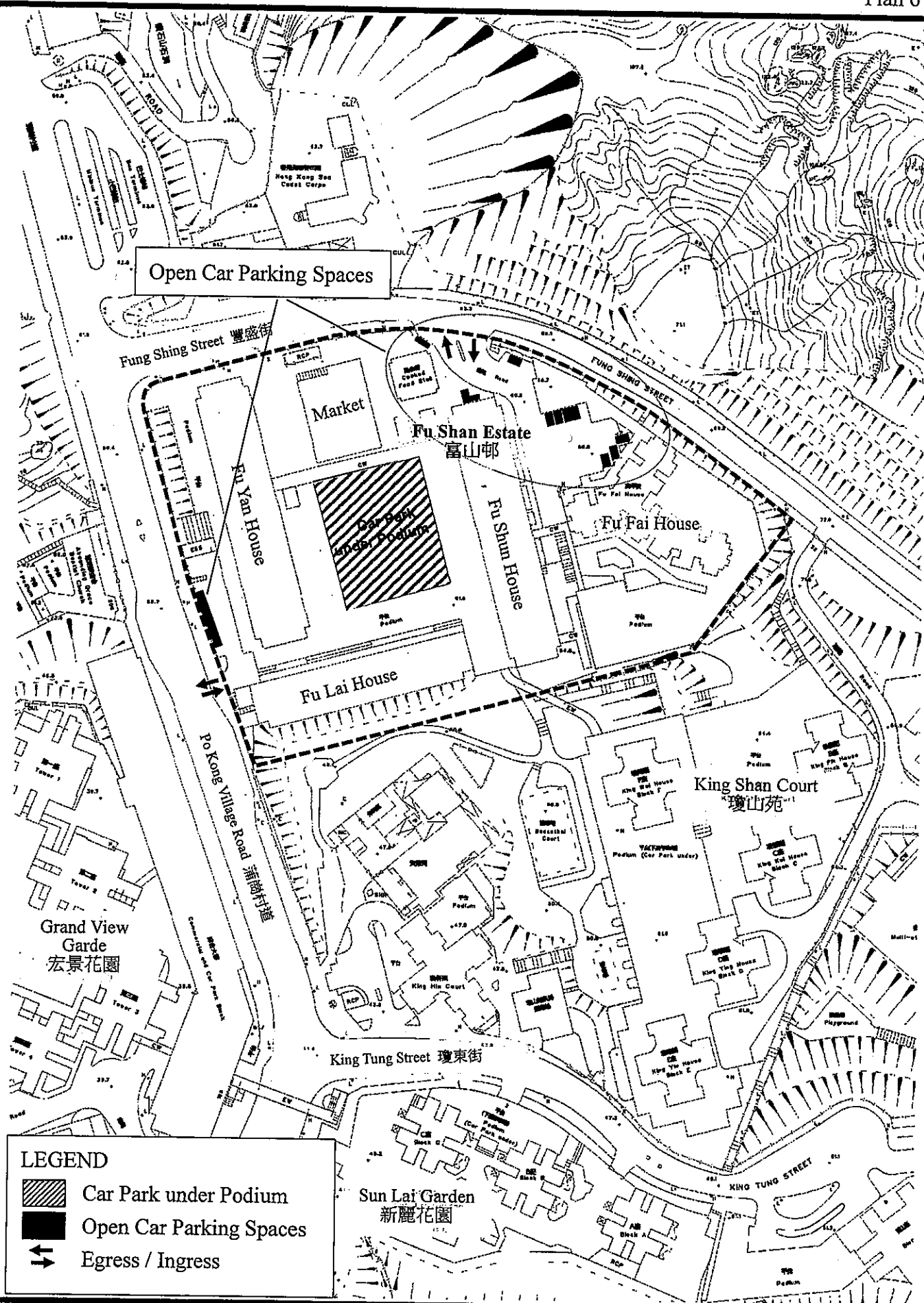
**LOCATION PLAN
CHOI WAN (II) ESTATE**



CHOI WAN (II) ESTATE
LOCATION OF PARKING FACILITIES



**LOCATION PLAN:
FU SHAN ESTATE**



☒ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Planning Application No. A/K12/44 - Section 16 Planning Application for
Temporary Approval
for Letting of Surplus Parking Spaces to Non-residents
in Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate, Kowloon

19/11/2021 17:16

From: Rachel CM CHAN/HD/HKSARG@HD
To: tpbpd@pland.gov.hk
FileRef:

Dear sir/ madam,

Attached please find the replacement page on the P.1 of Attachment II of the subject
planning application documents dated 28.9.2021 as further information for your
processing. Thanks.



