

2021年 10月 1 9日

Appendix I of
MPC Paper No. A/K4/75

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。

19 OCT 2021

This document is received on _____
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 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K4/75
	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）

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

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）	Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate
(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 Refer to Attachment I .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 .....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	Refer to Attachment I .....sq.m 平方米 <input checked="" 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	Draft Shek Kip Mei Outline Zoning Plan No. S/K4/30
(The parking facilities concerned) (e) Land use zone(s) involved 涉及的土地用途地帶	Chak On Estate - Residential (Group A) ("R(A)") Nam Shan Estate - R(A) Shek Kip Mei Estate - R(A)
(f) Current use(s) 現時用途	Chak On Estate - Residential (Public Rental Housing) Nam Shan Estate - Residential (Public Rental Housing) Shek Kip Mei Estate - Residential (Public Rental Housing) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

(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
(b) Intended use/development 有意進行的用途/發展	(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)

(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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ 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 4 to 9 for the locations of the parking facilities)

(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

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... N/A sq. m 平方米	<input type="checkbox"/> 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	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	..... N/A	
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆	..... N/A sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... N/A sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... N/A sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... N/A sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> 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	
<input type="checkbox"/> 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	
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地	..... N/A sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... N/A sq. m 平方米	<input type="checkbox"/> 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</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Refer to Plans 4 to 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</p> <p>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 1</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</p> <p>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.

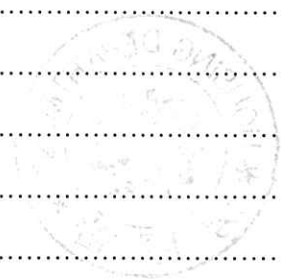
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

Acting Chief Estate Surveyor

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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打道 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[@]

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	Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate		
Site area 地盤面積	Chak On Estate : 24,500 Nam Shan Estate : 53,180 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Shek Kip Mei Estate : 95,410 (includes Government land of 包括政府土地 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Draft Shek Kip Mei Outline Zoning Plan No. S/K4/30		
Zoning 地帶	(The parking facilities concerned) Chak On Estate - Residential (Group A) ("R(A)") Nam Shan Estate - R(A) Shek Kip Mei Estate - R(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	(a) Chak On Estate	
	- Private Car Parking Spaces	45
	- Light Goods Vehicle Parking Spaces	4
	- Motorcycle Parking Spaces	4
	(b) Nam Shan Estate	
	- Private Car Parking Spaces	52
	- Motorcycle Parking Spaces	27
	(c) Shek Kip Mei Estate	
	- Private Car Parking Spaces	71
	- Motorcycle Parking Spaces	13

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plans of the Estates and their parking facilities		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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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**Section 16 Planning Application for Temporary Approval for
Letting of Surplus Parking Spaces to Non-residents in
Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate, Shek Kip Mei, Kowloon**

List of Attachments

Attachment I	Application Sites
Attachment II	Justifications
Attachment III	Resultant Non-domestic Plot Ratios of the Estates

List of Plans

Plan 1	Location Plan of Chak On Estate
Plan 2	Location Plan of Nam Shan Estate
Plan 3	Location Plan of Shek Kip Mei Estate
Plan 4	Location Plan of Parking Facilities: Chak On Estate
Plan 5	Location Plan of Parking Facilities: Nam Shan Estate
Plans 6 to 9	Location Plans of Parking Facilities: Shek Kip Mei Estate

List of Appendices

Appendix 1	Average Monthly Vehicle Parking Spaces Letting Statistics
Appendix 2	Approval Letter from TPB dated 22.3.2019 Memo from TD dated 15.4.2019

Application Sites

Estate	Vesting Order / Demarcation District / Lot No.	Site Area (sq.m.) (about)	Area of Government land included (sq.m.) (about)	Outline Zoning Plan (“OZP”)	Land Use Zone(s) involved **	Current Land Uses	Current Land Ownership
Chak On Estate	Vesting Order No. 64	24,500	24,500	Draft Shek Kip Mei OZP No. S/K4/30	R(A)	Residential (Public Rental Housing)	Government land held under vesting orders
Nam Shan Estate	Vesting Order No. 88	53,180	53,180		R(A)		
Shek Kip Mei Estate*	Interim Vesting Order No. 32 (subject to revision & finalization)	95,410	95,410		R(A)		

R(A) : Residential (Group A)

* The estate boundary and area of Shek Kip Mei Estate are based on the draft interim vesting order plan dated May 2005 which is subject to revision and finalization due to redevelopment.

** The parking facilities concerned only.

**Section 16 Planning Application for Temporary Approval for
Letting of Surplus Parking Spaces to Non-residents in
Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate, Shek Kip Mei, 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 Chak On Estate, Nam Shan Estate and Shek Kip Mei 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 9**.

Planning Context

2. The Estates are held under Vesting Orders which vested in the Hong Kong Housing Authority (HA) the control and management of the Estates within the boundaries. The Estates are governed by the following Outline Zoning Plan (OZP):

Estate	OZP	Land Use Zone(s) involved (Parking facilities concerned only)
Chak On Estate	Draft Shek Kip Mei OZP No. S/K4/30	Residential (Group A) (R(A))
Nam Shan Estate		
Shek Kip Mei Estate		

3. The parking facilities concerned within the Estates are 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 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 July 2020 to June 2021 has been conducted. As revealed from the data collected as per **Appendix 1**, the Estates still have surplus parking spaces after allocation of parking spaces to the residents. The overall vacancy rate of the Estates is

around 18% to 38%. In particular, the number of vacant spaces in Shek Kip Mei Estate is the greatest at 84 on monthly average. In order to optimize the use of the 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 16 April 2004 (Application No. A/TWK/1) for a temporary public vehicle park use for three years. Temporary permission was subsequently approved by the TPB on 23 March 2007 (Application No. A/TWK/3), 9 April 2010 (Application No. A/TWK/5), 15 March 2013 (Application No. A/TWK/7), 4 March 2016 (Application No. A/TWK/9) and 8 March 2019 (Application No. A/TWK/11) respectively.
6. The prevailing approval under Application No. A/TWK/11 is valid until 16 April 2022 which is subject to the conditions that priority shall be accorded to the respective residents of Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents shall be agreed with the Commissioner for Transport (C for T). The conditions have been fulfilled accordingly. Copies of the TPB's letter dated 22 March 2019 and the agreement from C for T dated 15 April 2019 are enclosed in **Appendix 2** 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 Use

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

Compliance with Statutory Limit on Plot Ratio

9. The non-domestic plot ratios of the Estates assuming all covered carpark were converted from ancillary to residents' use to public vehicle park are tabulated in **Attachment III**. The proposed conversion would comply with the statutory permissible plot ratios under the R(A) zone as stipulated in the Notes of the Draft Shek Kip Mei OZP No. S/K4/30.

No Security and Management Concerns

10. 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 inside the carparks. The proposal should not create any management or security problems.

Upholding of Residents' Rights and Interests

11. 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. No complaints regarding letting of surplus parking spaces to non-residents from the Estates have been received since last approval.

Local Consultation

12. The Estate Management Advisory Committees of Nam Shan Estate, Chak On Estate and Shek Kip Mei Estate were consulted on 28 April 2021, 9 June 2021 and 27 July 2021 respectively. The residents raised no objection to the application.

Precedents

13. 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 the HA to implement the proposals with the conditions fulfilled.

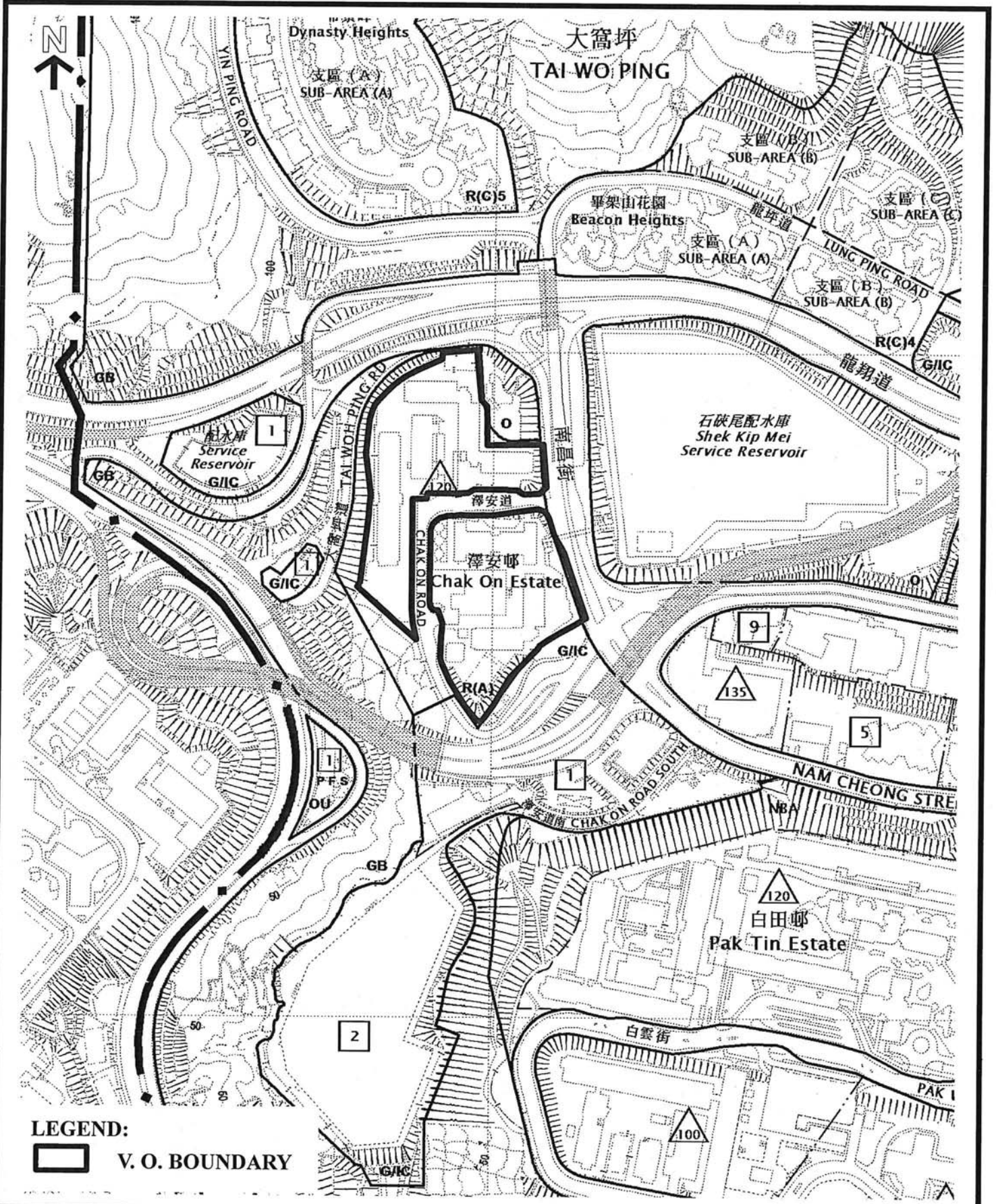
Conclusion

14. The proposed letting of surplus 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 grant favourable consideration to this application.

Housing Department
September 2021

Resultant Non-domestic Plot Ratios of the Estates

Estate	Resultant Non-domestic Plot Ratio after Conversion of All Covered Parking Spaces in the Estate for Public Use	Permissible Non-domestic Plot Ratio under the Notes of the Draft Shek Kip Mei OZP No. S/K4/30
Chak On Estate	0.39	1.50
Nam Shan Estate	0.65	1.50
Shek Kip Mei Estate	0.92	1.50



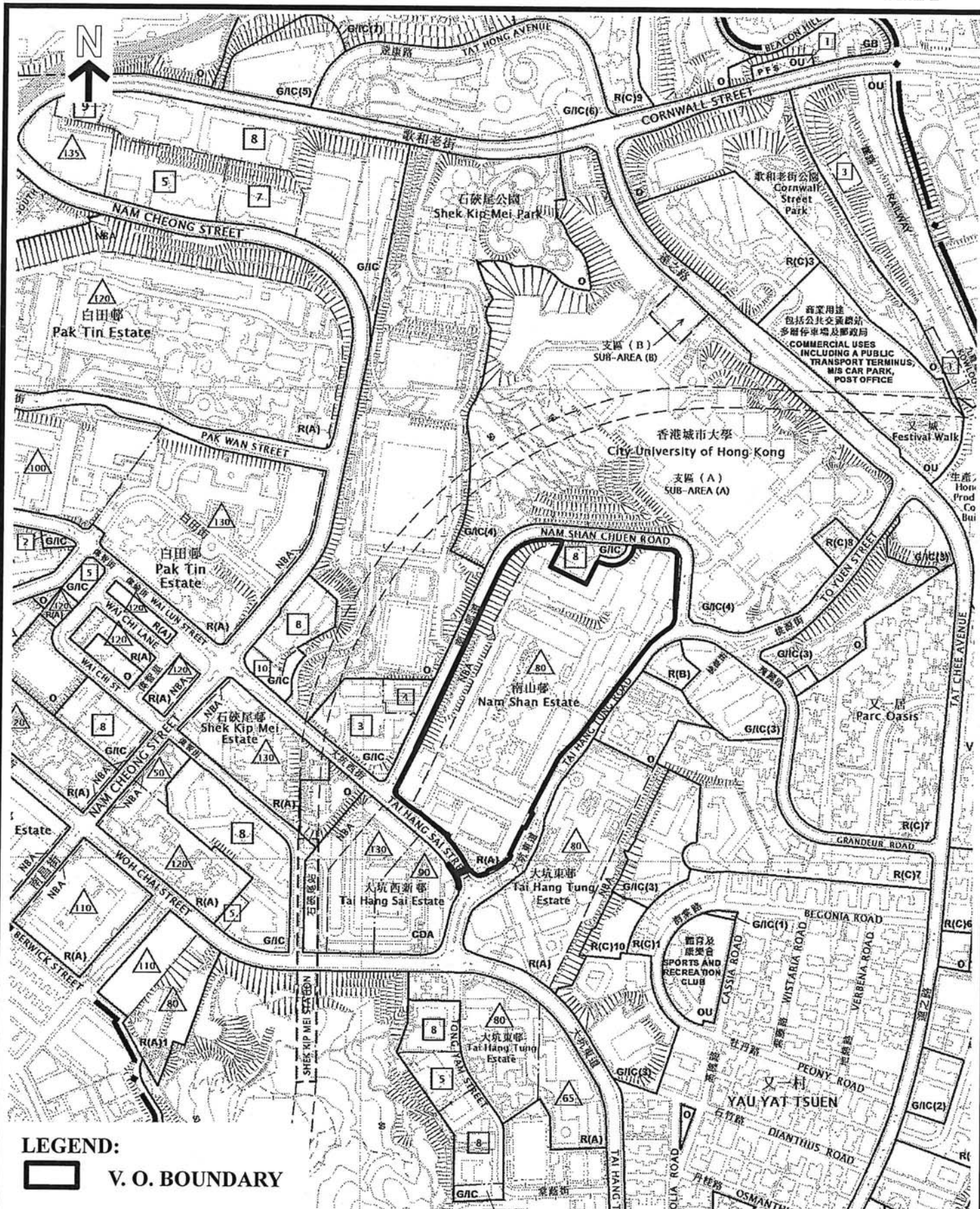
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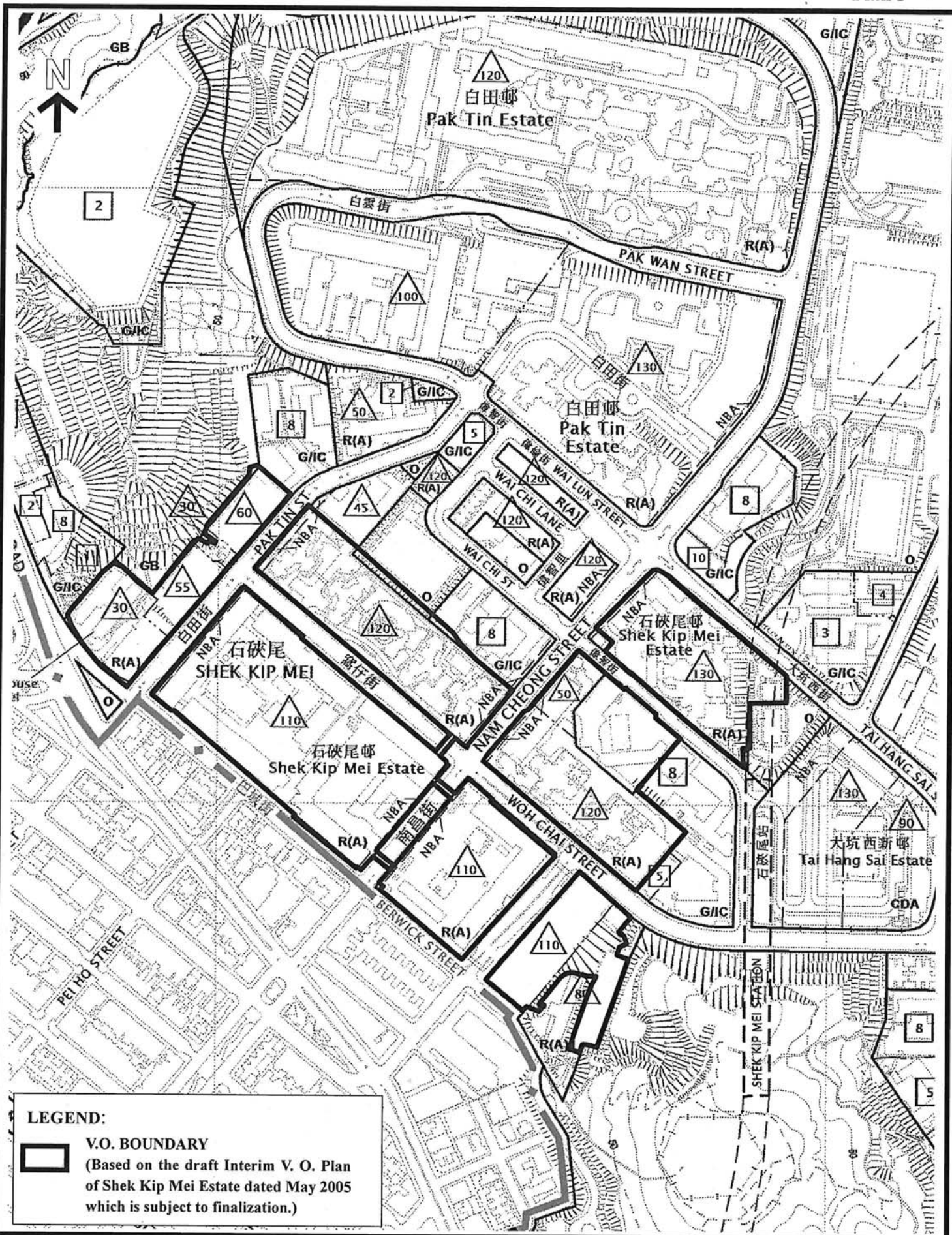
 V. O. BOUNDARY