Replacement page.pdf
if you have any queries, please feel free to contact me.

Regards,
Rachel CHAN
ES/CP(1) & ES/CP(3)(Atg.)
CPESU
Tel: 2761 7820

Attachment II

(P.1 of 4)

**Section 16 Planning Application for Temporary Approval
for Letting of Surplus Parking Spaces to Non-residents
in Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate, Kowloon**

Justifications

Purpose

1. This application seeks approval of the Town Planning Board (TPB) for temporary permission for the letting of surplus monthly parking spaces in Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate (the Estates) to non-residents for a period of five years. Respective locations of the Estates and their parking facilities are shown on Plans 1 to 6.

Planning Context

2. Choi Wan (II) Estate and Fu Shan Estate are held under Vesting Orders which vested in Hong Kong Housing Authority (HA) for the control and management of the Estates within the boundaries and Choi Hung Estate is held under a Government lease. The Estates are governed by the following Outline Zoning Plan (OZP):-

Estate	OZP	Land Use Zone(s) involved (Parking facilities concerned only)
Choi Hung Estate	Approved Ngau Chi Wan OZP No. S/K12/16	Residential (Group A) (R(A))
Choi Wan (II) Estate		
Fu Shan Estate		

3. All parking facilities within the Estates fall on lands zoned as R(A) under which "Public Vehicle Park" is a Column 2 use in which planning permission is required.

Survey on Vacancy Rates and Better Use of Public Resources

4. The HA has been keeping in view closely the usage and occupancy position of its parking facilities to maximize the usage and meet the needs of residents and local communities. A survey of utilization rates of monthly parking spaces in the Estates for a 12-month period from June 2020 to May 2021 has been conducted. As revealed from the data collected as per Appendix 2, the Estates still have surplus parking spaces after allocation of parking spaces to the residents. The overall vacancy rate of the Estates is around 1-32%. In particular, the number of vacant spaces in Choi Hung Estate is the greatest at 187 on monthly



Our Ref. : HD3-8/CPESU/C-7/1 Part 3
Your Ref: TPB/A/K12/44

Tel. No. : 2761 7820

Fax No. : 2761 7700

19 November 2021

Urgent by Fax & Post
(Fax No. 2877 0245)

Secretary, Town Planning Board
c/o Planning Department
Town Planning Board Section
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Approval
for Letting of Surplus Parking Spaces to Non-residents
in Choi Hung Estate, Choi Wan (II) Estate and Fu Shan Estate, Kowloon
Planning Application No. A/K12/44**

I refer to the email from TPG/K4, Planning Department dated 17 November 2021 enclosing public comments on the captioned application. As requested by the Planning Department, we provide our responses to above comments as follows: -

The Hong Kong Housing Authority (HA) reviews the use of non-domestic facilities in public housing estates from time to time to enable better utilization of resources and provision of various kinds of facilities to serve residents. Given the limited spaces in public housing estates and the keen demand for non-domestic premises from various groups, entities and organizations, HA needs to balance the needs of residents for various types of services including retail, car parking and welfare facilities, etc.

香港九龍何文田佛光街33號房屋委員會總部

HD600 Housing Authority Headquarters, 33 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong.

- 2 -

With regard to car parking facilities, HA has been reviewing the occupancy rate and the demand for parking spaces in individual carparks from time to time. For carparks with relatively lower occupancy rates, HA has been conducting feasibility studies to identify opportunities for conversion to other uses which is subject to the circumstances of individual carparks, technical constraints and other considerations such as cost effectiveness, etc.. In the past, HA has completed several carpark conversion projects and the converted spaces were made available for welfare, educational and retail uses. Where conversion is not feasible, HA has been adopting other measures to maximize the usage of carparks. These measures include converting surplus monthly parking spaces to hourly parking spaces; re-designating the surplus spaces for parking of other vehicle types in great demand; and seeking necessary permissions for the letting of surplus parking spaces to non-residents on a monthly basis so as to optimize the use of resources and help meet local parking demand.

Regarding the comments relating to the carpark in Fu Shan Estate, as we clearly stated in the justifications in Attachment II to our Application Form, residents of the estate will be accorded the highest priority in letting of parking spaces and only surplus monthly parking spaces will be let to non-residents. Therefore, the parking needs and interests of the residents will not be compromised under the proposal.

If you have any queries, please feel free to contact the undersigned.