LOCATION PLAN
CHAK ON ESTATE



HOUSING DEPARTMENT





LOCATION PLAN
SHEK KIP MEI ESTATE



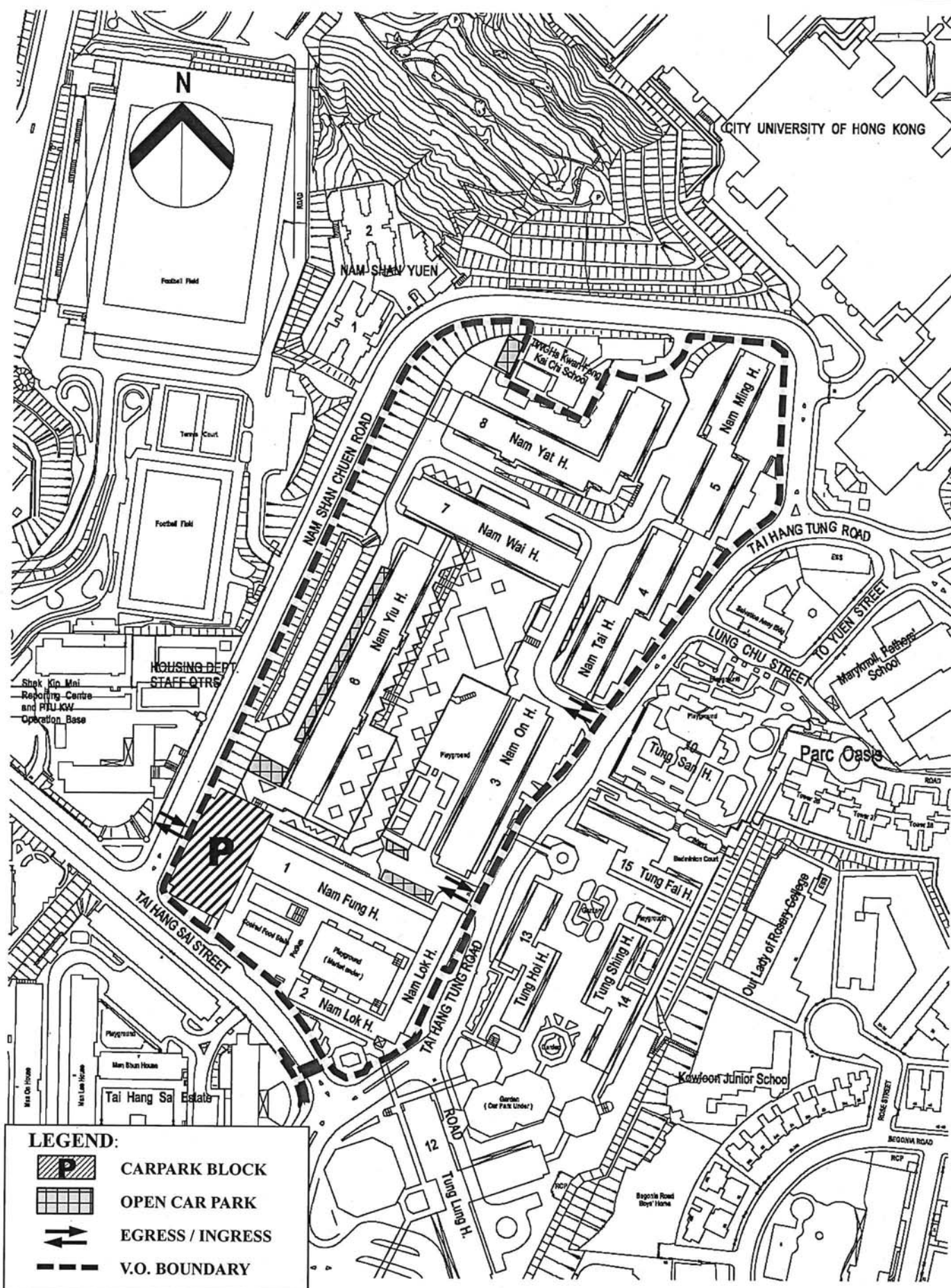
HOUSING DEPARTMENT



CHAK ON ESTATE
LOCATION OF PARKING FACILITIES



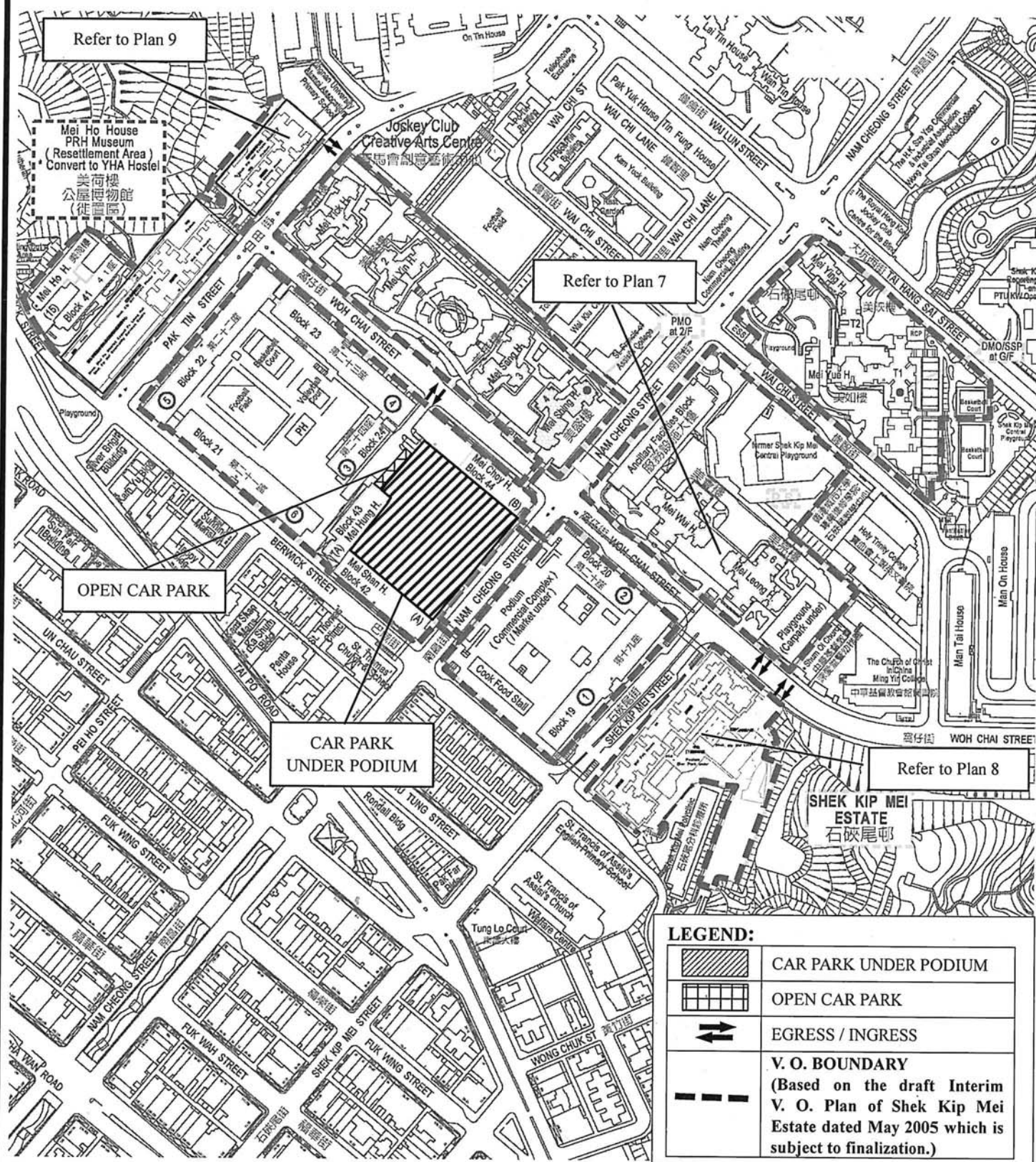
HOUSING DEPARTMENT



NAM SHAN ESTATE
LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT



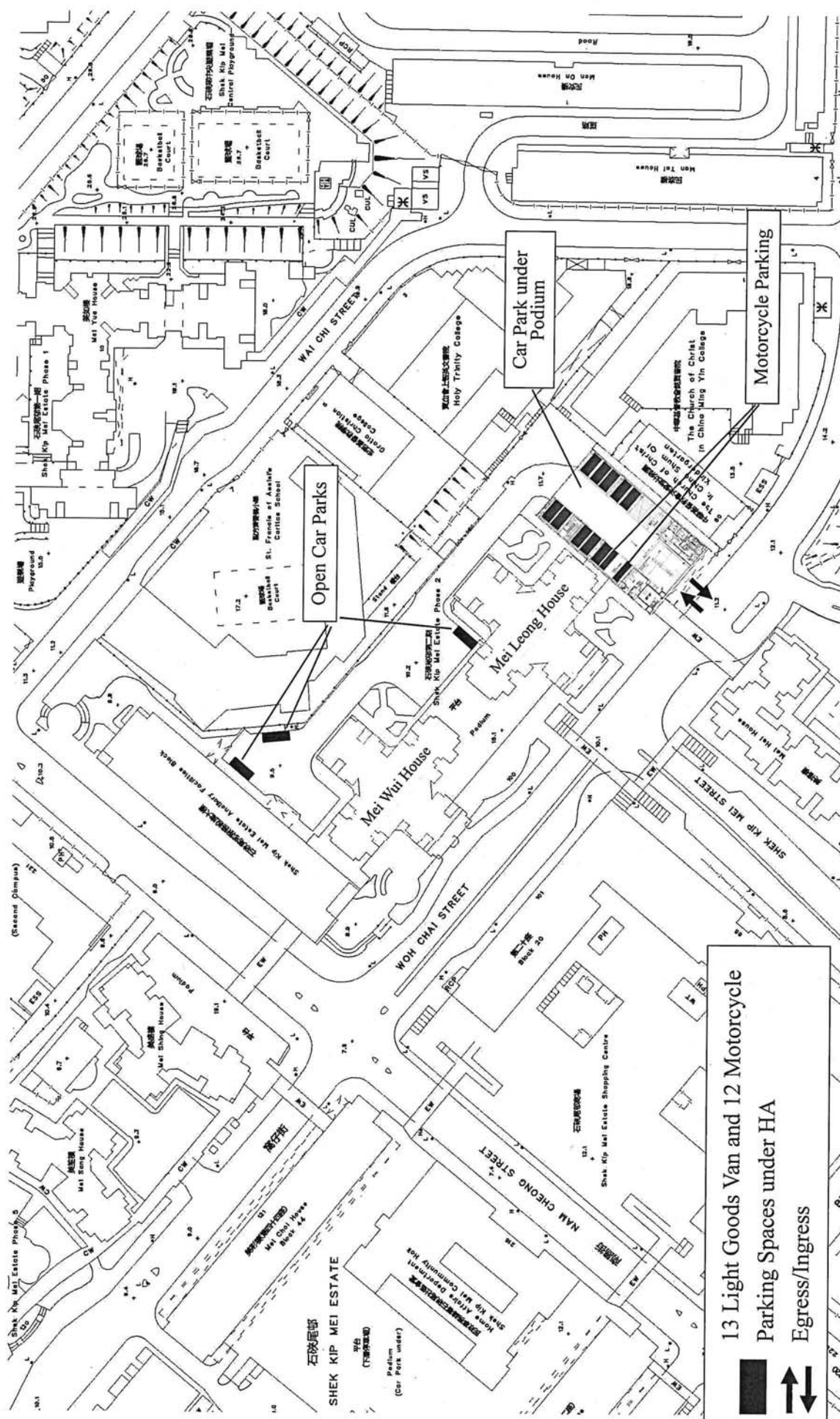
SHEK KIP MEI ESTATE
LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT



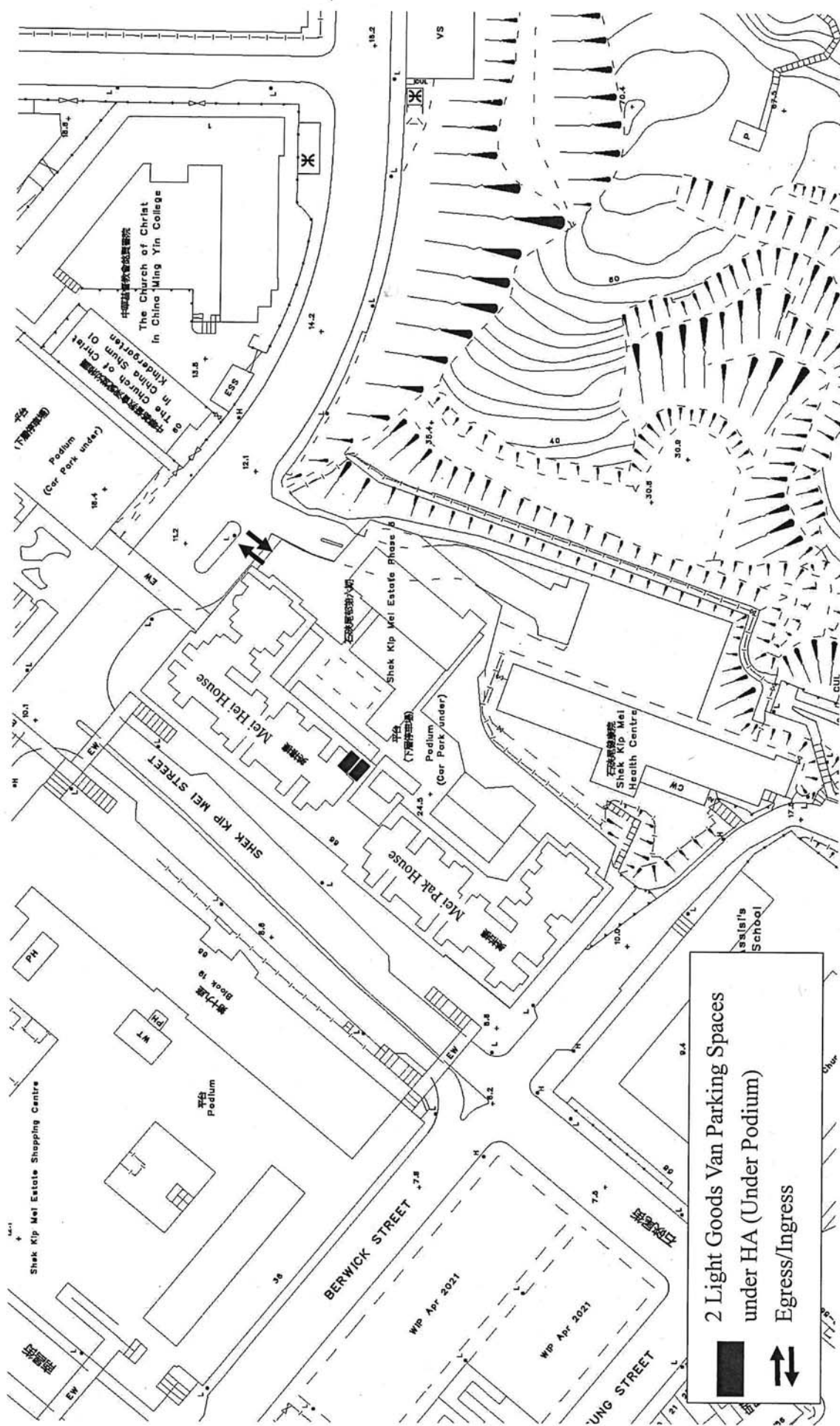
SHEK KIP MEI ESTATE (PHASE 2)
LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT



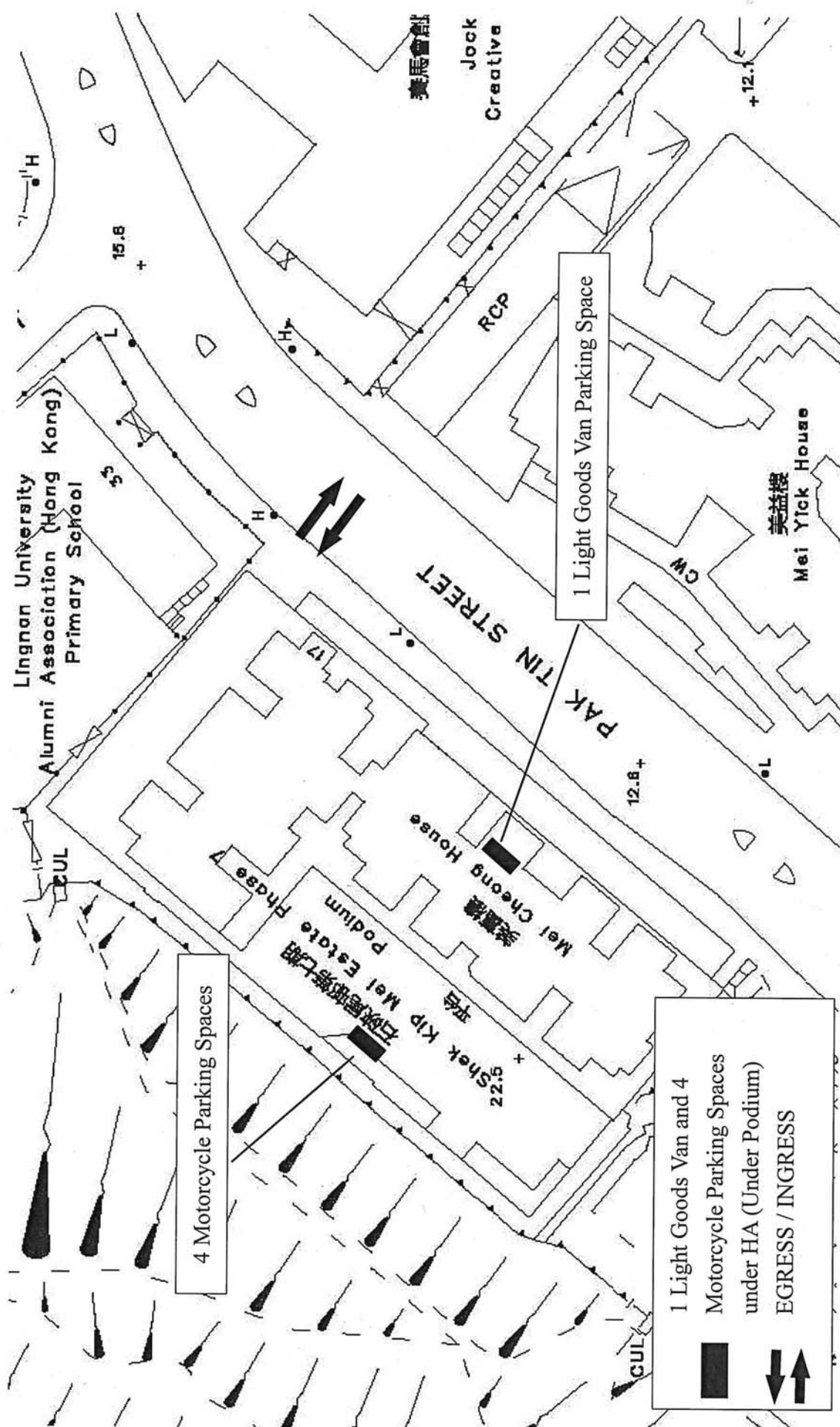
SHEK KIP MEI ESTATE (PHASE 6)
LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT



SHEK KIP MEI ESTATE (PHASE 7)
LOCATION OF PARKING FACILITIES



Average Monthly Vehicle Parking Spaces Letting Statistics (July 2020 to June 2021)

Estate	Total No. of Monthly Parking Spaces within the Estate (A)*				Average No. of Monthly Parking Spaces Let to Residents (B)				No. of Vacant Monthly Parking Spaces (C)				Vacancy Rate (D) = (C) / (A) X 100%			
	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total
Chak On Estate	107	11	21	139	62	7	17	86	45	4	4	53	42%	36%	19%	38%
Nam Shan Estate Notes 1-3	251	11	44	306	199	11	17	227	52	0	27	79	21%	0%	61%	26%
Shek Kip Mei Estate Notes 4-5	382	23	64	469	311	23	51	385	71	0	13	84	19%	0%	20%	18%

PC : Private Car

LGV : Light Goods Vehicle

MC : Motorcycle

* Figures exclude hourly parking spaces and parking facilities reserved for the estate management.

Nam Shan Estate

Note 1

The total number of monthly PC parking spaces increased from 244 to 251 due to :

(i) 7 MC parking spaces were converted to 3 PC parking spaces on 1.4.2019;

(ii) 5 new PC parking spaces were created on 1.7.2019; and

(iii) 1 PC parking space was deleted for the conversion of parking space to entrance for pedestrian on 1.11.2019.

Note 2

The total number of monthly LGV parking spaces reduced from 15 to 11 due to the conversion of 4 LGV parking spaces to loading/unloading bay on 1.1.2021.

Note 3

The total number of monthly MC parking spaces reduced from 51 to 44 due to the conversion of 7 MC parking spaces to 3 PC parking spaces on 1.4.2019.

Shek Kip Mei Estate

Note 4

The total number of monthly LGV parking spaces has increased from 7 to 23 due to the inclusion of parking spaces at Shek Kip Mei Estate Phases 2 & 5 and Phases 6 & 7 in this application

Note 5

The total number of monthly MC parking spaces has increased from 48 to 64 due to the inclusion of parking spaces at Shek Kip Mei Estate Phases 2 & 5 and Phases 6 & 7 in this application

城市規劃委員會

香港北角渣甸道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

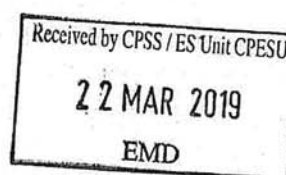
來函編號 Your Reference:

覆函請註明本會信號

In reply please quote this ref.: TPB/A/TWK/11

By Post & Fax (2761 7700)

22 March 2019

The Hong Kong Housing Authority
(Commercial Properties Support Services Section)
6/F, Block 2, Housing Authority Headquarters
33 Fat Kwong Street
Ho Man Tin, Kowloon
(Attn.: Edith Lo)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Letting of Surplus Vehicle Parking Spaces to Non-residents) for a Period of 3 Years in "Residential (Group A)" Zone, (a) Car Park in Chak On Estate, Shek Kip Mei, (b) Car Park in Nam Shan Estate, Shek Kip Mei, (c) Car Park in Shek Kip Mei Estate, Shek Kip Mei, Kowloon

I refer to my letter to you dated 26.2.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a further period of three years from 17.4.2019 to 16.4.2022 and is subject to the following condition :

- priority shall be accorded to the respective residents of Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents shall be agreed with the Commissioner for Transport.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

This temporary permission will lapse on 17.4.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

- 2 -

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 8.3.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 12.4.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Katy Fung of Tsuen Wan and West Kowloon District Planning Office at 2417 6655. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/syl

Appendix 2
(Page 3 of 9)

List of Government Department Contacts
 (Application No. A/TWK/11)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
運輸署 Transport Department	市區分區辦事處 交通工程(九龍)部 九龍西組 Urban Regional Office Traffic Engineering (Kln.) Division Kln. District West Section	盧嘉慧女士 Miss LO Ka Wai, Patsy	2399 2479	2397 8046

By Fax and Dispatch

M E M O

From <u>Director of Housing</u>	To <u>Traffic Engineering (Kln.) Division, TD</u>
Ref. () In <u>HD3-8/CPESU/C-7/8 Pt.2</u>	(Attn.: <u>Miss LO Ka-wai, Patsy</u>)
Tel. No. <u>2761 5582</u>	Your Ref. () in _____
Fax. No. <u>2761 7700</u>	dated _____ Fax. No. <u>2397 8046</u>
Date <u>25 March 2019</u>	Total Pages _____ 1 + encl.