Yours faithfully,



(Ms. Rachel CHAN)
for Director of Housing

c.c. DPO/KLN, PlanD (Attn: Ms. Patricia CHAN) (by email only)

Previous s.16 Application covering the Application Sites

Application No.	Applied Use	Decision of the Metro Planning Committee (Date)	Approval Condition(s)
A/K/1	Proposed 'Public Car Park/Public Vehicle Park (excluding Container Vehicle)'	Approved on a temporary basis for a period of 3 years (26.3.2004)	-
A/K/5	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	Approved with Condition on a temporary basis for a period of 3 years (9.3.2007)	(1)
A/K/8	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	Approved with Condition on a temporary basis for a period of 3 years (5.3.2010)	(2)
A/K/11	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	Approved with Condition on a temporary basis for a period of 3 years (8.2.2013)	(2)
A/K/14	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	Approved with Condition on a temporary basis for a period of 3 years (5.2.2016)	(2)
A/K/18	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	Approved with Condition on a temporary basis for a period of 3 years (22.2.2019)	(2)

Approval Condition(s):

- (1) The proposed number of car parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (2) Priority should be accorded to the residents of Choi Hung Estate, Choi Wan (II) Estate, Fu Shan Estate and Mei Tung 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 s.16 Applications within Wong Tai Sin District

Application No.	Location	Applied Use	Decision of the Metro Planning Committee (Date)	Approval Condition(s)
A/K8/34	Tin Ma Court, Wang Tau Hom	Public Car Park	Approved/Agreed (1.6.2001)	-
A/K11/135	Lung Poon Court, Diamond Hill	Public Car Park	Approved/Agreed (1.6.2001)	-
A/K12/22	King Lai Court & King Shan Court, Ngau Chi Wan	Public Car Park	Approved/Agreed (1.6.2001)	-
A/K11/181	Car Park, Upper Wong Tai Sin Estate, 8 Wong Tai Sin Road	Temporary Public Vehicle Park (excluding container vehicle) (surplus car parking spaces only) for a period of 3 years	Approved with Condition on a temporary basis for a period of 3 years (23.5.2008)	(1)

Approval Condition(s):

- (1) The proposed number of car parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

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

參考編號

Reference Number:

211028-202559-07814

提交限期

Deadline for submission:

16/11/2021

提交日期及時間

Date and time of submission:

28/10/2021 20:25:59

有關的規劃申請編號

The application no. to which the comment relates:

A/K12/44

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林

意見詳情

Details of the Comment :

我是富山邨的居民，只就富山邨停車場將剩餘月租車位租給非本邨居民發表意見。

1. 富山邨本身車位不多，連同新落成樓宇富暉樓地下所提供的額外車位，總數約只有一百六十個（包括輕型貨車，私家車及電單車），但全邨出租單位有2300個，認可人口則有5800人，平均每十四個單位競爭一個車位或每36人爭奪一個車位。這比例是在計算輕型貨車及電單車而得出，若然只計算私家車的供應，應該會使比例大幅提升。而且，此比例亦遠低於政府規劃署所定的標準，實在有必要再增加車位。

2. 富山邨的車位申請已經供不應求，只是應付富山邨居民的需求仍有不少候選車主需要等待。

3. 附近有多個屋苑均有提供車位，我不認為富山邨需要提供車位去應付其他屋苑的車位需求。

4. 我寧願將富山邨停車場變成浮動月租，在非繁忙時間將車位以時租租出，以解決附近對時租車位的需求。

總括而言，我反對富山邨停車場將剩餘月租車位撥給非本邨居民。

5-1附加

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

參考編號

Reference Number:

211112-185032-65691

提交限期

Deadline for submission:

16/11/2021

提交日期及時間

Date and time of submission:

12/11/2021 18:50:32

有關的規劃申請編號

The application no. to which the comment relates:

A/K12/44

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林

意見詳情

Details of the Comment :

我是富山邨的居民，只就富山邨停車場將剩餘月租車位租給非本邨居民發表意見。

1. 富山邨本身車位不多，連同新落成樓宇富暉樓地下所提供的額外車位，總數約只有一百六十個（包括輕型貨車，私家車及電單車），但全邨出租單位有2300個，認可人口則有5800人，平均每十四個單位競爭一個車位或每36人爭奪一個車位。這比例是在計算輕型貨車及電單車而得出，若然只計算私家車的供應，應該會使比例大幅提升。而且，此比例亦遠低於政府規劃署所定的標準，實在有必要再增加車位。

2. 富山邨的車位申請已經供不應求，只是應付富山邨居民的需求仍有不少候選車主需要等待。

3. 附近有多個屋苑均有提供車位，我不認為富山邨需要提供車位去應付其他屋苑的車位需求。

4. 我寧願將富山邨停車場變成浮動月租，在非繁忙時間將車位以時租租出，以解決附近對時租車位的需求。

總括而言，我反對富山邨停車場將剩餘月租車位撥給非本邨居民。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月15日星期一 3:45
收件者: tpbpd
主旨: Re [REDACTED] Wong Tai Sin Housing Authority Estates parking

A/K12/44

Wong Tai Sin District HA PH Estates surplus parking

(a) Choi Hung Estate - 160 Vehicles (192)

(b) Choi Wan (II) Estate -

(c) Fu Shan Estate - 24 Vehicles (46)

Zoning : "Res (Group A)"

Applied Use : Rent to Non Residents **5 years**

Dear TPB Members,

While the number of vacant spaces has reduced, the situation at Choi Hung is still unacceptable.