**Section 16 Application for
Renewal of Planning Approval for Temporary Public Vehicle Park
(excluding container vehicle) for a Period of Three Years for
Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents in
Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate, Shek Kip Mei, Kowloon
(Application No. A/TWK/11)**

I refer to the Town Planning Board's (TPB) letter dated 22 March 2019 (**Annex I**) approving the captioned application for a period of three years from 17 April 2019 to 16 April 2022, subject to the condition that priority shall be accorded to the respective residents of Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents shall be agreed with the Commissioner for Transport (C for T).

2. The parking spaces letting statistics of the above estates between December 2017 and November 2018 enclosed in the captioned application is extracted (**Annex II**) for your reference. As stated in our renewal application, the residents of the above estates are accorded the highest priority in letting of the monthly vehicle parking spaces. To allow greater flexibility in optimizing the use of public resources, we would like to seek your continuous support and agreement on our current approach that all surplus monthly vehicle parking spaces (i.e. parking spaces not taken up by residents) could be let to non-residents for the period up to 16 April 2022, instead of fixing the number of parking spaces.

3. I should be grateful if you would grant your agreement by 1 April 2019 for our onward action. Please feel free to contact me for any questions.



(Ms. Edith LO)
for Director of Housing

Encl.

22-MAR-2019 11:22 FROM TOWN PLANNING BOARD

TO 27617700

P.001

Annex I

城市規劃委員會

香港北角渣甸道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函編號 Your Reference:

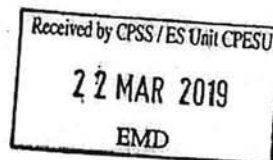
敬請註明本會代號

In reply please quote this ref.: TPB/A/TWK/11

By Post & Fax (2761 7700)

22 March 2019

The Hong Kong Housing Authority
(Commercial Properties Support Services Section)
6/F, Block 2, Housing Authority Headquarters
33 Fat Kwong Street
Ho Man Tin, Kowloon
(Attn.: Edith Lo)



Dear Sir/Madam:

**Renewal of Planning Approval for Temporary 'Public Vehicle Park
(excluding Container Vehicle)' (Letting of Surplus Vehicle Parking Spaces
to Non-residents) for a Period of 3 Years in "Residential (Group A)" Zone,
(a) Car Park in Chak On Estate, Shek Kip Mei, (b) Car Park in Nam Shan Estate,
Shek Kip Mei, (c) Car Park in Shek Kip Mei Estate, Shek Kip Mei, Kowloon**

I refer to my letter to you dated 26.2.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a further period of three years from 17.4.2019 to 16.4.2022 and is subject to the following condition:

- priority shall be accorded to the respective residents of Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents shall be agreed with the Commissioner for Transport.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

This temporary permission will lapse on 17.4.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

22-MAR-2019 11:22 FROM TOWN PLANNING BOARD

TO 27617700

P.002

- 2 -

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 8.3.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 12.4.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Katy Fung of Tsuen Wan and West Kowloon District Planning Office at 2417 6655. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/syl

22-MAR-2019 11:22 FROM TOWN PLANNING BOARD

TO 27617700

P.003

List of Government Department Contacts
(Application No. A/TWK/11)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
運輸署 Transport Department	市區分區辦事處 交通工程(九龍)部 九龍西組 Urban Regional Office Traffic Engineering (Kln.) Division Kln. District West Section	盧嘉慧女士 Miss LO Ka Wai, Patsy	2399 2479	2397 8046

Annex II

Appendix 1

Average Monthly Vehicle Parking Spaces Letting Statistics (December 2017 to November 2018)

Estate	Total No. of Monthly Parking Spaces within the Estate (A)*				Average No. of Monthly Parking Spaces Let to Residents (B)				No. of Vacant Monthly Parking Spaces (C)				Vacancy Rate (D) = (C) / (A) X 100%			
	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total
Shak On Estate	107	11	21	139	57	7	15	79	50	4	6	60	47%	36%	29%	43%
Lam Shan Estate	244	15	51	310	200	11	24	235	44	4	27	75	18%	27%	53%	24%
Shek Kip Mei Estate ^{Notes 1-3}	382	7	48	437	277	7	29	313	105	0	19	124	27%	0%	40%	28%

C : Private Car LGV : Light Goods Vehicle MC : Motorcycle

Figures exclude hourly parking spaces and parking facilities reserved for the estate management.

note 1 The total number of monthly PC parking spaces had increased from 357 to 382 due to the change of 25 hourly parking spaces to monthly use.

note 2 Parking Spaces at Shek Kip Mei Estate Phases 2 and 5 with high occupancy rates are not included in this application.

note 3 The anticipated completion of Shek Kip Mei Estate Phases 3 and 7 is in the 1st quarter of 2019. Parking spaces at Shek Kip Mei Phases 3 and 7 are not included in this application.

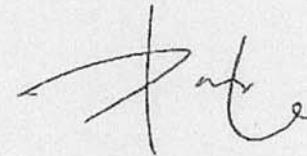
KAUPS

MEMO

From	Traffic Engineering (Kowloon) Division (KAZUN	To	Director of Housing
Ref.	) in TD KR158/160-68	(Attn.:	Ms Edith LO
Tel. No.	2399 2479	Your Ref.	() in HD3-8/CPESU/C-7/8 Pt.2
Fax No.	2397 8046	Dated	25.03.2019
Email		Fax No.	2761 7700
Date	15 April 2019	Total Pages	1

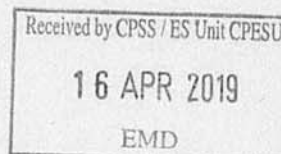
Section 16 Application for
Renewal of Planning Approval for Temporary Public Vehicle Park
(excluding container vehicle) for a Period of Three Years for
Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents in
Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate, Shek Kip Mei, Kowloon
(Application No. A/TWK/11)

I refer to your above quoted memo regarding the captioned and have no in-principle objection to letting out the surplus parking spaces. However, you shall review the residents' parking demand regularly and allocate the parking spaces to the residents of the concerned estate(s) in priority.



(Miss Patsy LO Ka-wai)
for Commissioner for Transport

Internal
EK/SSP
SSD, TD (with incoming letter)



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

\$16 Planning Application - Temporary Approval for Letting of Surplus Monthly Parking Spaces to Non-residents for 5 Years in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate
25/10/2021 15:14

K4

From: Edith SY LO/HD/HKSARG@HD
To: tpbpd@pland.gov.hk
Cc: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND, Andrew CM LEUNG/HD/HKSARG@HD
FileRef:

Dear Sir / Madam,

Re: \$16 Planning Application - Temporary Approval for Letting of Surplus Monthly Parking Spaces to Non-residents for 5 Years in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate

We refer to STP/SSP's email below and would like to clarify that the survey results of utilization rates of monthly parking spaces in the above estates from July 2020 to June 2021 are past records for reference only. As vacancy rates of the carparks, concerned fluctuate from time to time, to allow greater flexibility in optimizing the use of public resources, we propose to let all surplus monthly parking spaces to non-residents under the subject application.

Thank you for your attention.

Regards,
Edith LO
CPESU
Housing Department

----- Forwarded by Edith SY LO/HD/HKSARG on 2021/10/25 15:11 -----

From: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND
To: [REDACTED]
Date: 2021/10/22 18:21
Subject: letting of surplus car parking spaces at Shek Kip Mei

Dear Edith, I have discussed with Board Section. Please let us have a simple statement clarifying the number of parking spaces stated in the application form and the actual proposal urgently so that we may incorporate it in the gist for publication. Please call me for a quick word.

Thanks Jessica

[REDACTED]

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

Re: S16 Planning Application No. A/K4/75 - Temporary Approval for Letting of Surplus Monthly Parking Spaces to Non-residents for 5 Years in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate 📎

16/11/2021 14:35

From: Edith SY LO/HD/HKSARG@HD
To: tpbpd@pland.gov.hk
Cc: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND, Ada Kam Man YIM/PLAND/HKSARG@PLAND, Andrew CM LEUNG/HD/HKSARG@HD, Yat San CHAN/HD/HKSARG@HD

File Ref:

History: This message has been forwarded.

Dear Sir / Madam,

Re: S.16 Planning Application (A/K4/75) - Temporary Approval for Letting of Surplus Monthly Parking Spaces to Non-residents in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate

I refer to TW & West Kln DPO's email of 2021/11/12 15:50 below and submit the following documents for your further action, please.

1. Revised Plan 5 showing the location of parking facilities in Nam Shan Estate; and
2. Table showing the number of monthly parking spaces let to non-residents in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate for the period from July 2020 to June 2021.



Plan 5 (Revised) - Nam Shan Estate (Parking Facilities).pdf



No of Parking Spaces Let to Non-residents Jul 2020 to Jun 2021 (CO_NS_SKM).pdf

Regards,
Edith LO
CPESU
Housing Department

Ada Kam Man YIM

Dear Edith, Subsequent to our site visit on 4.11....

2021/11/12 15:50:08

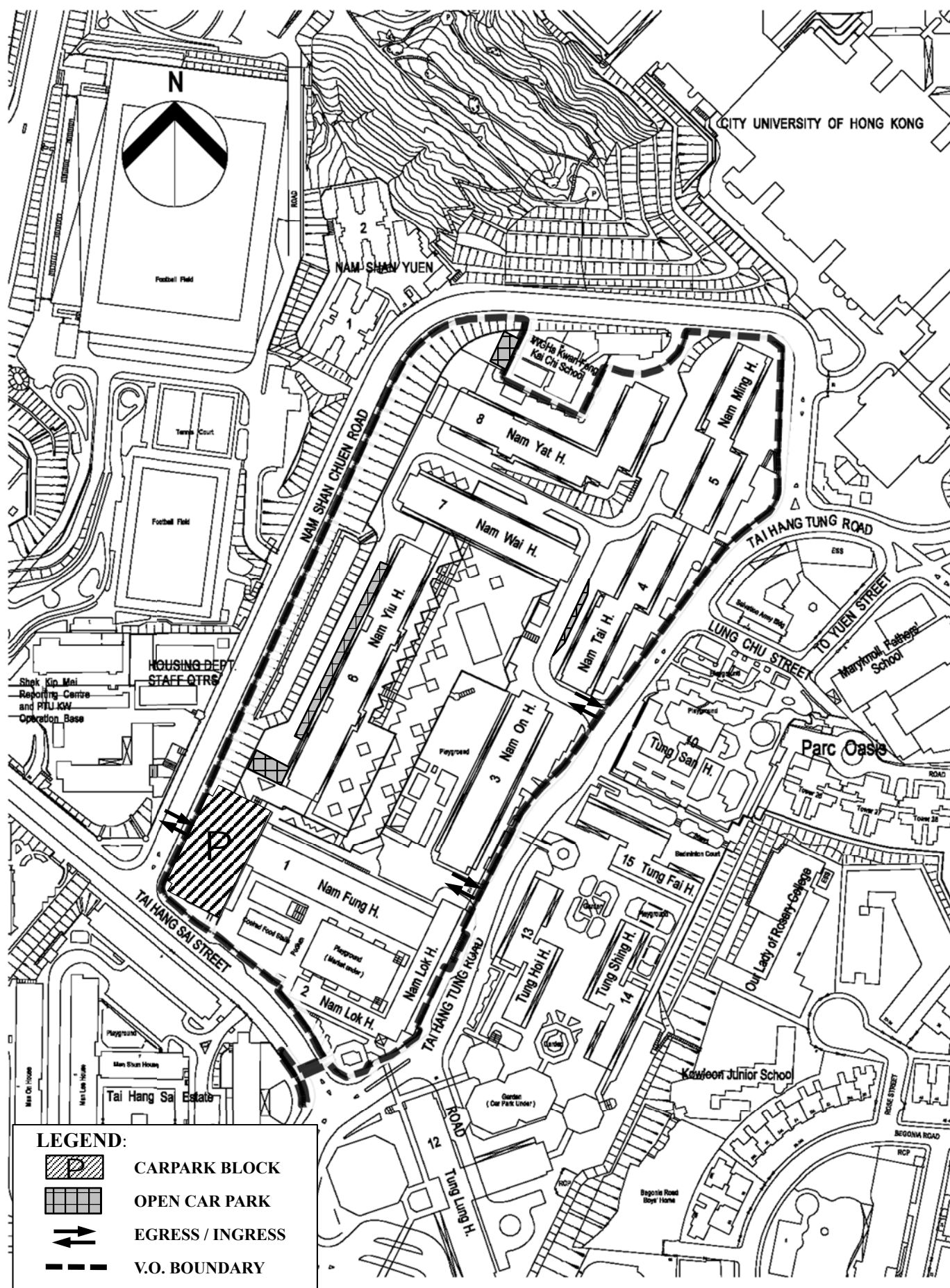
From: Ada Kam Man YIM/PLAND/HKSARG@PLAND
To: [REDACTED]
Cc: Jessica Yuen Ching HO/PLAND/HKSARG@PLAND
Date: 2021/11/12 15:50
Subject: S16 Planning Application No. A/K4/75 - Temporary Approval for Letting of Surplus Monthly

Dear Edith,

Subsequent to our site visit on 4.11.2021 and your telephone conversation with Jessica, it is noted that the area outside Nam Fung House (Block 1) is a loading/unloading area and will not form part of the application. In this regard, grateful if you would provide a revised location plan of Nam Shan Estate to delete the concerned area.

Besides, I should be grateful if you would also provide a table showing the number of monthly parking spaces let to non-residents in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate each month last year.

Regards,
Ada YIM
TPG/TWK
Tsuen Wan and West Kowloon District Planning Office
Planning Department
Tel.: [REDACTED]



NAM SHAN ESTATE

LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT

Number of Monthly Vehicle Parking Spaces Let to Non-residents (July 2020 to June 2021)

	Chak On Estate				Nam Shan Estate				Shek Kip Mei Estate			
	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total
Jul-20	20	2	4	26	28	0	11	39	73	0	14	87
Aug-20	20	2	4	26	28	0	11	39	71	0	13	84
Sep-20	20	2	4	26	28	0	12	40	70	0	13	83
Oct-20	20	3	4	27	28	0	12	40	70	0	13	83
Nov-20	20	3	4	27	27	0	12	39	71	0	13	84
Dec-20	20	3	4	27	27	0	12	39	71	0	12	83
Jan-21	26	4	4	34	34	0	10	44	72	0	10	82
Feb-21	26	4	4	34	35	0	10	45	71	0	9	80
Mar-21	26	3	4	33	35	0	10	45	71	0	11	82
Apr-21	31	4	4	39	35	0	10	45	71	0	11	82
May-21	31	4	4	39	35	0	10	45	70	0	11	81
Jun-21	34	4	4	42	34	0	10	44	69	0	11	80



Our Ref. : HD3-8/CPESU/C-7/8 Part 3
Your Ref.: TPB/A/K4/75

Tel. No.: [REDACTED]
Fax No.: [REDACTED]

24 November 2021

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

By Fax & Email
(Fax no. [REDACTED])

Dear Sir/Madam,

Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate
Shek Kip Mei, Kowloon
Section 16 Planning Application No. A/K4/75

I refer to the email of 23 November 2021 from Town Planning Graduate/TW & West Kln, Planning Department in respect of a public comment on the captioned application received. As requested by the Planning Department, we provide our responses to the said public comment as below.

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.

With regard to car parking facilities, HA has been reviewing the occupancy rate and the demand for parking spaces in individual car parks from time to time. For car parks 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 car parks, 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.

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

Yours faithfully,



(Ms. Edith LO)
for Director of Housing

c.c. DPO/TW & West Kln, PlanD (Attn: Ms. Jessica HO & Ms. Ada YIM) (By email only)

Previous s.16 Applications covering the Application Sites

Approved Applications

Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Approval Condition
A/TWK/1 [#]	Proposed Public Vehicle Park (excluding Container Vehicle) (Letting of Surplus Parking Spaces to Non-residents)	16.4.2004	-
A/TWK/3 [@]	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years (Letting of Surplus Parking Spaces to Non-residents)	23.3.2007	(1)
A/K4/50 [*]	Proposed Educational Institution	24.8.2007	(2)
A/TWK/5 [@]	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years (Letting of Vacant Monthly Parking Spaces to Non-residents)	9.4.2010	(2), (3) & (6)
A/TWK/7 [^]	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years (Letting of Vacant Monthly Parking Spaces to Non-residents)	15.3.2013	(4)
A/TWK/9 [^]	Renewal of Planning Approval for Temporary 'Public Vehicle Park (Excluding Container Vehicle)' for a Period of 3 Years (Letting of Vacant Monthly Vehicle Parking Spaces to Non-Residents)	4.3.2016	(4)
A/TWK/11 ⁺	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	8.3.2019	(5)

[#] For car parks in Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in Shek Kip Mei area; and Fortune Estate, Lai Kok Estate, Lai On Estate, Lei Cheng Uk Estate, Nam Cheong Estate, So Uk Estate, Un Chau Estate and Yee Kok Court (Home Ownership Scheme) in Cheung Sha Wan area.