On the previous round of applications some members stated that it was time for a review of the parking facilities in order to release some of the GFA for better use, community care, recreational facilities, etc.

It appears that this has not been undertaken. Why?

We have an ageing community and significant deficits in services in all districts. Choi Hung is a transport hub, the focus should be on encouraging better use of public transport to reduce local traffic congestion.

Members should continue to push for a review. It is convenient for HA to apply for 5 years and maintain the status quo. However this is not in the best interests of the community.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 29, 2019 2:40:55 AM
Subject: A/K/18 Wong Tai Sin Housing Authority Estates parking

A/K/18

Wong Tai Sin District HA PH Estates surplus parking

(a) Choi Hung Estate - 192 Vehicles

(b) Choi Wan (II) Estate - 5 Goods Vehicles

(c) Fu Shan Estate - 46 Vehicles

(d) Mei Tung Estate - 10 Vehicles

Zoning : "Res (Group A)"

Applied Use : Rent to Non Residents

Dear Members,

Elderly care has finally been reinstated into HKPSGs. Every district and estate will be in deficit.

According to the attachment to the Wanchai OZP the essential provision is now

17.2 subsidized Day Care places per 1,000 persons over 65

21.3 subsidized beds per elderly residents over 65

Going forward these quotas will have to be revised up to cater for the ever increasing numbers of elderly.

HA is obliged to provide these facilities so members must ask why instead of renting out space on the estates to outsider, HA is not looking into ways to stream line its parking facilities to provide space for the elderly care and other community facilities.

When there was a spate of similar applications in 2016/7, members requested that Housing Authority conduct a review of its parking facilities in order to ensure optimal use of GFA for the benefit of the actual residents.

Has this been carried out? If not, why not?

Choi Hung Estate

No. of Rental Flats#:	7 400 As at 30.9.2018
Flat Size (m²):	24.1 - 69.2
No. of Households#:	7 400 As at 30.9.2018
Authorised Population#:	18 200 As at 30.9.2018

Island site surrounded by busy roads with lots of traffic.

Population 2011 Census was almost 18,700 with almost 5,000 residents over 65 years of ages. Another 6,000 in 45 – 64 range so obviously an estate with significant elderly care requirements.

https://www.census2011.gov.hk/pdf/fact_sheets/estates/H_10018e.pdf

Two Secondary and two primary schools. Limited playground space. No outdoor recreational facilities for adults. Urgent need to review parking and amalgamate to free up space for GIC and recreational uses.

Fu Shan Estate

No. of Rental Flats#:	1 600 As at 30.9.2018
Flat Size (m²):	15.1 - 32.2
No. of Households#:	1 600 As at 30.9.2018
Authorised Population#:	4 000 As at 30.9.2018

Population 2011 Census was almost 4,100 with 938 residents over 65 years of ages. Another 1,100 in 45 – 64 range so obviously another estate with significant elderly care requirements.

This is a very nice and friendly estate, I visited a few months ago. The external parking should be eliminated and the space used for recreation or planting. Did not go into car park so difficult to comment but please question HA if spaces can be used for elderly or other facilities.

Choi Wan (II) Estate

Are the 5 parking spaces at grade or in car park? If at grade space could be used for open air exercise facilities.

Mei Tung Estate

No. of Rental Flats#:	2 500 As at 30.9.2018
Flat Size (m ²):	14.4 - 46.3
No. of Households#:	2 400 As at 30.9.2018
Authorised Population#:	6 200 As at 30.9.2018

Members please take a close look at the map. Most of the parking is at grade and it takes up more space than the residential building! This is an appalling waste of space.

Population 2011 Census was almost 3,400 with 682 residents over 65 years of ages. Another 936 in 45 – 64 range so obviously another estate with significant elderly care requirements.

Please question HA officials as to why no attempt has been made to introduce stacked or rotary facilities that could release considerable space for GIC or recreational facilities.

Mary Mulvihill

Recommended Advisory Clause

- (a) to review the arrangement of parking facilities and consider to release space for better use including community care and recreational facilities as well as converting them to hourly parking spaces