[@] For car parks in Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in Shek Kip Mei area; and So Uk Estate in Cheung Sha Wan area.

^{*} For car park portion in Nam Shan Estate only.

[^] For car parks in Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in Shek Kip Mei area.

⁺ For car parks in Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate in Shek Kip Mei area.

Approval Conditions

- (1) The proposed number of car parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (2) Provision of fire service installations (FSIs) / submission and implementation of FSIs proposal.
- (3) Priority should be accorded to the residents of Chak On Estate, Nam Shan Estate, Pak Tin Estate, Shek Kip Mei Estate and So Uk Estate in the letting of the vacant 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.
- (4) Priority should be accorded to the residents of Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in the letting of the vacant 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.
- (5) Priority should be accorded to the respective residents of Chak On Estate, Nam Shan Estate and Shek Kip Mei Estate in the letting of the s 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.
- (6) Revocation clause.

Similar s.16 Applications within Shek Kip Mei and Cheung Sha Wan OZPs

Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Approval Condition
A/K5/504*	Public car park	8.2.2002	-
A/K5/509@	Public car park	11.10.2002	-
A/K5/686#	Temporary public vehicle park (excluding container vehicle) use (letting of surplus monthly vehicle parking spaces to non-residents) for a period of 3 years	4.12.2009	(1)

* For car parking areas at Lei Cheng Uk Estate in Cheung Sha Wan area

@ For car park block of Hang Chun Court (Home Ownership Scheme) in Cheung Sha Wan area

For multi-storey car park, Yee Kok Court (Home Ownership Scheme) in Cheung Sha Wan area

Approval Condition

- (1) Priority should be accorded to the residents of Lai Kok Estate and Yee Kok 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.

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

5-1

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/K4/75

意見詳情 (如有需要，請另頁說明)

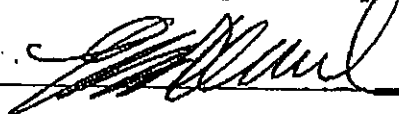
Details of the Comment (use separate sheet if necessary)

本人贊成以上申請

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

李龍金

簽署 Signature



日期 Date

4/11/2021



寄件者: [REDACTED]
寄件日期: 2021年11月17日星期三 22:59
收件者: tpbpd
主旨: A/K4/75 car parks housing estates Shek Kip Mei

5-2

A/K4/75

- (a) Car Park in Chak On Estate, Shek Kip Mei - 49 Vehicles (54) (65)
 - (b) Car Park in Nam Shan Estate, Shek Kip Mei - 52 Vehicles (48) (85)
 - (c) Car Park in Shek Kip Mei Estate, Shek Kip Mei - 71 Vehicles (105) (132)
- Applied Use : Public Vehicle Park / 5 Years

Dear TPB Members,

While the number of spaces being rented to outsiders has decreased at Chak On and SKM Estates, this is no cause for celebration. Cynics among us – how many members of TPB have ever set foot on a HA estate? – would consider that this means that the number of tenants who should be kicked out is increasing. There are more upmarket cars parked at some of these estates than one can see in a Mid Levels private development parking.

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 when there are deficits in community services in every district..

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, February 7, 2019 2:23:27 AM
Subject: A/TWK/11 car parks housing estates Shek Kip Mei

A/TWK/11

- (a) Car Park in Chak On Estate, Shek Kip Mei - 54 Vehicles (65)
 - (b) Car Park in Nam Shan Estate, Shek Kip Mei - 48 Vehicles (85)
 - (c) Car Park in Shek Kip Mei Estate, Shek Kip Mei - 105 Vehicles (132)
- Applied Use : Public Vehicle Park

Dear TPB Members,

KUNG HEI FAT CHOI.

You can accuse me of being cynical but could it be mere coincidence that a slew of applications for renewal of renting out car parking spaces on HA estates to non-residents have popped up this week when many people are on holiday and the applications could easily slip under the radar?

Extracts from the 4 Mar 2016 meeting:

Concerned government departments had no objection to or no adverse comment on the application;

PD: As for the utilization of the vacant parking spaces for alternative uses, **an advisory clause to advise the applicant that consideration might be given to letting the vacant vehicle parking spaces for community uses was recommended** should the application be approved.

14. The Committee also agreed to advise the applicant to note the advisory clause as set out at Appendix III of the Paper.

Previously rolling over these applications was justified by “there was no significant change in planning circumstances since the previous temporary approval was granted”

However this is not the case this time around as in Dec 2018 Elderly Care was finally 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.

CHAK ON ESTATE

No. of Rental Flats#:	1 900 As at 31.12.2018
Flat Size (m ²):	11.3 - 39.1
No. of Households#:	1 800 As at 31.12.2018
Authorised Population#:	4 000 As at 31.12.2018

https://www.census2011.gov.hk/pdf/fact_sheets/estates/F_10004e.pdf

Population 2011 Census was 4,245 with 1,311 residents over 65 years of ages. Another 1,369 in 45 – 64 range so obviously an estate with significant elderly care requirements.

NAM SHAN ESTATE

No. of Rental Flats#:	2 800 As at 31.12.2018
Flat Size (m ²):	23.1 - 46.5
No. of Households#:	2 700 As at 31.12.2018
Authorised Population#:	6 800 As at 31.12.2018

https://www.census2011.gov.hk/pdf/fact_sheets/estates/F_10104e.pdf

Population 2011 Census was 7,220 with 1,814 residents over 65 years of ages. Another 2,365 in 45 – 64 range so obviously another estate with significant elderly care requirements.

SHEK KIP MEI ESTATE

No. of Rental Flats#:	9,200 As at 31.12.2018
Flat Size (m²):	11.5 - 55.7
No. of Households#:	8,900 As at 31.12.2018
Authorised Population#:	22,100 As at 31.12.2018

https://www.census2011.gov.hk/pdf/fact_sheets/estates/F_10126e.pdf

The HA and Census data appears to be based on different guidelines or perhaps is related to redevelopment of the estates?

Population 2011 Census was 13,300 with 2,900 residents over 65 years of ages. Another 4,134 in 45 – 64 range so yet another estate with significant elderly care requirements

HA is obliged to provide adequate elderly care facilities in line with the revised HKPSG so members must ask why instead of renting out space on the estates to outsiders, HA is not looking into ways to streamline its parking facilities to provide space for the elderly care and other community facilities. The residents parking should be amalgamated to free up GFA for 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?

Some hard questions must be raised on this issue. Members should also enquire as to why the number of available parking spaces on offer has been reduced. Have tenants become more wealthy and there are more vehicle owners living on these estates?

Happy New Year
Mary

From: "[REDACTED]"
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 1, 2016 1:49:42 AM
Subject: A/TWK/9 car parks housing estates Shek Kip Mei

A/TWK/9
 Car Parks on housing estates Shek Kip Mei
 Zoning : "Residential A"
 Proposed Amendment: Renewal of Temp Vehicle Parking

Dear TPB Members,

The so called 'Temporary Use' has been allowed for 12 years.

As it appears residents do not need the spaces then it is high time that Housing Authority be compelled to find some permanent use for the spaces that number some 480 for cars alone, therefore a substantial GFA.

For sure there is a deficit in the provision of community services in Shek Kip Mei.

As usual no visuals have been provided to assist members of the public in putting forward some ideas on alternative uses for the GFA but with some creative input the parking could be redesigned to provide space for say workshops and studios for the youth, indoor games courts, etc.

Moreover one has to question who is currently using these spaces if not local residents? The district is mostly public housing, there are limited private residential developments nearby.

HA was incorporated to resolve housing issues not to be an operator of private car parking facilities. As the Shek Kip Mei facilities are stand alone, one at least could be redeveloped into housing with parking underneath. The current tenants could temporarily use the vacant spaces at one of the nearby estates. Inconvenient perhaps but folk living in public housing are supposed to be too poor to run vehicles, much less the luxe models one so frequently sees parked in such facilities. Concern re such an arrangement should be limited to those residents who drive under a disabled licence.

I trust that TPB as representative of the community will ask some hard questions as the current arrangement can hardly be the best use of precious land resources.

Mary Mulvihill

Advisory Clause

- (a) to note the comments of the Commissioner for Transport that the applicant shall review the residents' parking demand regularly.
- (b) consideration may be given to letting the area of surplus vehicle parking spaces for community uses so as to fully utilise the surplus vehicle parking spaces in the subject housing estates.